

# Replat of Lot 10 Brownwood Estates

## Vanderburgh County, Indiana Plat Book L, Page 97

P-47

99-01906

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 25 1996

*Elizabeth M. Crouch*  
Recorder  
#404

RECEIVED FOR RECORD

at 1:27 P.M.

Jan 25 1996

Plat Book P

Page 47

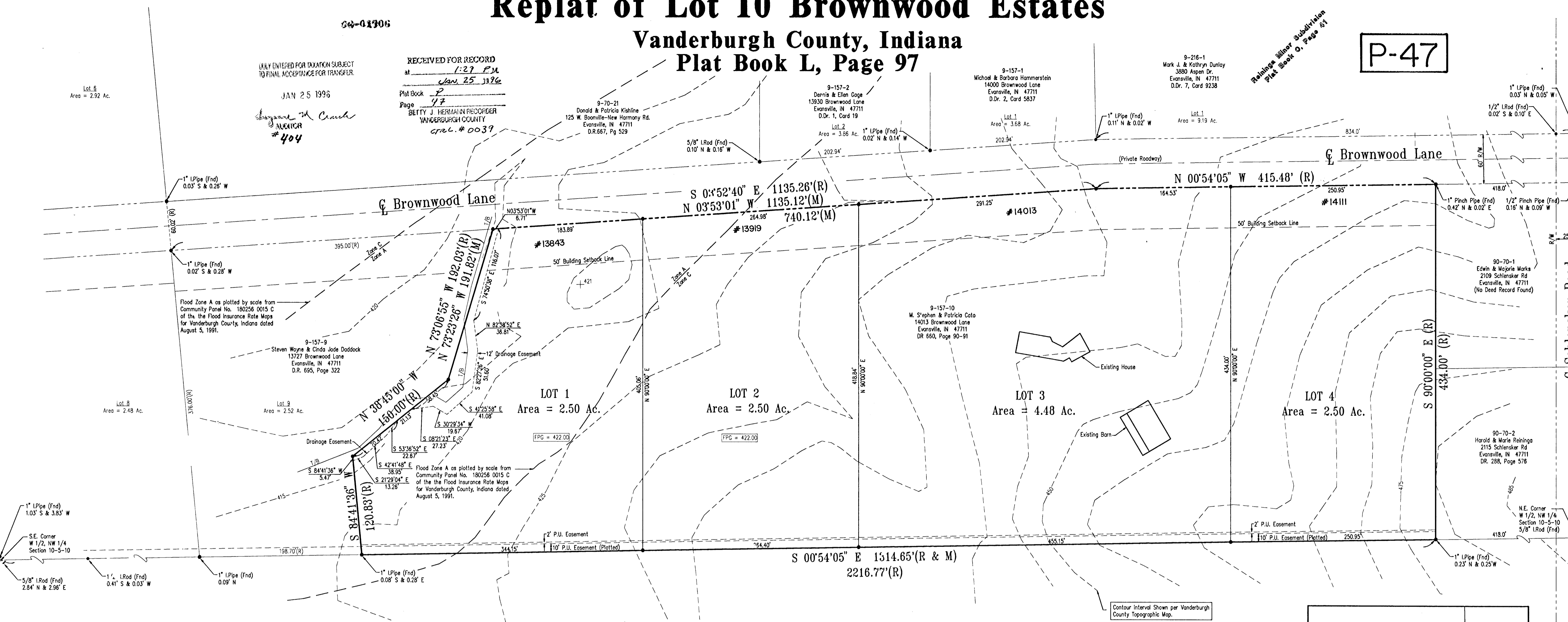
BETTY J. HERMANN RECORDER

VANDERBURGH COUNTY

CR.L.# 0039

9-216-1  
Mark J. & Kathryn Dunlay  
3880 Aspen Dr.  
Evansville, IN 47711  
D.D.R. 7, Card 9238

Replating Survey Subdivision  
Plat Book O, Page 87



OWNER'S CERTIFICATE

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land shall be subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Replat of Lot 10 Brownwood Estates.

GENERAL NOTES

Zoning: The subject property and all adjoining properties currently zoned Ag.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0015 C, dated August 5, 1991 a part of this proposed subdivision is within the 100 year flood zone A.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Water will be extended along Brownwood Lane by the Evansville Water & Sewer Utility.

On Site Sewage Disposal Systems have been approved by the Vanderburgh County Health Department for Lots 1, 2 and 4. Lot 3 currently has an on site sewage disposal system.

Access: All lots shall access from Brownwood Lane, a private roadway.

Roadway: All lot owners shall be responsible for the maintenance of Brownwood Lane, a private roadway.

Easements: Existing recorded easements are as shown hereon.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

BOUNDARY DESCRIPTION

Lot 10 in Brownwood Estates as recorded in Plat Book L, page 97 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the West Half of the Northwest Quarter of Section 10, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northeast corner of the said west half; thence along the north line of said west half North 90 degrees 00 minutes 00 seconds West 434.00 feet; thence parallel with the east line of said west half South 00 degrees 54 minutes 05 seconds East 418.00 feet to the point of beginning; thence parallel with the north line of said west half South 90 degrees 00 minutes 00 seconds East 434.00 feet to the east line of said west half; thence along said east line South 00 degrees 54 minutes 05 seconds East 1314.65 feet to the southeast corner of said Lot 10; thence along the south line of said Lot 10 for the following 3 calls: 1) South 84 degrees 41 minutes 36 seconds West 120.83 feet; 2) North 38 degrees 45 minutes 00 seconds West 150.00 feet; 3) North 73 degrees 23 minutes 28 seconds West 191.82 feet to the west line of said Lot 10; thence along said west line North 03 degrees 53 minutes 01 seconds West 740.12 feet; thence continuing along said west line and parallel with the east line of said west half North 00 degrees 54 minutes 05 seconds West 415.48 feet to the point of beginning, containing 11.984 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 14th day of November, 1995



Danny K. Leek, P.L.S.  
Indiana Registration No. S0480

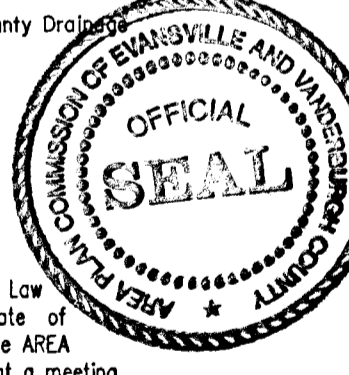
APPROVALS

DRAINAGE PLANS were approved by the Vanderburgh County Drainage Board on January 22, 1996.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #339, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 7-5-1995.

*Robert H. Boney*, Director  
*Barbara P. Cunningham*, Executive Director



NOTARY CERTIFICATE

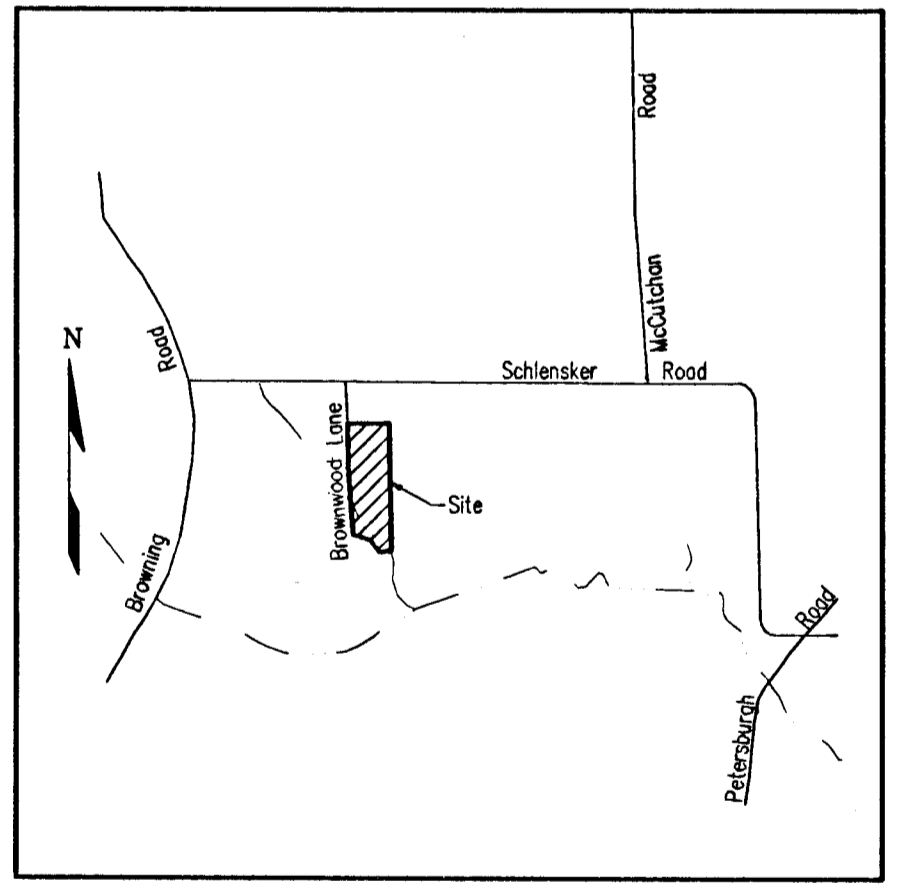
STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the declarations and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of November, 1995

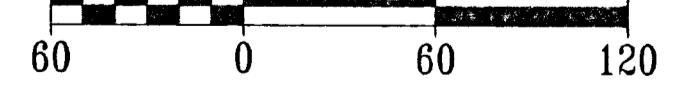
My Commission Expires: 9-16-98

*Deborah J. Masterson*  
Notary Public  
Vanderburgh County, Indiana



Site Location Map  
Not to Scale

SCALE 1" = 60'



(R) = Record  
(M) = Measured  
\* = 5/8" I.Rod With Plastic Cap Stamped "Morley and Assoc., ID No. 0023" Set, unless noted otherwise.