

KEYSTONE SUBDIVISION SECTION II

56-19833

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BETTY J. HERMANN RECORDER

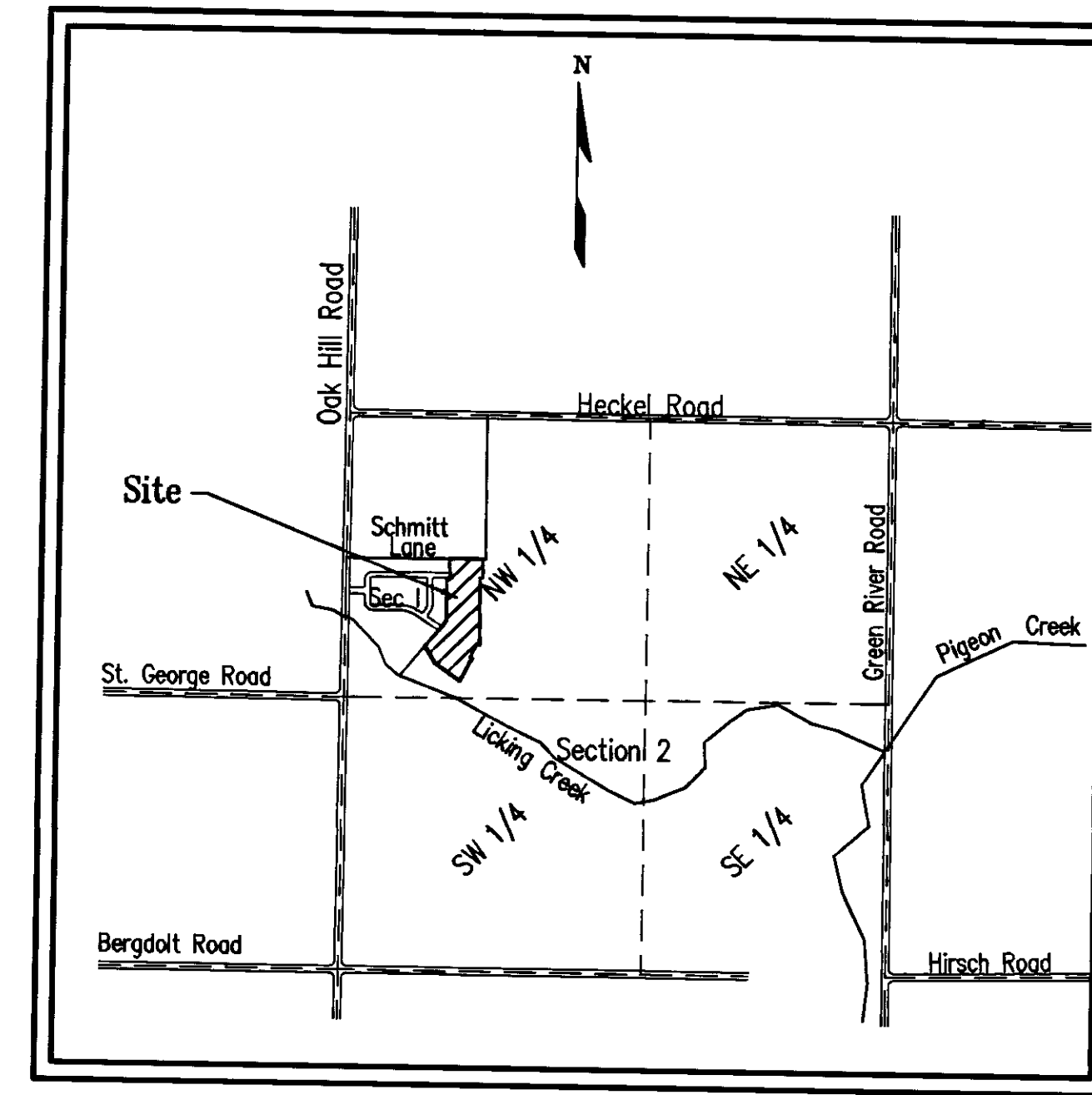
VANDERBURGH COUNTY

OTLC # 0035

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 05 1996

Signature
AUDITOR #4322



SITE LOCATION MAP
SCALE 1" = 2000'

OWNERS 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 Section II**. All roads 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 **P.U.E.** (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, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of land marked **D.E. & U.G.P.U.E.** (Drainage Easement & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, maintenance and operation of underground portions of public utility facilities including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of easement. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of ground marked **D.E.** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping earth berms, fences or other obstructions that impeded or reduce the flow of water.

Strips of land marked **L.M. & S.D.E.** (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the Storm Detention Lake, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from the easements for access to facilities for installation, maintenance operation, enlargement, repair or reconstruction. The party exercising such rights of ingress and egress will use all diligence to not disturb property and will be responsible for any direct damages it causes outside the easements.

BOUNDARY DESCRIPTION
Part of the Northwest Quarter of Section 2, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said quarter section; thence along the west line of said quarter section and the centerline of Oak Hill Road North 00 degrees 33 minutes 45 seconds East 1357.62 feet to the northwest corner of the southwest quarter of the northwest quarter of said section; thence along the north line of said quarter section North 89 degrees 45 minutes 08 seconds East 992.03 feet to the point of beginning, said point also being the northeast corner of Keystone Subdivision Section I as recorded in plot Book P, Page 42 in the office of the Recorder of Vanderburgh County, Indiana; thence continue along the north line of said quarter section North 89 degrees 45 minutes 08 seconds East 320.00 feet; thence South 00 degrees 11 minutes 48 seconds East 184.98 feet; thence South 89 degrees 48 minutes 12 seconds West 25.20 feet; thence North 62 degrees 01 minutes 55 seconds West 144.00 feet; thence South 54 degrees 54 minutes 55 seconds East 25.91 feet; thence South 35 degrees 05 minutes 05 seconds West 50.00 feet; thence South 25 degrees 56 minutes 28 seconds West 202.57 feet; thence North 54 degrees 54 minutes 55 seconds West 295.89 feet; thence North 30 degrees 42 minutes 42 seconds West 189.65 feet to a point on the east line of said Keystone Section I; thence along said east line North 39 degrees 53 minutes 37 seconds East 199.86 feet; thence continue along said east line North 41 degrees 18 minutes 12 seconds East 50.01 feet; thence continue along said east line North 32 degrees 24 minutes 25 seconds East 76.48 feet; thence continue along said east line North 00 degrees 11 minutes 48 seconds East 410.00 feet; thence continue along said east line North 89 degrees 45 minutes 12 seconds East 25.20 feet; thence continue along said east line North 00 degrees 11 minutes 48 seconds West 184.70 feet to the point of beginning Containing 8.94 acres (389458 sq.ft.).

I, Danny K. Leek, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me on June 21, 1995 and that all monuments exist at locations as noted.

Witness my hand and seal this 1st day of August, 1996.

Signature
Danny K. Leek, R.L.S.
Indiana Registration No. 50480



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AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 4309, 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 2, 1995.

Signature
President
Signature
Attest: Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Signature
Executive Director
PLAT RELEASE DATE: Aug. 6, 1996



NOTARY CERTIFICATE

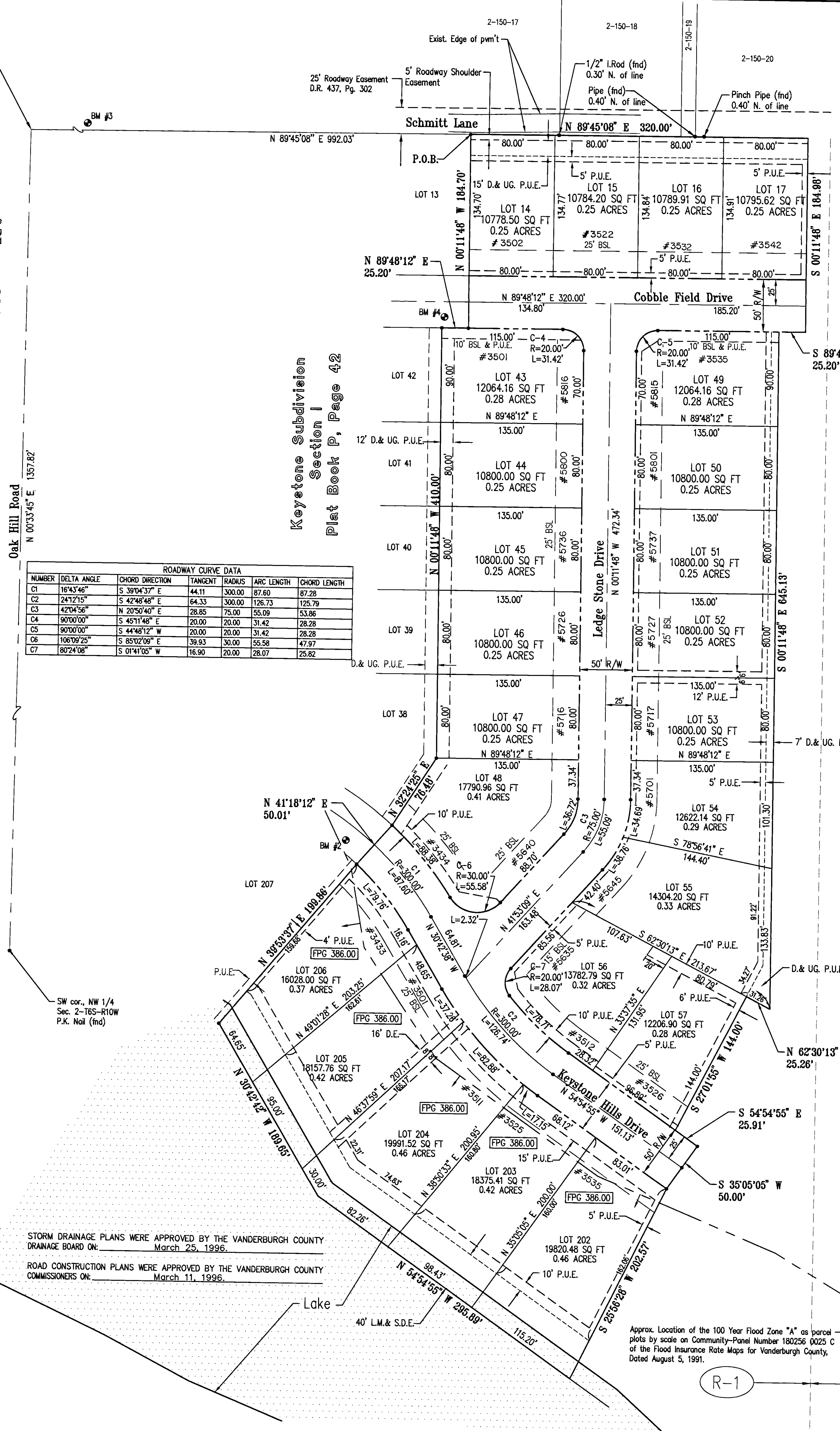
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) or Subdivider(s), who acknowledged 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 1st day of August, 1996

My Commission Expires: 9-16-98

Signature
Notary Public
Signature
Notary Resides in Vanderburgh, Indiana



GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Zoning: The subject property is currently zoned R-1.

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The 100 Year Flood Elevation shown thereon is 384.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Access: Lots 14 thru 17 shall not have driveway access onto Schmitt Lane.

Schmitt Lane: Above ground obstructions shall not be located within the 5 foot Roadway Shoulder easement shown along Schmitt Lane. A 6 foot privacy fence shall be constructed and maintained at the south side of said shoulder easement.

Lake Maintenance: The owners of lakefront lots 202 thru 206 shall maintain the portions of the lakefront lying on their respective lots.

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.

The Keystone Subdivision Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system its parts and easements within or attached to this subdivision and outside of the county accepted rights-of-way including:

- Enforcing the mowing and cleaning obligations of the individual lot owners plus mowing, controlling weeds and maintaining the designated cover of waterways, basin areas and easements attached to this subdivision.
- Keeping all parts of the storm water drainage system operating at all times as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining and repairing the storm water drainage system including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor's office, and in compliance with the county drainage ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
- Any pipe, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the written approval of the County Drainage Board.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or on disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, along with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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

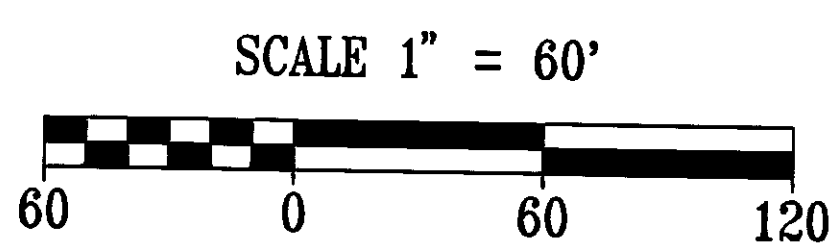
Fences: Fences may be erected within drainage and public utility easements subject to removal by a public utility without liability, subject to drainage requirements and subject to covenant restrictions of this subdivision, including fence drawings, diagrams and specifications therein.

Bench Mark Data:
Reference Bench Mark - N.G.S. #W-356
Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69
BM #2 - P.K.Nail in south curb of Keystone Hills Drive, 172'± east of Sand Ridge Drive. Elev. = 384.60
BM #3 - 5/8" I.Rod on the south side of Schmitt Lane near the NW corner of Lot number 7. Elev. = 406.00.
BM #4 - P.K.Nail in south curb of Cobblefield Drive, 162'± east of Sand Ridge Drive. Elev. = 400.00.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: March 25, 1996.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: March 11, 1996.

Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.



- Legend**
- FPG - Flood protection Grade (Minimum Floor Elevation)
 - BM - Bench Mark
 - R - Radius
 - L - Arc Length
 - N - North
 - BSL - Building Setback Line
 - Centerline
 - Right-of-way Line
 - Property Line

(R-1) (AG)