

KEYSTONE SUBDIVISION SECTION I

P-42

LEGAL 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 782.54 feet to the point of beginning; thence North 00 degrees 33 minutes 45 seconds West 575.28 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 99.00 feet; thence South 00 degrees 11 minutes 48 seconds East 184.70 feet; thence South 89 degrees 48 minutes 12 seconds West 25.20 feet; thence South 00 degrees 11 minutes 48 seconds East 410.00 feet; thence South 32 degrees 24 minutes 25 seconds West 76.45 feet; thence South 41 degrees 18 minutes 12 seconds West 50.01 feet; thence South 39 degrees 53 minutes 37 seconds West 574.34 feet; thence North 63 degrees 52 minutes 36 seconds West 22.28 feet; thence North 49 degrees 54 minutes 18 seconds West 152.02 feet; thence North 21 degrees 14 minutes 41 seconds West 184.00 feet; thence North 45 degrees 56 minutes 39 seconds West 52.62 feet; thence North 59 degrees 33 minutes 30 seconds West 68.62 feet; thence North 69 degrees 26 minutes 15 seconds West 30.00 feet to the point of beginning, containing 19.00 acres (827,697 sq. ft.).

Also a Public Utility Easement more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of Section 2, Township 6 South, Range 10 West; thence along the west line of said quarter section North 00 degrees 33 minutes 45 seconds East 782.54 feet; thence South 00 degrees 25 minutes 52 seconds East 30.00 feet to the point of beginning; thence South 59 degrees 33 minutes 36 seconds East 18.45 feet; thence parallel with the west line of said quarter section South 00 degrees 33 minutes 45 seconds West 77.41 feet; thence South 89 degrees 48 minutes 12 seconds West 14.94 feet; thence North 40 degrees 00 minutes 51 seconds East 56.63 feet; thence North 39 degrees 56 minutes 39 seconds East 20.31 feet; thence South 40 degrees 00 minutes 51 seconds West 39.53 feet; thence parallel with the west line of said quarter section South 00 degrees 33 minutes 45 seconds West 77.76 feet; thence North 89 degrees 26 minutes 15 seconds West 55.00 feet to a point on the 30 foot right-of-way line of Oak Hill Road; thence along said right-of-way line North 00 degrees 33 minutes 45 seconds East 166.60 feet to the point of beginning, containing 0.15 acres (6,647 sq. ft.).

I, Danny K. Leak, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me on June 21, 1995 and that all monuments exist at locations as noted.

Witness my hand and seal this 18 day of December, 1995.



OWNERS 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 I. 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 "Public Utility (P.U.) Easement", are hereby dedicated 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 erected 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 of land marked "Drainage & Underground (U.G.) Utility Easement" are dedicated for conveyance of surface water and/or subsurface water drainage, maintenance and operation 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 easement.

Strips of ground marked "Drainage (Drain.) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to designed facility is repaired by the utility company equal to design standards.

Strips of land marked "Lake Maintenance, Lake Maintenance Access and Storm Detention Easements" are dedicated for the maintenance of the Storm Detention Lake, any alterations to the land within these easements must have the approval of the Keystone Homeowners Association. Fences may not be extended across the Lake Maintenance Access Easement.

KEYSTONE DEVELOPMENT, LLC
3 South Bristol
Evansville, IN 47715

By: *[Signature]* MEMBER-MANAGER
By: *[Signature]* MEMBER-MANAGER
By: *[Signature]* MEMBER-MANAGER

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

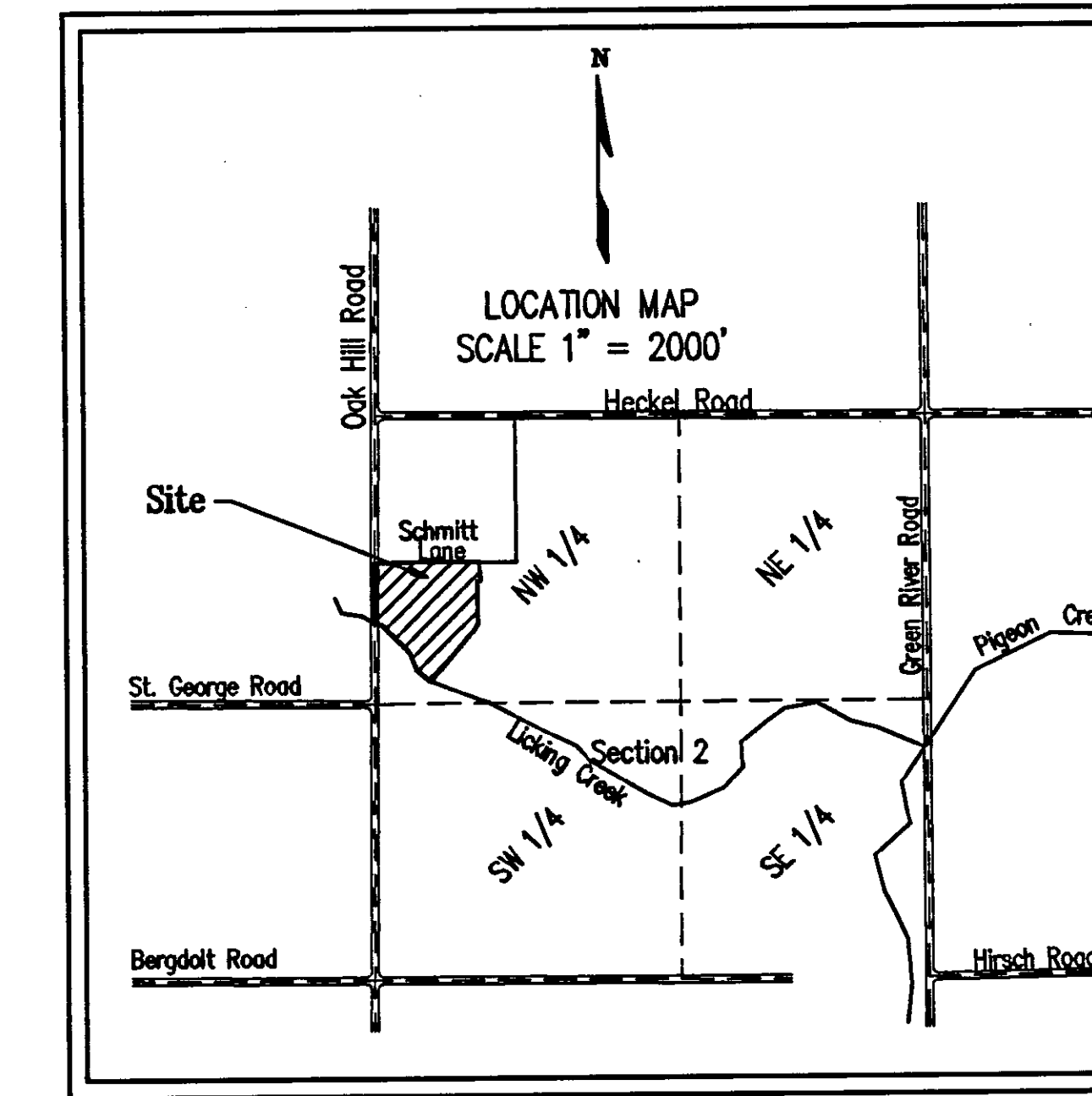
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes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

Witness my hand and seal this 27th day of December, 1995.

My Commission Expires: 9-16-98
Notary Public

Notary Residing in: *[Signature]*
County, Indiana: *[Signature]*

95-3098-1 plat.dwg 12/27/95 J.E.W.

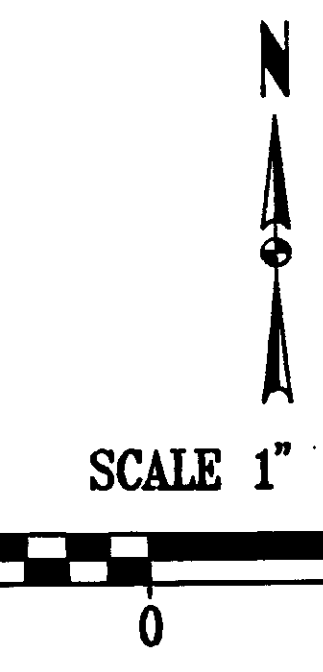


SITE LOCATION MAP

35-25560

RECEIVED FOR RECORD
DEC 28 1995
BETTY J. HERMAN RECORDER
VANDERBURGH COUNTY
CTR. 0001

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 28 1995
Auditor
7160



- Legend
- FPG - Flood protection Grade
 - P.U. - Public Utility
 - Maint. - Maintenance
 - Easmt. - Easement
 - BM - Bench Mark
 - U.G. - Underground
 - R - Radius
 - L - Length
 - N - North
 - D.R. - Dead Record
 - B.S.L. - Building Setback Line
 - Existing spot grade
 - 12/6/95

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 R-1.

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 Plan Number 180256 0025 C, dated August 5, 1991. The 100 Year Flood Elevation shown thereon is 384.6.

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.

Access: Lots 3 thru 13 shall have driveway access on Schmitt Lane. Lots 1, 2, 3 and 215 shall not have driveway access on Oak Hill Road.

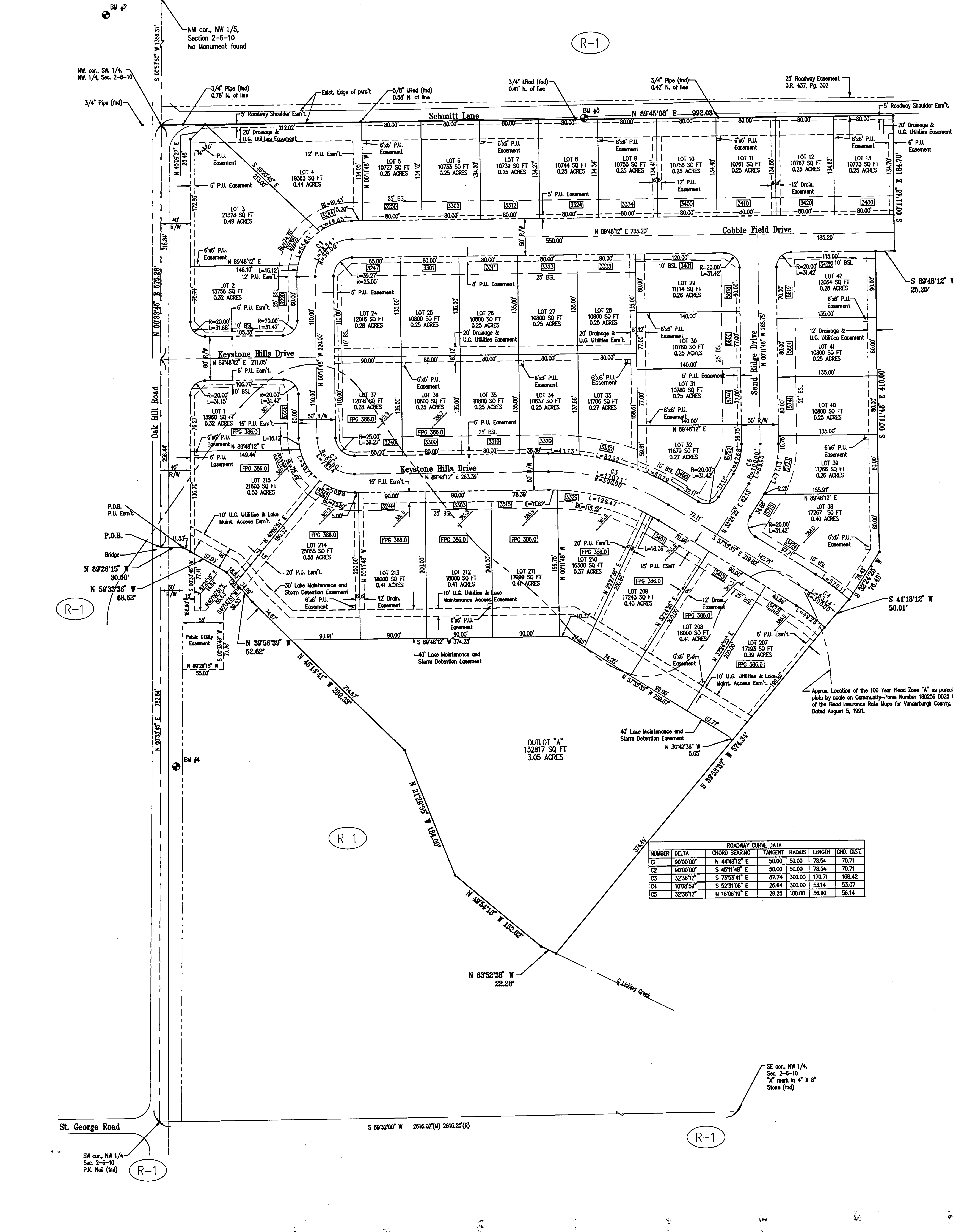
Schmitt Lane: Above ground obstructions shall not be located within the 5 foot Roadway Shoulder easement shown along Schmitt Lane. A 5 foot privacy fence shall be constructed and maintained at the south side of said shoulder easement.

Lake Maintenance: The owners of lakefront lots 207 thru 214 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 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 right-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.
- 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 requires the written approval of the County Drainage Board.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.



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 August 2, 1995.

By: *[Signature]*
Attache: Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director: *[Signature]*

PLAT RELEASE DATE: 12-28-95



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 27th day of December, 1995.

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