

- Legend**
- LM - Lake Maintenance
  - S.D. - Storm Drainage
  - D. - Drainage
  - P.U. - Public Utility
  - E. - Easement
  - Temp. - Temporary
  - R. - Radius
  - L. - Length
  - D.R. - Dead Road
  - B.S. - Building Setback Line
  - B.L. - Lot width of Building Setback Line
  - R/W - Right-of-Way
  - F.P.C. - Flood Protection Grade
  - C.I. - Curve Number
  - Basis of Bearing - East line of section
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - Center line
  - Right-of-way line
  - Easement line
  - B.S. - Building setback line
  - Approximate edge of water
  - Approximate 100 Year Flood Line
- N - North  
S - South  
E - East  
W - West  
C1 - Curve data number  
Ac - Acres  
sq.ft. - Square feet  
(hd) - Found  
T6S - Township 6 South  
R10W - Range 10 West

RECEIVED FOR RECORD  
DATE 12-28-01 8:46AM  
PLAT BOOK Q  
PAGE 176  
INSTR. # 2001R00045425  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

**Centerline Curve Table**

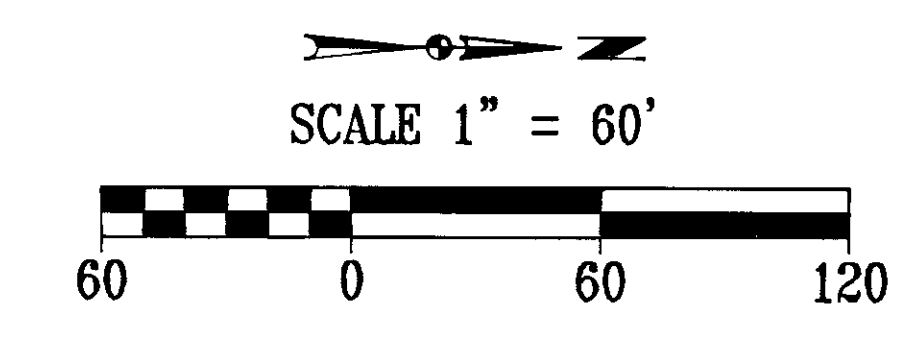
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°39'45"	N 73°09'29" E	88.46'	275.00'	171.17'	168.42'
C2	30°26'47"	N 14°14'02" W	27.21'	100.00'	53.14'	52.52'
C3	04°43'05"	N 01°22'11" W	20.60'	500.00'	41.17'	41.16'
C4	10°08'22"	N 01°20'28" E	44.36'	500.00'	88.48'	88.37'
C8	78°58'43"	S 68°56'47" E	32.96'	40.00'	55.14'	50.87'

**Boundary Line Curve Table**

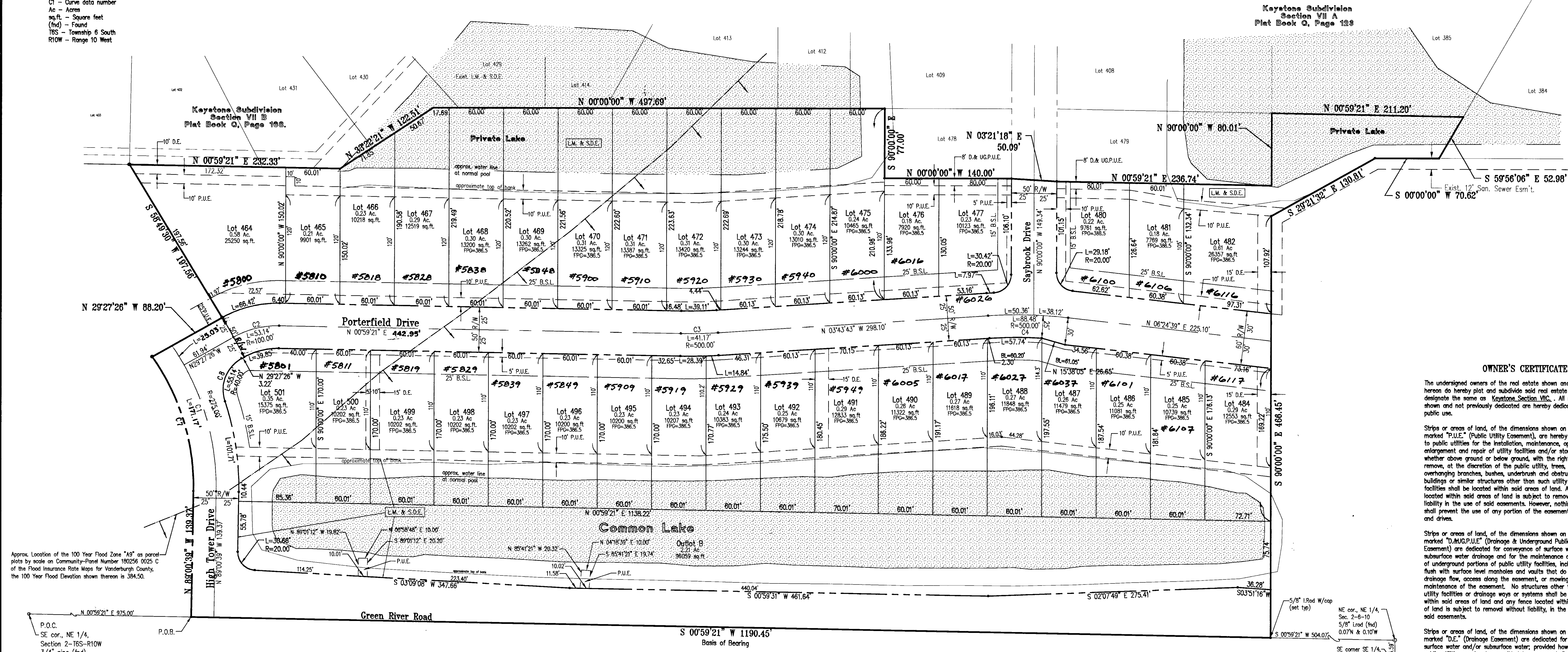
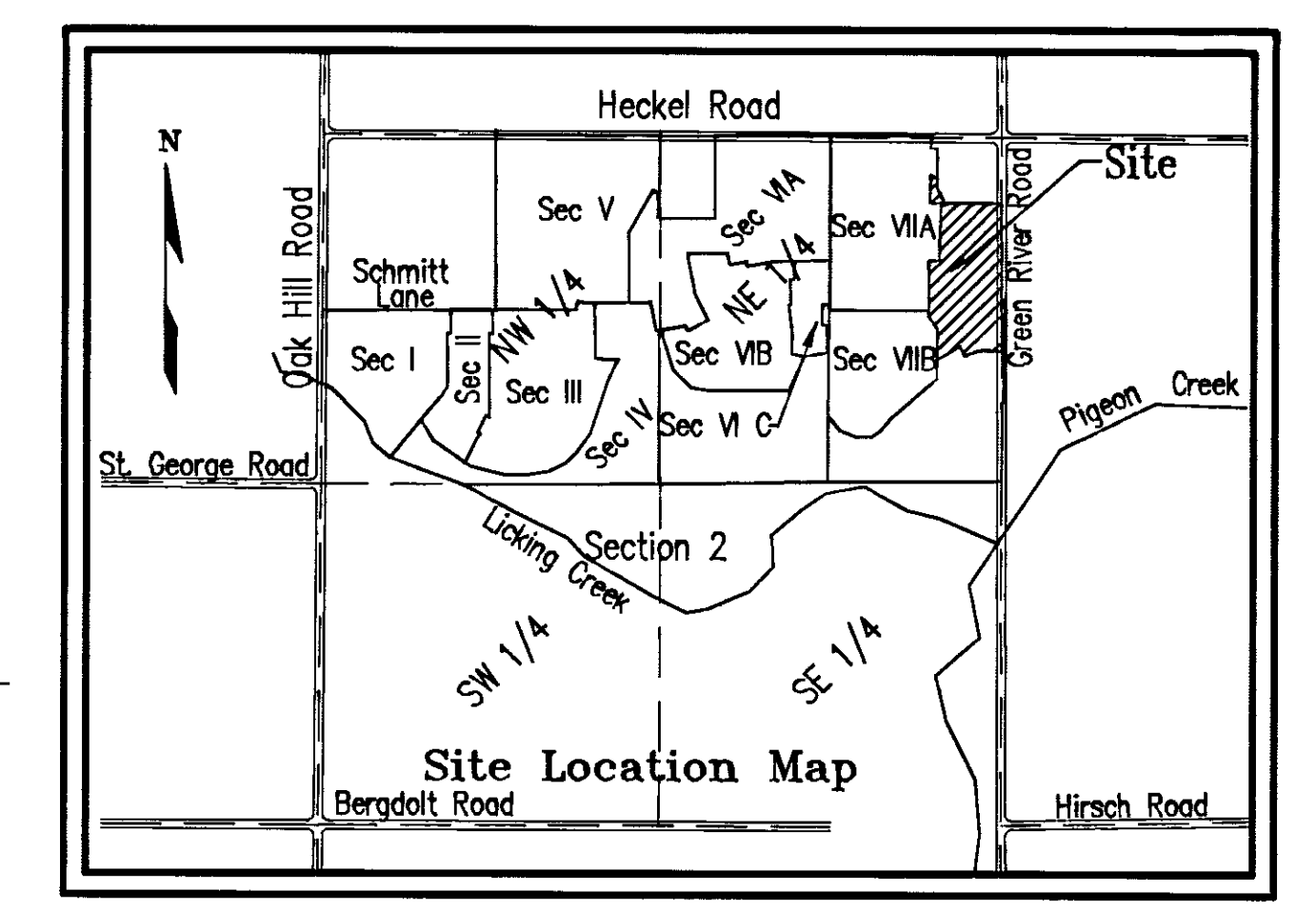
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C7	36°11'08"	S 72°53'47" W	81.68'	250.00'	157.89'	155.28'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DEC 28 2001  
Auditor  
#8103

Q-176



# KEYSTONE SUBDIVISION SECTION VIIC



**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designated on the plat attached hereto. 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 to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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 buildings or similar structures other than such utility facilities shall be located within said areas of land. Any fence located within said areas of land is subject to removal without liability in the use of said easements. However, nothing herein shall prevent the use of any portion of the easement for parking and drives.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of surface water and/or subsurface water drainage and for the 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 the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D." (Lake Maintenance & Storm Detention Easement) are hereby 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. Fees may not be extended across the Lake Maintenance and Storm Detention Easement.

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.

**Boundary Description**

Part of the Northeast Quarter of Section 2, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a 3/4 inch pipe found marking the southeast corner of the northeast quarter of said Section 2, thence along the east line thereof North 00 degrees 59 minutes 21 seconds East 975.00 feet to the point of beginning; thence North 89 degrees 00 minutes 39 seconds West 136.37 feet to the point of curvature of a curve to the left having a central angle of 36 degrees 11 minutes 08 seconds and a radius of 250.00 feet from which the chord bears South 72 degrees 53 minutes 47 seconds West 155.28 feet, thence along the arc of said curve 157.89 feet; thence North 29 degrees 27 minutes 26 seconds West 88.20 feet; thence South 58 degrees 49 minutes 30 seconds West 197.56 feet to the east line of Keystone Subdivision Section VII B per plat recorded in Plat Book Q, page 168 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Keystone Section VII B North 00 degrees 59 minutes 21 seconds East 232.33 feet; thence continue along said east line North 33 degrees 22 minutes 21 seconds West 122.51 feet; thence continue along the east line of said Keystone Section VII B and the east line of Keystone Subdivision Section VII A as per plat recorded in Plat Book Q, page 123 North 00 degrees 00 minutes 00 seconds East 497.00 feet; thence South 90 degrees 00 minutes 00 seconds East 77.00 feet; thence North 00 degrees 00 minutes 00 seconds West 140.00 feet; thence North 03 degrees 21 minutes 18 seconds East 50.09 feet; thence North 00 degrees 59 minutes 21 seconds East 236.74 feet; thence North 90 degrees 00 minutes 00 seconds East 211.20 feet; thence South 59 degrees 56 minutes 06 seconds East 52.98 feet; thence South 00 degrees 00 minutes 00 seconds West 70.82 feet; thence South 29 degrees 21 minutes 32 seconds East 130.81 feet; thence South 90 degrees 00 minutes 00 seconds East 466.45 feet; thence South 00 degrees 59 minutes 21 seconds West 119.45 feet to the point of beginning containing 14.98 Acres (652,487 sq.ft.)

**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, and further certify that this plat correctly represents a survey completed by me, and that all monuments exist at locations as noted.

Witness my hand and seal this 7th day of December 2001.

**Area Plan Commission Certificate**

Under the authority provided by the Acts of 1981, Public Law 430, 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 Dec 5, 2000.

*Barbara L. Cunningham*  
President  
Attest Executive Director

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

*Barbara L. Cunningham*  
Executive Director

PLAT RELEASE DATE: 12-27-01



**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 W.C. Bussing Jr. and John J. Elpers Jr., who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11th day of December 2001.

My Commission Expires: 4-1-07

*W.C. Bussing Jr.*  
Notary Public  
*Sharon J. Burks-Maier*  
(typed or printed name)  
Notary Resides in Vanderburgh County, 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.

Utilities: Water and Sanitary Sewers have been extended to the site.

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 384.50.

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. FPG has been marked on all lots near the flood plain. The minimum FPG for all lots is 386.50.

Access: All lots shall access interior streets only.

Lake Maintenance: The owners of lakefront lots 468 thru 475, 482, 481 and 484 thru 501 shall maintain the portions of the lakefront lots as their respective lots.

Actual water line may vary due to rise and fall of lake.

**Storm Drainage Maintenance:** Each Lot Owner within this subdivision shall be financially responsible for the gross 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 ordinances.
- 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.
- Notice: A Lot Owner must obtain prior written approval of the County Drainage Board before constructing any pipe, fence, 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.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

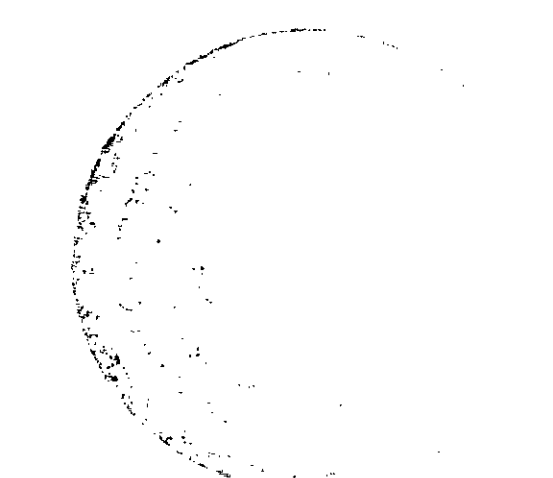
**Erosion Control:** The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or on a disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, 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. For 1% to 6% slopes, mulch shall remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have all fire, 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 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% 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 Owner 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".

**Bench Mark Data:** Reference Bench Mark - N.G.S. #N-356 Round top pin in recessed spot at the southeast corner of intersection of U.S. 41 and Lynch Road. Elev. = 384.69



**Morley and Associates Inc.**  
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713  
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat  
Proj. No: 3998 Sect1c-platidg 12/06/01 JEL:wood