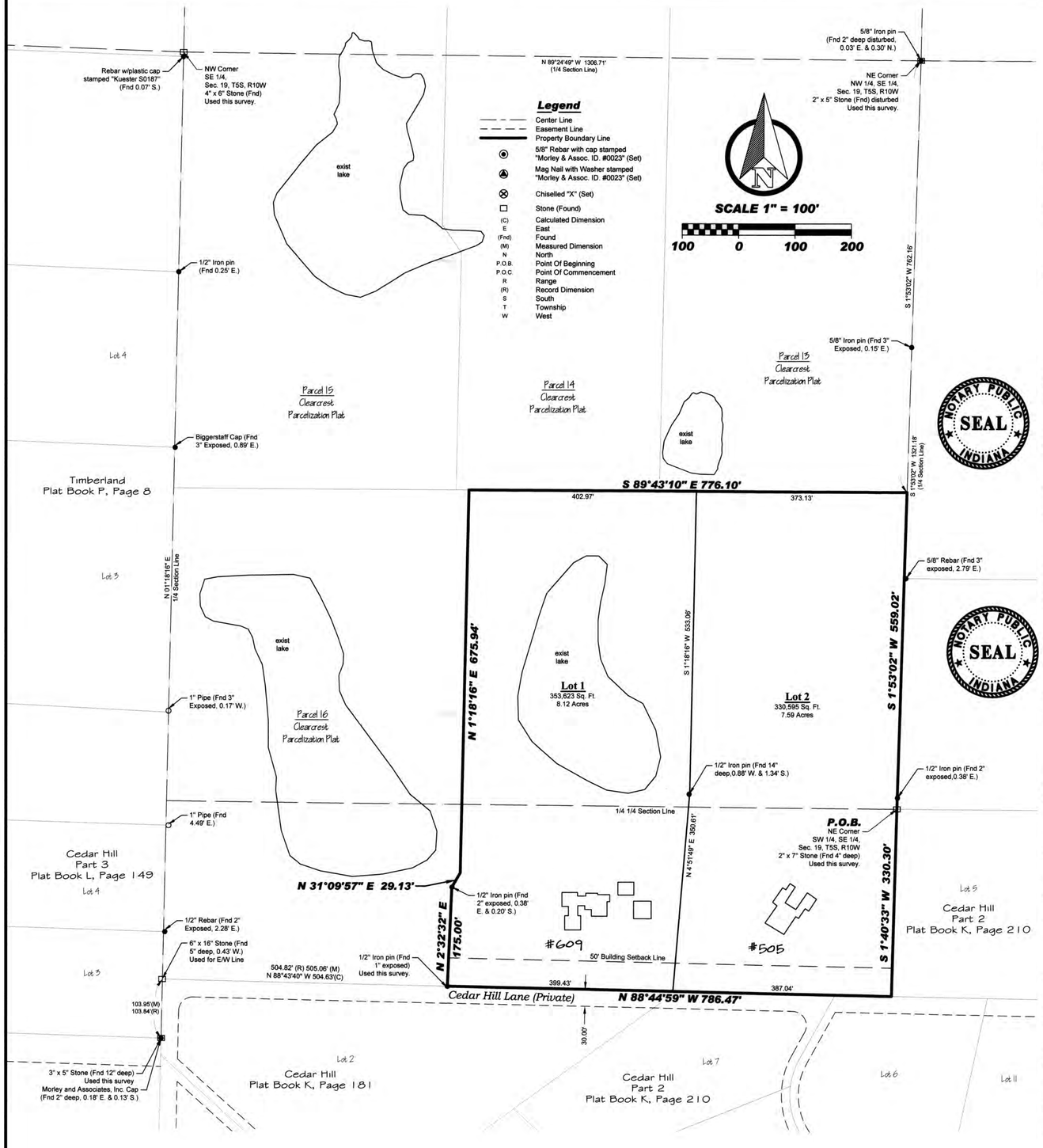
Cedar Hill Lane



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ***Cedar Hill Lane***.

Owners/Developers:

By: _____ Stephen T. Titzer, Owner Lot 1
609 Cedar Hill Lane
Evansville, IN 47710

By: _____ Sandra L. Titzer, Owner Lot 1
609 Cedar Hill Lane
Evansville, IN 47710

By: _____ Andrew J. Buchanan, Owner Lot 2
505 Cedar Hill Lane
Evansville, IN 47710

By: _____ Kimberly A. Buchanan, Owner Lot 2
505 Cedar Hill Lane
Evansville, IN 47710
f/k/a Kimberly A. Brown

Notary Certificate

STATE OF INDIANA, COUNTY OF _____) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen T. Titzer, who acknowledge the execution of the foregoing plat with the dedications 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 2nd day of December, 2015.

My Commission Expires: August 3, 2018

Notary Public

Notary Resides in Warrick County, Indiana

Danny K. Leek (Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF _____) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra L. Titzer, who acknowledge the execution of the foregoing plat with the dedications 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 2nd day of December, 2015.

My Commission Expires: August 3, 2018

Notary Public

Notary Resides in Warrick County, Indiana

Danny K. Leek (Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew J. Buchanan, who acknowledge the execution of the foregoing plat with the dedications 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 4TH day of DECEMBER, 2015.

My Commission Expires: MAY 27, 2018

Gerald M. Withrow Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW (Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kimberly A. Buchanan, who acknowledge the execution of the foregoing plat with the dedications 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 4TH day of DECEMBER, 2015.

My Commission Expires: MAY 27, 2018

Gerald M. Withrow Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW (Typed or Printed Name)

General Notes

Lots are for the purposes of additional acreage to be added to Lots 1 and 2 in the Cedar Hill Phase IV. Existing structures are constructed on Lots 1 and 2. No new primary structures to be added until lots are replatted.

Utilities:
Water - potable water is provided by a private water wells.
Electric and Gas available at the site
Telephone service available at site.

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.

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

Zoning: The subject property is currently **zoned A** .

FLOOD HAZARD STATEMENT: No Portion of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0105D, Panel 105 of 275 , Effective March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

Access: All Lots shall access Cedar Hill Lane which is private and maintained by the owners within the Cedar Hill subdivision development. Together with the rights to use Cedar Hill Lane for ingress and egress to Darmstadt Road, and the use of all other roads, easements and public utility easements serving the Cedar Hill Subdivision pursuant to the easement contained in the First Amendment to Amended and Restated Restrictions and Protective Covenants Affecting Title To All Numbered Lots, Phases and Land in the Plat of Cedar Hill Subdivision recorded October 7, 2015 as Per Document No. 2015R00024029 in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to all terms, conditions, covenants and restrictions contained in the Amended and Restated Restrictions and Protective Covenants Affecting Title To All Numbered Lots, Phases and Land in the Plat of Cedar Hill Subdivision recorded June 28, 2012 as Document No. 2012R00015973 and any subsequent amendments thereto, including but not limited to First Amendment to Amended and Restated Restrictions and Protective Covenants Affecting Title To All Numbered Lots, Phases and Land in the Plat of Cedar Hill Subdivision recorded October 7, 2015 as Per Document No. 2015R00024029, in the Office of the Recorder of Vanderburgh County, Indiana.

Application for Modification / Waiver of Subdivision Standards: APC Docket Number 9-SW-2015 requesting to waive the installation of sidewalks, as per County Subdivision Ordinance 16.12.020 (B)(2), was approved at Subdivision Review on 09/03/2015.

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Noise Sensitive Statement: The owner and subdivider of this property along with future owners of all lots within this subdivision acknowledge for themselves, their heirs, their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

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, July 20, 2015 at subdivision review.

President

Attest Executive Director

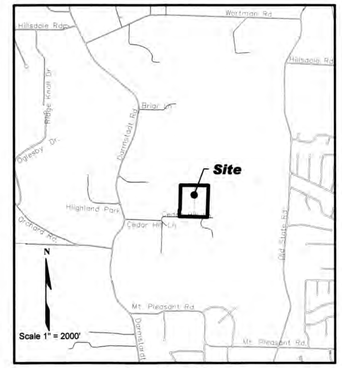
Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Dec. 9, 2015

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 9, 2015 (DATE)
BRIAN GERTH AUDITOR
6785 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12.09.15 1:58p
PLAT BOOK U
PAGE 5
INSTR# 2015R00029433
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

CROSS REFERENCES:
2015R00029431 WD
2015R00029432 WD

U-5
APC # 24-MS-2015

Boundary Description

All of Cedar Hill Phase IV as per plat thereof recorded in Plat Book M, page 133 in the office of the Recorder of Vanderburgh County Indiana; also of the Northwest Quarter of the Southeast Quarter; also part of the Southwest Quarter of the Southeast Quarter of Section 19, Township 5 South, Range 10 West in Center Township, Vanderburgh County Indiana and being more particularly described as follows:

Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 19-5-10, said corner being marked with a 2" x 7" stone; thence along the east line thereof South .01 degrees 40 minutes 33 Seconds West a distance of 330.30 feet to the north line of Cedar Hill Part 2 as per plat thereof recorded in Plat Book K, Page 210 in the office of the Recorder of Vanderburgh County ; thence along the north line thereof North 88 degrees 44 minutes 59 seconds West a distance of 786.47 feet to the west line of Cedar Hill Phase IV as per plat thereof recorded in Plat Book M, Page 133 in the office of said Recorder; thence along the west line thereof North 02 degrees 32 minutes 32 seconds East a distance of 175.00 feet; thence continue along the northwest line of said Cedar Hill Phase IV, North 31 degrees 09 minutes 57 seconds East a distance of 29.13 feet; thence leaving said subdivision line and parallel with the west line of the Southeast Quarter of said Section 19-5-10, North 01 degree 18 minutes 16 seconds East a distance of 675.94 feet; thence South 89 degrees 43 minutes 10 seconds East a distance of 776.10 feet to the east line of the North west Quarter of the Southeast Quarter of said Section 19-5-10; thence along the east line thereof South 01 degree 53 minutes 02 seconds West a distance of 559.02 feet to the point of beginning, containing 15.71 acres (684,218 square feet) more or less.

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,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 2nd day of December, 2015.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Prepared By:
Danny K. Leek, P.L.S.
Indiana Registration No S0480
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
dannyl@morleyandassociates.com

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Signature: _____

Secondary Plat 24-MS-2015	
Designed By: D.K.L.	Job Number: 9480
Drawn By: J.E.V.	Date: 12/2/2015
Filename: 9480 Replat of Cedar Hill Phase IV	

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Surveying
Architecture
Construction Management
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Newburgh, IN 47630
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