

LEGEND

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCOUNTING FOR TRANSFER

12/11/2018

BRIAN GERTH AUDITOR

6031

RECEIVED FOR RECORD

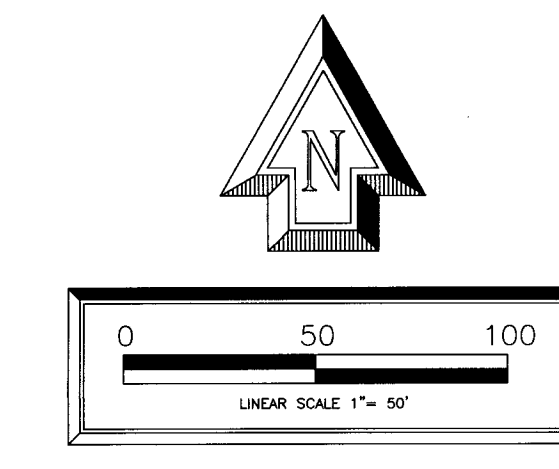
DATE 12/11/2018 8:40AM

PLAT BOOK 180

INST# 2018R00021324

DEBBIE STUCKI RECORDER

VANDERBURGH COUNTY



Overall Property Curve Data

NUMBER	C-1
DELTA ANGLE	245°43'08"
CHORD DIRECTION	S 79°08'17" E
TANGENT	-64.36
RADIUS	40.00
ARC LENGTH	170.15
CHORD LENGTH	67.95

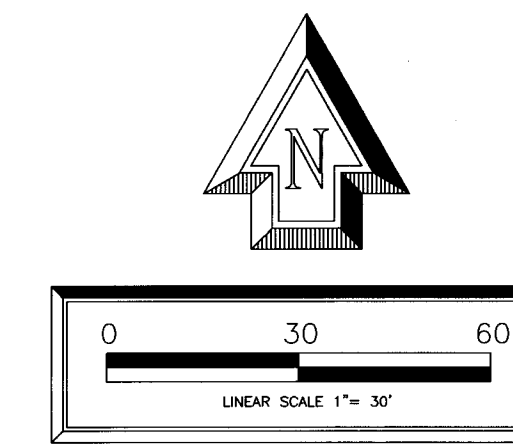
PUD Boundary & Centerline & Lot Curve Data

NUMBER	C-2	C-3	C-4	C-5	C-6
DELTA ANGLE	05°05'58"	12°53'49"	19°21'15"	90°00'00"	90°00'00"
CHORD DIRECTION	N 89°05'02" W	N 85°18'56" W	N 69°21'24" W	N 55°57'58" E	S 54°02'02" E
TANGENT	90.07	41.28	34.10	45.00	45.00
RADIUS	2025.00	375.00	200.00	45.00	45.00
ARC LENGTH	180.05	82.25	67.56	70.69	70.69
CHORD LENGTH	179.97	82.06	67.24	63.64	63.64

NUMBER	C-7	C-8	C-9	C-10	C-11	C-12
DELTA ANGLE	12°57'58"	19°28'16"	30°00'00"	90°00'00"	90°48'06"	89°17'11"
CHORD DIRECTION	S 04°28'59" W	N 01°15'50" E	N 04°02'02" W	N 54°02'02" W	N 45°04'50" E	N 47°20'57" W
TANGENT	11.36	12.87	15.40	25.00	20.28	17.78
RADIUS	100.00	75.00	50.00	25.00	20.00	20.00
ARC LENGTH	22.65	25.49	26.18	39.27	31.70	29.07
CHORD LENGTH	22.38	25.57	25.88	35.36	28.48	28.58

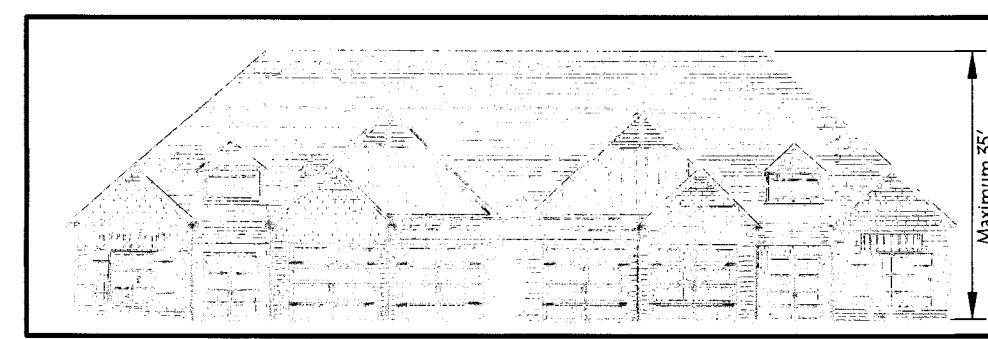
P.O.B.
Southeast Corner
N 1/4, N.W. 1/4
Section 16, T 5 S, R 10 W
Found 4" x 8" stone (3" up)
Described to be a 6" x 8" stone in 2018R00004310
& shown to be a stone by the County Surveyor

BROWNING MANOR PUD

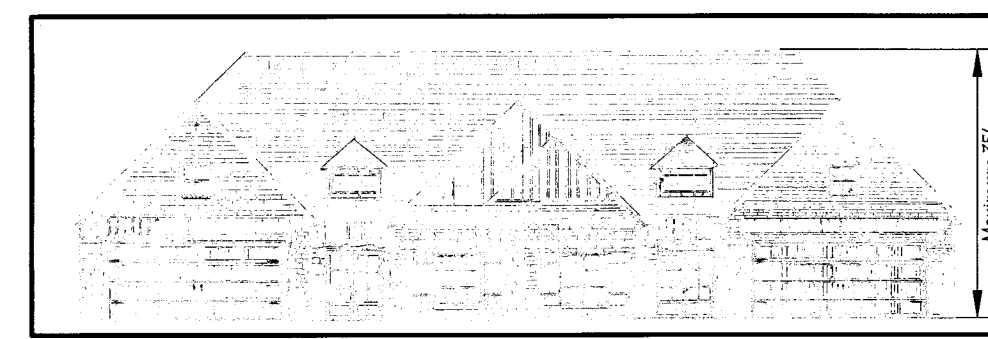


Site development notes for each lot

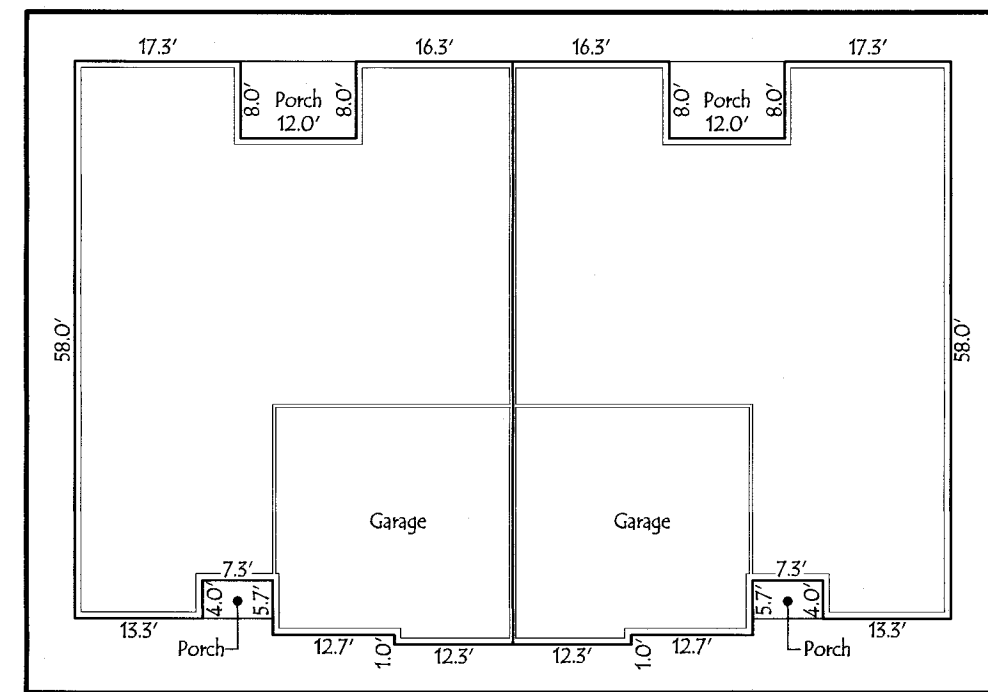
1. All buildings shall lie within the dimensioned Building Envelopes on each lot.
2. Floor plans and typical footprints may be expanded as long as they do not lie outside the limits of the Building Envelopes or cause the building footprint to exceed 60% lot coverage.
3. Maximum building height is 35 feet.
4. Fences may be installed on each lot and their locations will vary on each lot. Fences shall not encroach into drainage easements or public utility easements.
5. Patios and sidewalks may vary in location, size and shape on each lot. Patios shall not encroach into drainage easements or public utility easements. Driveways leading into each garage may vary in location, size and shape on each lot.
6. Exterior building materials of stone, brick, wood or vinyl siding will vary on each building.
7. All buildings shall have the option of a basement or second story.
8. A minimum of 4 parking spaces will be provided for each lot. 2 of the spaces will be in the garage and 2 will be in the driveway.
9. Accessory buildings are not permitted.
10. The common wall for each building will be centered on the lot line that divides the building.



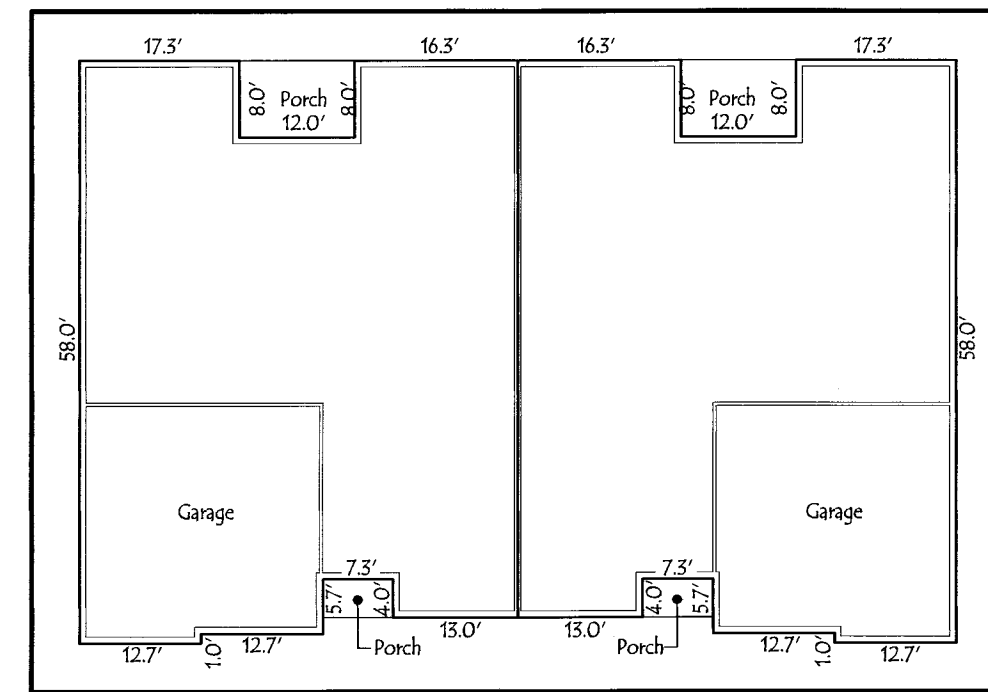
Option 1A & 1B - Typical Elevation



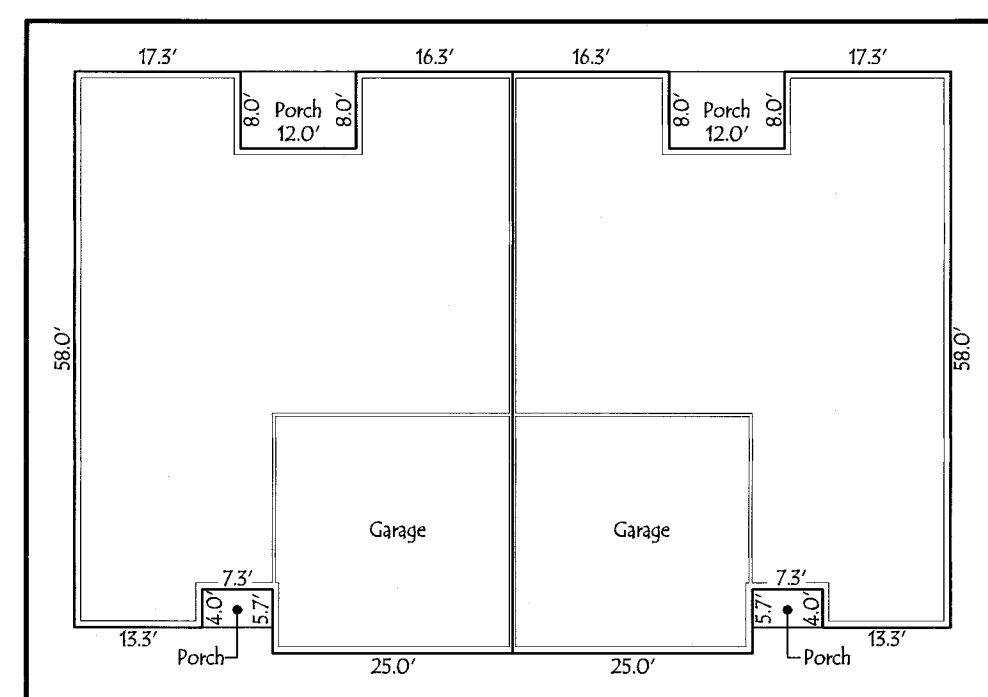
Option 2A & 2B - Typical Elevation



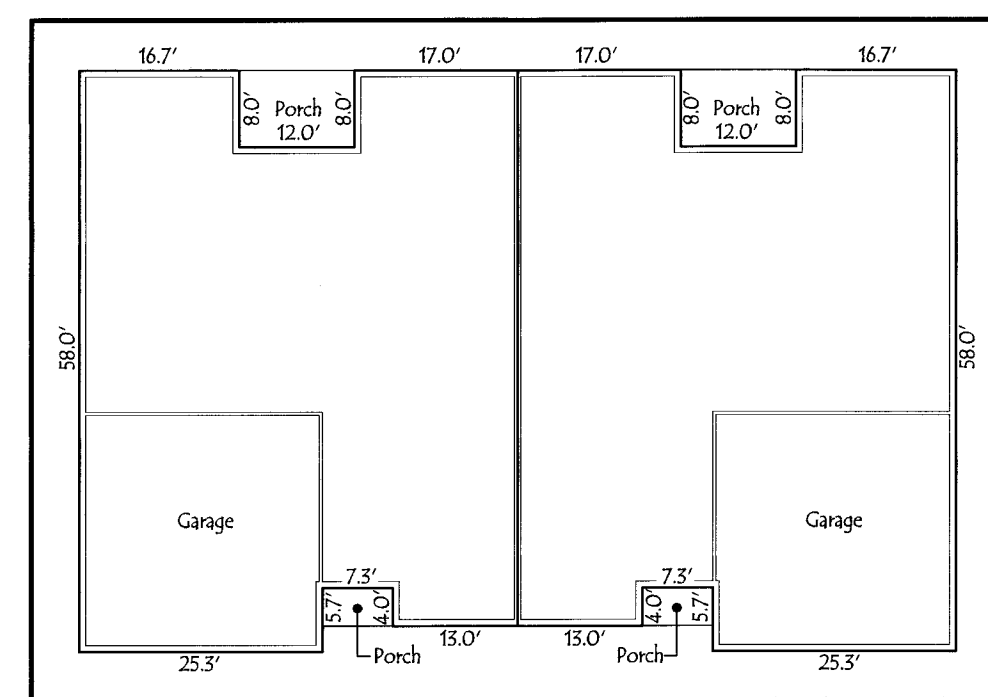
Option 1A - Typical Footprint



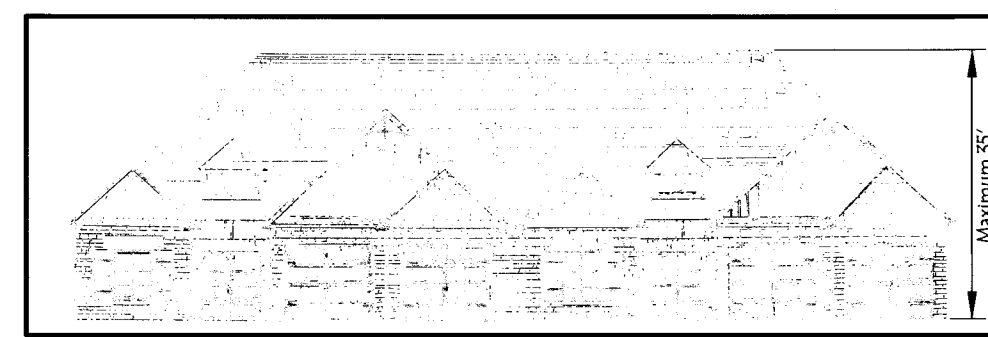
Option 2A - Typical Footprint



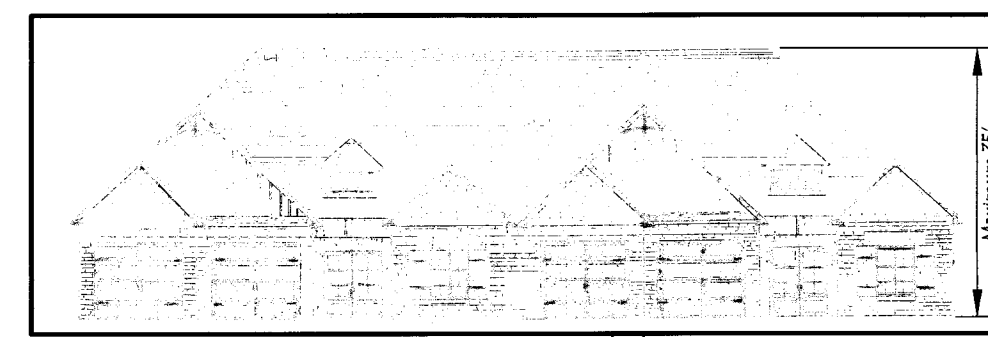
Option 1B - Typical Footprint



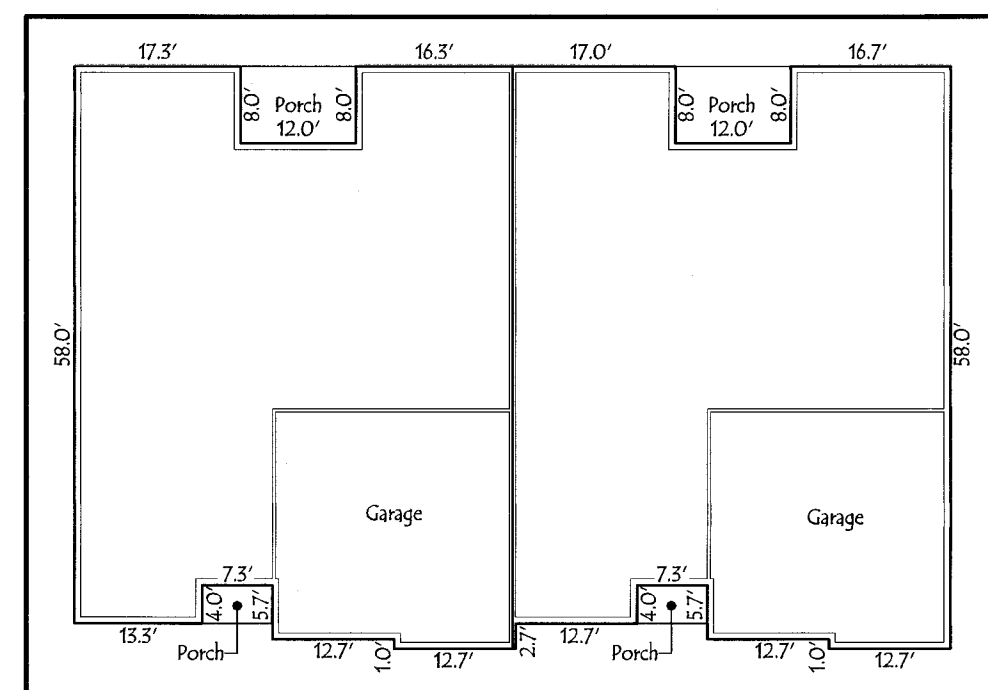
Option 2B - Typical Footprint



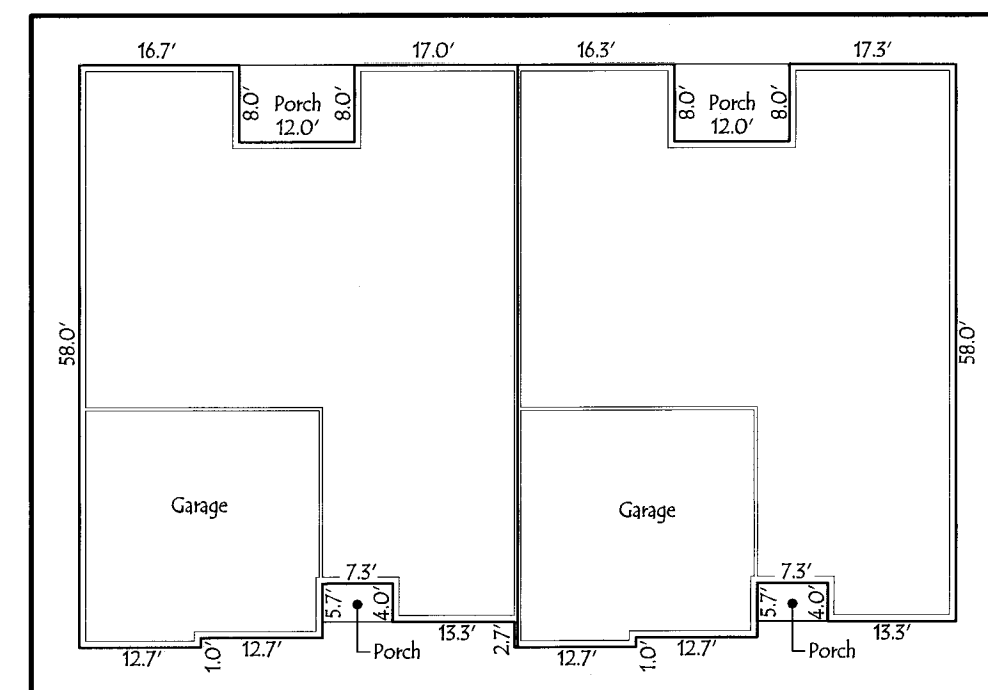
Option 3A & 3B - Typical Elevation



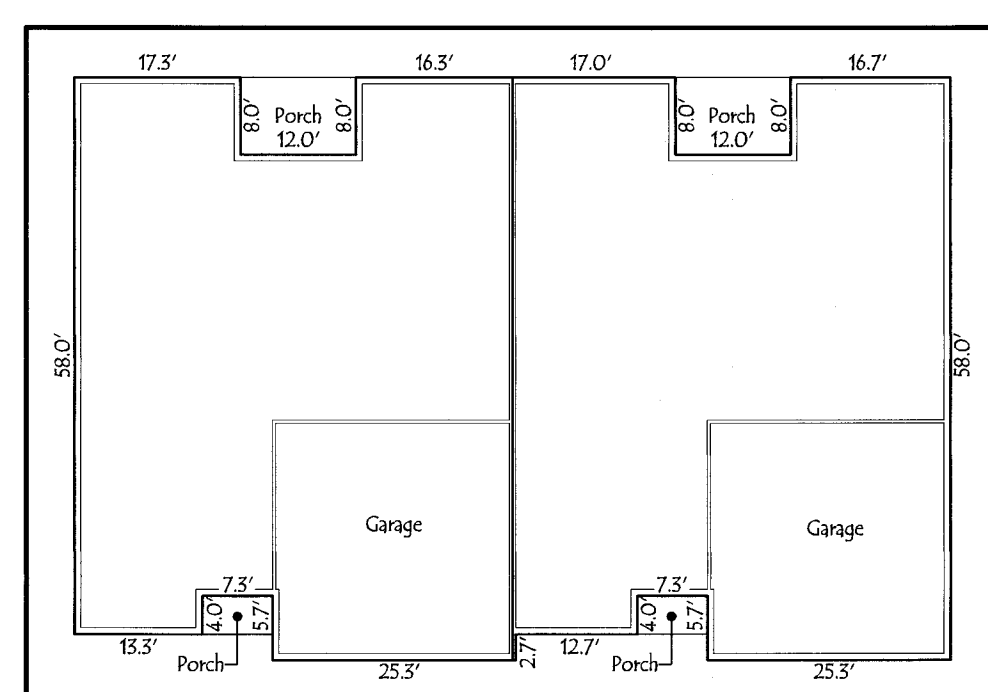
Option 4A & 4B - Typical Elevation



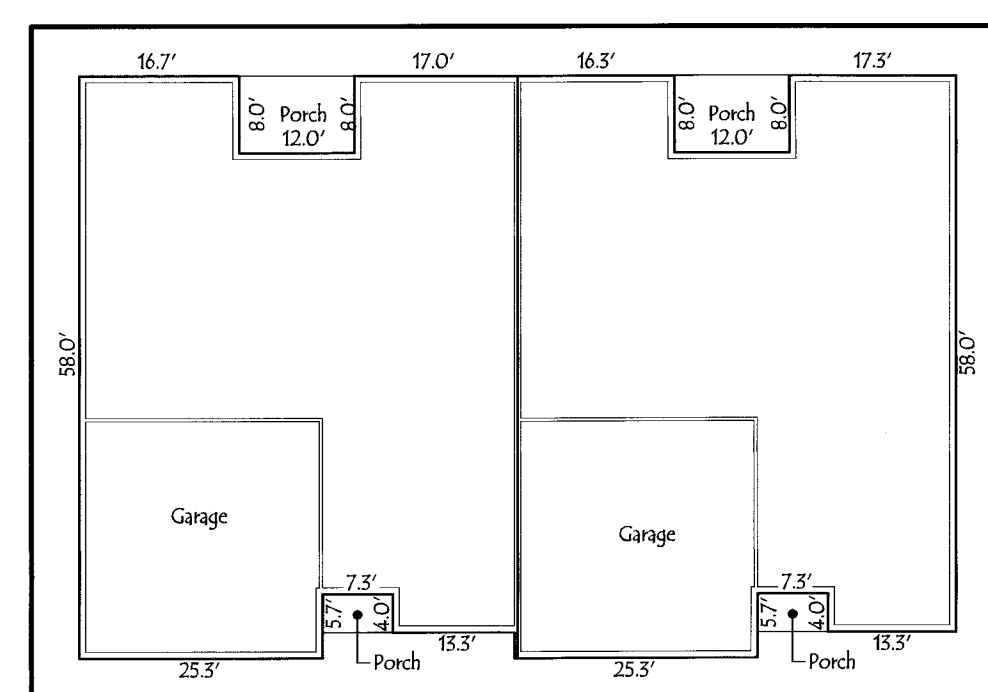
Option 3A - Typical Footprint



Option 4A - Typical Footprint



Option 3B - Typical Footprint



Option 4B - Typical Footprint

