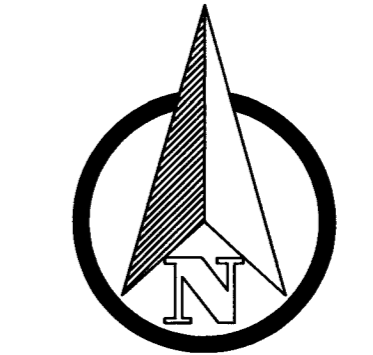
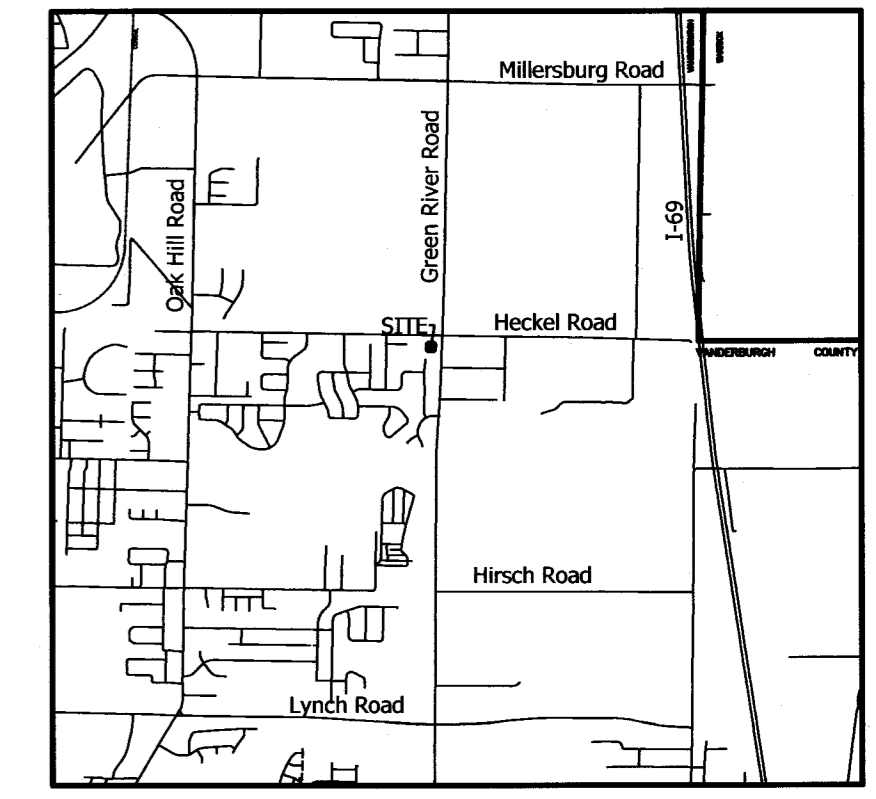


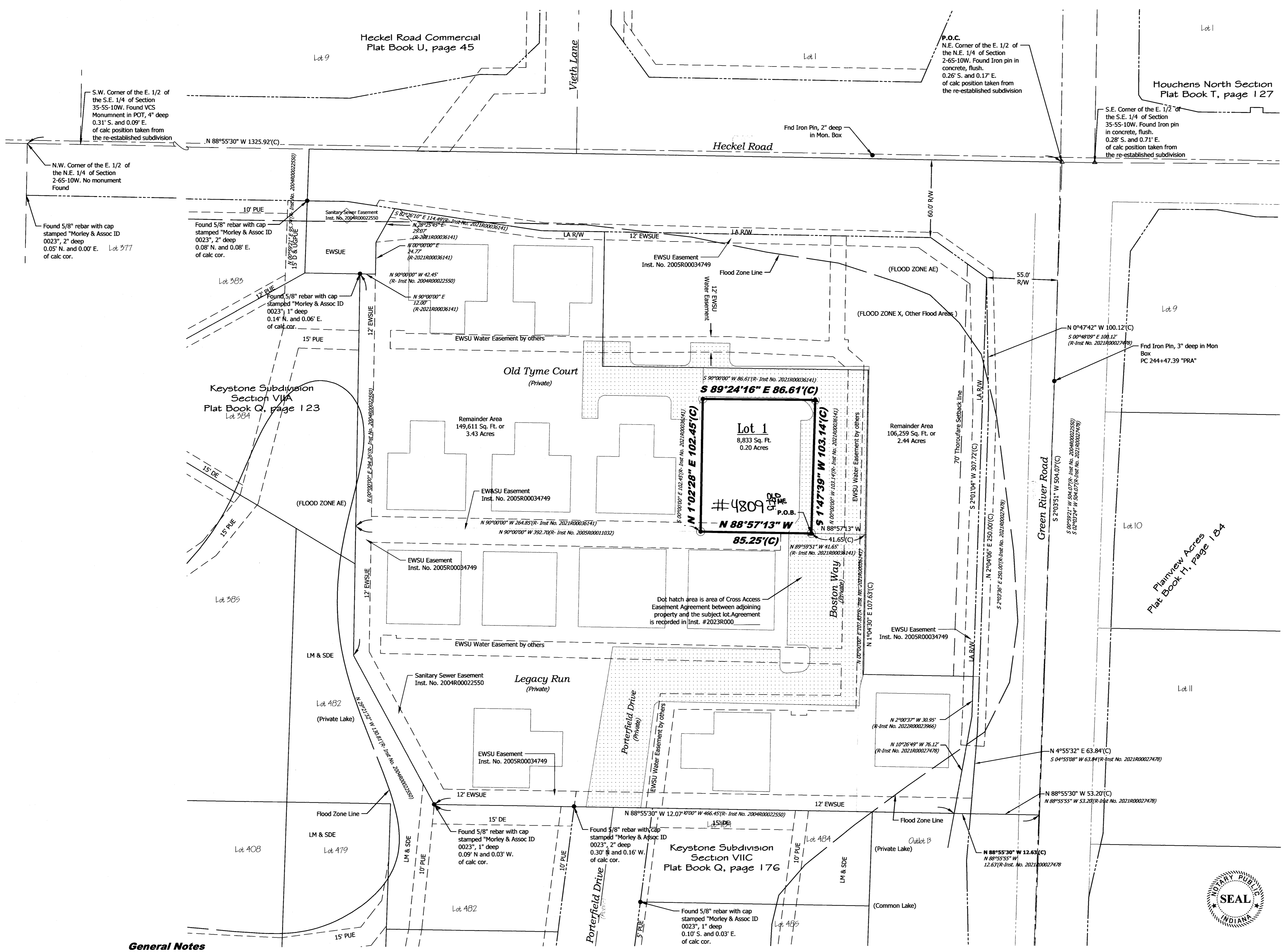
Keystone Landing Section II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 3/30/2023
 BRIAN GERTH AUDITOR
 RECEIVED FOR RECORD
 DATE 3/30/2023 1:41 PM
 PLAT BOOK 17A
 INSTRUMENT 2022R0002572
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



SCALE 1" = 40'
 BEARINGS are based upon Indiana West State Plane Coordinates US Surveyors foot; (NAD83)

Legend	
--- (dashed)	Lot Line (C)
--- (dotted)	Center Line (C)
--- (dash-dot)	Easement Line (D.R.)
--- (solid)	Property Boundary Line (Doc)
--- (long-dash)	Right-of-way Line (Dr)
---	Property Line (E)
○	5/8" Rebar with cap stamped "Morley ID. #0023" (Set) (Fnd)
○	Mag Nail with Washer stamped "Morley ID. #0023" (Set) (Inst)
○	Public Utility Easement (LA, RW)
○	Lake Maintenance (M)
○	Drainage Easement (R)
○	Point of Curve (S)
○	Monument (T)
○	Lake Maintenance and Storm Drainage Easement (W)
○	EWSUE (Evansville Water and Sewer Utility Easement)
(C)	Calculated Dimension
(D.R.)	Deed Record
(Doc)	Document
(Dr)	Drawer
(E)	East
(Fnd)	Found
(Inst)	Instrument
(LA, RW)	Limited Access Right-of-Way
(M)	Measured Dimension
(N)	North
(Pg)	Page
(P.O.B.)	Point Of Beginning
(P.O.C.)	Point Of Commencement
(R)	Range
(S)	Record Dimension
(S)	South
(T)	Township
(W)	West



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 **Keystone Landing Section II** (a Minor Subdivision).

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.
 Current Property Owner: *Billy T. Timbrook*
 Pinnacle Properties Partners, LLC
 7625 State Route 56
 Owensboro, KY, 42301
 Billy T. Timbrook, President

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 *Billy T. Timbrook*, President of Pinnacle Properties Partners, LLC, the owner of the real estate shown and described hereon and 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 21st day of February, 2023.

Notary Public
 MILTON J. NORMAN
 Notary Public, State of Indiana
 Resident at Vanderburgh County
 My Commission Expires: June 15, 2025
 Commission Number 701016
 Notary Resides in County _____ (Typed or Printed Name)

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on November 14, 2022 at Subdivision Review.

President: *Stacey Stevens*
 Attest Executive Director: *Ronald S. London*
Plat Release for APC Docket No.: MIN-2022-023
 Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: *Ronald S. London*
 PLAT RELEASE DATE: 3/29/2023

Surveyor's Certificate
 I, *Bret Alan Sermersheim*, do 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 December 9, 2022 and that all monuments shown exist at locations as noted.

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.
 Bret Alan Sermersheim
 Witness my hand and seal this 21st day of February, 2023.

General Notes

Access: Access to a public way shall be through the adjoining property owner. Access will be through the adjoiner's property as described in the Cross Access and Utility Easement recorded in Inst. #2023R00005715. See dot hatch area for location of Cross Access area.

Flood Plain Data: A Portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 18163C0140D, being Map Number 140D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID#0023", unless otherwise noted.

Natural Surface Watercourse: The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

Prior Covenants and Restrictions: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

Public Utilities - Sewer: Sanitary Sewer is available and is provided by the Evansville water & Sewer Utility.

Public Utilities - Water: is available and is provided by Evansville Water and Sewer Utilities
lines on-site are considered private and shall be maintained by the owners.

Reference Survey: This Plat is based upon a Retracement Survey performed by Morley recorded in Instrument Number 2022R00029572.

Application for Modification/Waiver of Subdivision Standards:
 APC Docket Number WAV-2022-022, requesting to waive the installation of sidewalks as per County Code 16.12.020(B)(2), was Approved at Subdivision Review on November 14, 2022.

Part of the East half of the Northeast quarter of Section Two (2), Township Six (6) South, Range Ten (10) West, in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast Corner of the East half of the northeast quarter of said Section Two (2); thence along the East line of said half, quarter section, South 02 degrees 03 minutes 51 seconds West (geodetic bearings based upon Indiana West State plane coordinates (NAD83)), 504.07 feet to the North line of the Keystone Subdivision Section VII C, per plat thereof, recorded in Plat Book Q, page 176 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said North line, North 88 degrees 55 minutes 30 seconds West, 53.20 feet to the Easterly line of the Vanderburgh County Board of Commissioners real estate, recorded in Instrument number 2022R00023966 in said Recorder's Office; thence along said Easterly line and the Easterly line of the Vanderburgh County Board of Commissioners real estate, recorded in Instrument number 2022R00023933 in said Recorder's Office, the next three calls: (1) North 04 degrees 55 minutes 32 seconds East, 63.84 feet; (2) thence North 02 degrees 04 minutes 06 seconds East, 250.00 feet; (3) thence North 02 degrees 47 minutes 42 seconds West, 100.12 feet; thence along the Westerly line of said Board of Commissioners real estate, South 02 degrees 01 minutes 04 seconds West, 307.72 feet to a point on the south line of the Heritage Condominiums at Keystone, recorded in Instrument No. 2021R00036141 in said office of the Recorder; thence along the boundary of said Heritage tract the following 2 courses, North 88 degrees 55 minutes 24 seconds West, 84.98 feet; thence North 01 degrees 04 minutes 32 seconds East 107.83 feet; thence along a line and the extended line of said Heritage tract, thence North 88 degrees 57 minutes 13 seconds West, 41.65 feet to the Point Of Beginning; thence continuing North 88 degrees 57 minutes 13 seconds West 85.25 feet; thence North 01 degrees 02 minutes 28 seconds East, 102.45 feet; thence South 89 degrees 24 minutes 16 seconds East, 86.61 feet; thence South 01 degrees 47 minutes 39 seconds West, 103.14 feet to the place of beginning; containing 8,833 square feet or 0.20 acres, more or less.

Subject to all right of ways, easements and restrictions.

W-172

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com

Secondary Plat
 Designed By: BAS
 Job Number: 12190.4.001A
 Drawn By: TWC
 Date: 2/21/2023
 12190 Minor Secondary-Plat-2