

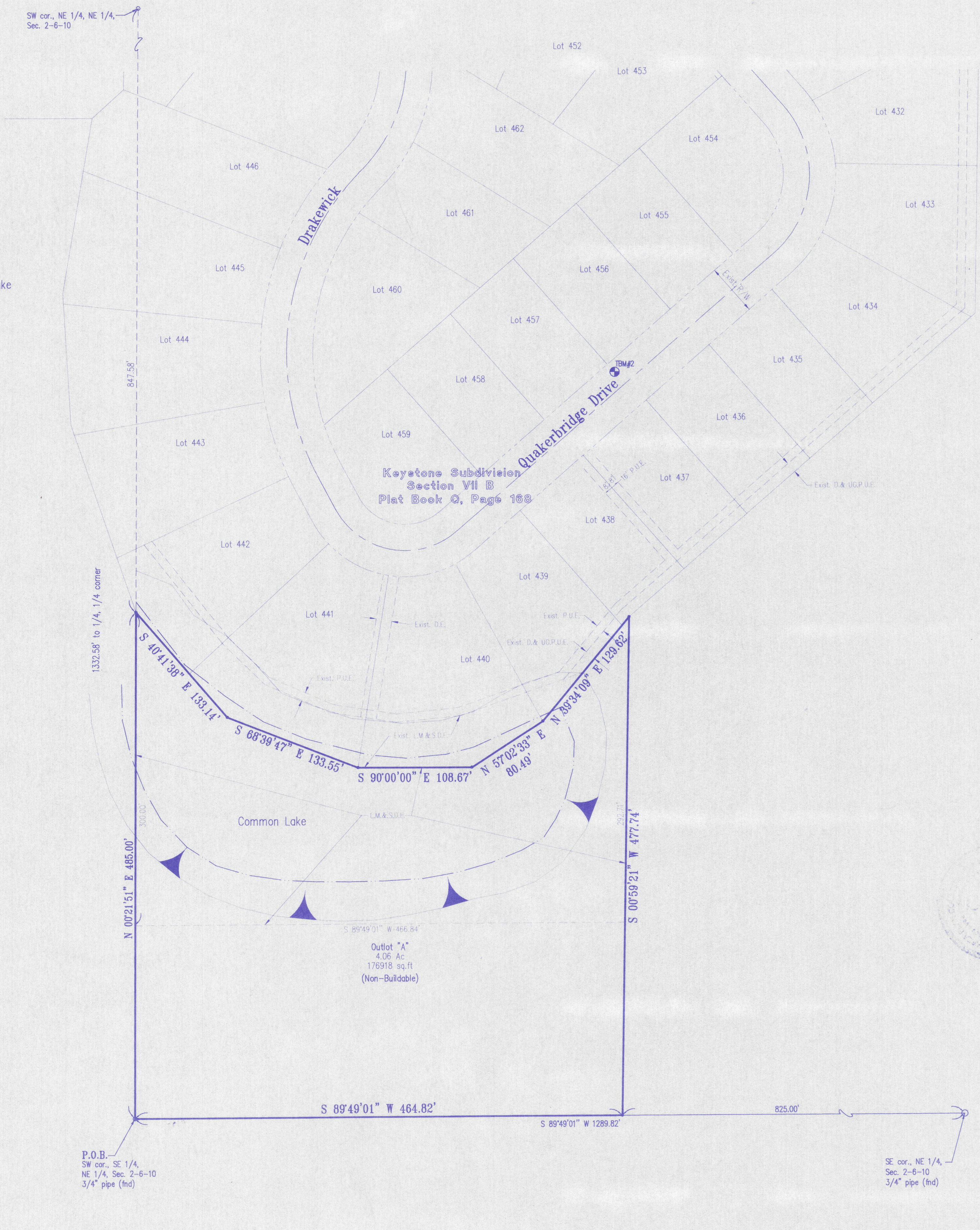
KEYSTONE SUBDIVISION SECTION VIID

RECEIVED FOR RECORD
DATE: 10-23-02 2:11 PM
PLAT BOOK R-24
PAGE 24
INSTR. 2002R00040789
JULIA KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Keystone Subdivision
Section VI C
Plat Book O, Page 43

SW cor., NE 1/4, NE 1/4,
Sec. 2-6-10

Common Lake



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.

Flood Plain Data: All of the proposed subdivision lies 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.

Lake Maintenance: The owner of Outlet A shall maintain the portions of the lakefront lying within this section.

Storm Drainage Maintenance: The 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, shorelines, 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 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.
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 a 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 sloping. 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

TBM #2 - Chiselled Square in top of curb 2' east of curb inlet on the north side of Quakerbridge Dr. at lot 456. Elev. = 398.35

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

Basis of Bearing - North Line of the Northeast Quarter of Section 2-865-110W Bearing = N 90°00'00" E 2637.84', monumented by a 3/4" Bolt at the NW. cor., and a 5/8" I.Rod at the NE. corner.

P.O.B.
SW cor., SE 1/4,
NE 1/4, Sec. 2-6-10
3/4" pipe (fnd)

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

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Keystone Subdivision Section VIID.

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 and to and from said easements for necessary construction, maintenance or reconstruction.

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

By: *W.C. Bussing*
W.C. BUSSING JR. Member-Manager
3 Brentwood Drive
Evansville, IN. 47715

By: *John J. Eppers*
JOHN J. EPPERS JR. MEMBER-MANAGER
4700 St. Wendel-Cynthiana Rd.
Wadesville, IN. 47638

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 of a meeting held on: Oct. 5, 2000.

Mark Foster
Mark Foster
President
Bobby E. Mill
Bobby E. Mill
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Bobby E. Mill
Executive Director

PLAT RELEASE DATE: Oct. 23, 2002

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

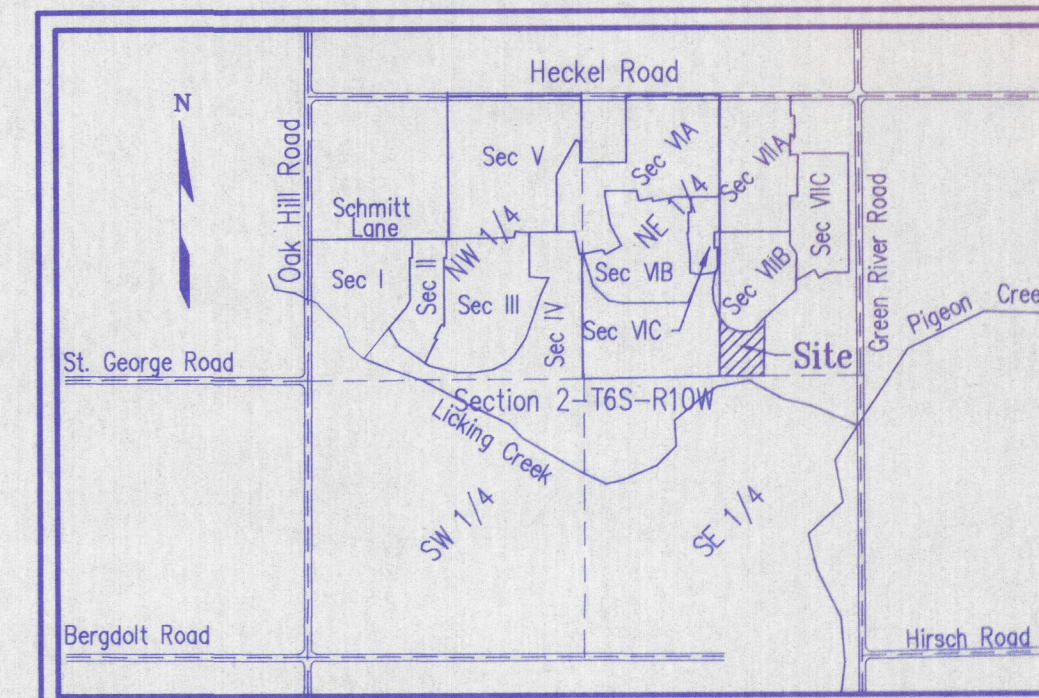
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said W.C. Bussing JR. and John J. Eppers JR., who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 26th day of SEPTEMBER 2002

My Commission Expires:

MAY 21, 2010

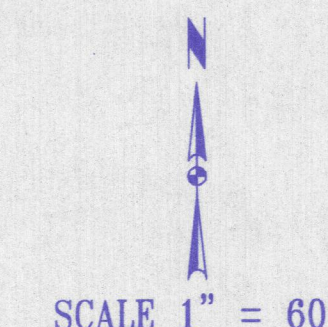
Gerald M. Withrow
Gerald M. Withrow
Notary Public
GERALD M. WITHROW
(Typed or printed name)
Notary Resides in VANDERBURGH
County, Indiana



Site Location Map
Not to Scale

Legend

- L.M. - Lake Maintenance
- S.D. - Storm Drainage
- D. - Drainage
- P.U. - Public Utility
- E. - Easement
- T. - Temporary
- TBM - Temporary Bench Mark
- R - Radius
- L - Length
- D.R. - Dead Record
- B.S. - Building Setback Line
- BL - Lot width of Building Setback Line
- R - Record
- R/W - Right-of-Way
- PG - Flood Protection Grade
- CT - Curve Number
- Basis of Bearing - North line of section
- P.O.B. - Point of beginning
- P.O.C. - Point of commencement
- Center line
- Right-of-way line
- Easement line
- Building setback line
- Approximate edge of water
- Approximate 100 Year Flood Line



SCALE 1" = 60'



Boundary Description

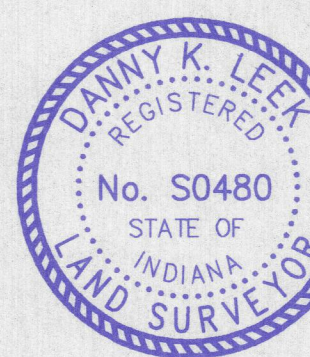
Part of the Northeast Quarter of Section 2, Township 8 South, Range 10 West in Carter Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a 3/4 inch pipe found marking the southwest corner of the southeast quarter of the northeast quarter of said Section 2, thence along the west line thereof North 00 degrees 21 minutes 51 seconds East 485.00 feet to a point on the south line of Keystone Subdivision Section 7B as per plat thereof recorded in Plat Book Q page 166 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof South 40 degrees 41 minutes 38 seconds East 133.14 feet; thence continue along said south line South 68 degrees 39 minutes 47 seconds East 133.55 feet; thence continue along said south line South 50 degrees 00 minutes 00 seconds East 108.67 feet; thence continue along said south line North 57 degrees 02 minutes 33 seconds East 80.49 feet; thence continue along said south line North 39 degrees 34 minutes 09 seconds East 129.82 feet; thence South 00 degrees 59 minutes 21 seconds West 477.74 feet to a point on the south line of said northeast quarter; thence along the south line thereof South 89 degrees 48 minutes 01 seconds West 484.82 feet to the point of beginning containing 4.06 acres (176,918 sq.ft.) more or less.

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 18th day of August, 2002



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

R-24

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

Secondary Plat

Proj. No. 3998 Sec1d-plat.dwg 8/28/02 JEWood
APC# 17-5-2000

R-24