

CURVE TABLE						
NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	10°33'53"	S 84°43'03" E	23.11	250.00	46.10	46.03
C2	10°33'53"	S 84°43'03" E	23.11	250.00	46.10	46.03
C3	03°17'37"	N 88°21'12" E	8.62	300.00	17.25	17.24

**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.

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 only.

Lake Maintenance: The owners of lakefront lots 239, 240 and 241 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:

- 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, 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.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

NOTE: Home Owners Association shall be responsible for maintenance and payment of taxes for the Common Area.

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 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.

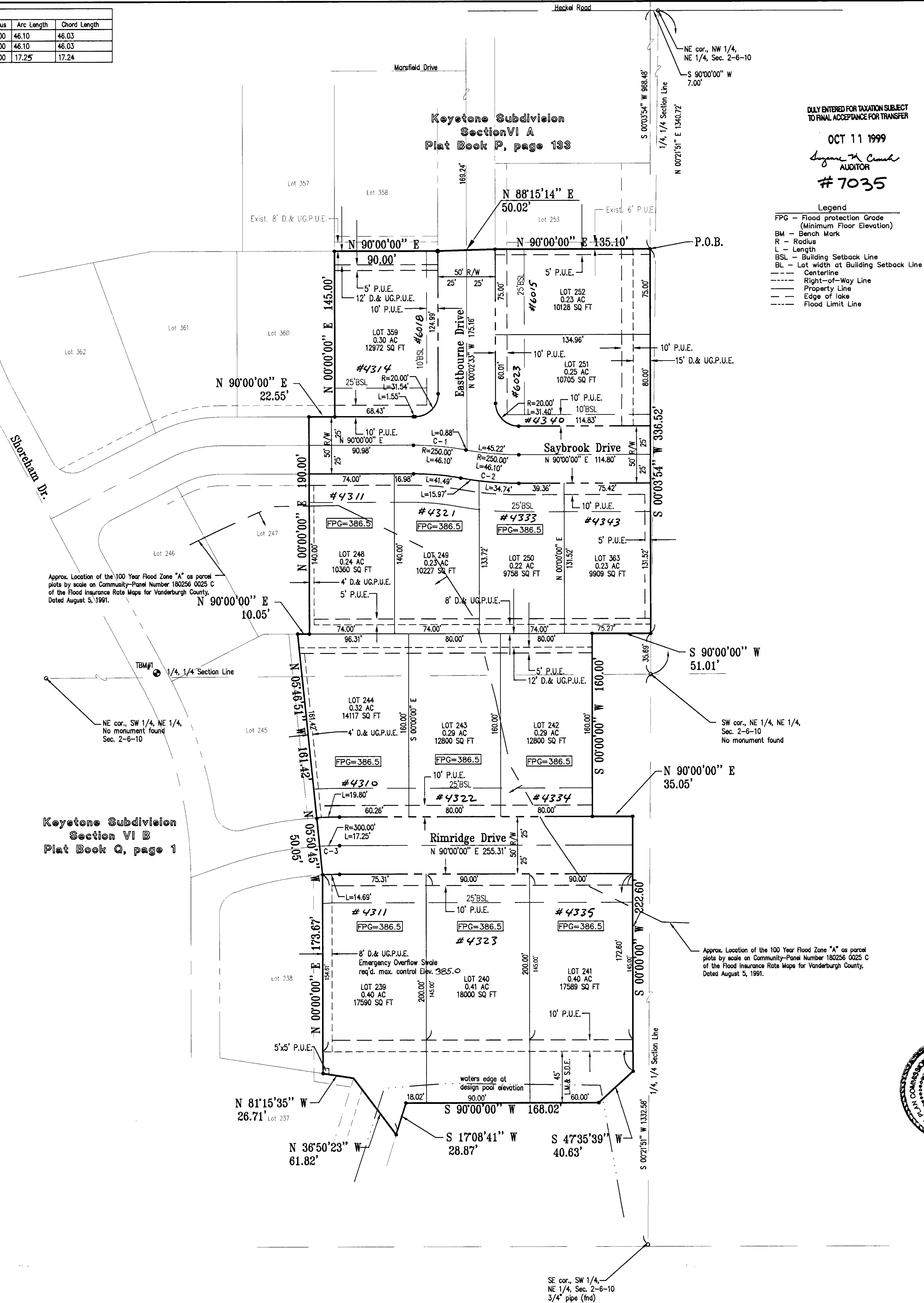
Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data: Reference Bench Mark - N.G.S. #W-356 Round top pin in recessed pot 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

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: August 16, 1999



# KEYSTONE SUBDIVISION

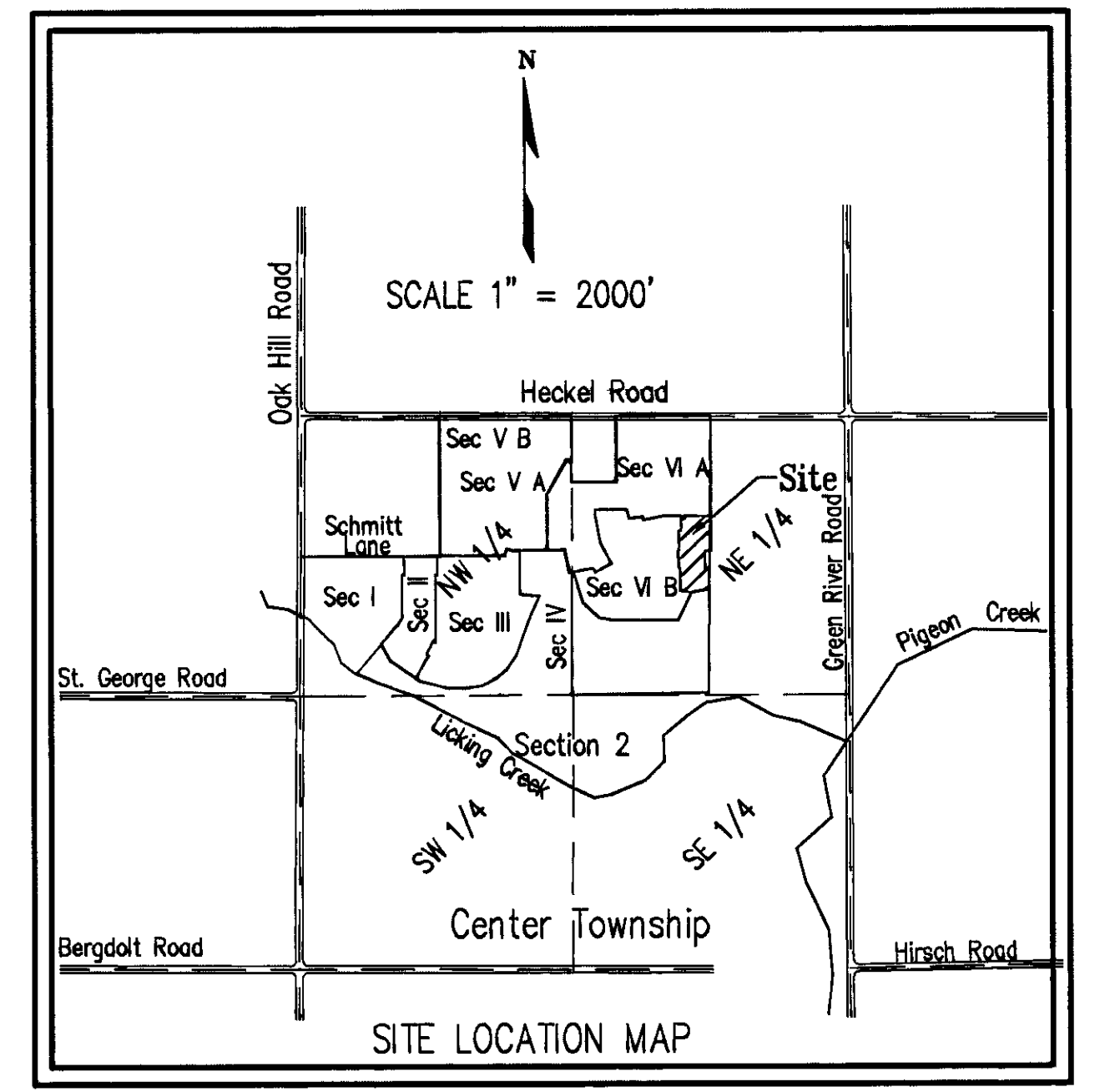
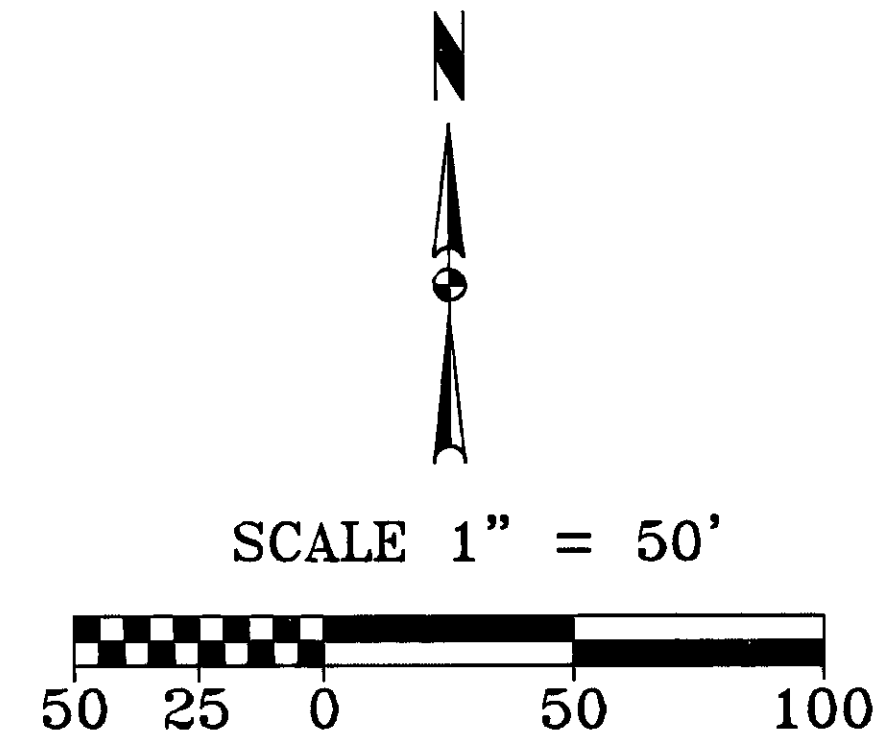
## SECTION VI C Secondary Plat

RECEIVED FOR RECORD  
3:25 P.M.  
OCT 11 1999  
Plat Book Q-43  
Page 43  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999 R00034023

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 11 1999  
Auditor  
# 7035

- Legend**
- FPG - Flood Protection Grade (Minimum Floor Elevation)
  - BM - Bench Mark
  - R - Radius
  - L - Length
  - BSL - Building Setback Line
  - BL - Lot width at Building Setback Line
  - Centerline
  - Right-of-Way Line
  - Property Line
  - Edge of Lake
  - Flood Limit Line



**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 C". 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.&UG.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.

**Boundary Description**

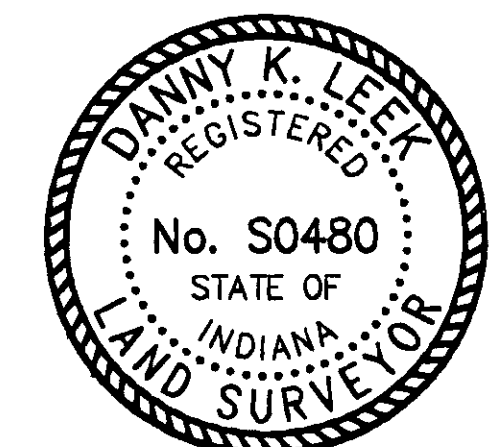
A part of the West Half of the Northeast Quarter of Section 2, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 2, thence along the north line thereof South 90 degrees 00 minutes 00 seconds West 7.00 feet to the northeast corner 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 the east line thereof South 00 degrees 03 minutes 54 seconds West 968.45 feet to the point of beginning, said point is also the southeast corner of Lot 253 in said Keystone Subdivision Section 6 A; thence South 00 degrees 03 minutes 54 seconds West 336.52 feet; thence South 90 degrees 00 minutes 00 seconds West 51.01 feet; thence South 00 degrees 00 minutes 00 seconds West 160.00 feet; thence North 90 degrees 00 minutes 00 seconds East 35.05 feet; thence South 00 degrees 00 minutes 00 seconds East 222.60 feet; thence South 47 degrees 35 minutes 39 seconds West 40.63 feet; thence South 90 degrees 00 minutes 00 seconds West 168.02 feet; thence South 17 degrees 08 minutes 41 seconds West 28.87 feet to a point on the east line of Keystone Subdivision Section VI B as recorded in Plat Book Q, page 1; thence along the east line thereof North 36 degrees 50 minutes 23 seconds West 61.82 feet; thence North 81 degrees 15 minutes 35 seconds West 26.71 feet; thence North 00 degrees 00 minutes 00 seconds East 173.67 feet; thence North 05 degrees 50 minutes 45 seconds West 50.05 feet; thence North 05 degrees 46 minutes 51 seconds West 161.42 feet; thence North 90 degrees 00 minutes 00 seconds East 10.05 feet; thence North 00 degrees 00 minutes 00 seconds East 190.00 feet; thence North 00 degrees 00 minutes 00 seconds East 22.55 feet; thence North 00 degrees 00 minutes 00 seconds East 145.00 feet to the southwest corner of Lot 358 in said Keystone Subdivision Section 6 A; thence along the south line thereof North 90 degrees 00 minutes 00 seconds East 90.00 feet; thence North 88 degrees 15 minutes 14 seconds East 50.02 feet to the southwest corner of said Lot 253; thence along the south line thereof North 90 degrees 00 minutes 00 seconds East 135.10 feet to the Point of Beginning Containing 4.66 Acres, (203,147 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 24th day of September, 1999.



Danny K. Leek, R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, Indiana 47713

**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), W.C. Bussing, Jr. & John J. Elpers, Jr., who acknowledge the execution of the foregoing plat with the dedication and restriction thereon, express to be the voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of September, 1999

My Commission Expires: 4-11-07

Notary Resides in Vanderburgh County, Indiana



W.C. BUSSING, JR.  
3 Brentwood drive  
Evansville, IN. 47715  
MEMBER-MANAGER

JOHN J. ELPERS, JR.  
4700 St. Wendel-Cynthiana Rd.  
Wadesville, IN. 47638  
MEMBER-MANAGER

**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, Oct 7, 1998.

Signature of Area Plan Commission President  
Signature of Area Plan Commission Executive Director (Assistant)  
Secondary Plat complies with the Ordinance and is released for Recording  
Signature of Executive Director (Assistant)

PLAT RELEASE DATE: \_\_\_\_\_

Q-43