

LEGEND

- UP Utility Pole
- Tras Transformer
- IC Tel Cable/Telephone Box
- WV Water Valve
- WM Water Meter
- WH Fire Hydrant
- MSH Sanitary Manhole
- SC Sewer Clean Out
- BS Building Setback Line
- RL Right-of-Way Line
- R/W Record Dimension
- CD Calculated Dimension
- MD Measured Dimension
- POB Point of Beginning
- POC Point of Commencement
- DE Drainage Easement
- P.U.E. Public Utility Easement
- R.C.P. Reinforced Concrete Pipe

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

12/11/2018

BRIAN GERTH AUDITOR

6030

RECEIVED FOR RECORD

DATE 12/11/2018 8:40 AM

PLAT BOOK U

PAGE 179

INSTR# 201800027323

DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

BROWNING MANOR

Boundary Curve Data

NUMBER	C-1	C-9	C-10	C-11
DELTA ANGLE	245°43'08"	19°21'15"	12°33'49"	05°05'38"
CHORD DIRECTION	S 79°08'17" E	S 69°21'24" E	S 85°18'56" E	S 89°05'02" E
TANGENT	44.36	34.10	41.28	90.07
RADIUS	40.00	200.00	375.00	2025.00
ARC LENGTH	170.15	67.56	82.25	180.03
CHORD LENGTH	67.95	67.24	82.06	179.97

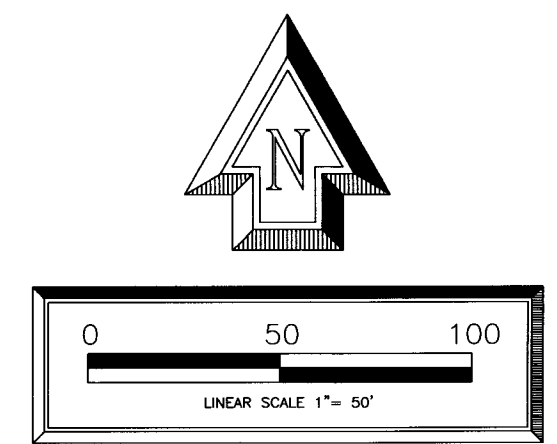
Centerline & Lot Curve Data

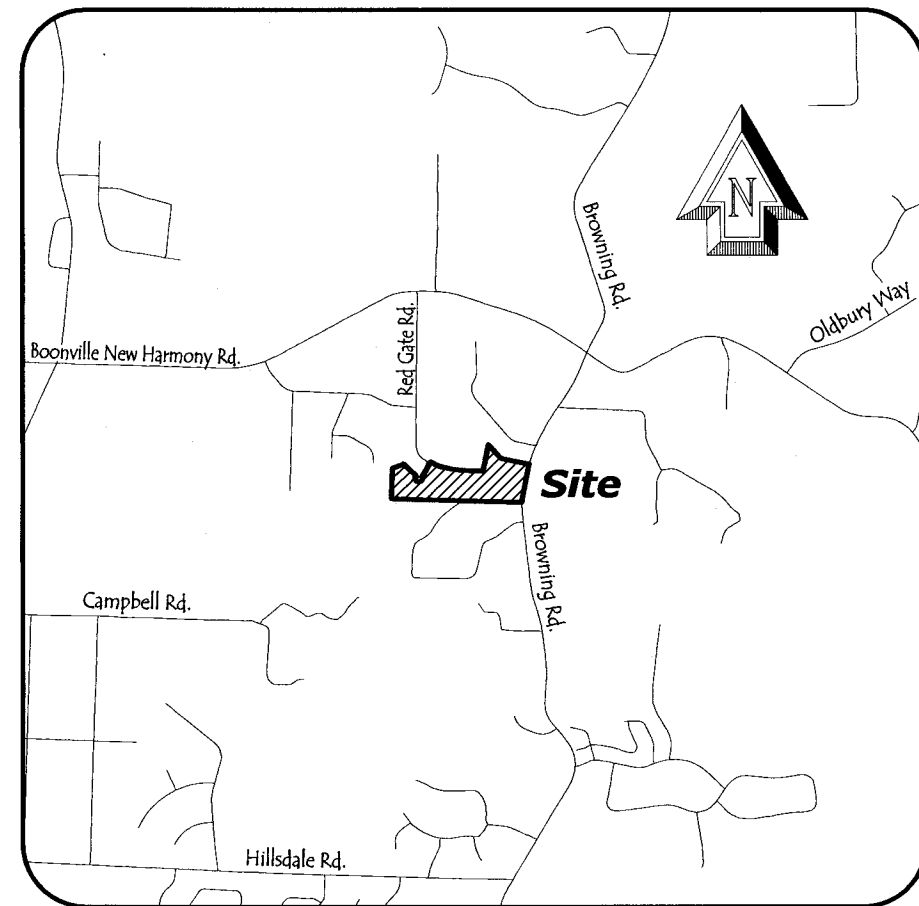
NUMBER	C-2	C-3	C-4	C-5
DELTA ANGLE	60°00'00"	12°33'49"	12°56'07"	78°52'02"
CHORD DIRECTION	S 49°02'02" E	S 85°18'56" E	S 85°07'47" E	S 28°07'59" E
TANGENT	28.87	44.05	226.75	24.67
RADIUS	50.00	400.00	2000.00	30.00
ARC LENGTH	52.36	87.71	451.52	41.29
CHORD LENGTH	50.00	87.54	450.56	38.11

NUMBER	C-6	C-7	C-8
DELTA ANGLE	89°46'26"	04°25'07"	07°33'22"
CHORD DIRECTION	N 56°27'09" E	N 13°46'23" E	S 07°31'21" W
TANGENT	24.90	59.02	90.62
RADIUS	25.00	1530.00	1572.30
ARC LENGTH	39.17	117.99	180.98
CHORD LENGTH	35.29	117.96	180.85

Lot 8 Drainage Easement Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 59°40'47" E	10.60'
L2	S 10°59'48" W	9.67'
L3	S 89°06'22" W	51.95'
L4	S 18°04'42" W	125.91'
L5	N 61°59'16" W	15.24'
L6	N 18°04'42" E	125.98'
L7	N 39°06'22" E	61.59'





Location Map (Not to Scale)

GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER:
Water is available by extension and will be provided by the Evansville Water & Sewer Utility
- Access:** All Lots shall access interior roads, only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0108D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.
- Storm Maintenance:** Per Plan B of the County Drainage Ordinance, the individual lot owners shall 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 ordinances.
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 Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring 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.

Right-of-Entry for Drainage Easements

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 connections 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 drainage system is functioning as originally designed.

Survey: 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 Document 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: 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 Waggoner & Associates #0096"

CROSS REFERENCE

2018R00024325 PRIVATE COVENANTS

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** 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 **"EWSUE"** (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water and sewer utility companies without liability in the use of said easements and the permitted water and sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways, parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

Strips or areas of land, of the dimensions shown on this plat and marked **"LMSDE"** (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

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, landscaping 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

Jina Lancaster 12/4/18
Jina Lancaster date
Member

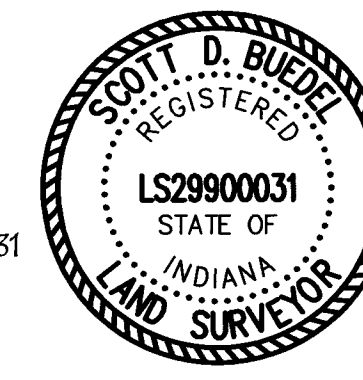
SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance 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.

SK

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & 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 June 7, 2018.

Stacey Stevens
President: STACEY STEVENS

Ronald S. London
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2018-001
The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: RONALD S. LONDON
12/10/2018
Plat Release Date



NOTARY CERTIFICATE

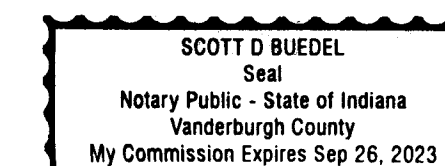
State of Indiana)
County of Vanderburgh) ss:

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 DECEMBER, 2018.

9-26-2023 SK
My Commission expires: Notary Public

Notary Resides in Vanderburgh Scott D. Buedel
County, Indiana Typed or printed name



BROWNING MANOR

BOUNDARY DESCRIPTION

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

Beginning 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, then North 01 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 08 Seconds, a radius of 40.00 feet and a chord dimension of South 79 Degrees 08 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 5, 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; thence continue South 59 Degrees 40 Minutes 47 Seconds East 20.17 feet to the beginning of a curve to the left having a central angle of 19 Degrees 21 Minutes 15 Seconds, a radius of 200.00 feet and a chord dimension of South 69 Degrees 21 Minutes 24 Seconds East 67.56 feet; thence along the arc of said curve 67.56 feet; thence South 79 Degrees 02 Minutes 02 Seconds East 186.12 feet to the beginning of a curve to the left having a central angle of 12 Degrees 33 Minutes 49 Seconds, a radius of 375.00 feet and a chord dimension of South 85 Degrees 18 Minutes 56 Seconds East 82.06 feet; thence along the arc of said curve 82.23 feet to the beginning of a curve to the right having a central angle of 05 Degrees 05 Minutes 38 Seconds, a radius of 2025.00 feet and a chord dimension of South 89 Degrees 03 Minutes 02 Seconds East 179.97 feet; thence along the arc of said curve 180.03 feet; thence North 10 Degrees 57 Minutes 58 Seconds East 279.06 feet to the southwest line of 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 42 Degrees 30 Minutes 26 Seconds East 195.88 feet; thence continue along the southwest side of said Hunters Ridge Subdivision, South 78 Degrees 16 Minutes 43 Seconds East 300.00 feet to a point in the center of Browning Road and being the northeast corner of a tract of land conveyed to B & L Real Properties, LLC in Deed Document 2018R00004310 in the Office of said Recorder; thence along the east boundary of said B & L tract, South 11 Degrees 23 Minutes 54 Seconds West 64.10 feet; thence continue along the east boundary of said B & L tract, South 10 Degrees 45 Minutes 12 Seconds West 343.98 feet to a point on the south line of the Northwest Quarter of the Northeast Quarter of Section; thence along said south line, North 87 Degrees 48 Minutes 26 Seconds West 55.40 feet to the point of beginning and containing a gross area of 11.714 acres, more or less.

Subject to an existing easement to Browning Road Estates for sanitary sewers as described in Document 2011R00009621 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an existing easement to Browning Road Estates for sanitary sewers as described in Deed Drawer 2, card 7850 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the existing right-of-way of Browning Road off the east side.

Also, subject to all other easements and rights-of-ways of record.

AFFIRMATION STATEMENT
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: SK
PRINTED NAME: Scott D. Buedel

1-779

APPROVAL DATES

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

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2018-014 requesting to partially waive the installation of sidewalks, as per County Code 16.12.020 (b)(2), was 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.