

RECEIVED FOR RECORD
 AT 2:42 P.M.
 PLAT # 168
 CITY/COUNTY (WITH RECORD)
 VANDERBURGH COUNTY
 NOV 13 2001
 2001R00039154

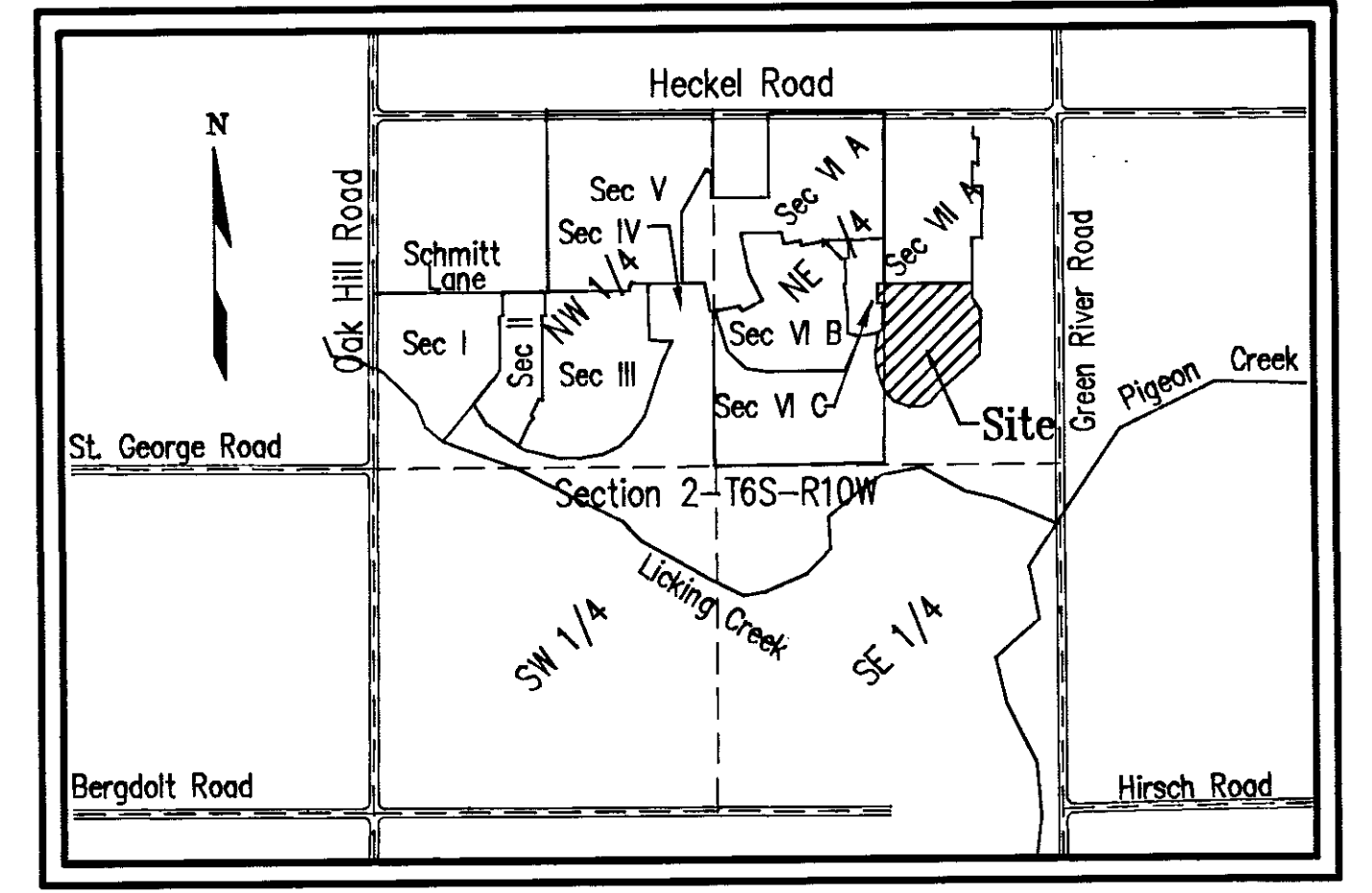
KEYSTONE SUBDIVISION SECTION VII B

NOV 13 2001

Signature of *W.C. Bussing, Jr.*
 AUDITOR
 #7137

Centerline Curve Table

NUMBER	DELTA ANGLE	CORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CORD LENGTH
C10	48°46'09"	S 65°35'55" E	113.32	250.00	212.80	208.43
C11	90°00'00"	S 03°46'00" W	100.00	100.00	100.00	141.42
C12	103°12'36"	N 79°37'53" W	94.64	75.00	135.10	117.56
C13	72°32'27"	S 08°15'29" W	183.50	250.00	316.59	295.86
C14	44°32'12"	N 22°16'06" E	61.42	150.00	116.80	113.68



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby certify that the plat and subdivision map shown and designated the same as Keystone Subdivision Section VII B. 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 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.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 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 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.

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 said Section 2, thence along the west line thereof North 00 degrees 21 minutes 51 seconds East 485.00 feet to the point of beginning; thence North 18 degrees 56 minutes 26 seconds West 189.59 feet; thence North 03 degrees 20 minutes 30 seconds West 126.40 feet; thence North 09 degrees 26 minutes 02 seconds East 170.12 feet to the corner of Keystone Subdivision Section V C per plat recorded in Plat Book Q, page 43 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the southeast corner of lot 241 in said subdivision; thence along the line of said Keystone Section V C North 47 degrees 35 minutes 39 seconds East 406.63 feet; thence continue along said line North 09 degrees 00 minutes 00 seconds East 222.60 feet; thence continue along said line North 09 degrees 00 minutes 00 seconds West 35.05 feet; thence continue along said line North 09 degrees 00 minutes 00 seconds East 160.00 feet to a point on the south line of lot 363 in said Section V C, thence along the south line of said lot 363 and the south line of Keystone Subdivision Section VII A as per plat recorded in Plat Book Q, page 123, South 90 degrees 00 minutes 00 seconds East 785.61 feet; thence South 00 degrees 00 minutes 00 seconds West 123.39 feet; thence South 33 degrees 22 minutes 21 seconds East 122.51 feet; thence South 00 degrees 59 minutes 21 seconds West 373.37 feet; thence South 48 degrees 48 minutes 09 seconds West 440.11 feet; thence South 39 degrees 34 minutes 09 seconds West 129.62 feet; thence South 57 degrees 02 minutes 33 seconds West 80.49 feet; thence North 90 degrees 00 minutes 00 seconds West 108.67 feet; thence North 68 degrees 39 minutes 47 seconds West 133.55 feet; thence North 40 degrees 41 minutes 38 seconds West 133.14 feet to the point of beginning containing 16.87 acres (734991 sq.ft.) more or less.

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, 2001.

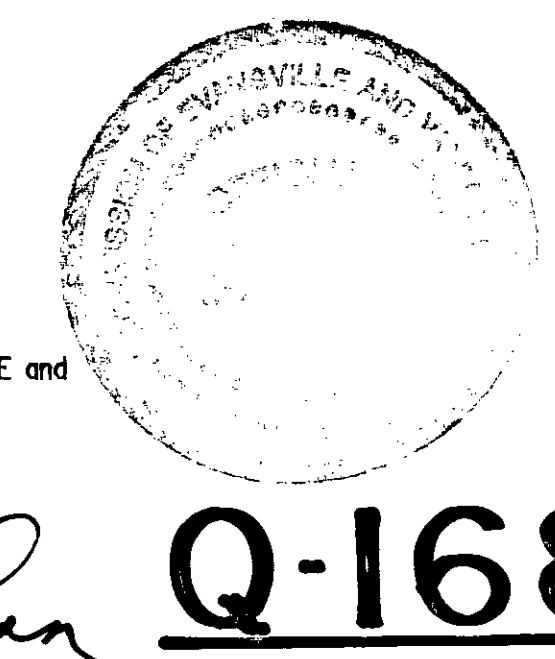
Signature of *Mark Foster*
 President
 Signature of *Bertha L. Cunningham*
 Area Executive Director
 Signature of *Bertha L. Cunningham*
 Executive Director
 PLAT RELEASE DATE: Nov 13, 2001

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. Ebers, 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.

I press my hand and seal this 13th day of October 2001.

My Commission Expires: 4-11-07
 Signature of *Sharon S. Burks-Maier*
 Notary Public
 Signature of *Sharon S. Burks-Maier*
 (typed or printed name)
 Notary Resides in: Vanderburgh
 County, Indiana

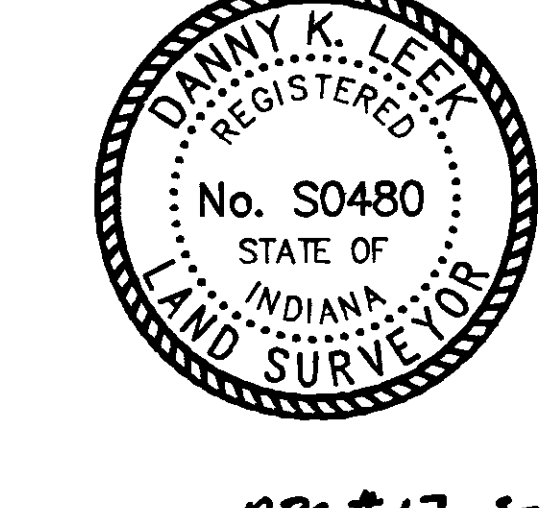


Q-168

Surveyor's Certificate

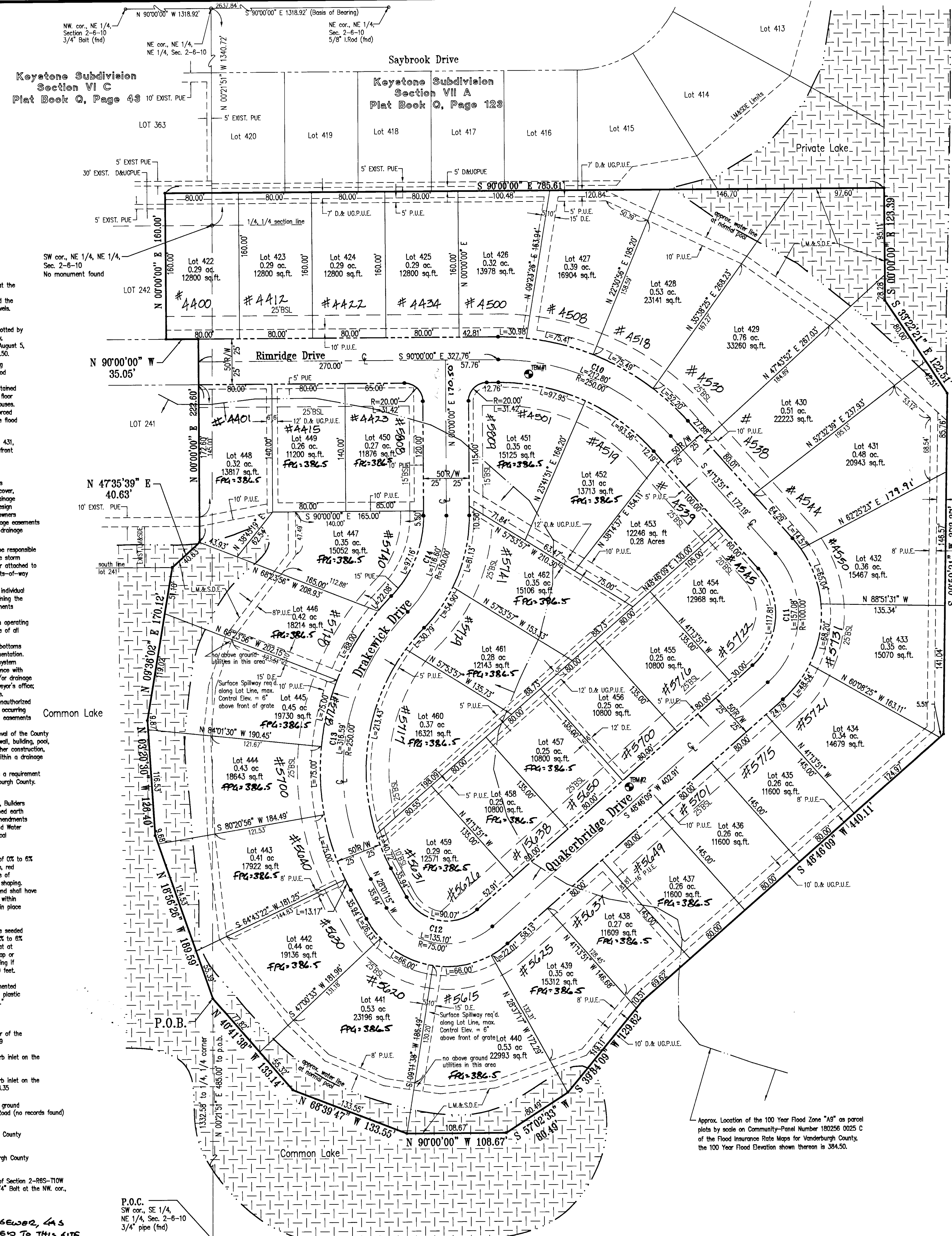
I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of October 2001.



Signature of *Danny K. Leek*
 Danny K. Leek, R.L.S.
 Indiana Registration No. 50480
 Morley and Associates, Inc.
 600 S.E. 89th Street
 Evansville, Indiana 47713

Secondary Plat
 3998 Sec7b-plat.dwg 10/11/01 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.

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 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 affected lots is 386.50.

Lake Maintenance: The owners of lakefront lots 427 thru 431, and 439 thru 448 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 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 occupied rights-of-way including:

1. Encouraging 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 ordinances.
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 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 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 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 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. #M-356 Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.89

BM #1 - Chiseled Square in top of curb 2' east of curb inlet on the south side of Rimridge Rd. at lot 415 Elev. = 394.51

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

Reference BM #3 - 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

Basis of Bearing - North Line of the Northeast Quarter of Section 2-885-110W Bearing = N 90°00'00" E 2637.84', monumented by a 3/4" Bolt at the NW corner, and a 5/8" I.Rod at the NE corner.

UTILITIES: WATER, SANITARY SEWER, GAS AND ELECTRIC WILL BE EXTENDED TO THIS SITE.

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

Approx. Location of the 100 Year Flood Zone "AS" as parcel plots by scale on Community-Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, the 100 Year Flood Elevation shown thereon is 384.50.