

KEYSTONE SUBDIVISION SECTION IV

97-21184

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

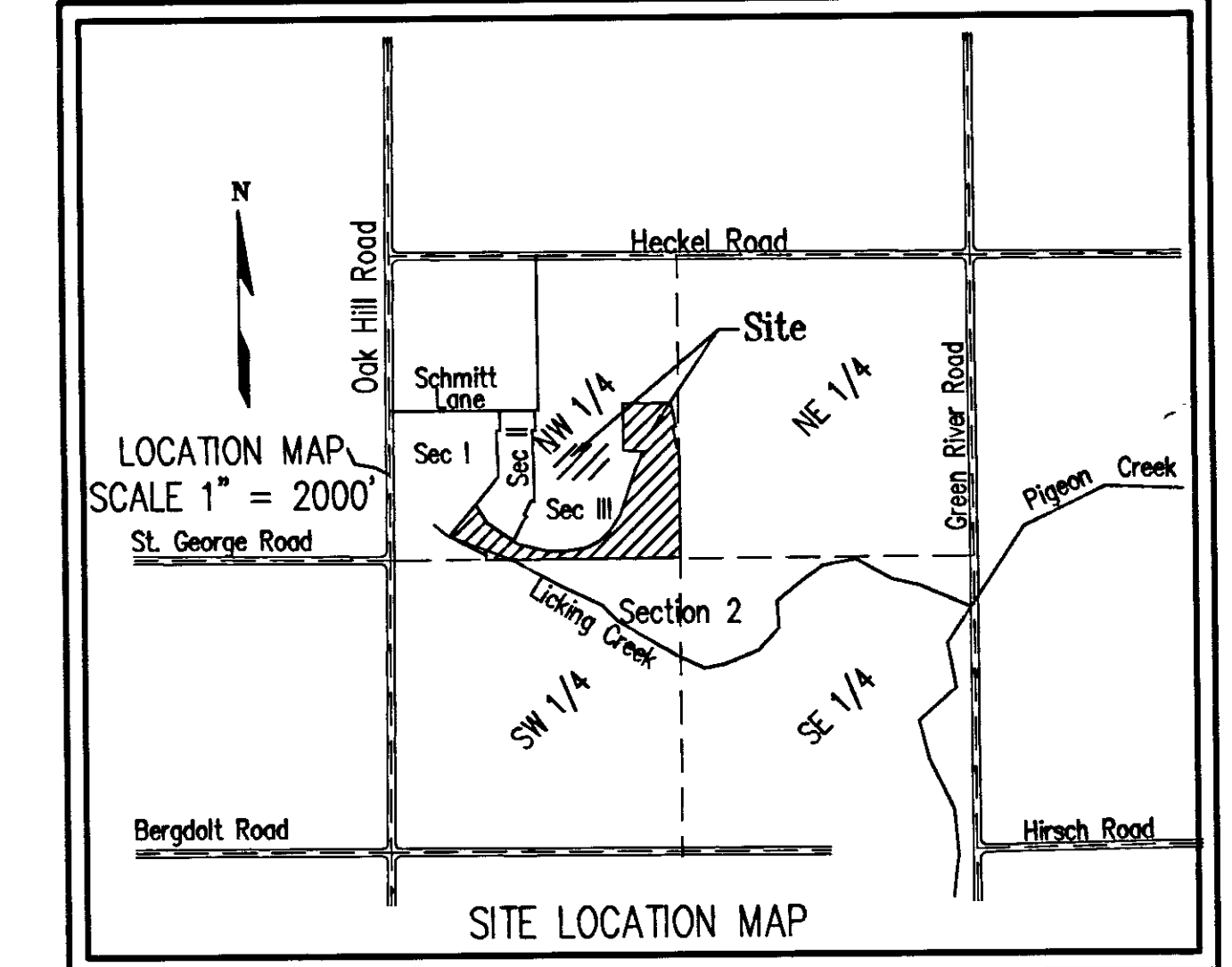
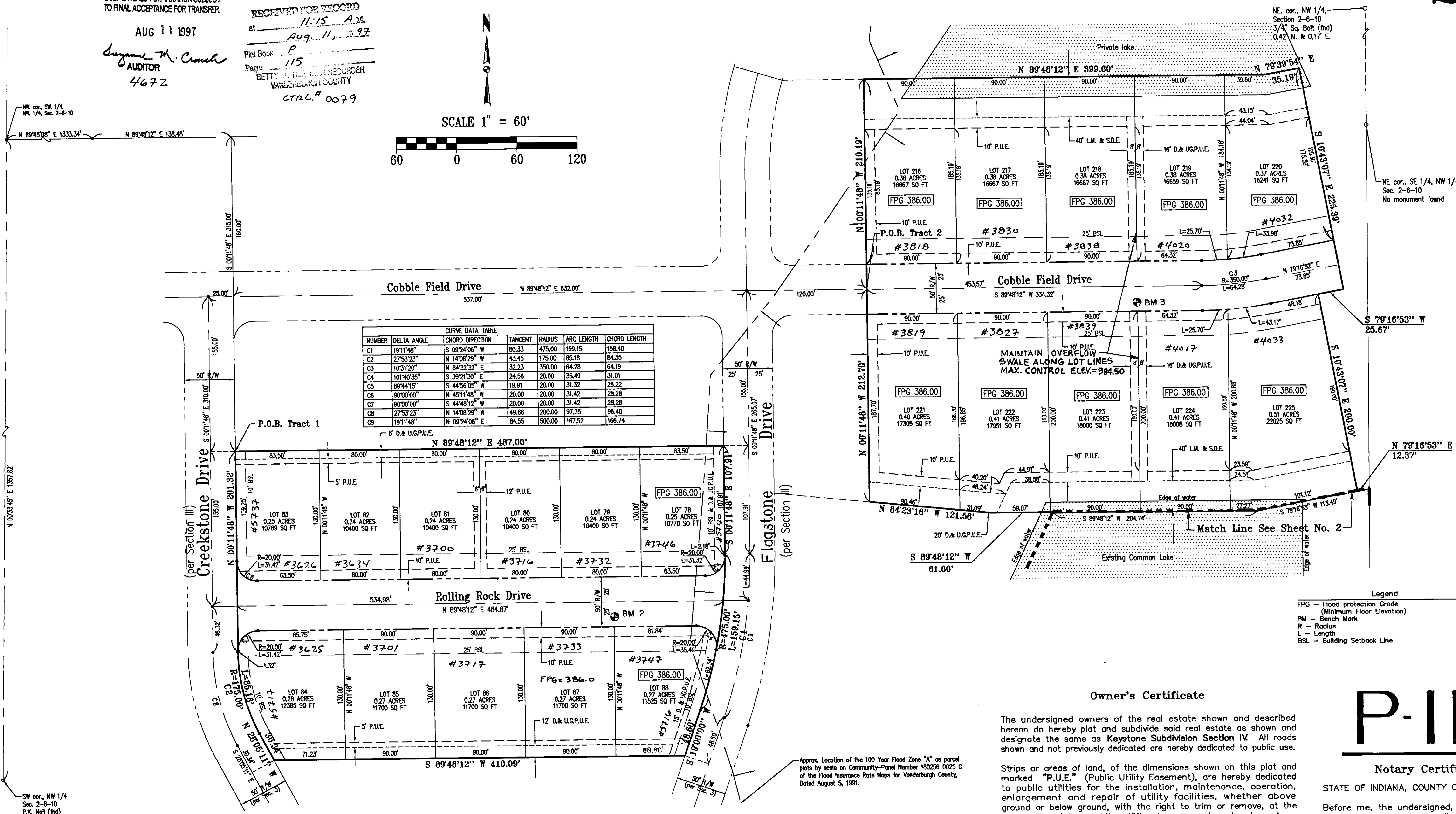
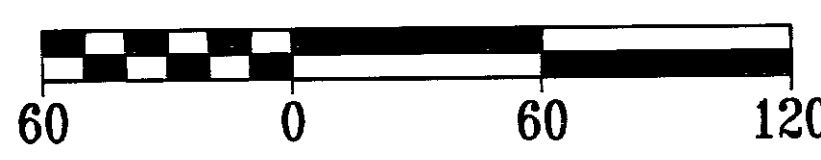
AUG 11 1997

Suzanne M. Conner
AUDITOR
4672

RECEIVED FOR RECORD

at 11:15 A.M.
Aug 11, 1997
Plat Book: P
Page: 115
BETTY J. HANCOCK REGISTERED
VANDERBURGH COUNTY
CTRL# 0079

SCALE 1" = 60'



Boundary Description

TRACT I
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 the northwest quarter of said section North 89 degrees 45 minutes 08 seconds East 1333.34 feet; thence North 89 degrees 48 minutes 12 seconds East 138.48 feet; thence South 00 degrees 11 minutes 48 seconds East 315.00 feet to the point of beginning, thence North 89 degrees 48 minutes 12 seconds East 487.00 feet; thence South 00 degrees 11 minutes 48 seconds East 107.91 feet to the point of curvature of a curve to the right, concave to the northwest having a central angle of 19 degrees 11 minutes 48 seconds and a radius of 475.00 feet from which the chord bears South 09 degrees 24 minutes 06 seconds West 153.40 feet; thence along the arc of said curve 159.15 feet; thence South 19 degrees 00 minutes 00 seconds West 48.60 feet; thence South 89 degrees 48 minutes 12 seconds West 410.09 feet; thence North 28 degrees 05 minutes 11 seconds West 30.34 feet to the point of curvature of a curve to the right, concave to the northeast, having a central angle of 27 degrees 53 minutes 23 seconds and a radius of 175.00 feet from which the chord bears North 14 degrees 08 minutes 29 seconds West 84.35 feet; thence along the arc of said curve 85.18 feet; thence North 00 degrees 11 minutes 48 seconds West 201.32 feet to the point of beginning containing 3.37 Acres (146756 sq.ft.).

ALSO TRACT 2
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 the northwest quarter of said section North 89 degrees 45 minutes 08 seconds East 1333.34 feet; thence North 89 degrees 48 minutes 12 seconds East 138.48 feet; thence South 00 degrees 11 minutes 48 seconds East 160.00 feet to the centerline of proposed Cobble Field Drive; thence along the centerline thereof North 89 degrees 48 minutes 12 seconds East 632.00 feet to the point of beginning, thence North 00 degrees 11 minutes 48 seconds West 210.19 feet; thence North 89 degrees 48 minutes 12 seconds East 399.60 feet; thence North 79 degrees 39 minutes 54 seconds East 35.19 feet; thence South 10 degrees 43 minutes 07 seconds East 225.39 feet; thence South 79 degrees 15 minutes 53 seconds East 25.67 feet; thence South 10 degrees 43 minutes 07 seconds East 200.00 feet; thence North 79 degrees 16 minutes 53 seconds East 12.37 feet to a point on the east line of the northwest quarter, thence South 00 degrees 04 minutes 36 seconds West 982.29 feet to a stone marking the southeast corner of the northwest quarter of said section 2; thence along the south line thereof South 89 degrees 48 minutes 12 seconds East 1742.91 feet; thence North 00 degrees 27 minutes 56 seconds West 1742.91 feet; thence North 62 degrees 41 minutes 59 seconds West 374.62 feet; thence North 39 degrees 53 minutes 40 seconds East 374.48 feet; thence South 30 degrees 42 minutes 42 seconds East 189.65 feet; thence North 54 degrees 54 minutes 25 seconds East 342.10 feet; thence South 76 degrees 27 minutes 31 seconds East 280.42 feet; thence North 89 degrees 48 minutes 12 seconds East 150.52 feet; thence North 81 degrees 27 minutes 37 seconds East 190.16 feet; thence North 63 degrees 02 minutes 24 seconds East 138.69 feet; thence North 47 degrees 36 minutes 09 seconds East 124.58 feet; thence North 33 degrees 57 minutes 11 seconds East 175.65 feet; thence North 19 degrees 00 minutes 00 seconds East 424.76 feet; thence North 25 degrees 09 minutes 38 seconds East 190.48 feet; thence South 89 degrees 48 minutes 12 seconds West 61.60 feet; thence North 84 degrees 23 minutes 16 seconds West 121.56 feet; thence North 00 degrees 11 minutes 48 seconds West 212.70 feet to the point of beginning containing 21.41 acres (932,735 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 30th day of July, 1997.

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 IV. 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, 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 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 Drainage Easement) are dedicated for the maintenance of the storm drainage and lake maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage 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 easement.

KEYSTONE DEVELOPMENT, LLC
3 BREWSTER DRIVE
EVANSVILLE, IN 47915
By: *W.C. Bussing Jr.* MEMBER-MANAGER
By: *John W. Elpers Jr.* MEMBER-MANAGER

P-115

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 30th day of July, 1997.

My Commission Expires: 9-16-98

Deborah J. Masterson
Notary Public
Vanderburgh County, Indiana
(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, Sept. 4, 1997.

Barbara L. Conner
President
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara L. Conner
Executive Director
PLAT RELEASE DATE: Aug 11, 1997

Danny K. Leek
REGISTERED
No. S0480
STATE OF INDIANA
LAND SURVEYOR
Danny K. Leek, R.L.S.,
Indiana Registration No. S0480
Sheet 1 of 2
Job #3098 Sec4-Plt.dwg Date 7/29/97 J.E.W.

General Notes

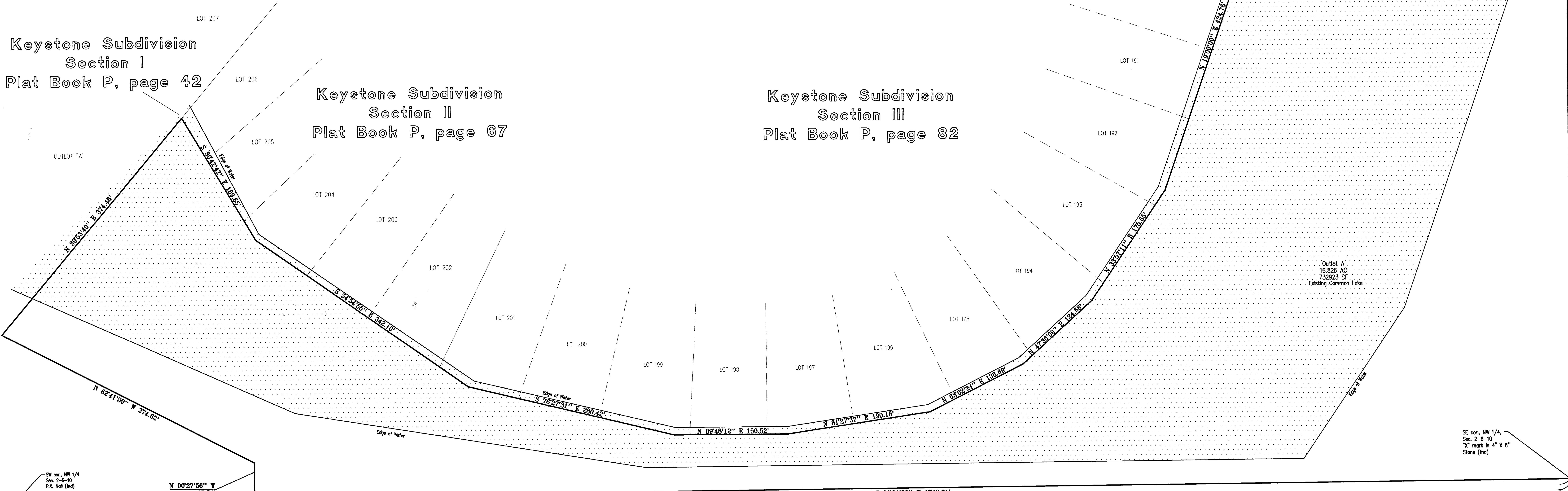
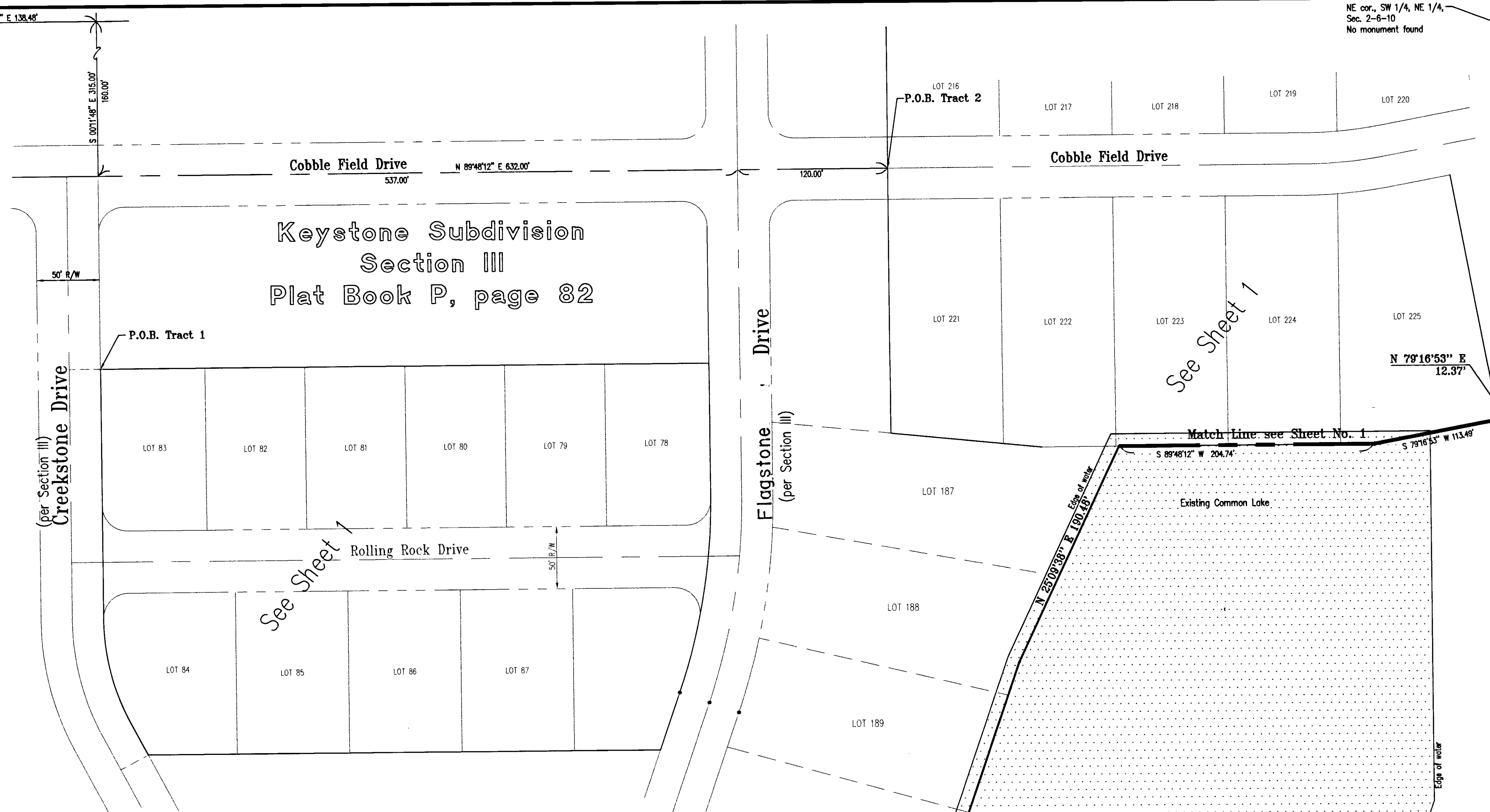
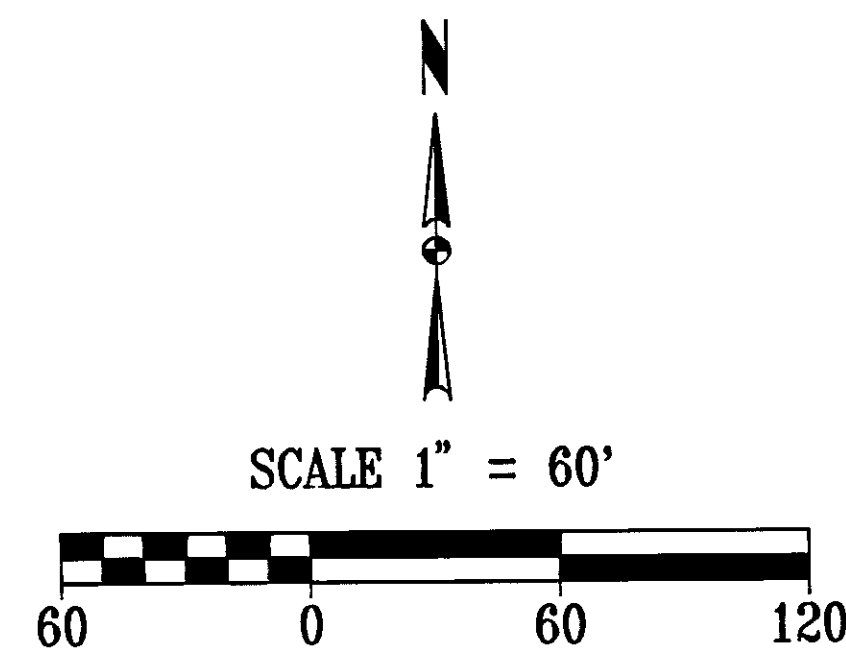
- Noise sensitive note:** It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.
- Zoning:** The subject property is currently zoned Ag
- Flood Plain Data:** Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone 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 hereon is 384.00
- 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 or within the flood plain.**
- Lake Maintenance:** The owners of lakefront lots 216 thru 220 lots 222 thru 225 shall maintain the portions of the lakefront lying on their respective lots.
- UTILITIES:** Sewer, water, gas, telephone and electric are available to be extended to site.
- 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:**
 - 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.
 - 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.
 - 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 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 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.
- Flow and Erosion Control for Ditches:** Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.
- Property Corner Markers:** All corners not already monumented are marked 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
BM #1 - P.K.Nail in south curb of Cobblefield Drive, 162' ± east of Sand Ridge Drive. Elev. = 400.00
BM #2 - Chiseled square in curb on south side of Rolling Rock Drive near the NW. corner of Lot 88. Elev. = 385.76.
BM #3 - Chiseled square in curb on south side of Cobble Field Drive near the NW. corner of Lot 224. Elev. = 384.02.

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DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 11 1997

Suzanne M. Cress
AUDITOR
4672



SE cor., NW 1/4,
Sec. 2-6-10
"X" mark in 4" X 8"
Stone (hd)