

#### INSTALLATION OF SIDEWALKS:

(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is

(iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.

(v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

Based on the Rezoning for Docket Number REZ-2018-017 VC-004-2018, approved by the Vanderburgh County Commissioners on June 19, 2018, sidewalks will be required to be installed on the following Lots: Lots 100, 101, 102, 103, 104, 105, 114, 115, 116 and 117. (Shown on sheet 1 of 3 and also sheet 2 of 3.)

Based on the approved Application for Modification/Waiver of Subdivision Standards by the Vanderburgh County Commissioners on October 30, 2018 for APC Docket Number WAV-2018-014, sidewalks will be required to be installed on the following Lots: Lots 109, 110 and 117. (Shown on sheet 1 of 3 and also sheet 2 of 3.)

#### GENERAL NOTES

Public **Utilities**: Water is available by extension and will be provided by the Evansville Water & Sewer Utility

PUBLIC UTILITIES - SEWER:

Sewer is available by extension and will be provided by the Evansville Water & Sewer Utility

Access:

All Lots shall access Browning Manor Circle, only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana,

Community Panel Number 18163CO108D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone. Per Plan B of the County Drainage Ordinance, the individual lot owners shall

Maintenance:

be responsible, including financially, for maintaining that part of the storm water system and its easements which exist on his or her property in proper working order including: 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable

2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water. 3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.

4. Maintaining that part of the storm water system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or in the County Engineer's Office and in compliance with the County Drainage

5. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occuring to any part of the storm water system and easement which lies on his or her property. 6. The Repair Fund established for this project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes and the piped or paved outlet structures of the storm water control basins, all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision and which are in drainage easements or lake maintenance and storm drainage easements and outside of the county accepted road right-of-way as shown on the plat of this subdivision. 7. Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior

written approval of the County Drainage Board.

for Drainage Easements

Right-of-Entry The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any corrections to the stormwater drainage system in order that the stormwater drainage system is completed to the specifications of the approved drainage plan. Such right of entry shall include but not be limited to, mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is complete and the letter of credit has been released for the purpose of ensuring that the stormwater

Bearings used this survey are based on Indiana State Plane Coordinates (NAD 1983) A GPS observation was used to re-establish the State Plane Coordinate System. A retracement boundary survey of the overall property was prepared by Fred Kuester on July 9, 2008 and it is recorded in Documenr 2008R00020593 in the Office of the Recorder of Vanderburgh County, Indiana. Minor modifications to the overall surveyed boundary were made to match found monumentation.

Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

CROSS REFERENCE

2018R00027325 PRIVATE COVENANTS

drainage system is functioning as originally designed.

# OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Browning Manor PUD** a major subdivision.

All road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "Tree Easement" are hereby set aside as an area in which existing trees are to remain in place as a natural buffer and which are protected from removal. This easement is in favor of Vanderburgh County, as required by the Vanderburgh County Drainage Board. Fences, lanscaping and trails are permitted in this area provided that existing trees over eight inches in diameter, will not be removed. The underlying lot owner is responsible for maintenance of this easement on their lot, which includes the removal of dead or fallen trees. Any modification to this easement, as granted by this plat, must have the approval of the Vanderburgh County Drainage Board.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner and Developer

B & L Real Properties, LLC 9300 Petersburg Road Evansville, IN 47725

June Zancastu Jina lancaster

#### NOTARY CERTIFICATE

State of INDIANA County of VAN DERBUZEN )

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jina Lancaster (Member of B & L Real Properties, LLC), the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of DECEMBET 2018.

9-26-2023 My Commission expires:

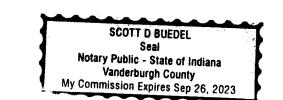
Notary Public

Notary Resides in

County, Indiana

YANDERBURGH

Typed or printed name



## SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 3rd day of December, 2018

Scott D. Buedel, PLS Indiana Registration Number 2990003 Cash Waggner & Associates, PC 414 Citadel Circle, Suite B

Evansville, IN 47715



### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 2, 2018.

President: STACEY STEVENS

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2018-003

The Secondary plat complies with the Ordinance and is released for recording

Executive Director: RONALD S. LONDON

12/10/2018 Plat Release Date

SEAL

# BROWNING MANDR PUD

# BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 Degrees 22 Minutes 12 Seconds West 1305.56 feet to the southwest corner thereof; thence along the west line of said Quarter Quarter Section, thence North O1 Degree 27 Minutes 40 Seconds East 320.15 feet to the southwest corner of Lot 4 in Browning Road Estates, Section D, as per plat thereof, recorded in Plat Book N, page 98 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Lot 4, North 69 Degrees 19 Minutes 30 Seconds East 125.00 feet to the west corner of Lot 5 in said Browning Road Estates, Section D; thence along the southwest side of said Lot 5, South 47 Degrees 16 Minutes 30 Seconds East 176.17 feet to the southernmost corner of said Lot 5 and being the beginning of a curve to the left having a central angle of 243 Degrees 43 Minutes O8 Seconds, a radius of 40.00 feet and a chord dimension of South 79 Degrees O8 Minutes 17 Seconds East 67.95 feet; thence along the boundary of said Browning Road Estates, Section D and along the arc of said curve 170.15 feet; thence continue along the boundary of said Browning Road Estates, Section D, North 30 Degrees 19 Minutes 13 Seconds East 177.42 feet to a point on the southwest line of Lot 1 in Wittekindt Minor Subdivision, as per plat thereof, recorded in Plat Book S, page 93 in the Office of said Recorder; thence along the southwest line of said Lot 1 in Wittekindt Minor Subdivision, South 59 Degrees 40 Minutes 47 Seconds East 26.00 feet to the southeast corner thereof and being the point of beginning; thence along the east line of said Lot 1 in Wittekindt Minor Subdivision, North 10 Degrees 59 Minutes 48 Seconds East 164.74 feet; thence along the east line of said Lot 1 in Wittekindt Minor Subdivision and along the east line of said Browning Road Estates, Section D, North O1 Degree 27 Minutes 40 Seconds East 350.00 feet to the northeast corner of Lot 9 in said Browning Road Estates, Section D; thence North O6 Degrees 38 Minutes 18 Seconds East 52.03 feet to the southwest corner of Lot 1 in Hunters Ridge Subdivision, Section A, as per plat thereof, recorded in Plat Book O, page 43 in the Office of said Recorder; thence along the southwest side of said Hunters Ridge Subdivision, Section A, South 69 Degrees 15 Minutes 25 Seconds East 317.66 feet; thence continue along the southwest side of said Hunters Ridge Subdivision, Section A, South 42 Degrees 30 Minutes 26 Seconds East 346.96 feet; thence South 10 Degrees 57 Minutes 58 Seconds West 279.06 feet to the beginning of a curve to the left having a central angle of O5 Degrees O5 Minutes 38 Seconds, a radius of 2025.00 feet and a chord dimension of North 89 Degrees O3 Minutes O2 Seconds West 179.97 feet; thence along the arc of said curve 180.03 feet to the beginning of a curve to the right having a central angle of 12 Degrees 33 Minutes 49 Seconds, a radius of 375.00 feet and a chord dimension of North 85 Degrees 18 Minutes 56 Seconds West 82.06 feet; thence along the arc of said curve 82.23 feet; thence North 79 Degrees O2 Minutes O2 Seconds West 186.12 feet to the beginning of a curve to the right having a central angle of 19 Degrees 21 Minutes 15 Seconds, a radius of 200.00 feet and a chord dimension of North 69 Degrees 21 Minutes 24 Seconds West 67.24 feet; thence along the arc of said curve 67.56 feet; thence North 59 Degrees 40 Minutes 47 Seconds West 20.17 feet to the point of beginning and containing a gross area of 6.033 acres, more or less.

Subject to all easements and rights-of-ways of record.

#### AFFIRMATION STATEMENT

THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I AFFIRM, UNDER THE PENALTIES OF PERJURY,

PRINTED NAME: Scott D. Buedel

#### APPROVAL DATES

Road Plans were approved by the Vanderburgh County Commissioners on October 30, 2018.

Drainage Plans were approved by the Vanderburgh County Drainage Board on October 30, 2018.

Sewer Plans were approved by the Evansville Water and Sewer Utility on October 16, 2018.

Water Plans were approved by the Evansville Water and Sewer Utility on November 7, 2018.