BROWNWOOD ESTATES

79-21676

RECEIVED FOR RECORD
11:09 A.M.
OCT 12 1979
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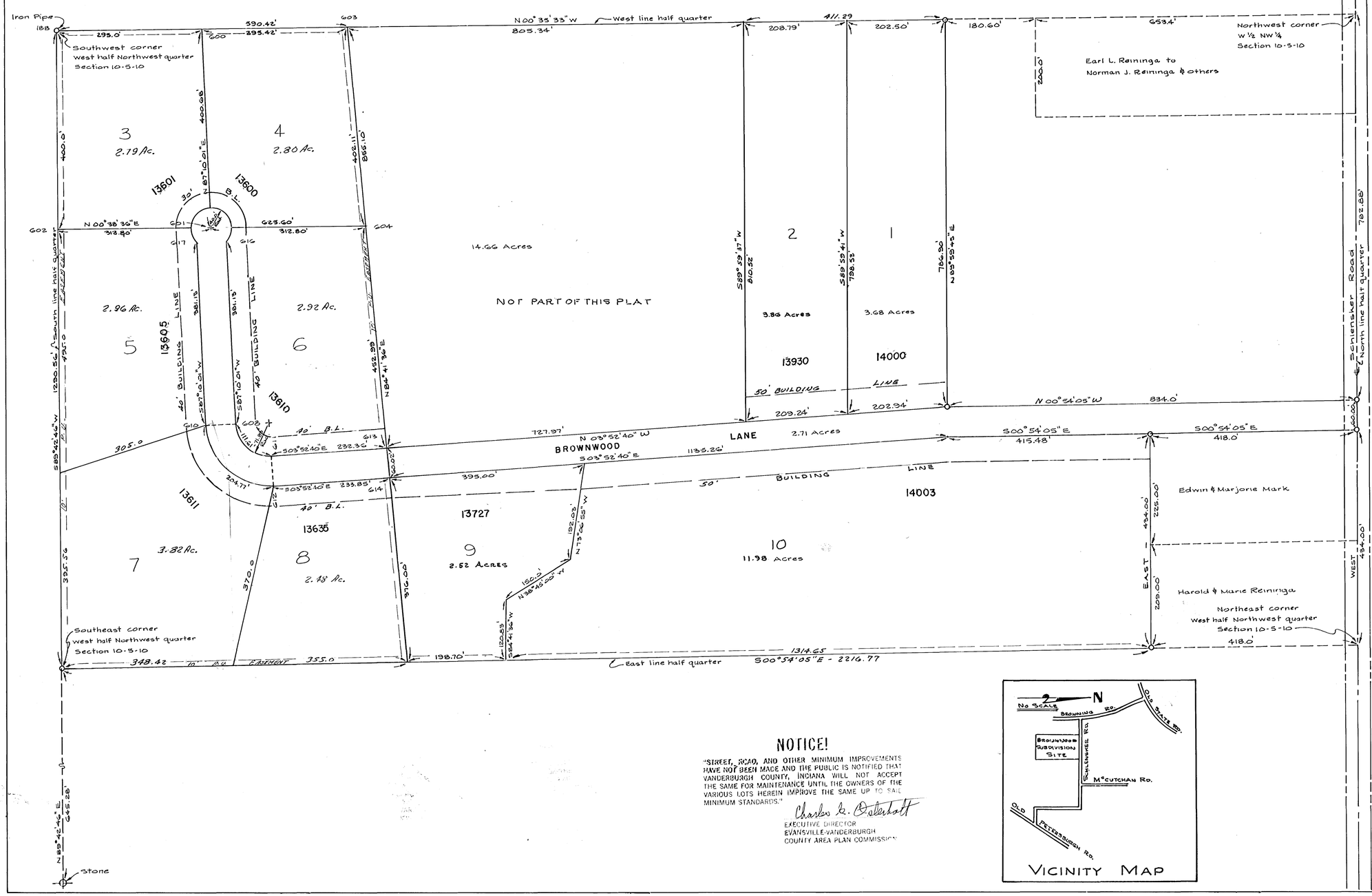
STELLA M. MOSS RECORDER
VANDERBURGH COUNTY

DESCRIPTION

A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5, SOUTH RANGE 10 WEST, IN VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTH LINE OF SAID HALF QUARTER SECTION, IN SCHLENSKER ROAD WHICH LAYS 782.88 FEET EAST OF THE NORTHWEST CORNER THEREOF, FROM SAID PLACE OF BEGINNING CONTINUE EAST ALONG THE SAID NORTH LINE FOR 60.0 FEET, THENCE SOUTH 00°54'05" EAST FOR 418.0 FEET, THENCE EAST FOR 434.0 FEET TO A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION, THENCE SOUTH 00°54'05" EAST ALONG SAID EAST LINE FOR 2216.77 FEET TO THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION, THENCE SOUTH 89°42'46" WEST ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION FOR 1290.56 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 00°33'33" WEST ALONG THE WEST LINE OF SAID HALF QUARTER SECTION FOR 390.42 FEET, THENCE NORTH 84°41'36" EAST FOR 855.10 FEET, THENCE NORTH 03°52'40" WEST FOR 727.97 FEET, THENCE SOUTH 83°59'37" WEST FOR 810.32 FEET TO A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION, THENCE NORTH 00°35'33" WEST ALONG THE SAID WEST LINE FOR 411.29 FEET, THENCE NORTH 89°59'45" EAST FOR 786.90 FEET, THENCE NORTH 00°54'05" WEST FOR 834.0 FEET TO THE PLACE OF BEGINNING.

SCALE: 1" = 100'-0"



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."

Charles L. Osterholt
EXECUTIVE DIRECTOR
EVANSVILLE-VANDERBURGH
COUNTY AREA PLAN COMMISSION

VICINITY MAP

OWNERS CERTIFICATE

The undersigned Owners of real estate shown and described hereon, do hereby, as shown, plat and subdivide said real estate and designate the same as Brownwood Estates. The road shown hereon and named "Brownwood Lane" is hereby declared as an easement for the common use of the Owners, tenants and guests occupying the lots in this subdivision and the 14.66 acre tract lying south of and adjoining Lot 2. This easement is also set aside for the common use of all governmental agencies, including, but not limited to fire and police protection. This easement is also set aside for installation & maintenance of public utilities. The construction, maintenance and repair of that part of Brownwood Lane lying north of the south line of said 14.66 acre tract shall be responsibility of the Owners of all lots in this subdivision and the owner of the 14.66 acre tract. The construction, maintenance and repair of the remaining part of Brownwood Lane shall be the sole responsibility of the Owners of lots 3 through lot 8. If in the future, Owners of this real estate desire that Brownwood Lane be maintained by a Governmental Agency, the Owners shall assume the costs required to bring the street up to standards set out by the proper agency at that time.

M. STEPHEN CATO — PATRICIA CATO

DENNIS G. FRUITS — CHERYL A. FRUITS

STEPHEN L. MARTIN — MARCY E. MARTIN

DONALD R. KISHLINE — PATTI KISHLINE

NOTARY CERTIFICATE

STATE OF INDIANA S.S.
COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED _____ OWNER OF SAID REAL ESTATE WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT OF BROWNWOOD ESTATES WITH THE DEDICATIONS AND RESTRICTIONS THEREIN EXPRESSED TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF October, 1979

Darin Jean Jackson
NOTARY PUBLIC Res. Vanderburgh County

MY COMMISSION EXPIRES July 11, 1982

A.P.C. 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 June 6, 1979

Horace L. Calvin — PRESIDENT
Charles L. Osterholt — SECRETARY

PLAT RELEASE

BY Charles L. Osterholt DATE 10-19-79

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 August 6, 1979 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

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

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