

Legend

LM - Lake Maintenance
 S.D. - Storm Drainage
 D. - Drainage
 P.U. - Public Utility
 E. - Easement
 T. - Temporary
 R. - Road
 L. - Length
 D.B. - Deed Record
 B.S.L. - Building Setback Line
 B.L. - Lot width of Building Setback Line
 R/W - Right-of-Way
 F.P.C. - Flood Protection Grade
 C. - Curve Number
 Basis of Bearing - East line of section
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement
 C. - Center line
 Right-of-way line
 Easement line
 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
 (nd) - Found
 TBS - Township 6 South
 R10W - Range 10 West

RECEIVED FOR RECORD
 DATE 12-28-01 8:48 AM
 PLAT BOOK Q
 PAGE 176
 INSTR. # 2001R00045425
 BETTY KNIGHT-SOUTH RECORDER
 VANDERBURGH COUNTY

Centerline Curve Table

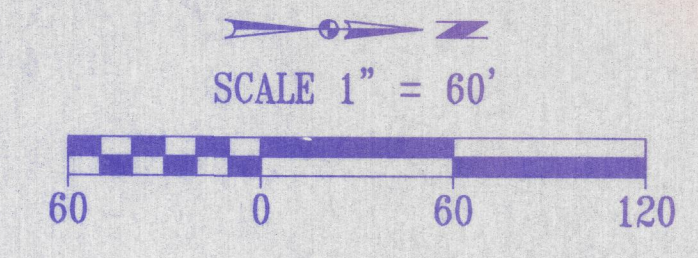
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°39'45"	N 73°09'29" E	88.46'	275.00'	171.17'	168.42'
C2	30°26'47"	N 14°14'02" W	27.21'	100.00'	53.14'	52.52'
C3	04°43'05"	N 01°22'11" W	20.80'	500.00'	41.17'	41.16'
C4	10°08'22"	N 01°20'28" E	44.36'	500.00'	88.48'	88.37'
C8	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'	275.00'	157.89'	155.28'

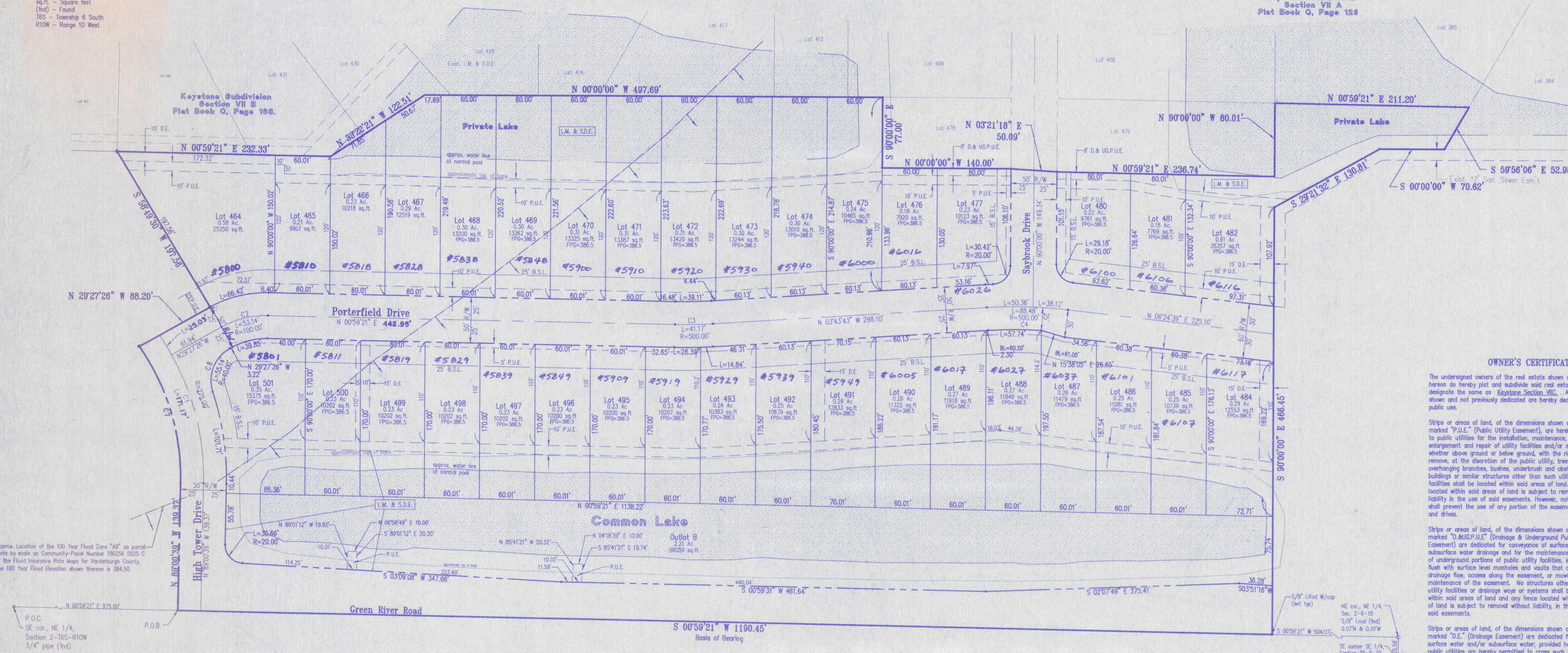
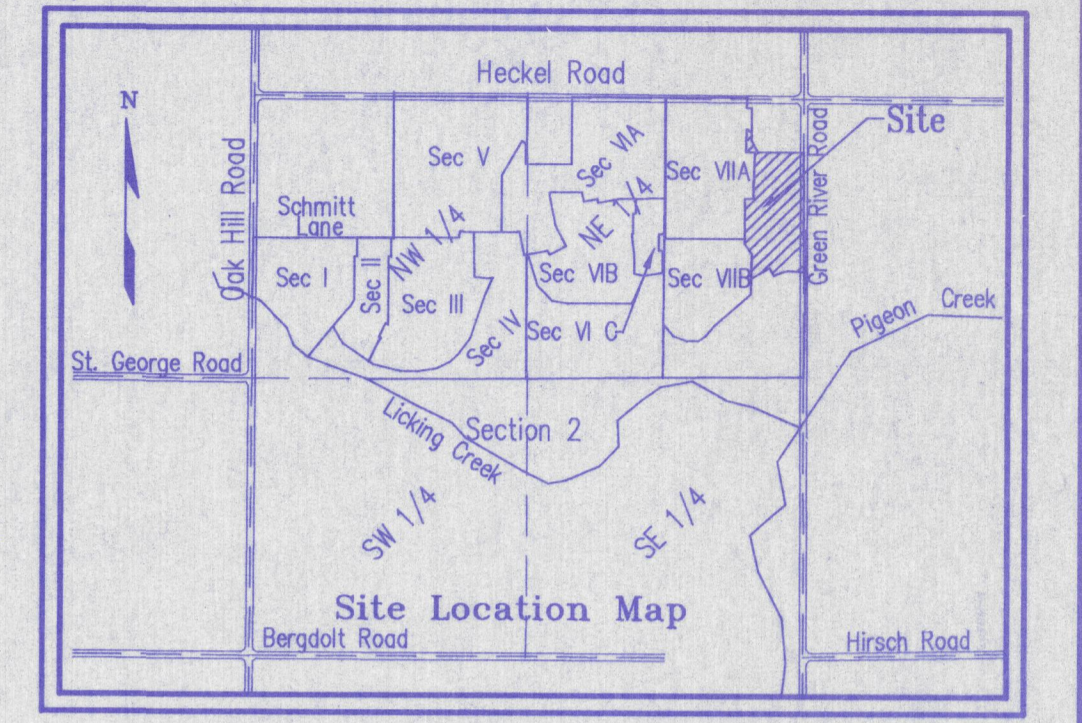
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DEC 28 2001
 Signature: M. Cough
 AUDITOR
 #8103

Q-176



KEYSTONE SUBDIVISION SECTION VII C

Keystone Subdivision Section VII A Plat Book Q, Page 138



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby certify that the subdivision and subdivision plat are shown and designated as the same as Keystone Section VII 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 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) and 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 moving 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 "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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 storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage. 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 and to from said easements for necessary construction, maintenance or reconstruction.

KEYSTONE DEVELOPMENT, LLC.
 600 S.E. Sixth Street/EVANSVILLE, IN. 47715
 By: *W. Bussing*
 W.C. BUSSING JR., Member-Manager
 3 Brentwood Drive
 Evansville, IN. 47715
 By: *J. Elpers*
 J. M. ELPERS JR., MEMBER-MANAGER
 4740 St. Wendel-Cynthiana Rd.
 Wadesville, IN. 47378

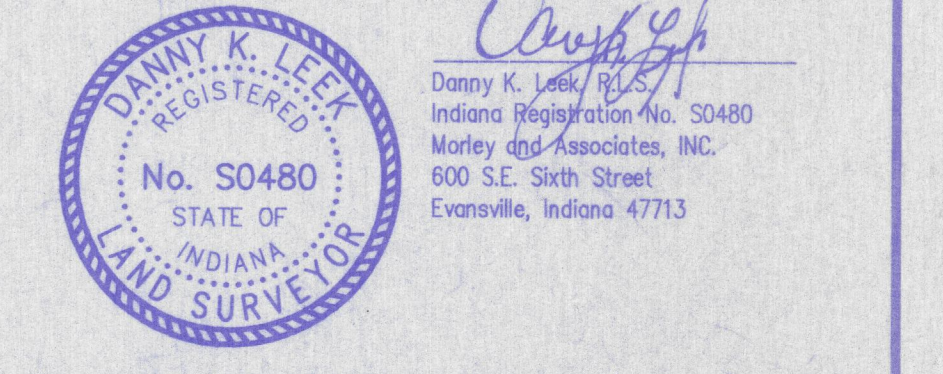
Boundary Description

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 138.37 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 West 497.65 feet; thence South 90 degrees 00 minutes 00 seconds East 770.00 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 80.01 feet; thence North 00 degrees 59 minutes 21 seconds East 52.98 feet; thence South 29 degrees 27 minutes 26 seconds West 88.20 feet; thence South 29 degrees 27 minutes 26 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 1190.45 feet to the point of beginning containing 14.98 Acres (652,487 sq.ft.) Surveyor's Certificate

I, Danny K. Lesk, 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 14th day of December, 2001



Morley and Associates Inc.
 600 S.E. SIXTH STREET/EVANSVILLE, IN. 47715
 PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat
 Proj. No: 3998 Sec7c-platidug 12/06/01 JEWELL

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 the 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 garages) 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 384.50.

Access: All lots shall access interior streets only.

Lake Maintenance: The owners of lakefront lots 466 thru 475, 482, 481 and 484 thru 501 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: 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 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:

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, alterations, and bottoms of waterways and basins free of all erosion and sedimentation.
4. 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.
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. Notice: A Lot Owner must obtain prior written approval of the County Drainage Board before constructing any pipes, fences, 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.
7. The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Homeowners Association will be responsible for maintenance and payment of taxes for Outlot B.

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., ryegrass, red top, 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.

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 seeded 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 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

Reference Bench Mark #2 - Metal Disk on Metal Tube 1" above ground located at SW. corner of Hecker Road and Green River Road (no records found)
 Stamped Elev. = 383.10, our Datum = 383.19

Storm drainage plans were approved by the Vanderburgh County Drainage board on: April 24, 2000

Road construction plans were approved by the Vanderburgh County Commissioners on: September 18, 2000

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 5, 2000

Mark Foster
 President

Barbara L. Cough
 Attest Executive Director

Barbara L. Cough
 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 L. 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 14th day of December, 2001

My Commission Expires: 4-11-07

Barbara J. Burks-Maier
 Notary Public

Sharon J. Burks-Maier
 (typed or printed name)
 Notary Resides in Vanderburgh
 County, Indiana

APR 17 5 2000

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