

VANDERBURGH COUNTY, INDIANA
RECORDING DEPARTMENT
1998-07-30 14:18:23
RECORDING FEES \$8.00
PAGE 1

P-163

KEYSTONE SUBDIVISION SECTION V A Secondary Plat

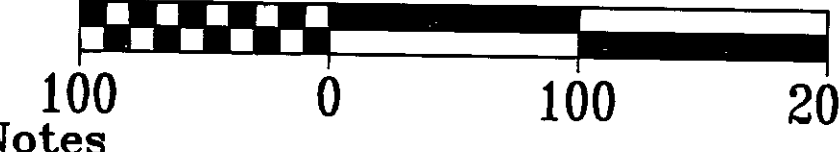
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 30 1998

Signature
AUDITOR
5345

- Legend
- FPG - Flood Protection Grade (Minimum Floor Elevation)
 - FF - Minimum Finish 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

SCALE 1" = 100'



Zoning: The subject property is currently zoned Ag.

Utilities: Water and Sanitary Sewer will be extended to the site.

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.

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. FPG has been marked on all lots near the flood plain.

Access: Lot 103 shall not have driveway access on Schmitt Lane. Lots 168 and 169 shall not have driveway access onto Heckel Road.

Lake Maintenance: The owners of lakefront lots 173 thru 184 shall maintain the portions of the lakefront lying on their respective lots. Approx. water line may vary due rise and fall of lake.

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 protection 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, 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.
- Notice: A Lot Owner must obtain prior written approval of the County Drainage Board before constructing any pipe, well, building, pool, patio planting, stored material, excavation, fill, or other construction, improvement, addition, 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 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 on 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 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 rip-rap 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

TBM #1 - SE. Headbolt on the fire hydrant at the NW. corner of Lot 164. Elev. = 387.73

TBM #2 - N. Headbolt on the fire hydrant at the SE. corner of Lot 164. Elev. = 387.38

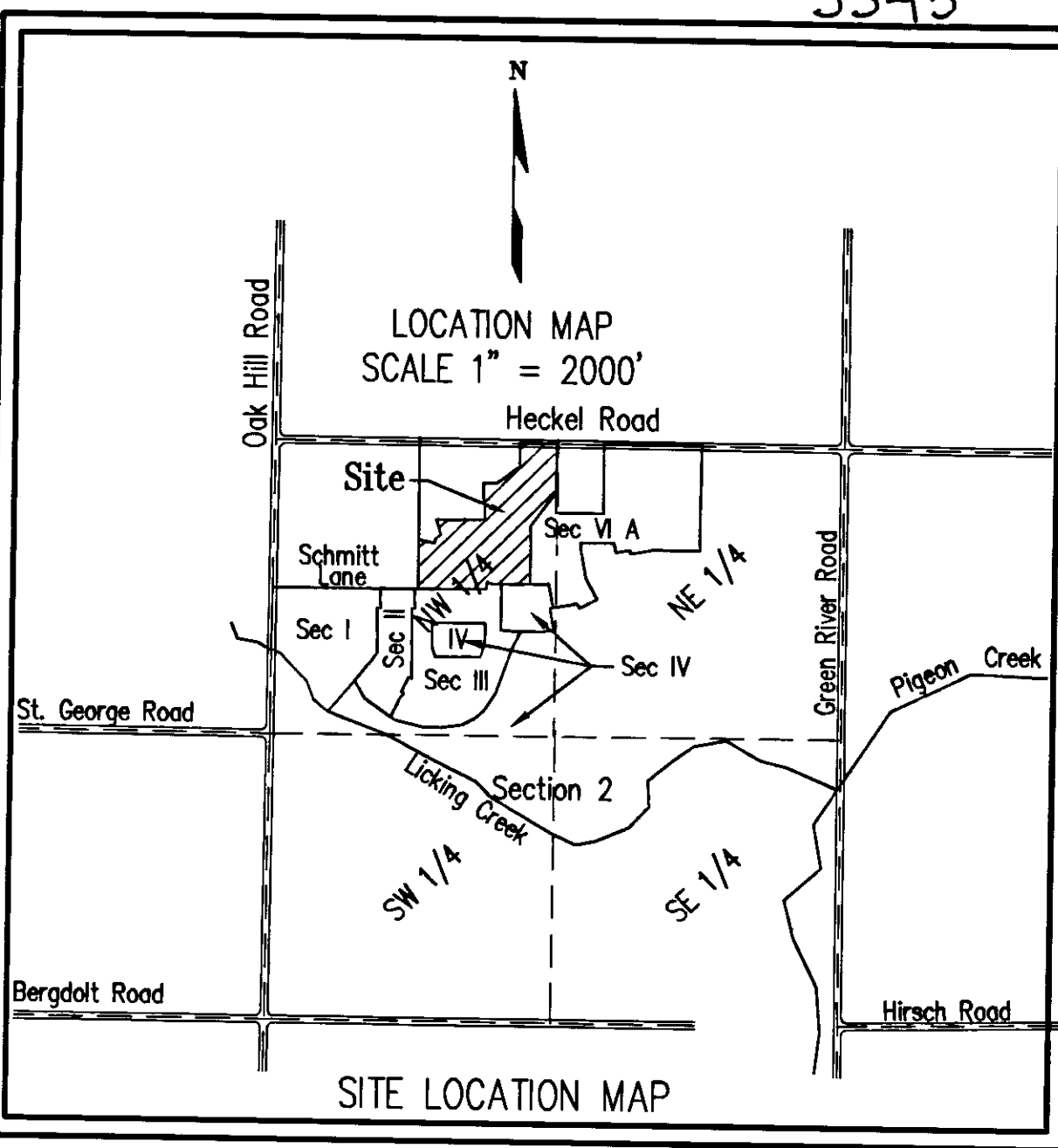
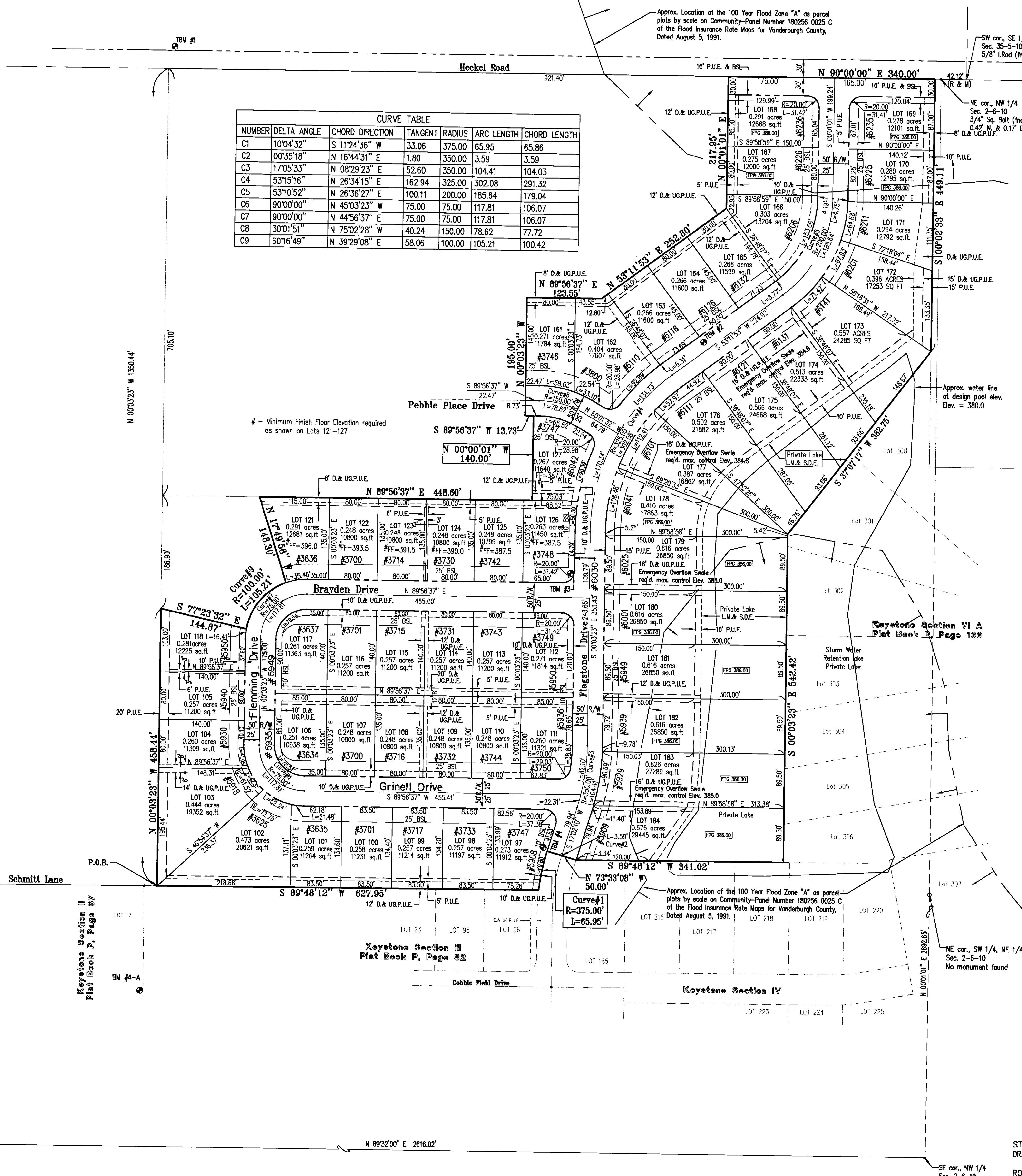
TBM #3 - N. Headbolt on the fire hydrant at the SE. corner of Lot 126. Elev. = 386.97

TBM #4 - N. Headbolt on the fire hydrant at the SE. corner of Lot 97. Elev. = 387.20

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 22, 1998

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: May 19, 1997

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	107°43'32"	S 11°24'36" W	33.06	375.00	65.95	65.86
C2	00°35'18"	N 16°44'31" E	1.80	350.00	3.59	3.59
C3	17°05'33"	N 08°29'23" E	52.60	350.00	104.41	104.03
C4	53°15'16"	N 26°34'15" E	162.94	325.00	302.08	291.32
C5	53°15'52"	N 26°34'27" E	100.11	200.00	185.64	179.04
C6	90°00'00"	N 45°03'23" W	75.00	75.00	117.81	106.07
C7	90°00'00"	N 44°56'37" E	75.00	75.00	117.81	106.07
C8	30°01'51"	N 75°02'28" W	40.24	150.00	78.62	77.72
C9	60°16'49"	N 39°29'08" E	58.06	100.00	105.21	100.42



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby certify 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.

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 Detention Easement) are dedicated for the maintenance of the storm detention 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 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. 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. Bussing Jr.* MEMBER-MANAGER
By: *O.W. Kattmann Jr.* MEMBER-MANAGER
By: *John J. Elpers 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 22nd day of July 1998

My Commission Expires: 4-1-99

Notary Resides in
Vanderburgh
County, Indiana



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, March 5 1997.

By: *Walter H. Bann, Jr.*
President
By: *Bernard L. Cunningham*
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for recording.
By: *Sabara L. Cunningham*
Executive Director

PLAT RELEASE DATE: JULY 30, 1998

Boundary Description

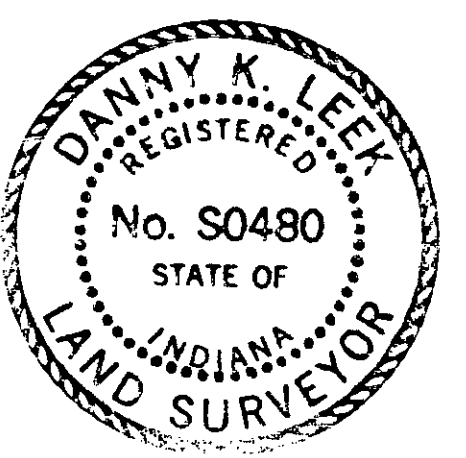
Part of the Northwest Quarter of Section 2, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

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 1357.82 Feet; to the Northwest corner of the Southwest quarter of the Northwest quarter of said section; thence along the North line of said quarter, quarter section North 89 Degrees 45 Minutes 08 Seconds East 1333.34 Feet to the point of beginning, thence NORTH 00 Degrees 03 Minutes 23 Seconds East 458.44 Feet; thence SOUTH 77 Degrees 23 Minutes 32 Seconds EAST 144.87 Feet to the point of curvature of a curve to the right, through a central angle of 60 Degrees 16 Minutes 49 Seconds, an arc distance of 105.21 Feet, a chord bearing of NORTH 39 Degrees 29 Minutes 08 Seconds EAST 252.80 Feet; thence NORTH 00 Degrees 01 Minutes 01 Seconds EAST 217.95 Feet; thence East 340.00 Feet; thence SOUTH 00 Degrees 02 Minutes 32 Seconds EAST 449.11 Feet; thence SOUTH 37 Degrees 07 Minutes 17 Seconds WEST 382.75 Feet; thence SOUTH 00 Degrees 03 Minutes 23 Seconds EAST 542.42 Feet; thence SOUTH 89 Degrees 48 Minutes 12 Seconds WEST 341.02 Feet; thence NORTH 73 Degrees 33 Minutes 08 Seconds WEST 50.00 Feet to the point of curvature of a curve to the left, through a central angle of 10 Degrees 04 Minutes 32 Seconds, an arc distance of 65.95 Feet, a chord bearing of SOUTH 11 Degrees 24 Minutes 36 Seconds WEST 63.86 Feet; thence SOUTH 89 Degrees 48 Minutes 12 Seconds WEST 627.95 Feet to the Point of Beginning Containing 21.71 Acres (945,486 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 22nd day of July 1998.



By: *Danny K. Leek*
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, INC.
600 SE. Sixth Street
Evansville, Indiana 47713
(812) 464-9585