

General Notes

Access: Lot 1 has access from Key West Drive and Lot 2 shall have access from S. Faith Way.

Flood Plain Data: No part of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number 18163C0175D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Application for Modification/Waiver Standards: APC Docket Number WAV-2020-009 requesting to waive the installation of sidewalks as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on August 31, 2020.

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.

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 private covenants and restrictions that may or may not exist.

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

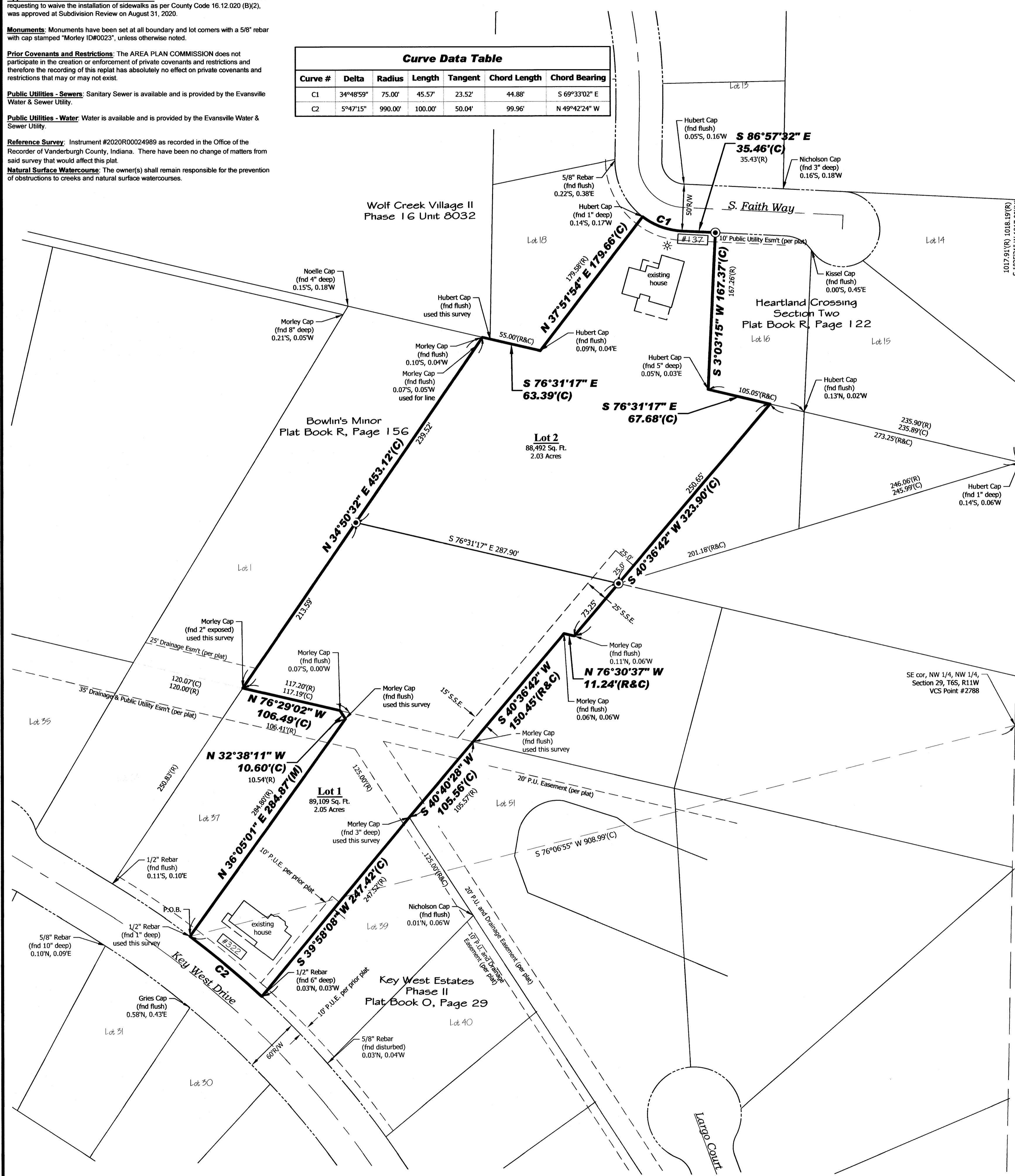
Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Reference Survey: Instrument #2020R00024989 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. There have been no change of matters from said survey that would affect this plat.

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

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	34°48'59"	75.00'	45.57'	23.52'	44.88'	S 69°33'02" E
C2	5°47'15"	990.00'	100.00'	50.04'	99.96'	N 49°42'24" W

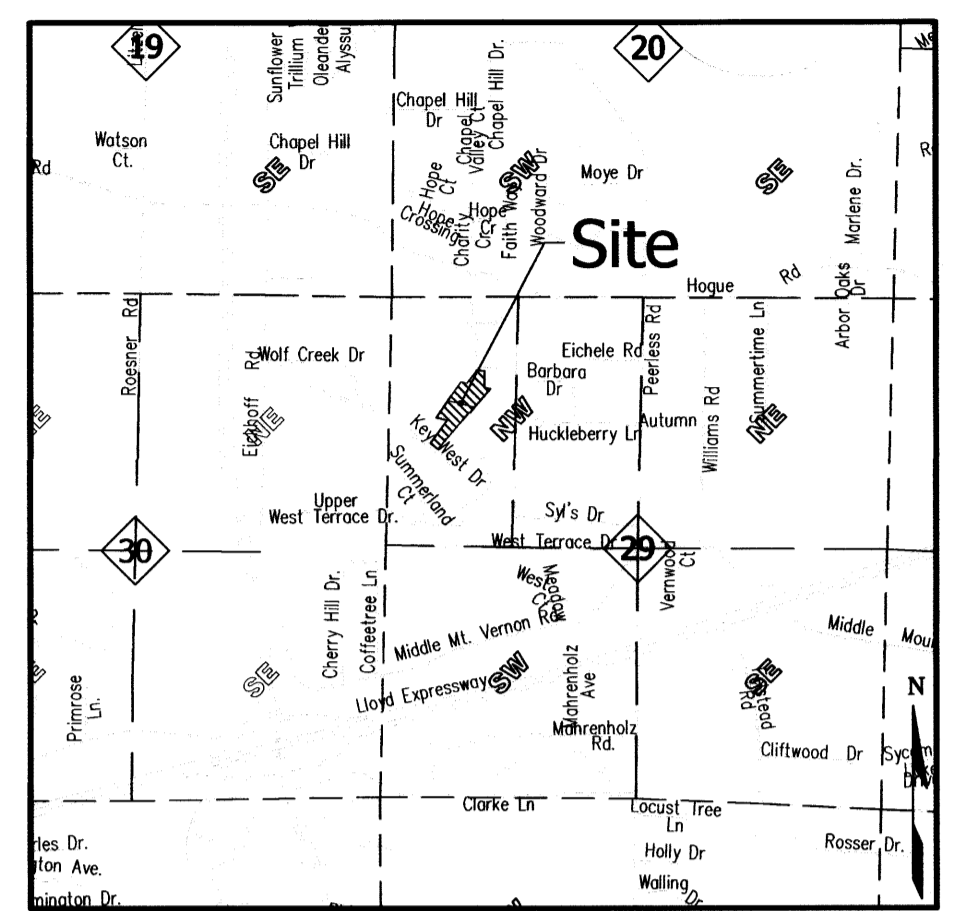
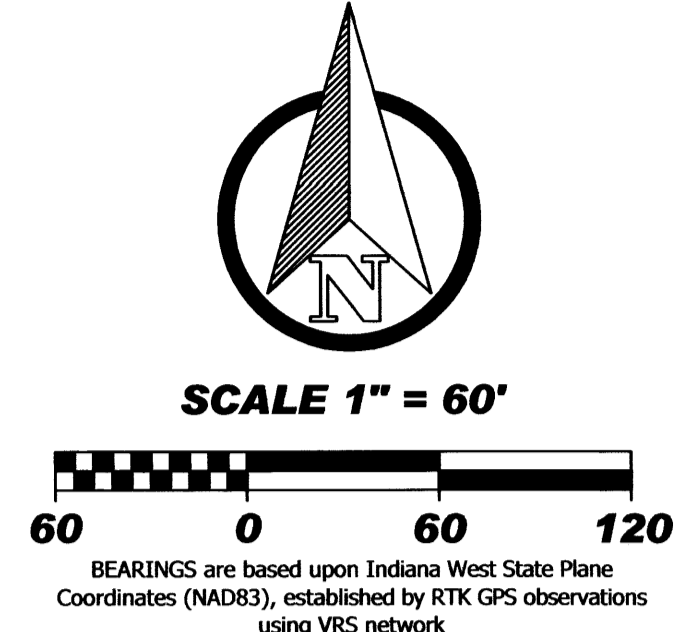


Moore Crossing

A replat of Lot 38 and part of Lot 51 in Key West Estates Phase II recorded in Plat Book O, Page 29 and Lot 17 in Heartland Crossing Section Two both recorded in the office of the Recorder of Vanderburgh County Indiana and part of the West Half of the Northwest Quarter of Section 29, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 9/28/2020
 BRIAN GERTH AUDITOR
 2/0/0023

RECEIVED FOR RECORD
 DATE 9/28/2020 2:03 PM
 PLAT BOOK V
 PAGE 069
 INSTR# 2020R00025A015
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



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 Moore Crossing. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated 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 company, 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 of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "SSE" (Sanitary Sewer Easement), are hereby dedicated to the public sewer 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossing by any utility. Any building, structure, fence, obstructions or encroachments located within said areas of land are subject to removal by the permitted sewer utility company without liability in the use of said easements and the permitted sewer utility company shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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.

Owner: Daryl D. Moore & Carol W. Moore (Owners of Lot 1)

By: Daryl D. Moore, Carol W. Moore

Owner: Joseph R. Schlosser & Jana A. Schlosser (Owners of Lot 2)

By: Joseph R. Schlosser, Jana A. Schlosser

Notary Certificate

STATE OF INDIANA, COUNTY OF WARREN) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daryl D. & Carol W. Moore the owners 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 24th day of September, 2020

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana
Bret A. Sermersheim
 (Typed or Printed Name)

WITNESS to the Owner(s) signature:
Joseph R. Schlosser
 Witness name

Notary Certificate

STATE OF INDIANA, COUNTY OF WARREN) ss:
 Before me, a Notary Public in and for said County and State, on September 24, 2020 personally appeared the above named Daryl D. Moore & Carol W. Moore to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Owner(s) to be the individual(s) described in and who executed the foregoing instrument, that said WITNESS was present and saw said Owner(s) execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 24th day of September, 2020

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana
Bret A. Sermersheim
 (Typed or Printed Name)

WITNESS to the Owner(s) signature:
Daryl D. Moore
 Witness 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 August 31, 2020 (At Subdivision Review).

President: Stacey Stevens
 Altest Executive Director: Ronald S. London

Plat Release for APC Docket No. MIN-2020-018

Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 9/28/2020

Notary Certificate

STATE OF INDIANA, COUNTY OF WARREN) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph R. & Jana A. Schlosser, the owners 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 24th day of September, 2020

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana
Bret A. Sermersheim
 (Typed or Printed Name)

WITNESS to the Owner(s) signature:
Joseph R. Schlosser
 Witness name

Notary Certificate

STATE OF INDIANA, COUNTY OF WARREN) ss:
 Before me, a Notary Public in and for said County and State, on September 24, 2020 personally appeared the above named Daryl D. Moore & Carol W. Moore to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Owner(s) to be the individual(s) described in and who executed the foregoing instrument, that said WITNESS was present and saw said Owner(s) execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 24th day of September, 2020

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana
Bret A. Sermersheim
 (Typed or Printed Name)

WITNESS to the Owner(s) signature:
Daryl D. Moore
 Witness name

Boundary Description

Lot 38 and part of Lot 51 in Key West Estates Phase II, as per plat thereof, recorded in Plat Book O, Page 29; then along the west line of said Lot 38 and the east line of Lot 37 in said Key West Estates Phase II, North 36 degrees 05 minutes 01 seconds East 284.87 feet to a point on the southwest line of Lot 51 and being a corner to said Lot 37; then along the common lines of said Lots 37 and 51, North 32 degrees 38 minutes 11 seconds West 10.60 feet to the common corner of said Lots 37 and 51; then along the north line of said Lot 37, North 76 degrees 29 minutes 02 seconds West 106.49 feet to the northwest corner of said Lot 37 and the southwest corner of a tract of land conveyed to Daryl D. and Carol W. Moore in Instrument Number 2004R0003629; then along the west line thereof, North 34 degrees 50 minutes 32 seconds East 453.11 feet to the northwest corner of a tract of land conveyed to Daryl D. and Carol W. Moore in Instrument Number 2012R0003922; then along the north line thereof, South 76 degrees 31 minutes 17 seconds East 63.39 feet to the southwest corner of Lot 17 in said Heartland Crossing Section Two; then along the west line thereof, North 37 degrees 51 minutes 54 seconds East 179.66 feet to the northwest corner of said Lot 17 being the point of curvature of a non-tangent curve to the left having a radius of 75.00 feet and a delta angle of 34 degrees 48 minutes 59 seconds from which the long chord bears South 69 degrees 33 minutes 02 seconds East 44.88 feet; then along the arc of said curve and north line of said Lot 17, 45.57 feet; then continue along said north line, South 86 degrees 57 minutes 32 seconds East 35.46 feet to the northeast corner of said Lot 17; then along the east line thereof, South 03 degrees 03 minutes 15 seconds West 167.37 feet to the southeast corner of said Lot 17 and the north line of said Moore tract; then along the north line of said Moore tract, South 78 degrees 31 minutes 17 seconds East 67.88 feet to the northeast corner of said Moore tract; then along the east line thereof, South 40 degrees 36 minutes 42 seconds West 323.90 feet; then continue along said east line, North 76 degrees 30 minutes 37 seconds West 11.24 feet to a point on the east line of said Moore tract recorded in Instrument Number 2004R0003629; then along said east line, South 40 degrees 36 minutes 42 seconds West 150.45 feet to a Morley Cap marking the north line of said Lot 51; then South 40 degrees 40 minutes 28 seconds West 105.56 feet to a Morley Cap marking the northeast corner of said Lot 38 in Key West Estates Phase II, then along the east line thereof, South 39 degrees 58 minutes 08 seconds West 247.42 feet to the southeast corner of said Lot 38 being the point of curvature of a non-tangent curve to the left having a radius of 99.00 feet and a delta angle of 05 degrees 47 minutes 15 seconds from which the long chord bears North 49 degrees 42 minutes 24 seconds West 99.96 feet; then along the arc of said curve 100.00 feet to the point of beginning containing 4.08 Acres (177,601 sq ft.).

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 September 15, 2020 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 redact each Social Security number in this document, unless required by law.

Witness my hand and seal this 23rd day of September, 2020.

Bret Alan Sermersheim
 Registered Professional Surveyor
 No. LS 20200009
 STATE OF INDIANA
 LAND SURVEYOR

Employed By: MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com

Secondary Plat

Designed By: BAS Job Number: 4967.4.001-A
 Drawn By: JEW Date: 9/23/2020
 File Name: 4967 Secondary Plat

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
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 812.464.9585 Phone 812.464.2514 Fax
 morleycorp.com