

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 12 1996

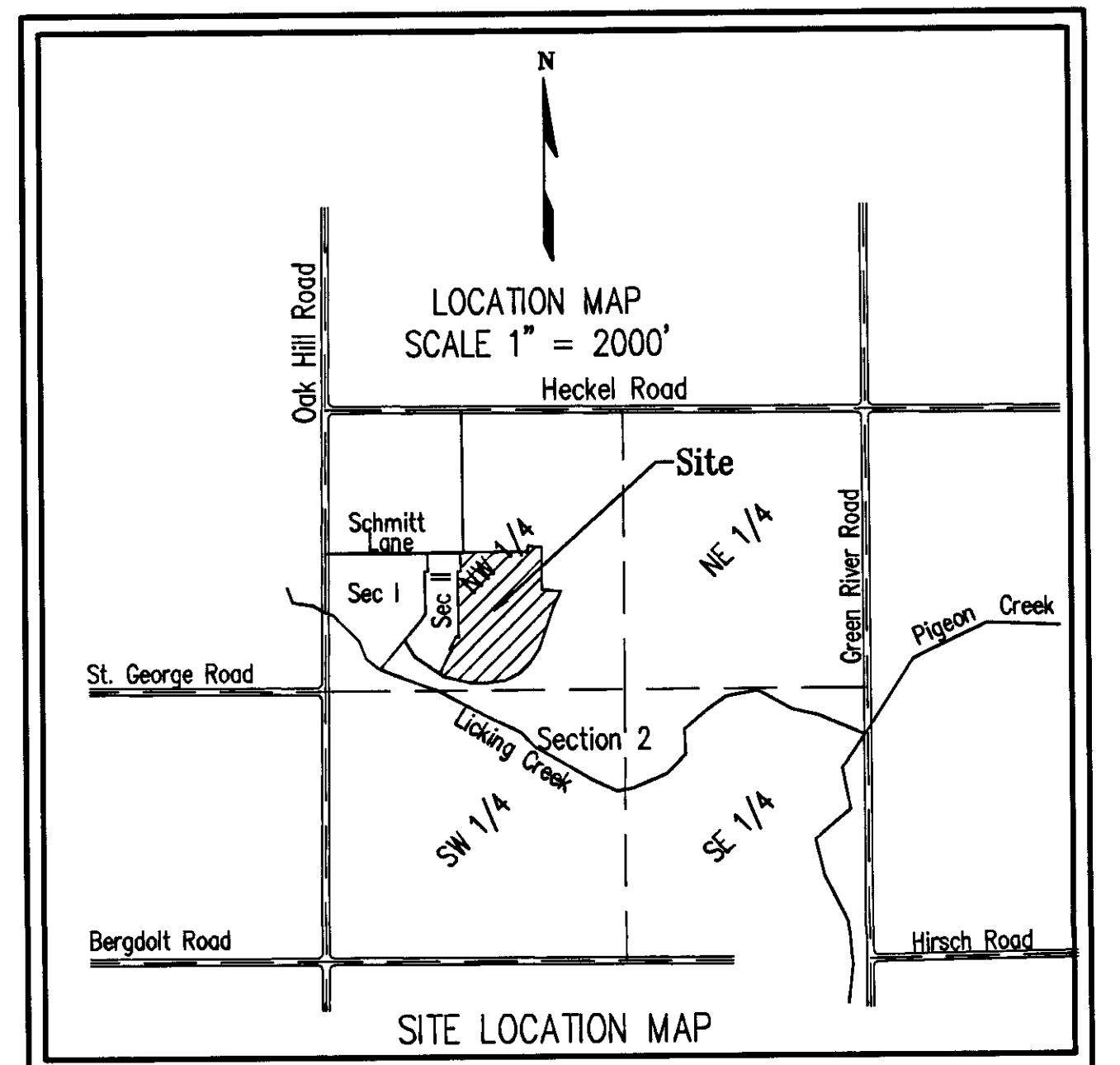
RECEIVED FOR RECORD at 2:11 P.M. Dec. 12 1996

Sumner T. Council Auditor #7075

Heckel Road

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

KEYSTONE SUBDIVISION SECTION III



SCALE 1" = 60'

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 III". All roads shown and not previously dedicated are hereby dedicated to public use.

Boundary Description

Part of the Northwest Quarter of Section 2, Township 6 South, Range 10 West in 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 the southwest quarter of said section North 00 degrees 03 minutes 24 seconds East 1312.03 feet to the point of beginning; said point also being the northeast corner of Keystone Subdivision Section II as recorded in Plat Book P, Page 67; thence continue North 89 degrees 48 minutes 00 seconds East 21.32 feet to the point of beginning of a non-tangent curve to the right through a central angle of 10 degrees 04 minutes 32 seconds and a radius of 375.00 feet from which the chord bears North 11 degrees 24 minutes 36 seconds East 85.66 feet; thence along the arc of said curve 65.49 feet; thence South 73 degrees 33 minutes 08 seconds East 50.00 feet; thence North 89 degrees 48 minutes 12 seconds East 81.38 feet; thence South 00 degrees 11 minutes 48 seconds East 42.28 feet; thence South 84 degrees 23 minutes 16 seconds East 124.58 feet; thence North 89 degrees 48 minutes 12 seconds East 61.60 feet; thence South 25 degrees 09 minutes 38 seconds West 190.48 feet; thence South 17 degrees 00 minutes 00 seconds West 424.24 feet; thence North 89 degrees 48 minutes 12 seconds West 175.65 feet; thence South 03 degrees 37 minutes 11 seconds East 280.42 feet; thence North 54 degrees 27 minutes 55 seconds West 45.21 feet; thence North 25 degrees 26 minutes 28 seconds East 202.57 feet; thence North 35 degrees 05 minutes 05 seconds East 50.00 feet; thence North 54 degrees 24 minutes 55 seconds East 14.40 feet; thence South 82 degrees 30 minutes 13 seconds East 45.26 feet; thence North 00 degrees 01 minutes 48 seconds West 64.13 feet; thence North 89 degrees 48 minutes 12 seconds East 25.20 feet; thence North 00 degrees 11 minutes 48 seconds West 184.68 feet to the point of beginning, containing 4.50 Acres or 1067401 Sq. Ft. gross, more or less. 21.14 Acres net after exception.

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 and lake 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 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.

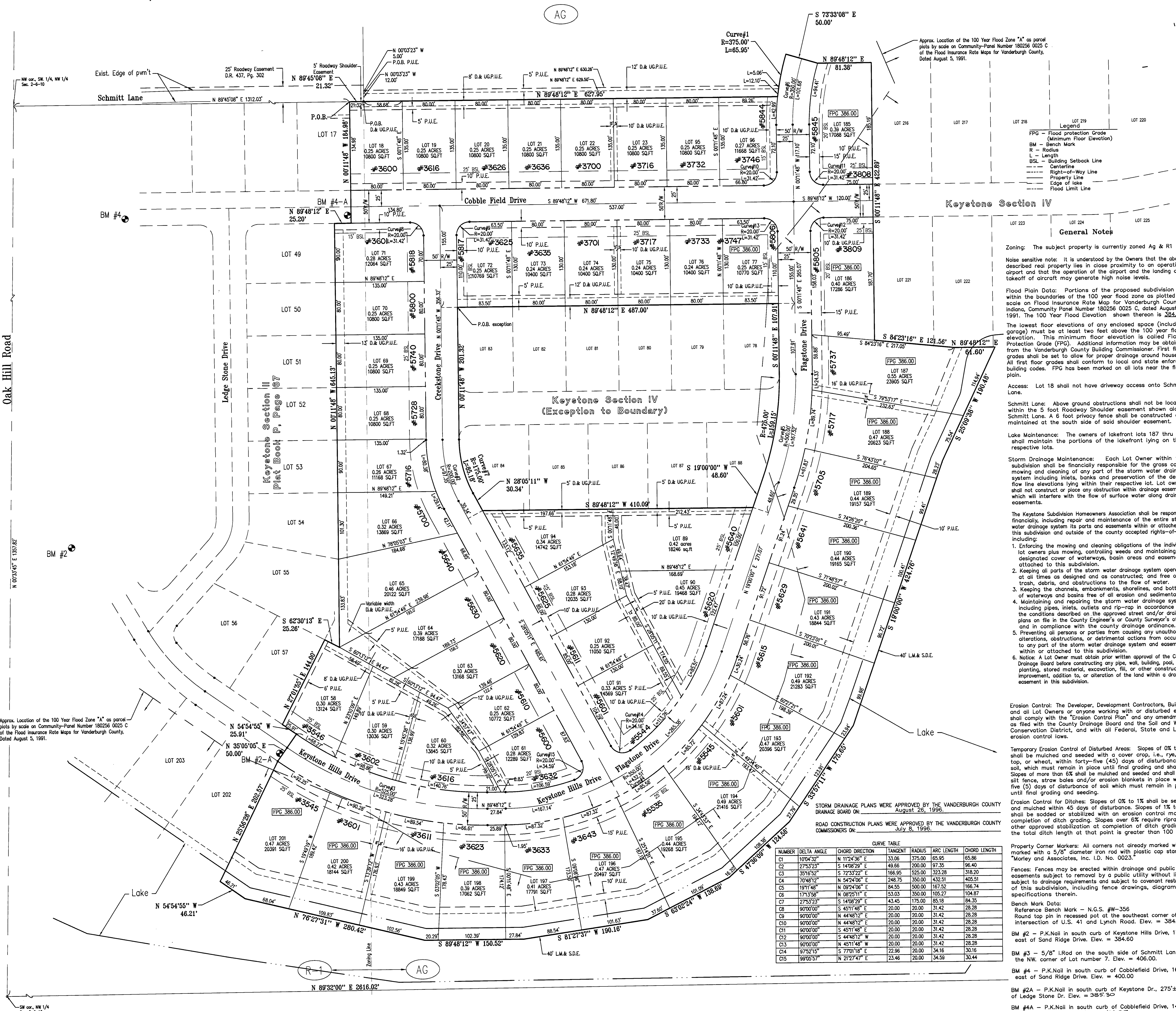
Notary Certificate STATE OF INDIANA, COUNTY OF VANDERBURGH) ss: Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express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

Witness my hand and seal this 27th day of October, 1996. My Commission Expires: 9-16-98. Notary Resides In: Evansville, Indiana. Notary Public: Deborah J. Masterson (typed or printed name).

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, June 8, 1996.

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 27th day of October, 1996.

SEAL OF THE STATE OF INDIANA, DEPARTMENT OF LAND SURVEYING, No. S0480, State of Indiana, Registered Professional Surveyor, Danny K. Leek, R.L.S., Indiana Registration No. S0480.



General Notes

Zoning: The subject property is currently zoned Ag & R1

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 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 325.5.

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.

Access: Lot 18 shall not have driveway access onto Schmitt Lane.

Schmitt Lane: Above ground obstructions shall not be located within the 5 foot Roadway Shoulder easement shown along Schmitt Lane. A 6 foot privacy fence shall be constructed and maintained at the south side of said shoulder easement.

Lake Maintenance: The owners of lakefront lots 187 thru 201 shall maintain the portions of the lakefront lying on their respective lots.

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 low 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 storm water drainage plans on file in the County Surveyor's or County Engineer's office, and in compliance with the county drainage ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions or encroachments 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 pipe, well, building, pond, patio planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing earth within the subdivision shall comply with the Erosion Control Plan and other agreements 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 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 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 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 thereon.

Table with columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Rows C1 through C14.

Bench Mark Data: Reference Bench Mark - N.G.S. #W-356 Round top pin in recessed post at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69. BM #2 - P.K.Nail in south curb of Keystone Hills Drive, 172± feet east of Sand Ridge Drive. Elev. = 384.60. BM #3 - 5/8" Iron rod on the south side of Schmitt Lane at the NW corner of Lot Number 7. Elev. = 406.00. BM #4 - P.K.Nail in south curb of Cobblefield Drive, 162± feet east of Sand Ridge Drive. Elev. = 400.00. BM #2A - P.K.Nail in south curb of Keystone Dr., 275± feet east of Ledger Stone Dr. Elev. = 385.90. BM #4A - P.K.Nail in south curb of Cobblefield Drive, 140± feet west of Creestone Dr. Elev. = 414.95.

Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.

SW cor., NW 1/4 Sec. 2-6-10 P.K. Nail (red)