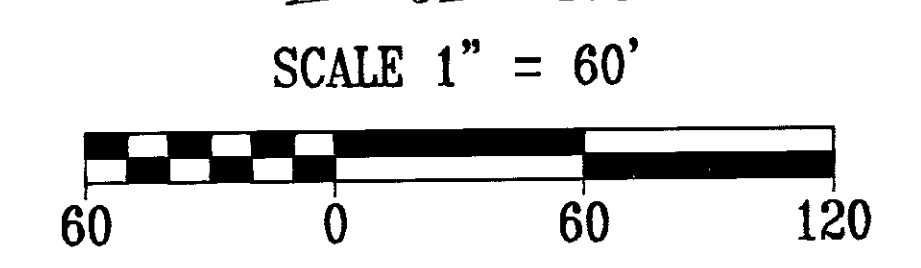


RECEIVED FOR RECORD AT 3:03 PM  
PLAT # Q-123  
VANDERBURGH COUNTY  
MARCH 9 2001  
200100007407



# KEYSTONE SUBDIVISION SECTION VIA

## Q-123

DULY ENTERED FOR NOTATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 09 2001  
Auditor  
#1434

### 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:

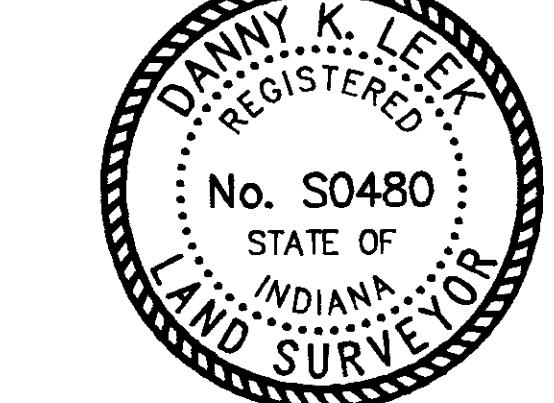
Commencing at a 3/4 inch pipe found marking the southwest corner of the southeast quarter of the northeast quarter of said Section 2, thence along the west line thereof North 00 degrees 21 minutes 51 seconds East 1332.58 feet to the southwest corner of the northeast quarter of said section 2; thence leaving said 1/4, 1/4 Section Line North 00 degrees 03 minutes 54 seconds East 35.69 feet to the point of beginning, said point is also the southeast corner of Lot 363 in Keystone Subdivision Section V C per plot recorded in Plat Book Q, page 43 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Section V C and M A North 00 degrees 03 minutes 54 seconds East 1305.00 feet to a point on the north line of the northeast quarter of said section 2; thence along the north line thereof South 90 degrees 00 minutes 00 seconds East 745.83 feet; South 00 degrees 59 minutes 21 seconds West 95.74 feet; thence South 90 degrees 00 minutes 00 seconds East 42.45 feet; thence South 00 degrees 00 minutes 00 seconds West 223.64 feet; thence North 59 degrees 56 minutes 06 seconds West 52.98 feet; thence South 00 degrees 59 minutes 21 seconds West 211.20 feet; thence South 90 degrees 00 minutes 00 seconds East 80.01 feet; thence South 00 degrees 59 minutes 21 seconds West 236.74 feet; thence South 03 degrees 21 minutes 18 seconds West 50.09 feet; thence South 00 degrees 00 minutes 00 seconds East 40.00 feet; thence North 90 degrees 00 minutes 00 seconds West 77.00 feet; thence North 00 degrees 00 minutes 00 seconds West 119.00 feet; thence North 00 degrees 59 minutes 21 seconds West 119.00 feet; thence North 00 degrees 00 minutes 00 seconds West 42.45 feet; thence North 00 degrees 59 minutes 21 seconds West 55.73 feet to the point of beginning containing 23.08 acres (1,005,322 sq. ft.).

Also, a sanitary sewer easement more particularly described as follows: Beginning at the northeast corner of Lot 383 per this plat, thence South 90 degrees 00 minutes 00 seconds East 26.67 feet; thence South 82 degrees 26 minutes 10 seconds East 41.01 feet; thence South 28 degrees 25 minutes 45 seconds West 29.07 feet; thence South 00 degrees 00 minutes 00 seconds East 315.89 feet; thence South 29 degrees 21 minutes 32 seconds East 120.65 feet; thence South 90 degrees 00 minutes 00 seconds East 102.25 feet; thence South 08 degrees 24 minutes 39 seconds West 250.26 feet; thence North 90 degrees 00 minutes 00 seconds West 119.00 feet; thence North 00 degrees 59 minutes 21 seconds East 10.00 feet; thence South 90 degrees 00 minutes 00 seconds East 109.92 feet; thence North 06 degrees 24 minutes 39 seconds East 228.13 feet; thence North 90 degrees 00 minutes 00 seconds West 97.85 feet; thence North 29 degrees 21 minutes 32 seconds West 130.01 feet; thence North 00 degrees 00 minutes 00 seconds West 294.26 feet; thence North 90 degrees 00 minutes 00 seconds West 42.45 feet; thence North 00 degrees 59 minutes 21 seconds West 55.73 feet to the point of beginning containing 0.30 acres (12,907 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 21<sup>st</sup> day of February, 2001.



Danny K. Leek, R.L.S.  
Indiana Registration No. 50480  
Morley and Associates, Inc.  
600 S.E. Sixth Street  
Evansville, Indiana 47713

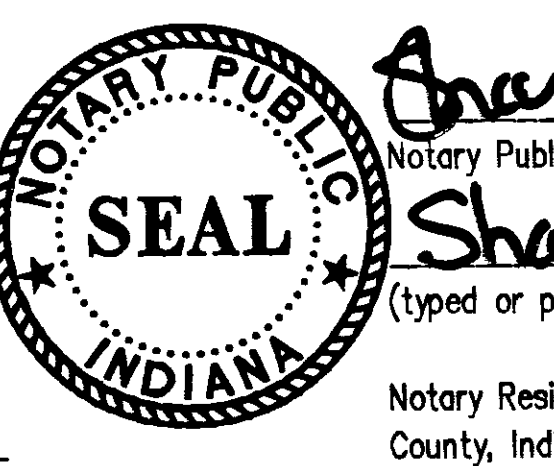
### NOTARY CERTIFICATE

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. 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 29<sup>th</sup> day of February, 2001.

My Commission Expires: 4-11-07



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

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 VII A. 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 "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 storage 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 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.

KEYSTONE DEVELOPMENT, LLC.  
3 Brentwood Drive  
Evansville, IN 47715  
By: W.C. Bussing, Jr. Member-Manager  
JOHN J. ELPERS, JR. MEMBER-MANAGER  
4700 S. Wendel-Cynthiana Rd.  
Wadesville, IN 47638

### 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 VII A. 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 "D.E." (Drainage 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 structures other than such utility facilities 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.& U.G.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 and 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 without liability, in the use of said easements.

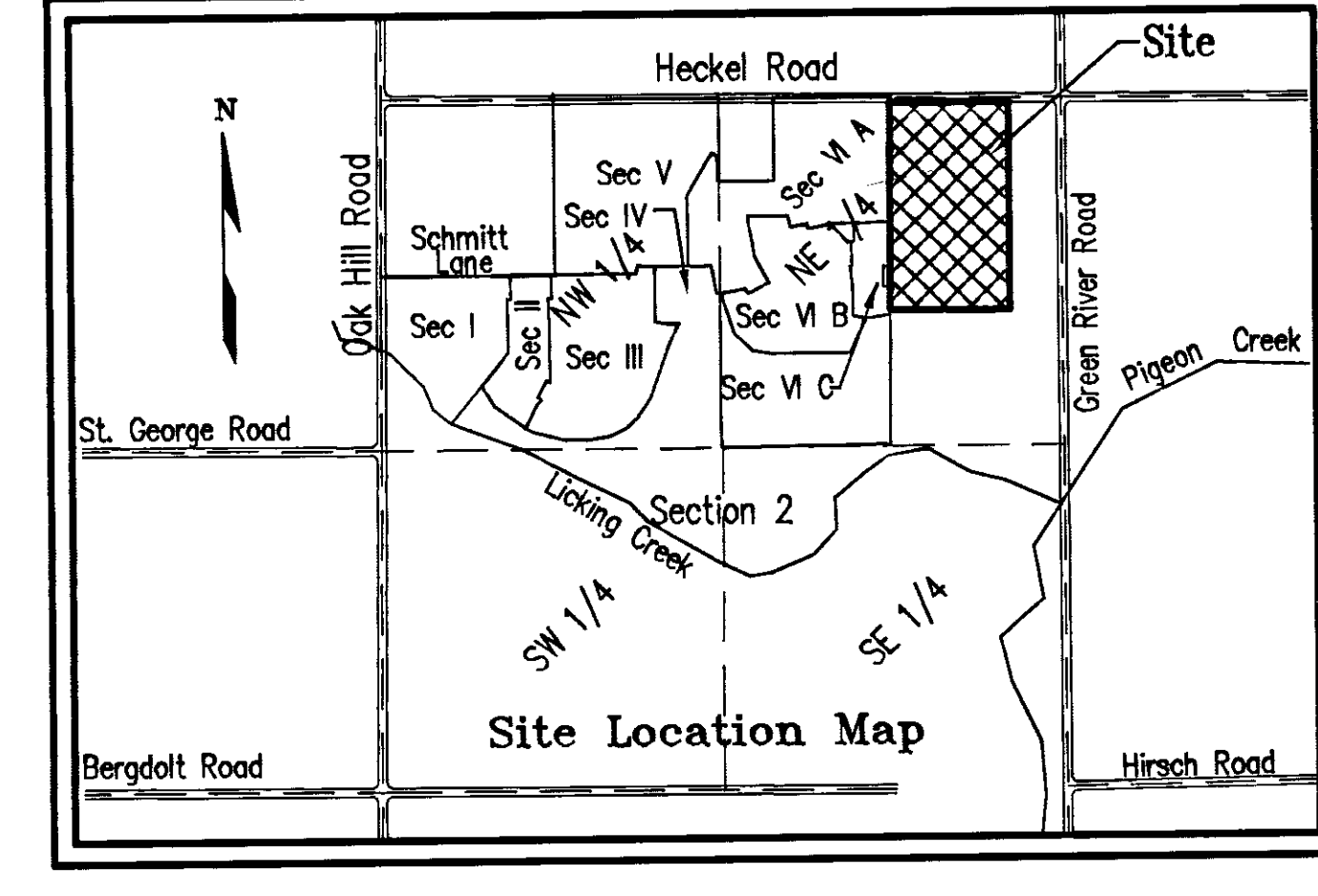
### Area Plan Commission Certificate

Under the authority provided by the Acts of 1991, 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  
Sharon L. Cunningham  
Attest Executive Director  
Secondary Plat complies with the Ordinance and is released for Recording.  
Sharon L. Cunningham  
Executive Director  
PLAT RELEASE DATE: 3-9-2001

NUMBER	DIRECTION	DISTANCE
R1	N 00°03'54" E	40.00 FT
R2	N 60°03'54" E	40.00 FT
R3	S 59°56'06" E	40.00 FT
R4	S 00°03'54" W	40.00 FT

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT DISTANCE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°22'44"	S 00°37'29" E	12.03	1000.00	24.07	24.07
C2	02°45'31"	N 00°03'54" E	24.08	1000.00	48.15	48.14
C3	01°22'46"	S 00°45'17" W	12.04	1000.00	24.08	24.08
C4	89°56'06"	N 45°01'57" E	99.89	100.00	156.97	141.34
C5	89°56'06"	S 45°01'57" W	99.89	100.00	156.97	141.34



### General Notes

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an existing 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 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.

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 the flood plain. The minimum FPG for all lots is 386.50.

Access: Lots 377-383 shall not have access onto Heckel Road.

Double Frontage Lots: For the purpose of fence placement, the lots on Heckel Road shall not be considered as double frontage lots.

House Direction: The front of house on lots 378 and 390 shall face Langly Court and lots 384 and 400 shall face Delk Drive.

Lake Maintenance: The owners of lakefront lots 384 thru 388, 391 thru 396, 405 thru 409, 411 thru 415 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 gross 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 pipes, fences, walls, building, pools, patios, 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.

Note: Homeowners Association will be responsible for maintenance and payment of taxes for the Common Area.

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., 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 all "tee", 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 part at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.89

Reference Bench Mark #2 - Metal Disk on Metal Tube 1" above ground located at SW corner of Heckel 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.

