

# Browning Road Estates

## West

### Section "One"

L-43

78-07789

RECEIVED FOR RECORD  
 APR 12 1978  
 ESTELLA H. MOSS, RECORDER  
 VANDERBURGH COUNTY

DULY ENTERED for TAXATION

APR 12 1978

*Art John*  
 AUDITOR

#### OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY, PLAT & SUBDIVIDE SAID REAL ESTATE AND DESIGNATE SAME AS

BROWNING ROAD ESTATES WEST SECTION "ONE"  
 ALL STREETS WITHIN THE PLAT ARE DEDICATED TO THE PUBLIC BUILDING SET BACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET THERE SHALL NOT BE ERRECTED OR MAINTAINED ANY BUILDINGS OR STRUCTURES. STRIPS OF GROUND OF WIDTH AS SHOWN ON THE PLAT AND MARKED "EASEMENT" OR "ESMT" ARE RESERVED FOR THE USE OF THE VARIOUS PUBLIC UTILITIES AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREON RESERVED. NO STRUCTURES ARE TO BE ERRECTED IN SAID STRIPS AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE VARIOUS UTILITIES IN SAID STRIPS.

The drainage easement as shown hereon shall be kept free of shrubs, trees, weeds and other obstructions which can prevent the free flow of water. Maintenance of these easements shall be the responsibility of the owners of the lots on which the easements are located.

*William & Rose Wittekindt*  
 William & Rose Wittekindt  
 husband & wife

STATE OF INDIANA  
 COUNTY OF VANDERBURGH S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED William & Rose G. Wittekindt OWNERS OF SAID REAL ESTATE WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT OF Browning Road Estates West Section "One" WITH THE DEDICATIONS AND RESTRICTIONS THEREON EXPRESSED TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF April, 1978

*Debra Jean Jackson*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES January, 1978

#### CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947 AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND BY AN ORDINANCE ADOPTED BY THE CITY OF EVANSVILLE IN THE COUNTY OF VANDERBURGH, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON April 5, 1978

*Harvey H. Rubin*  
 PRESIDENT  
*Charles G. Osterholt*  
 SECRETARY

#### PLAT RELEASE

BY: Charles G. Osterholt DATE: April 11, 1978

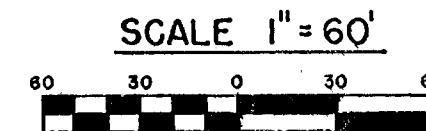
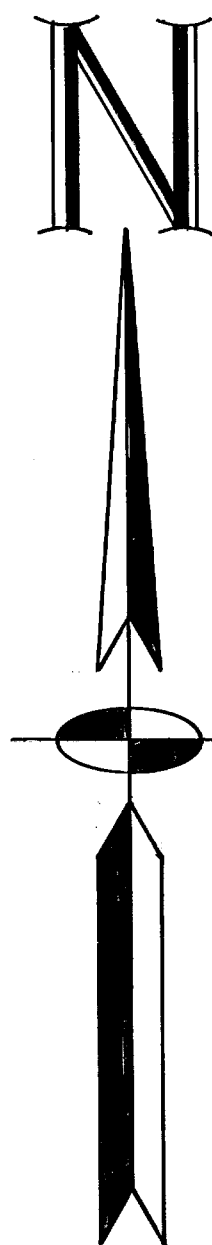
#### SURVEYORS CERTIFICATE

I, SAM BIGGERSTAFF, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON November 8, 1977 AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR LOCATION, TYPE AND MATERIAL IS AS NOTED

*Sam Biggerstaff*  
 SAM BIGGERSTAFF L.S. IND. REG. NO. 9838



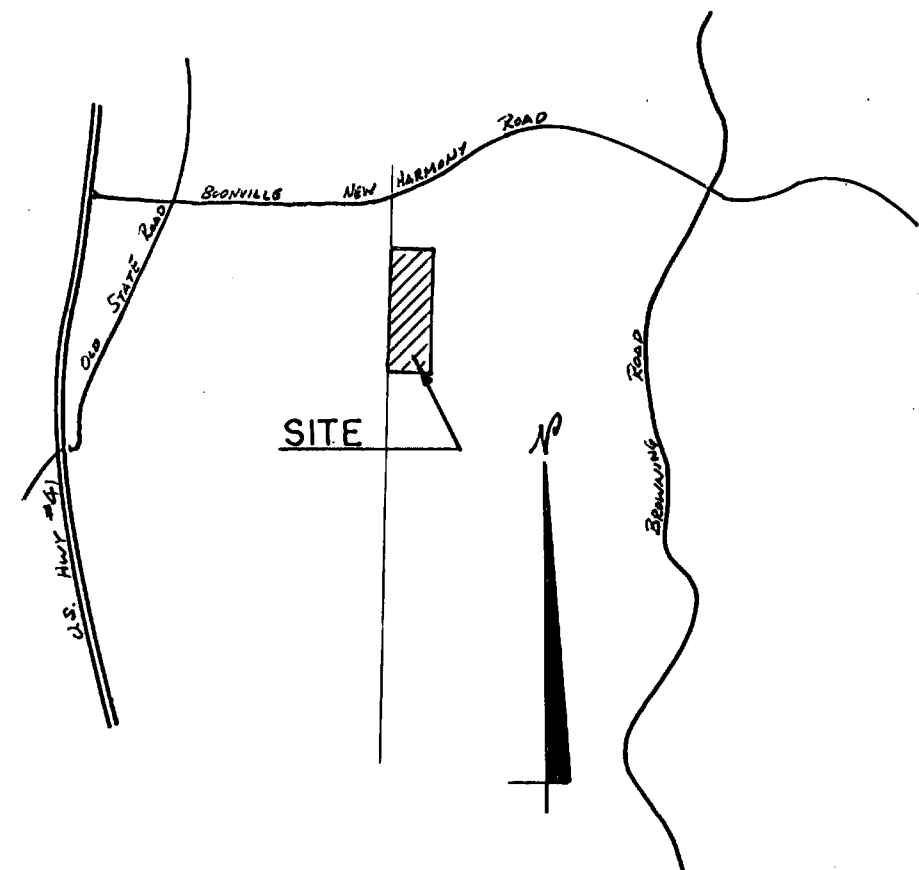
A Subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:  
 Beginning at a point on the West line of said quarter quarter section South 01° 23' 24" East a distance of 450.01 feet from the Northwest corner thereof, said point being the Southwest Corner of Browning Road Estates West as recorded in Plat Book 16 Page 20 in the Office of the Recorder of Vanderburgh County; From said place of beginning thence South 88° 53' 27" East along the South line of said Browning Road Estates West for 454.7 feet; thence South 01° 23' 24" West, parallel to the West line of said quarter quarter section for 865.0 feet; thence North 88° 53' 27" West for 237.5 feet; North 01° 23' 24" East for 50.0 feet; thence North 88° 53' 27" West for 217.2 feet to a point on the West line of said quarter quarter section; thence North 01° 23' 24" East along the said West line for 815.0 feet to the place of beginning;



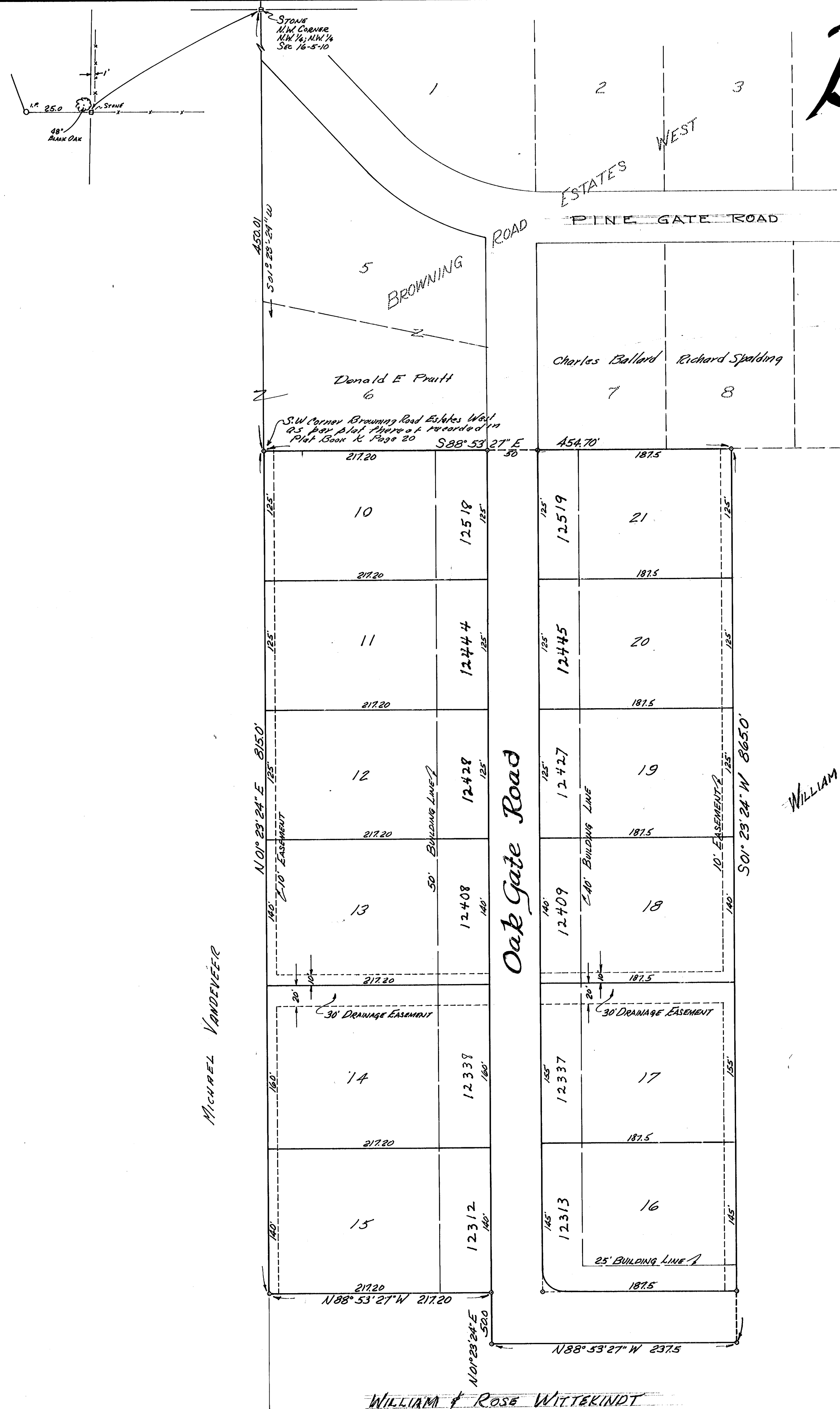
#### NOTICE!

"STREET, ROAD, AND OTHER MINIMUM IMPROVEMENTS HAVE NOT BEEN MADE AND THE PUBLIC IS NOTIFIED THAT VANDERBURGH COUNTY, INDIANA WILL NOT ACCEPT THE SAME FOR MAINTENANCE UNTIL THE OWNERS OF THE VARIOUS LOTS HEREIN IMPROVE THE SAME UP TO SAID MINIMUM STANDARDS."

EXECUTIVE DIRECTOR  
 EVANSVILLE-VANDERBURGH  
 COUNTY AREA PLAN COMMISSION



SITE LOCATION MAP  
 SCALE - 1" = 2000'



MICHAEL VANDEVEER

WILLIAM & ROSE WITTEKINDT

WILLIAM & ROSE WITTEKINDT