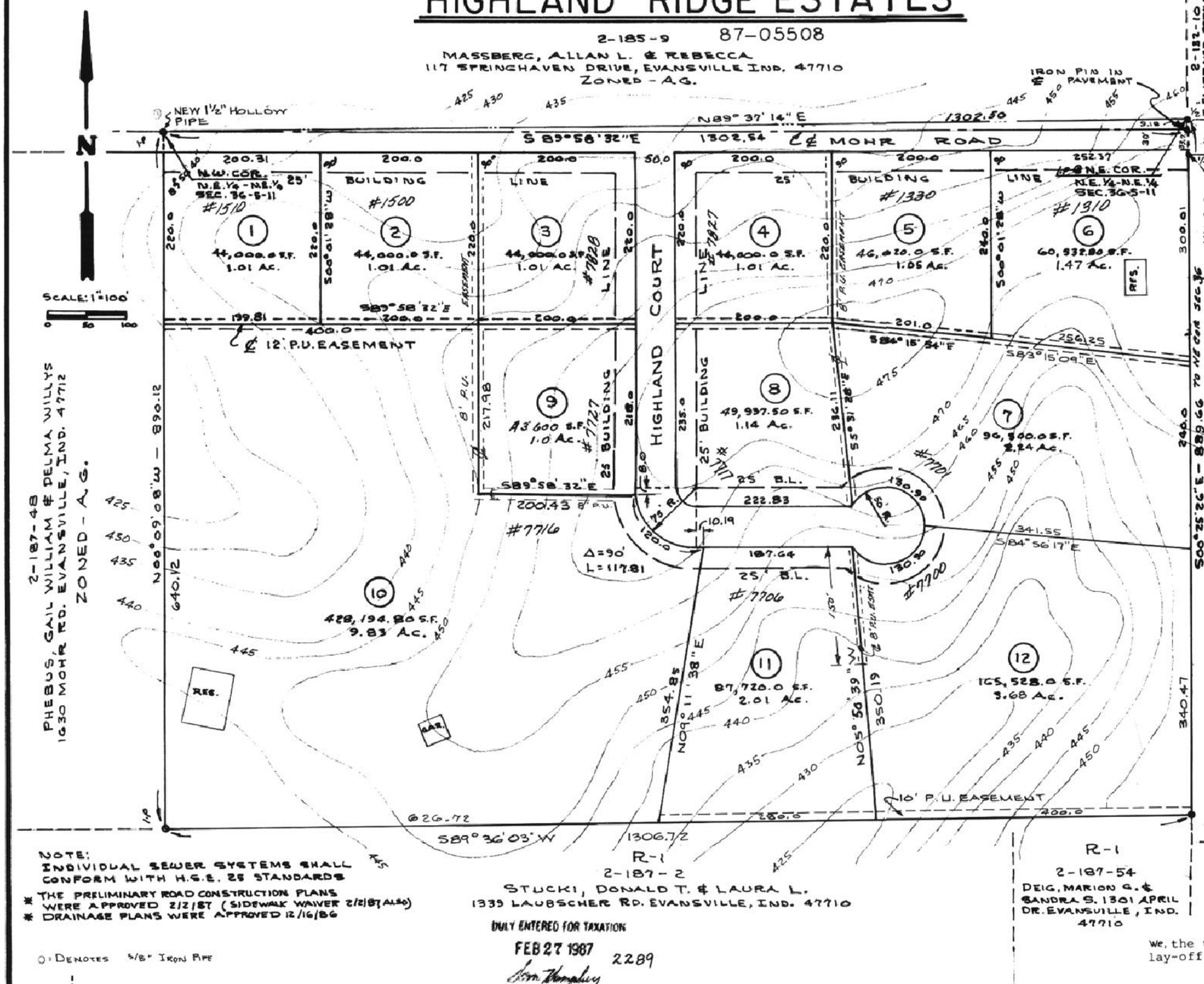
HIGHLAND RIDGE ESTATES

2-185-9 87-05508

MASSBERG, ALLAN L. & REBECCA
117 SPRINGHAVEN DRIVE, EVANSVILLE IND. 47710
ZONED - A.G.



2-187-48
PHEBUS, GAIL WILLIAM & DELMA WILLYS
1630 MOHR RD. EVANSVILLE, IND. 47712
ZONED - A.G.

2-187-10
FLITTNER, BERNARD F. & SUSAN C.
P.O. BOX 2741
EVANSVILLE, IND 47714
R-1

2-186-3
HELFRICH, HENRY D. & MILDRED E.
7716 DARMSTADT RD. EVANSVILLE, IND. 47710
R-1

2-187-2
STUCKI, DONALD T. & LAURA L.
1339 LAUBSCHER RD. EVANSVILLE, IND. 47710

R-1
2-187-54
DEIG, MARION G. & SANDRA S. 1301 APRIL DR. EVANSVILLE, IND. 47710

NOTE:
INDIVIDUAL SEWER SYSTEMS SHALL CONFORM WITH H.C.E. 25 STANDARDS

* THE PRELIMINARY ROAD CONSTRUCTION PLANS WERE APPROVED 2/2/87 (SIDEWALK WAIVER 2/2/87 ALSO)
* DRAINAGE PLANS WERE APPROVED 12/16/86

○: DENOTES 5/8" IRON PIPE



VICINITY MAP
NO SCALE

DULY ENTERED FOR TAXATION
FEB 27 1987
2289
AUDITOR

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 18 day of November, 1986.

Dawn Jean Jackson
Notary public

DAWN JEAN JACKSON
Printed

My commission expires:
July 12, 1990

Resident of Warrick County

RECEIVED FOR RECORD
at 9:48 A.M
FEBRUARY 27 1987
Plat Book N
Page 72
BOB STEELE, RECORDER
VANDERBURGH CO.

N-72

Part of the Northeast Quarter of the Northeast Quarter of Section Thirty-Six (36), Township Five (5) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said quarter quarter section; thence South 00 degrees 25 minutes 26 seconds East, along the East line of said quarter quarter section, for 889.66 feet; thence South 89 degrees 36 minutes 03 seconds West for 1306.72 feet to a point on the West line of said quarter quarter section; thence North 00 degrees 09 minutes 08 seconds West, along said West line, for 890.12 feet, to the Northwest corner of said quarter quarter section; thence North 89 degrees 37 minutes 14 seconds East, along the North line of said quarter quarter section, for 1302.50 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

Date: Sept 27 1986

NOTES: These notes are required by the Area Plan Commission

UTILITIES: City water is available, as is electric power and natural gas, according to S.I.G. & E. Co.

ZONING: The proposed site and all adjacent properties is as shown per plat.

FLOOD: This site lies outside the 100 year flood plain according to the Flood Plain Information Study by the U.S. Army Corps of Engineer, May 1967. The flood elevation is 395.0.

SOIL TYPE: The soil types for this site are HoB2, ZaD3, and St; HoB2, Hosmer Silt Laom 0 to 2 per cent slopes eroded, medium run-off; ZaD3, Zanesville Silt Loam, 12 to 18 per cent slopes severely eroded, rapid run-off; St, Stendal Silt Loam, 0 to 2 per cent slopes, slow run-off.

EROSION CONTROL: The soils with slopes of 0% to 6%, shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soils and must remain in place until final grading and shaping; slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

OWNER and DEVELOPER: Glenn Nurrenbern, 1217 Mockingbird Dr.

ENGINEER - SURVEYOR: Sam Biggerstaff, 1270 Maxwell, 47711

LOTS 3 & 4 MUST ACESS ON INTERIOR STREET HIGHLAND COURT AS PER EUTS RECOMENDATION.

OWNER'S CERTIFICATE

We, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

HIGHLAND RIDGE ESTATES

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Glenn A. Nurrenbern
GLENN A. NURRENBERN

Sherry L. Nurrenbern
SHERRY L. NURRENBERN.

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on OCTOBER 1, 1986.

President

Barbara L. Cunningham
Executive Director

Plat Release FEBRUARY 27, 1987

Barbara L. Cunningham
Executive Director

Restrictions see misc. dr. 2 card 5744
Inst. 87-08940 Date: 4-7-87
Attest: BOB STEELE RECORDER
Pgs: 1 VANDERBURGH CO.