

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, sanitary sewers, gas, electric and telephone will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned AG

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone A9 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). FPG has been marked on all lots near or within the flood plain. 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.

Any crawl space located on a lot with FPG designation shall maintain an elevation at the lowest point in the crawl space of 0.10 feet above the 100 year flood elevation, said minimum elevation is 384.60 or greater.

Access: All lots shall access interior streets.

Lake Maintenance: The owners of lakefront lots 228 thru 237 shall maintain the portions of the lakefront lying on their respective lots. Actual water line may vary due to rise and fall of lake.

Storm Drainage Maintenance: Per Plan A of the County Drainage Ordinance, 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 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:

- 1. 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.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining and repairing the storm water drainage system including 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.
5. 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.
6. 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 requires the written approval of the County Drainage Board.
7. 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, 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, 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 shaping. 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.

Property Corner 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. #W-356 Round top pin in recessed spot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69

TBM#1 - Alum. mon. in top of curb on the east side of the road near the south line of Lot 246. Elev. = 385.42

TBM#2 - Alum. mon. in top of curb on the north side of the road near the east line of Lot 341. Elev. = 384.72

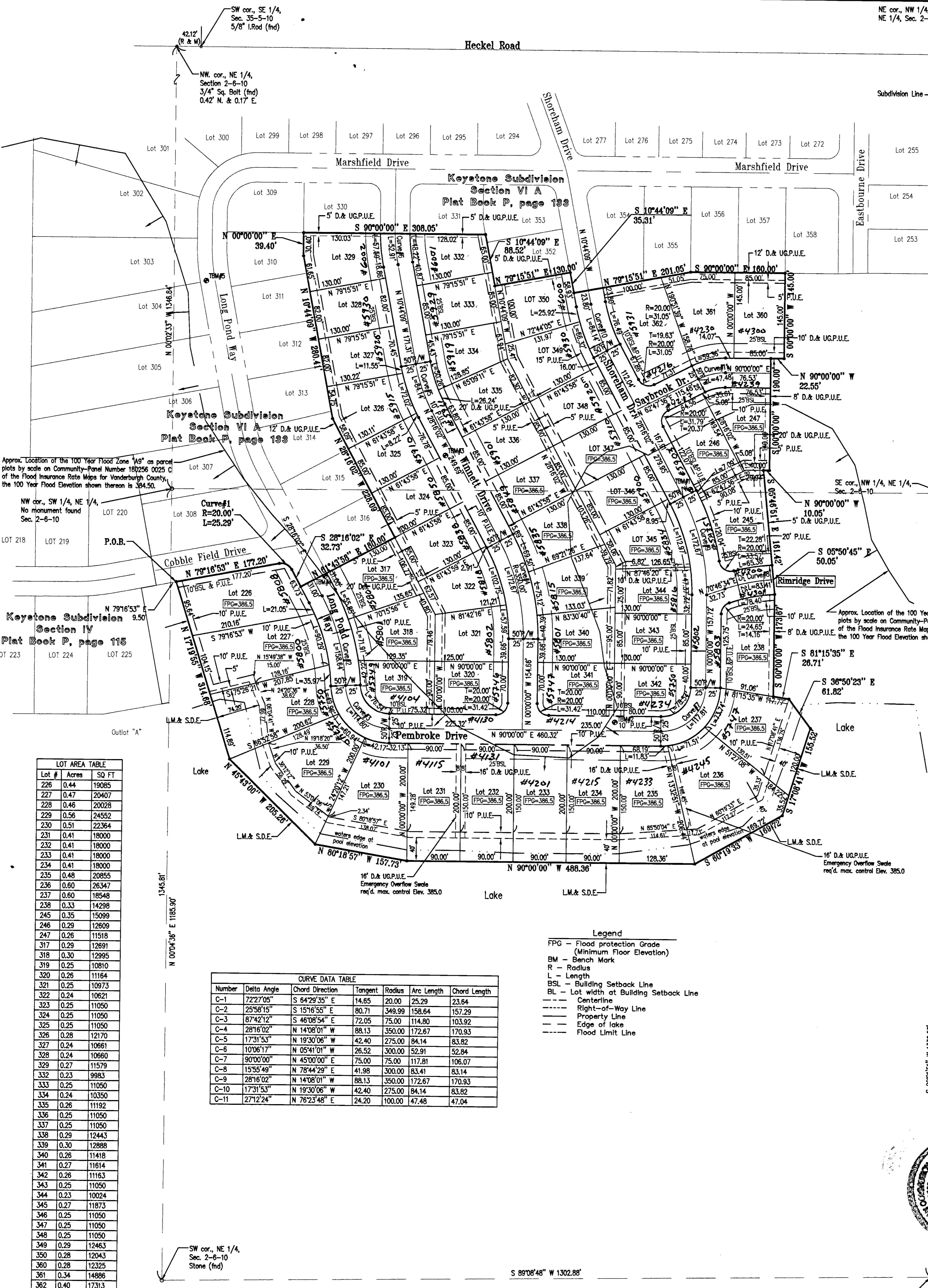
TBM#3 - Alum. mon. in top of curb on the west side of the road near the south line of Lot 325. Elev. = 391.34

TBM#4 - Alum. mon. in top of curb on the east side of the road near the north line of Lot 317. Elev. = 384.85

TBM#5 - Chiseled square in top of curb on the west side of the road near the south line of Lot 303. Elev. = 384.91

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: June 23, 1997

Street Plans Were Approved By The Vanderburgh County Commissioners On: June 23, 1997



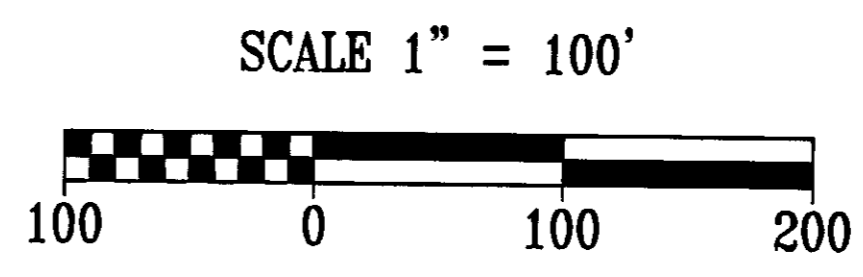
LOT AREA TABLE with columns for Lot #, Acres, and SQ FT. Lists lots 226 through 362.

CURVE DATA TABLE with columns for Number, Delta Angle, Chord Direction, Tangent, Radius, Arc Length, and Chord Length. Lists curves C-1 through C-11.

Legend defining symbols for FPG, BM, R, L, BSL, BL, Centerline, Right-of-Way Line, Property Line, Edge of Lake, and Flood Limit Line.

RECEIVED FOR RECORD at 8:30 AM FEB 11 1999. Signature of Auditor: M. C. C... #935

KEYSTONE SUBDIVISION SECTION VI B Secondary Plat



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 Section VI B". 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, 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 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 "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance 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 by the Drainage Board or a public utility 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.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, 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 and Storm Drainage 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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

KEYSTONE DEVELOPMENT, LLC. 3 Brentwood Drive Evansville, IN 47715

By: W.C. BUSING, JR. MEMBER-MANAGER. By: JOHN J. ELMERS, JR. MEMBER-MANAGER.



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) and Subdivider(s), who 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 December, 1998. My Commission Expires: 4-11-99

Notary Resides in Vanderburgh County, Indiana. Signature: Sharon J. Parks-Moier

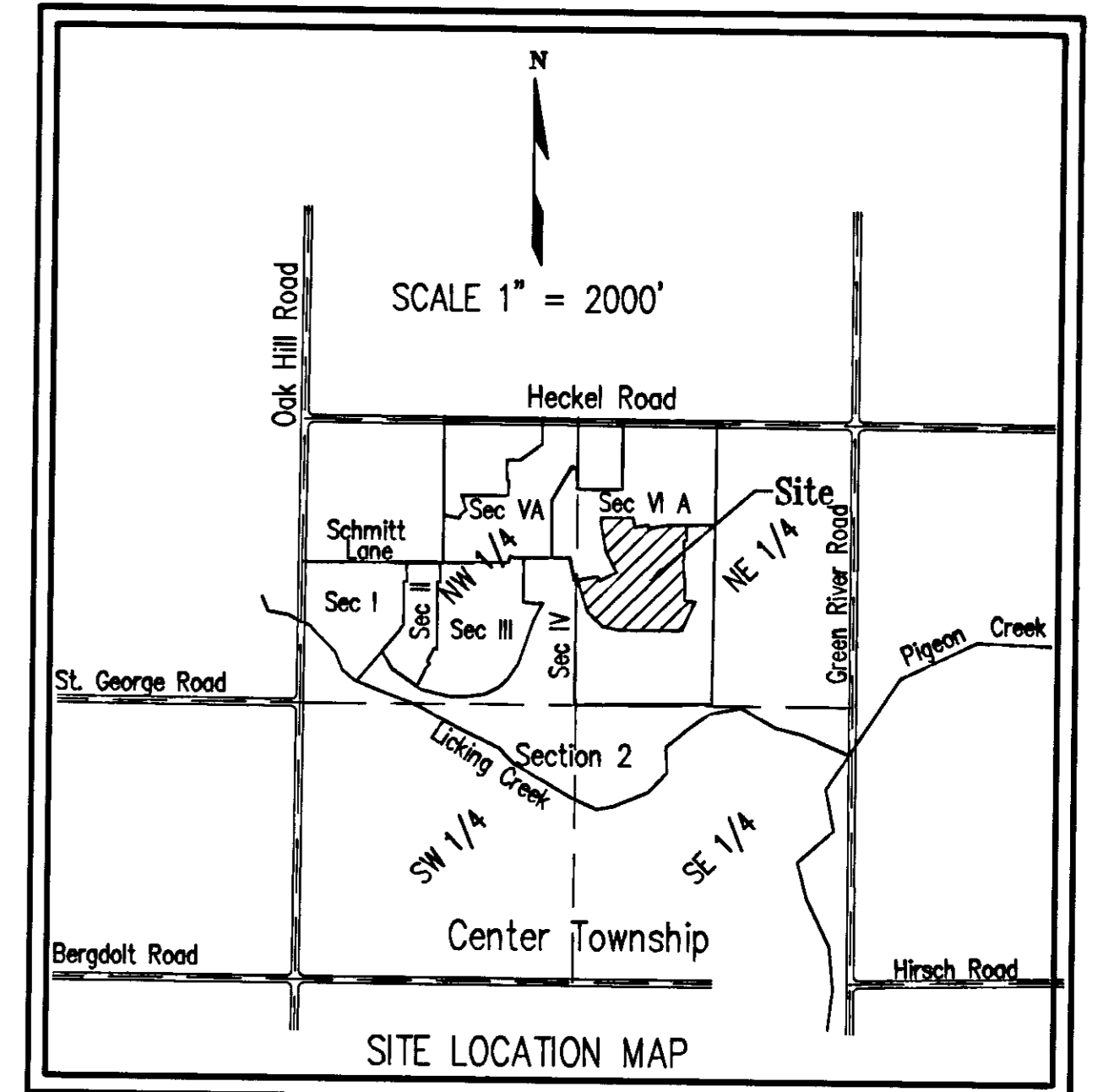
Area Plan Commission Certificate

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 April 2, 1997.

Signature of Area Plan Commission President: Robert H. B... Attest Executive Director: Barbara J. Cunningham

Secondary Plat complies with the Ordinance and is released for Recording. Signature: Barbara J. Cunningham. Executive Director.

PLAT RELEASE DATE: Feb. 10, 1999



Q-1 Boundary Description

A part of the West Half 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 the southwest corner of the Northeast Quarter of said Section 2, thence along the west line thereof North 00 degrees 04 minutes 36 seconds East 1185.90 feet to a point on the southerly line of Keystone Subdivision Section 6 A as recorded in Plat Book P, page 133 in the office of the recorder of Vanderburgh County, Indiana; thence along said subdivision North 79 degrees 16 minutes 53 seconds East 9.50 feet to the point of beginning, thence North 79 degrees 16 minutes 53 seconds East 177.20 feet to the point of curvature of a curve to the right, concave to the south, having central angle of 72 degrees 27 minutes 05 seconds and a radius of 200.00 feet from which the chord bears South 64 degrees 29 minutes 35 seconds East 23.64 feet, thence continue along said Section 6A and the arc of said curve 25.29 feet; thence continue along said Section 6A South 28 degrees 16 minutes 02 seconds East 32.73 feet; thence continue along said Section 6A North 61 degrees 43 minutes 58 seconds East 180.00 feet; thence continue along said Section 6A North 28 degrees 16 minutes 02 seconds West 228.09 feet; thence continue along said Section 6A North 10 degrees 44 minutes 09 seconds West 280.41 feet; thence continue along said Section 6A North 00 degrees 00 minutes 00 seconds East 39.40 feet; thence continue along said Section 6A South 90 degrees 00 minutes 00 seconds East 308.05 feet; thence continue along said Section 6A South 10 degrees 44 minutes 09 seconds East 88.52 feet; thence continue along said Section 6A North 79 degrees 16 minutes 53 seconds East 130.00 feet; thence South 10 degrees 44 minutes 09 seconds East 35.31 feet; thence continue along said Section 6A North 79 degrees 16 minutes 53 seconds East 201.05 feet; thence continue along said Section 6A South 00 degrees 00 minutes 00 seconds East 160.00 feet; thence South 00 degrees 00 minutes 00 seconds West 145.00 feet; thence North 90 degrees 00 minutes 00 seconds West 22.55 feet; thence South 00 degrees 00 minutes 00 seconds West 190.00 feet; thence North 90 degrees 00 minutes 00 seconds West 10.05 feet; thence South 05 degrees 46 minutes 51 seconds East 161.42 feet; thence South 05 degrees 50 minutes 45 seconds East 50.05 feet; thence South 00 degrees 00 minutes 00 seconds West 173.67 feet; thence South 81 degrees 15 minutes 35 seconds East 26.71 feet; thence South 36 degrees 50 minutes 23 seconds East 61.82 feet; thence South 17 degrees 10 minutes 41 seconds West 155.52 feet; thence South 60 degrees 19 minutes 33 seconds West 169.72 feet; thence North 90 degrees 00 minutes 00 seconds West 488.36 feet; thence North 80 degrees 18 minutes 57 seconds West 157.73 feet; thence North 45 degrees 43 minutes 00 seconds West 205.26 feet; thence North 17 degrees 19 minutes 55 seconds West 314.88 feet to the Point of Beginning Containing 19.36 acres (843,304 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 shown exist at locations as noted.

Witness my hand and seal this 18 day of December, 1998.



Signature: Danny K. Leek. Address: 600 SE. Sixth Street, Evansville, Indiana 47713.