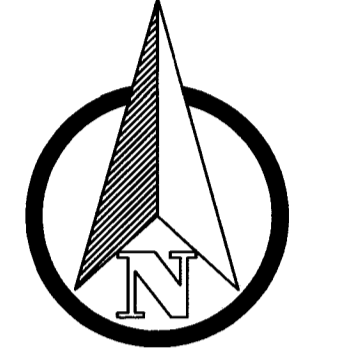
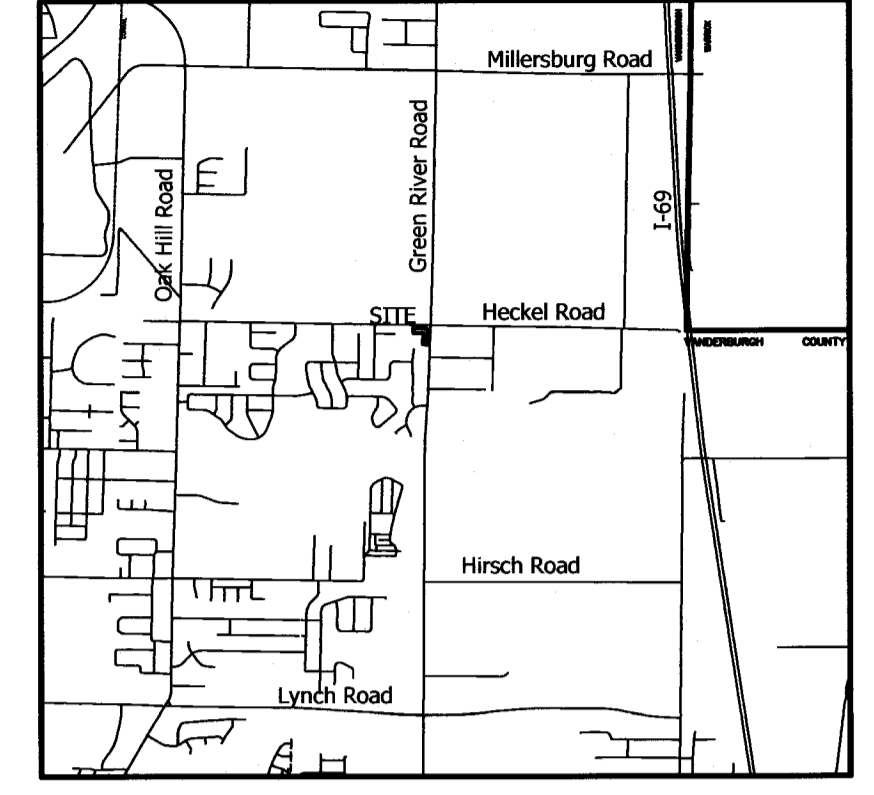


Keystone Landing Section I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DATE 3/30/2023
BRIAN GERTH AUDITOR
630

RECEIVED FOR RECORD
DATE 3/30/2023 1:40 PM
PLAT BOOK V
PAGE 11
INSTR# 2023R0000576
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



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

Legend	
--- Lot Line	(C) Calculated Dimension
- - - Center Line	(C) Card
- - - Easement Line	(D.R.) Deed Record
- - - Property Boundary Line	(Doc.) Document
- - - Right-of-way Line	(Dr.) Drawer
- - - Property Line	(E) East
○ 5/8" Rebar with cap stamped "Morley ID. #0023" (Set)	(Fnd) Found
○ Mag Nail with Washer stamped "Morley ID. #0023" (Set)	(Inst.) Instrument
PUE Public Utility Easement	(L.A. RW) Limited Access Right-of-Way
LM Lake Maintenance	(M) Measured Dimension
DE Drainage Easement	(N) North
PC Point of Curve	(P.B.) Point of Beginning
Mon Monument	(R) Record Dimension
LM & SDE Lake Maintenance and Storm Drainage Easement	(S) South
EWSUE Evansville Water and Sewer Utility Easement	(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 I**, a Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. Water Easement (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Water Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water and perform and facilitate such utility services over, along, across, within and upon the E.W.S.U. Water Easement, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said E.W.S.U. Water Easement in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No buildings, or structures other than fencing, either of a permanent or temporary nature, except for that which exists at the time this plat is recorded, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and for 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



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: Stacy Stevens
Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2022-021
Secondary Plat complies with the Ordinance and is released for Recording.

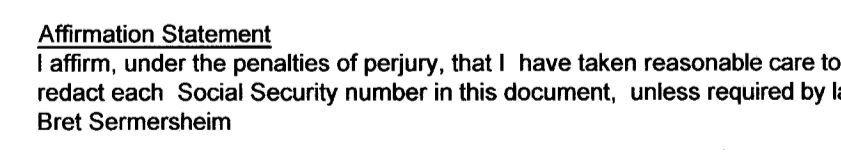
Executive Director: Ronald S. London
PLAT RELEASE DATE: 3/29/2023

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 reflect each Social Security number in this document, unless required by law.
Bret Sermersheim
Witness my hand and seal this 21st day of February, 2023.

Prepared By: **Bret Alan Sermersheim**
Bret Alan Sermersheim, P.S.
Indiana Registration No.: LS20200009

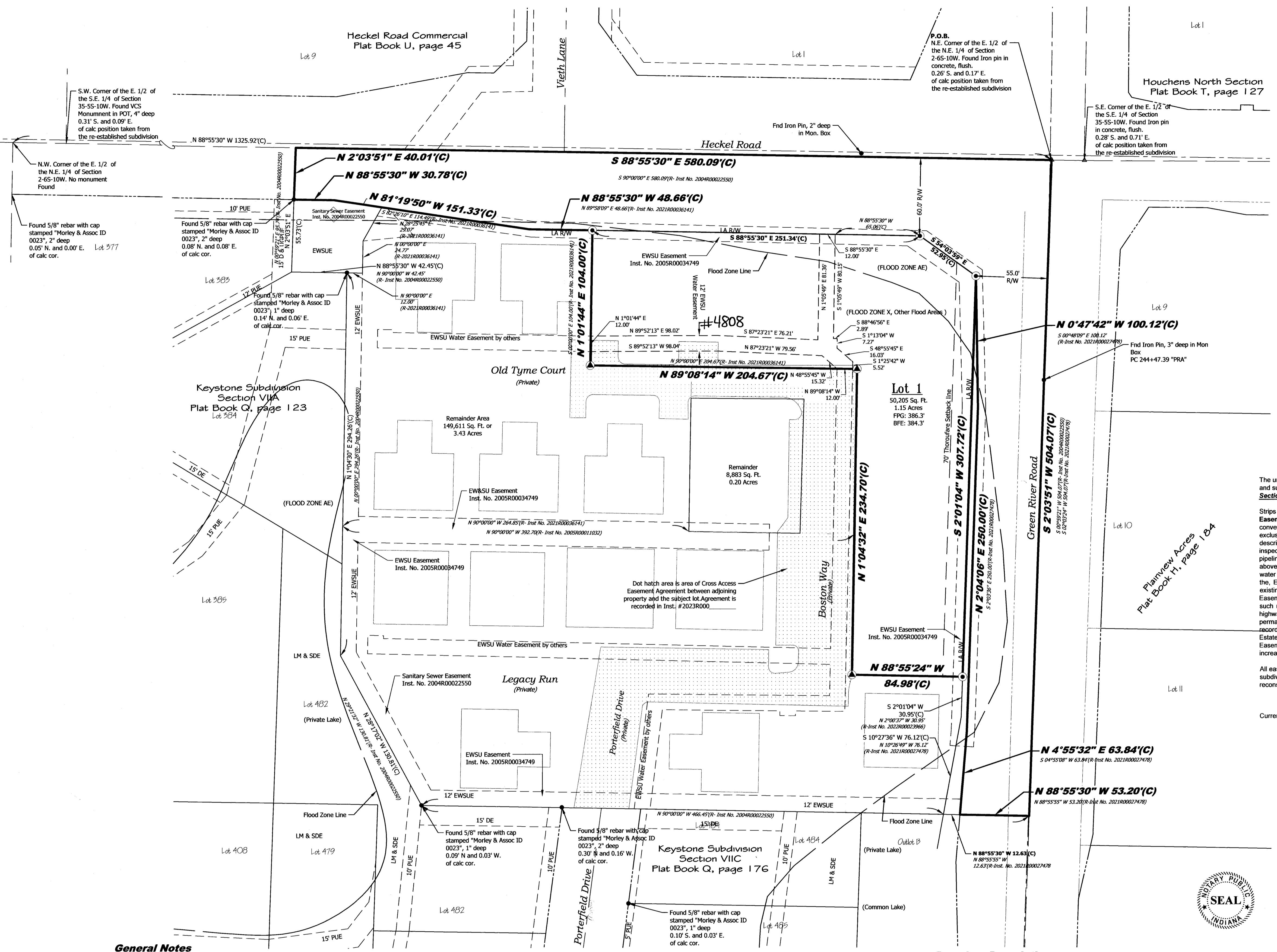


MORLEY
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-5656
Fax: (812) 464-2514
brets@morleycorp.com

Secondary Plat
Designed By: BAS Job Number: 12190.4.001A
Drawn By: TWC Date: 2/21/2023
Filename: 12190 Minor Secondary-Plat-1



MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
4800 Rosebud Ln., Newburgh, IN 47630
812.464.9555 Fax: 812.464.2514
morleycorp.com



Boundary Description

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:

Beginning 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 00 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; thence North 88 degrees 55 minutes 24 seconds West, 84.98 feet; thence North 01 degrees 04 minutes 32 seconds East 234.70 feet; thence North 89 degrees 08 minutes 14 seconds West, 204.67 feet; thence North 01 degrees 01 minutes 44 seconds East, 104.00 feet to the Southerly line of the right of way grant to Vanderburgh County, Indiana, recorded in Deed Drawer 9, card 1257 in the said Recorder's Office; thence along said Southerly line, North 88 degrees 55 minutes 30 seconds West, 48.66 feet; thence continuing along said southerly line, North 81 degrees 19 minutes 50 seconds West, 151.33 feet to the Southerly line of a 40 foot right of way grant recorded in Deed Volume 441, card 380 in said Recorder's Office; thence along said Southerly line, North 88 degrees 55 minutes 30 seconds West, 30.78 feet to the Easterly line of Keystone Subdivision Section VII A, recorded in Plat Book Q, page 123 in said Recorder's Office, thence along said Easterly line, North 02 degrees 03 minutes 51 seconds East, 40.01 feet to the North line of said East half of the northeast quarter of Section 2; thence along said North line, South 88 degrees 55 minutes 30 seconds East, 580.09 feet to the place of beginning, containing 106,259 square feet or 2.44 acres, more or less.

Subject to the right of ways of Green River Road and Heckel Road, recorded in Deed Drawer 9, card 1257 and Deed Volume 441, card 380 in said Recorder's Office.

Subject to all right of ways, easements and restrictions.

General Notes
Access: There shall be no direct access through Green River Road or Heckel Road. Access to the subject lot is through the adjoining property owner. Access will be through the adjoining's property as described in the Cross Access and Utility Easement recorded in Inst. #2023R00057165. 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: Water is available and is provided by Evansville Water and Sewer Utilities.

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.

