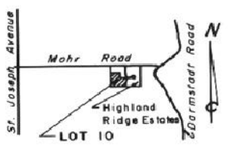
REPLAT OF LOT 10
HIGHLAND RIDGE ESTATES

A replat of Lot 10 in Highland Ridge Estates a subdivision of Vanderburgh County, Indiana as recorded in Plat Book N, Page 72 in the office of the Recorder thereof.

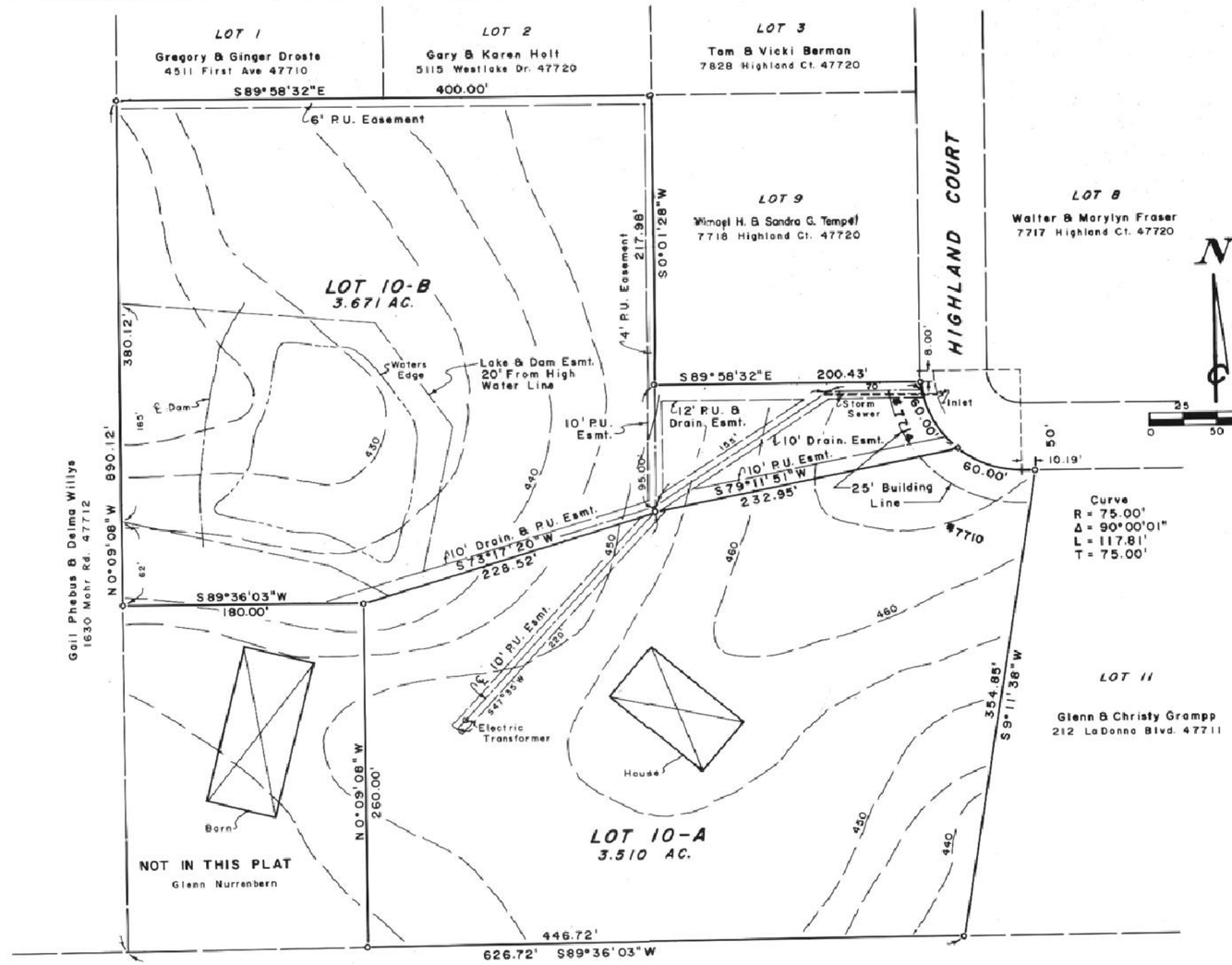
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 19 1992
AUDITOR
5760

0-89

RECEIVED FOR RECORD
at 8:33 A.M.
OCT 19 1992
Plat Book O
Page 89
DOR STEELE, RECORDER
VANDERBURGH COUNTY
92-28940



LOCATION MAP
No Scale



Erosion Control: 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 soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

All corners marked with an iron pin.

City water, electric, and gas available at site, sanitary sewer not available.

Site is outside the 100 year flood zone.

Lake easement is as noted and shall be 20 feet from the High Water Line. No structure shall be maintained in the easement, above or below ground. (High Water Elevation to be determined at invert of spillway)

Strips of ground of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is 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 drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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.

OWNERS CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as A REPLAT OF LOT 10 in HIGHLAND RIDGE ESTATES
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

Glenn A. Nurrenbern

7717 Highland Court
Evansville, IN 47720

STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said
who acknowledged the execution of the foregoing plat of the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notarial Seal this 13th day of October 1992

Barbara A. Runyon
Notary Public

NOTARY PUBLIC SEAL INDIANA

My commission expires March 13, 1996

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 10 - 2, 1991

Alfred H. Bauer, Jr.
President

Barbara P. Cunningham
Executive Director

Secondary Approval 10 - 19 - 92

Barbara P. Cunningham
Executive Director

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA OFFICIAL SEAL AREA PLAN

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. All corners were marked as shown, either found in place or set as noted upon the survey drawing. This is a Class B Survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of Subject Code. The above described real estate is outside the 100 year flood zone according to Flood Map Panel 75 of 100 dated August 5, 1991

10/13/92
Date

Billy T. Nicholson
IN No. 7964

BILLY T. NICHOLSON REGISTERED LS No. 7964 STATE OF INDIANA LAND SURVEYOR