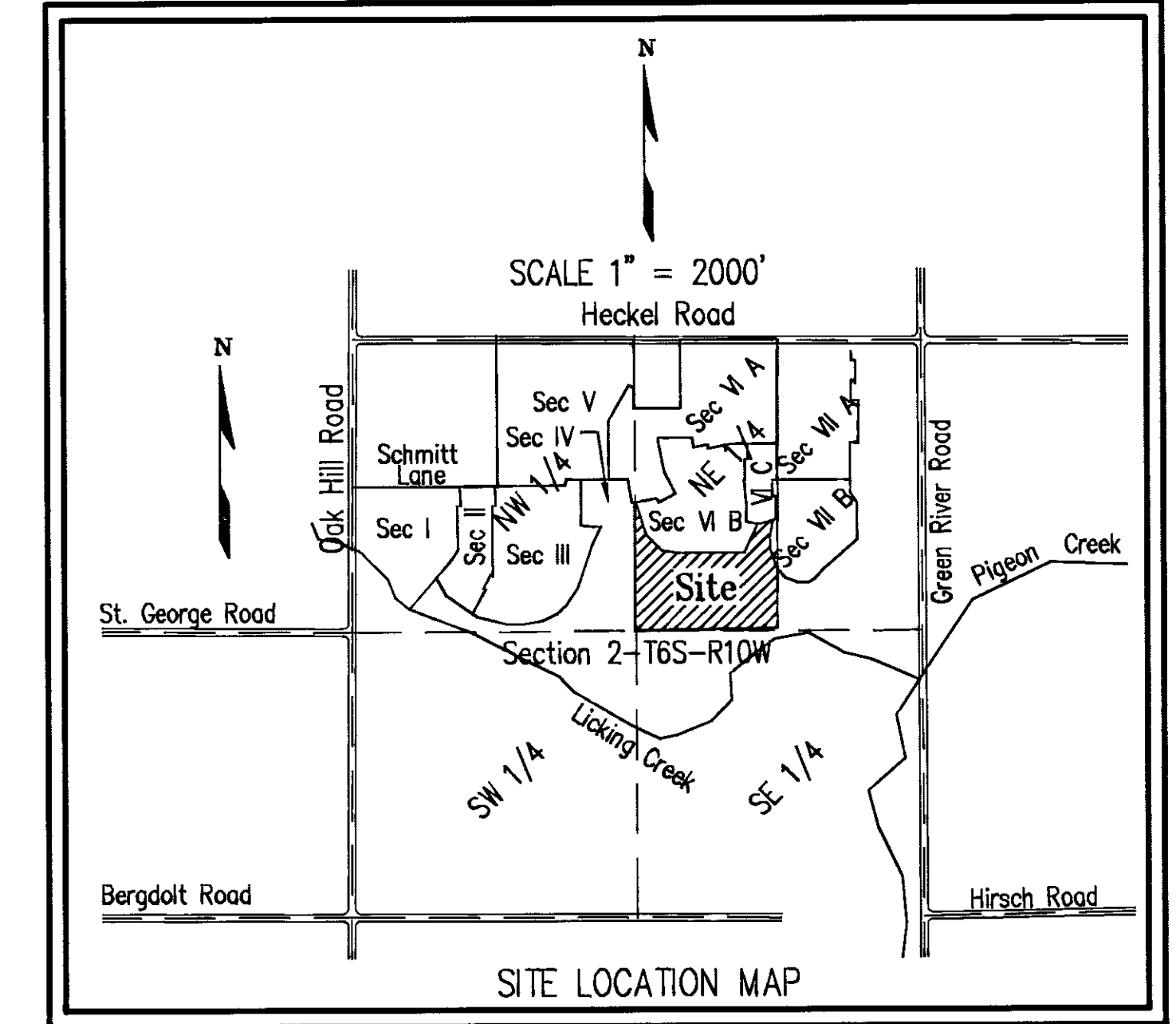
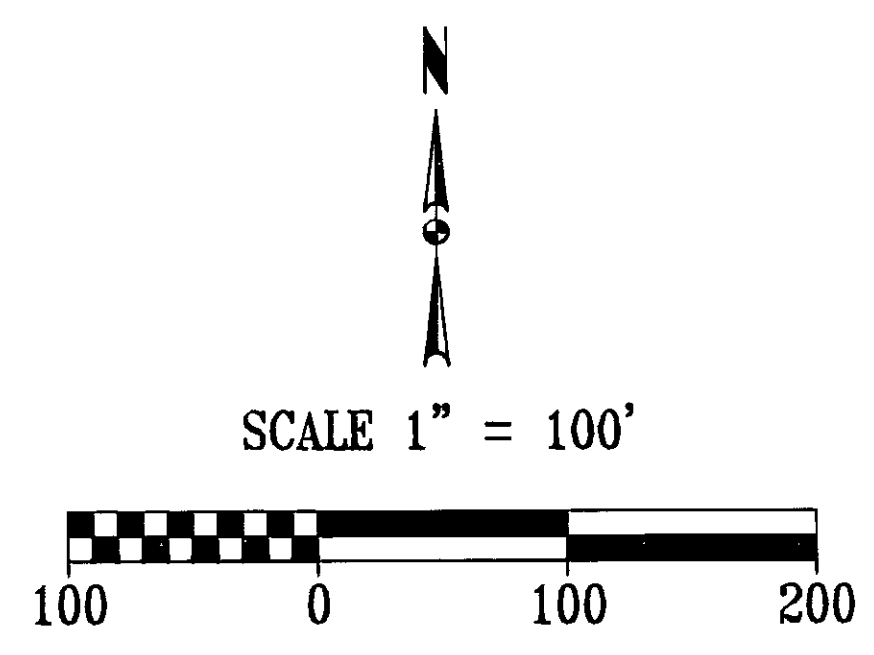


DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER  
 DEC 20 2002  
 Auditor  
 #8842

# KEYSTONE SUBDIVISION SECTION VI D



**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 Subdivision Section VI D".

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

By: *W.C. Bussing Jr.* MEMBER-MANAGER  
 W.C. BUSSING JR.  
 3 Brentwood Drive  
 Evansville, IN. 47715

By: *John M. Elpers Jr.* MEMBER-MANAGER  
 JOHN M. ELPERS JR.  
 4700 St. Wendel-Cynthiana Rd.  
 Wadesville, IN. 47636

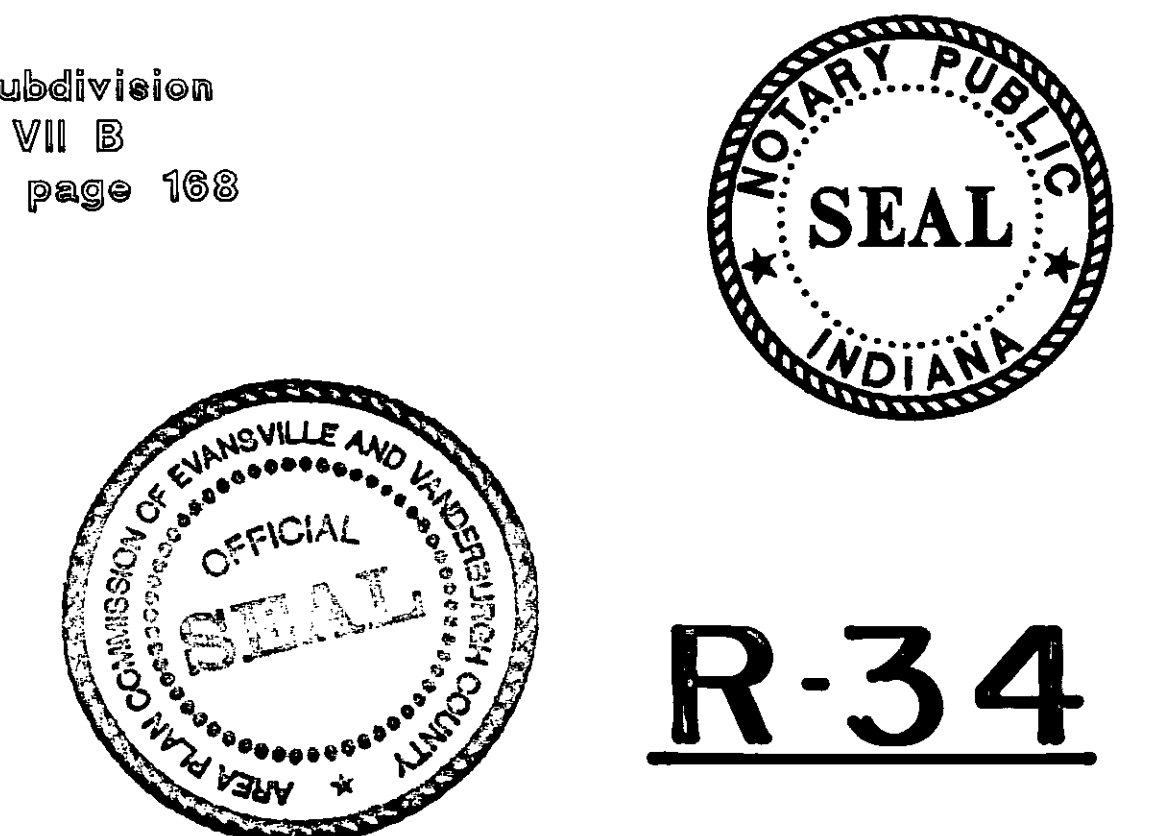
**Notary Certificate**  
 STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat and the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 18th day of DECEMBER 2002

My Commission Expires: MAY 21, 2010

*Gerald M. Withrow*  
 Notary Public  
 GERALD M. WITHROW  
 (typed or printed name)

Notary Resides in VANDERBURGH County, Indiana



**Area Plan Commission Certificate**  
 Under the authority provided by the Acts of 1991, 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.

*Mark Foster*  
 President  
*Bradley Smith*  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
*Bradley Smith*  
 Executive Director

PLAT RELEASE DATE: Dec. 20, 2002

**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.

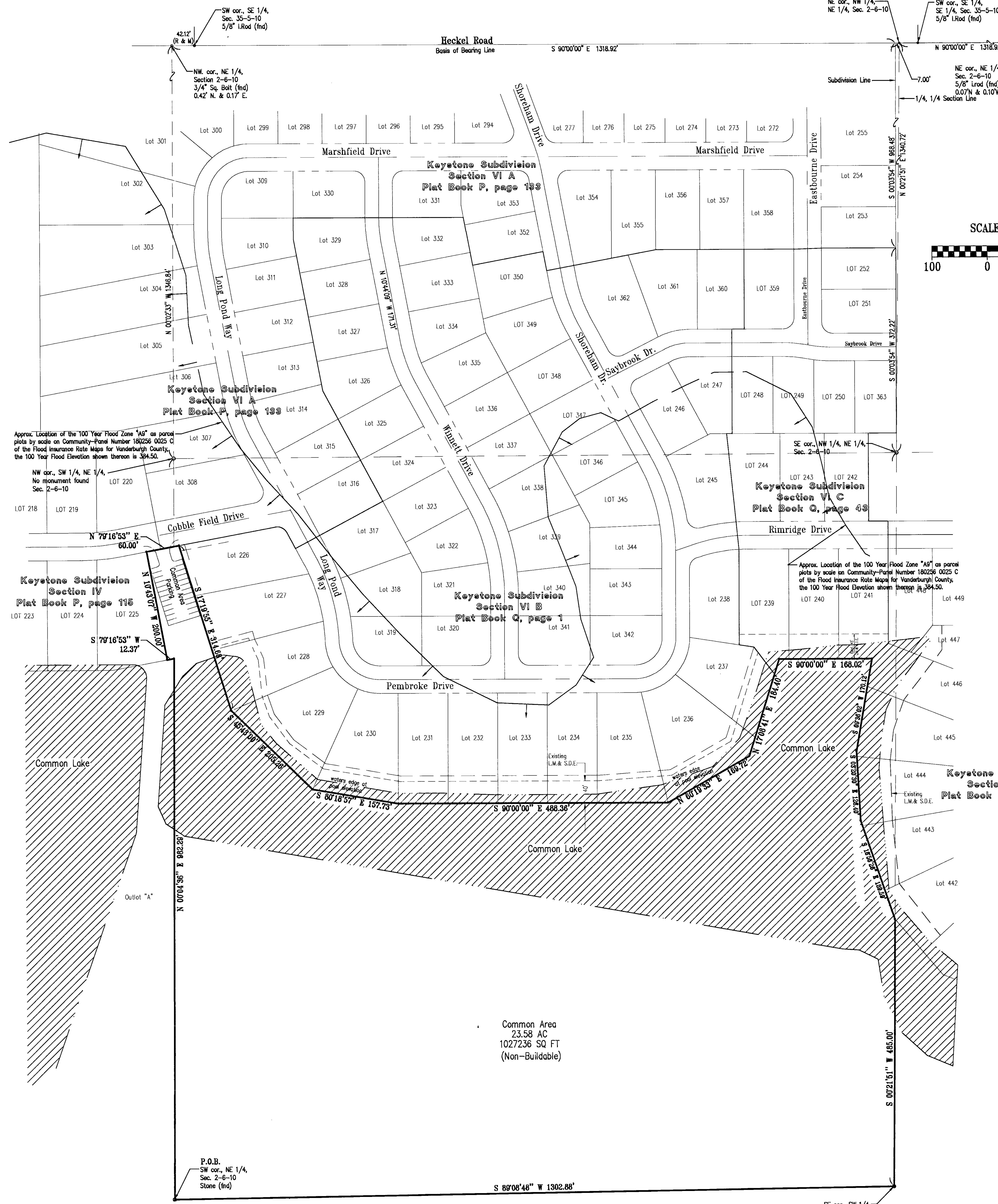
Witness my hand and seal this 9th day of December, 2002

*Danny K. Leek*  
 Registered Professional Surveyor  
 No. S0480  
 STATE OF INDIANA  
 LAND SURVEYOR

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

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

Secondary Plat  
 Proj. No: 3519 6d-platdug 12/05/02 J.E.Wood  
 APC# 15-397



- LEGEND**
- L.M. - Lake Maintenance
  - S.D. - Storm Drainage
  - D. - Drainage
  - P.U. - Public Utility
  - E. - Easement
  - T. - Temporary
  - R. - Radius
  - L. - Length
  - D.R. - Deed Record
  - BSL - Building Setback Line
  - B.L. - Lot width of Building Setback Line
  - Rt. - Right-of-Way
  - FPD - Flood Protection Grade
  - CI - Curve Number
  - Base of Bearing - Monumented line which controls bearing
  - P.O.B. - Point of beginning
  - P.O.C. - Point of commencement
  - C.L. - Center line
  - Rt. - Right-of-way line
  - E.L. - Easement line
  - BSL - Building setback line
  - Approximate edge of water
  - Approximate 100 Year Flood Line
- N - North  
 S - South  
 E - East  
 W - West  
 Ac - Acres  
 sq.ft. - Square feet  
 (Ind) - Found  
 TBS - Township 6 South  
 R10W - Range 10 West  
 F.E. - Floodway Easement  
 I.D.N.R. - Indiana Department of Natural Resources

**GENERAL NOTES**

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 AG 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.

Access: Common Area shall access Cobble Field drive.

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

The Keystone Homeowners Association shall be responsible financially, including repair and maintenance of the Common Area Parking and easements within or attached to this subdivision and outside of the county accepted rights-of-way

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.

**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 fences, 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."

Common Area  
 23.58 AC  
 1027236 SQ FT  
 (Non-Buildable)

P.O.B.  
 SW cor., NE 1/4,  
 Sec. 2-6-10  
 Stone (Ind)

SE cor., SW 1/4,  
 NE 1/4, Sec. 2-6-10  
 3/4" pipe (Ind)