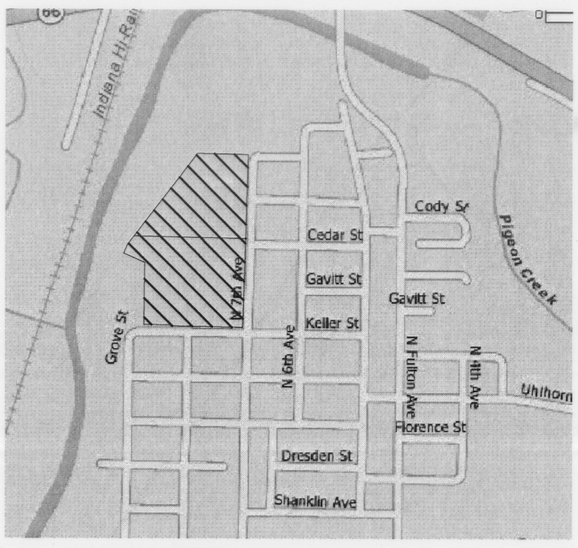
CEDAR TRACE PHASE 1 AND 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07-25-2011 (DATE)
JOE GRIES AUDITOR
3560 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.25.11 10:50A
PLAT BOOK S
PAGE 199
INSTR# 2011 R000 16362
Z TULEY RECORDER
VANDERBURGH COUNTY



VICINITY MAP

0' 50' 100' 150'

N

STATE OF INDIANA
12-010-34-076-012

Access, Utility and Drainage Easement per Document 2010R00003389

S88°48'19"E 337.63'
307.63'
30.00'
20' P.U.E.
30' R/W

#2334 #2320 #2316 #2300

Lot 1
2.63 ACRES
MINIMUM FINISHED FLOOR = 380.00'

347.09'

CEDAR TRACE LLC
5122 RUSSELL LANE, GREENWOOD, IN 46143
11-590-28-097-013

EVANSVILLE-VANDERBURGH LEVEE AUTHORITY
02-080-02-197-014

N37°24'11"E 588.07'

#2238 #2226 #2224 #2210 #2208 #2200

N88°48'19"W 509.73'
509.73'

280.07'

S 01°47'53" W 474.52'

7TH AVENUE

#2146 #2132

Lot 2
2.59 ACRES
MINIMUM FINISHED FLOOR = 380.00'

CEDAR TRACE APARTMENTS II LP
5122 RUSSELL LANE, GREENWOOD, IN 46143
11-590-28-097-010

240.98'

#2106 #2100

194.46'

#2162 #2148 #2130 #2116 #2114 #2108

S88°48'19"E 680.02'
650.02'

20' P.U.E. 30' R/W

30.00'

POINT OF BEGINNING

Access, Utility and Drainage Easement per Document 2010R00003389

N37°24'11"E 64.04'

N23°47'41"E 50.64'

N66°12'19"W 130.00'

RITZERT CO., INC.
3117 KRATZVILLE RD, EVANSVILLE, IN 47710
11-590-28-097-008

PIONEER DEVELOPMENT SERVICES, INC.
11-590-28-097-011

EVANSVILLE-VANDERBURGH LEVEE AUTHORITY

N 00°35'46" E 352.14'

POINT OF COMMENCEMENT
SE Corner, NW/4, SE/4
Section 13, T6S, R11W

30.00'

N88°48'19"W 149.38'

10'
5'

KELLER STREET

BOUNDARY DESCRIPTION

That part of Lot one (1) in the Subdivision of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter and a part of the Northwest Quarter of the Southeast Quarter all in Section 13, Township six (6) South, Range eleven (11) West in the City of Evansville, Pigeon Township, Vanderburgh County, State of Indiana as shown in Partition Record No. 1, pages 245 to 247, and being more particularly described as follows:

Commencing at the iron pin found at the Southeast corner of the Northwest Quarter of the Southeast Quarter, said point being the southwest corner of Lot one (1), and said point also being the Southwest corner of the Northeast Quarter of the Southeast Quarter of said section, and being in the center of Keller Street; thence North 88 degrees 48 minutes 19 seconds West 149.38 feet along south line of said quarter quarter section; thence North 00 degrees 35 minutes 46 seconds East 30.00 feet to the north right-of-way line of Keller Street; thence North 00 degrees 35 minutes 46 seconds East 352.14 feet along the East right-of-way of Pigeon Creek Levee; thence North 66 degrees 12 minutes 19 seconds West 130.00 feet along said right-of-way; thence North 23 degrees 47 minutes 41 seconds East 50.64 feet along said right-of-way; thence North 37 degrees 24 minutes 11 seconds East 64.04 feet along said right-of-way to the POINT of BEGINNING; thence North 37 degrees 24 minutes 11 seconds East 588.07 feet along said right-of-way to the center of Cody Avenue extended; thence South 88 degrees 48 minutes 19 seconds East 337.63 feet along said extended center; thence South 01 degrees 47 minutes 53 seconds West 474.52 feet parallel with the East line of said lot 1; thence North 88 degrees 48 minutes 19 seconds West 680.02 feet to the point of beginning, containing an area of 5.54 acres, more or less.

GENERAL NOTES

UTILITIES:
Water and Sanitary Sewer services are available by the City of Evansville Water and Sewer Utility.

FLOOD PLAIN DATA:
The subject property is not located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 18163C0177D, dated March 17, 2011 However, buildings placed on the lots within the subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording this plat, the Building Commissioner has determined the MFF elevation to be 380.00 feet. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's Office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information. Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

TEMPORARY EROSION CONTROL (During Construction):
Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 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 silt fence, straw bales and /or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

PLAN ACCEPTANCE DATES
Water and Sanitary Sewer services were approved by the City of Evansville Water and Sewer Utility at site review on 1/26/2009

SURVEYOR'S CERTIFICATE

I, Alvin L. Paul, 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 on October 10, 2007 and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 15 day of July, 2011

Alvin L. Paul
Indiana Registration No. S0415

S-199
Apc # 30-MS-2007

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 August 12, 2008 (at Subdivision Review).

President — Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director — July 25, 2011 Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Cedar Trace Phase 1 and 2.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or area of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are herby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, wether 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 areas of land and any fence located within said areas is subject to removal by public utility without liability, in the use of said easements by said utility.

Terrence J. Keusch, President
Cedar Trace, LLC
Cedar Trace Apartments II, LP
Pioneer Development Services, INC.
5122 Russell Lane
Greenwood, IN 46143

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 above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 13th day of JULY, 2011

My commission expires 7/23/17

TIM E. RITZERT
Notary (Printed Name)

Notary (Signature)

DRAWING FILE: CedarTracePhase1&2
SHEET #: 1 OF 1 SHEETS
DWG DATE: 09/09/08

PIONEER DEVELOPMENT
5122 RUSSELL LANE
GREENWOOD, IN 46143

Cedar Trace Phase 1 and 2
1501 Keller Street, Evansville, IN

REVISIONS DATE

NEIKIRK Engineering, LLC
306 North Market Street
Mt. Carmel, Illinois 62863
Phone: (618) 263-4100
Fax: (618) 263-4302
www.neikirkengineering.com
Professional Engineering • Land Surveying
Community Development Services