

# KEYSTONE SUBDIVISION SECTION VII E

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DEC 06 2002  
Auditor  
#8449

### CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	145°34'44"	S 47°21'21" W	32.68	250.00	64.99	64.81
C2	26°02'34"	S 42°18'20" W	63.60	275.00	125.00	124.92
C3	57°25'07"	N 00°34'30" E	150.62	275.00	275.59	284.20
C4	19°49'19"	S 18°13'24" E	34.95	200.00	69.19	68.85
C5	06°31'51"	S 53°02'05" W	18.65	250.00	37.22	37.19
CSA	43°48'45"	S 07°22'41" W	110.38	275.00	210.28	205.20

### LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
R1	N 55°18'29" E	40.00'
R2	S 68°25'39" E	40.00'
R3	S 15°54'23" E	40.00'
R4	S 36°36'53" W	40.00'
R5	S 89°08'09" W	40.00'
R6	S 18°09'19" E	40.00'
R7	S 39°08'26" W	40.00'
R8	N 73°09'25" W	40.00'

**LEGEND**  
L.M. - Lake Maintenance  
S.D. - Storm Drainage  
D. - Drainage  
P.U. - Public Utility  
E. - Easement  
T. - Temporary  
R. - Radius  
L. - Length  
D.R. - Dead Record  
BSL - Building Setback Line  
BL - Lot width at Building Setback Line  
R/W - Right-of-Way  
FPG - Flood Protection Grade  
C1 - Curve Number  
Basis of Bearing - Monumented line which controls bearing  
P.O.B. - Point of Beginning  
P.O.C. - Point of Commencement  
C - Center line  
Right-of-way line  
Easement line  
BSL - Building setback line  
Approximate edge of water  
Approximate 100 Year Flood Line

N - North  
S - South  
E - East  
W - West  
C1 - Curve number  
Ac - Acres  
sq.ft. - Square feet  
(ft.) - Foot  
T6S - Township 6 South  
R10W - Range 10 West  
F.E. - Floodway Easement  
I.D.N.R. - Indiana Department of Natural Resources

### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby certify that the plat and subdivision shown and designated the same as **Keystone Subdivision Section VII E**. 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, 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, undergrowth and obstructions. No buildings or other structures shall be located within said areas of land. Any fence located within said areas of land is subject to removal without liability in the use of said easements. However, nothing herein shall prevent the use of any portion of the easement for drives.

Strips or areas of land, of the dimensions shown on this plat and marked "D.U.U.P.U.E." (Drainage and 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 "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resources (IDNR). The Flood Control Act, I.C. 15-2-22, states that it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to and from said easements for necessary construction, maintenance or reconstruction.

KEYSTONE DEVELOPMENT, LLC  
3 Brentwood Drive  
Evansville, IN. 47715

By: *W.C. Bussing Jr.*  
W.C. BUSSING JR. Member/Manager  
3 Brentwood Drive  
Evansville, IN. 47715

By: *John J. Elpers Jr.*  
JOHN J. ELPERS JR. MEMBER-MANAGER  
4700 St. Wendel-Cynthiana Rd.  
Wadesville, IN. 47638

Keystone Subdivision  
Section VII E  
Plat Book R, Page 24.

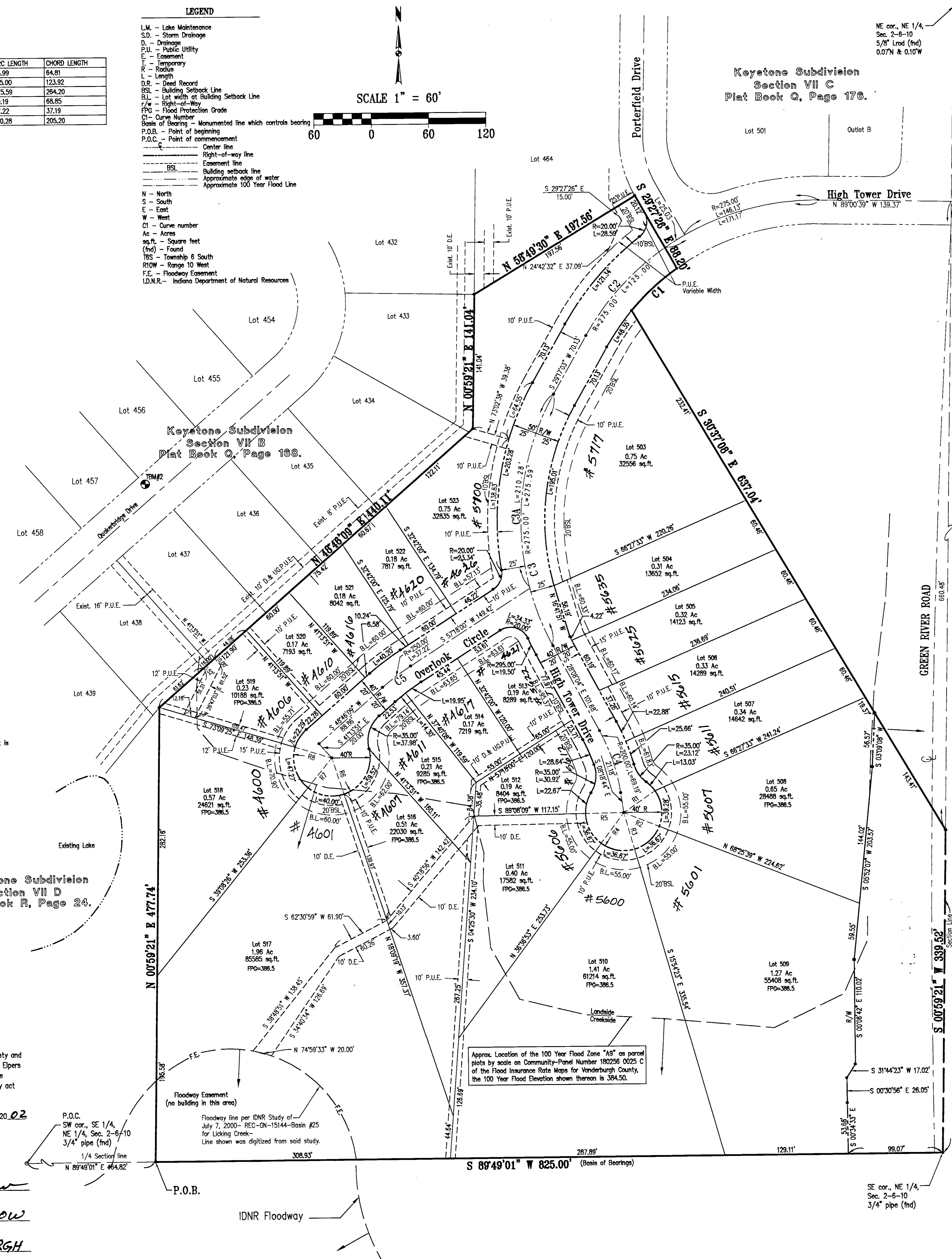
### NOTARY CERTIFICATE

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 thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of NOVEMBER 20 02

My Commission Expires: MAY 21, 2010

*Serald M. Withrow*  
Notary Public  
GERALD M. WITHROW  
(typed or printed name)  
Notary Resides in VANDERBURGH  
County, Indiana



NE cor., NE 1/4, Sec. 2-6-10, 5/8" (ind) & 0.10"

SE corner SE 1/4, Section 35-3-10, R/R spike (ind)

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### GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the 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. Utilities: Water and Sanitary Sewers are available to be extended to the site.

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 spaces (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. The minimum FPG for these lots is 386.50.

Access: All lots shall access interior streets only.

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, boxes 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:

- Entering 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 this 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.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental action 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.

### 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 Section 2, also being the southwest corner of Keystone Subdivision Section VII D, as per plat thereof, recorded in Plat Book R, Page 24, in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said quarter quarter section and the south line of said Keystone Subdivision Section VII D, North 89 degrees 48 minutes 01 seconds East 464.82 feet to the southeast corner of said Section VII D, said point being the point of beginning; thence along the east line of said Section VII D, North 00 degrees 58 minutes 21 seconds East 477.74 feet to a point on the south line of Keystone Subdivision Section VII B as per plat thereof recorded in Plat Book Q page 168 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof North 48 degrees 46 minutes 09 seconds East 440.11 feet; thence continue along said Section VII B line North 00 degrees 59 minutes 21 seconds East 141.04 feet to a point on the south line of Keystone Subdivision Section VII C as per plat thereof recorded in Plat Book Q page 178 in the office of said Recorder of Vanderburgh County, Indiana; thence along said subdivision line North 58 degrees 49 minutes 30 seconds East 197.59 feet; thence South 29 degrees 27 minutes 26 seconds East 262.20 feet to the point of curvature of a non-tangent curve to the left having a central angle of 14 degrees 53 minutes 44 seconds and a radius of 250.00 feet from which the chord bears South 47 degrees 21 minutes 21 seconds West 84.81 feet, thence along the arc of said curve 64.89 feet; thence South 37 degrees 17 minutes 08 seconds East 637.04 feet to a point on the east line of said quarter section; thence along the east line thereof South 00 degrees 59 minutes 21 seconds West 84.81 feet, thence along the arc of said curve 64.89 feet; thence South 37 degrees 17 minutes 08 seconds East 637.04 feet to a point on the east line of said quarter section; thence along the east line thereof South 00 degrees 59 minutes 21 seconds West 84.81 feet, thence along the arc of said curve 64.89 feet; thence South 37 degrees 17 minutes 08 seconds East 637.04 feet to a point on the east line of said quarter section; thence along the east line thereof South 00 degrees 59 minutes 21 seconds West 84.81 feet, thence along the arc of said curve 64.89 feet; thence South 37 degrees 17 minutes 08 seconds East 637.04 feet to a point on the east line of said quarter section.

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 to that plan 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., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil, which shall 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 shall 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 digging with or on disturbed earth 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. 0723."

Bench Mark Data: Reference Bench Mark - N.G.S. #M-356 found top pin in recessed spot at the southeast corner of the intersection of U.S. 41 and Lynch Road, Elev. = 384.69

TM #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

Storm drainage plans were approved by the Vanderburgh County Drainage board on: July 22, 2002.

Road construction plans were approved by the Vanderburgh County Commissioners on: July 29, 2002.

### 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 7, 2002.

*Mark Foster*  
President

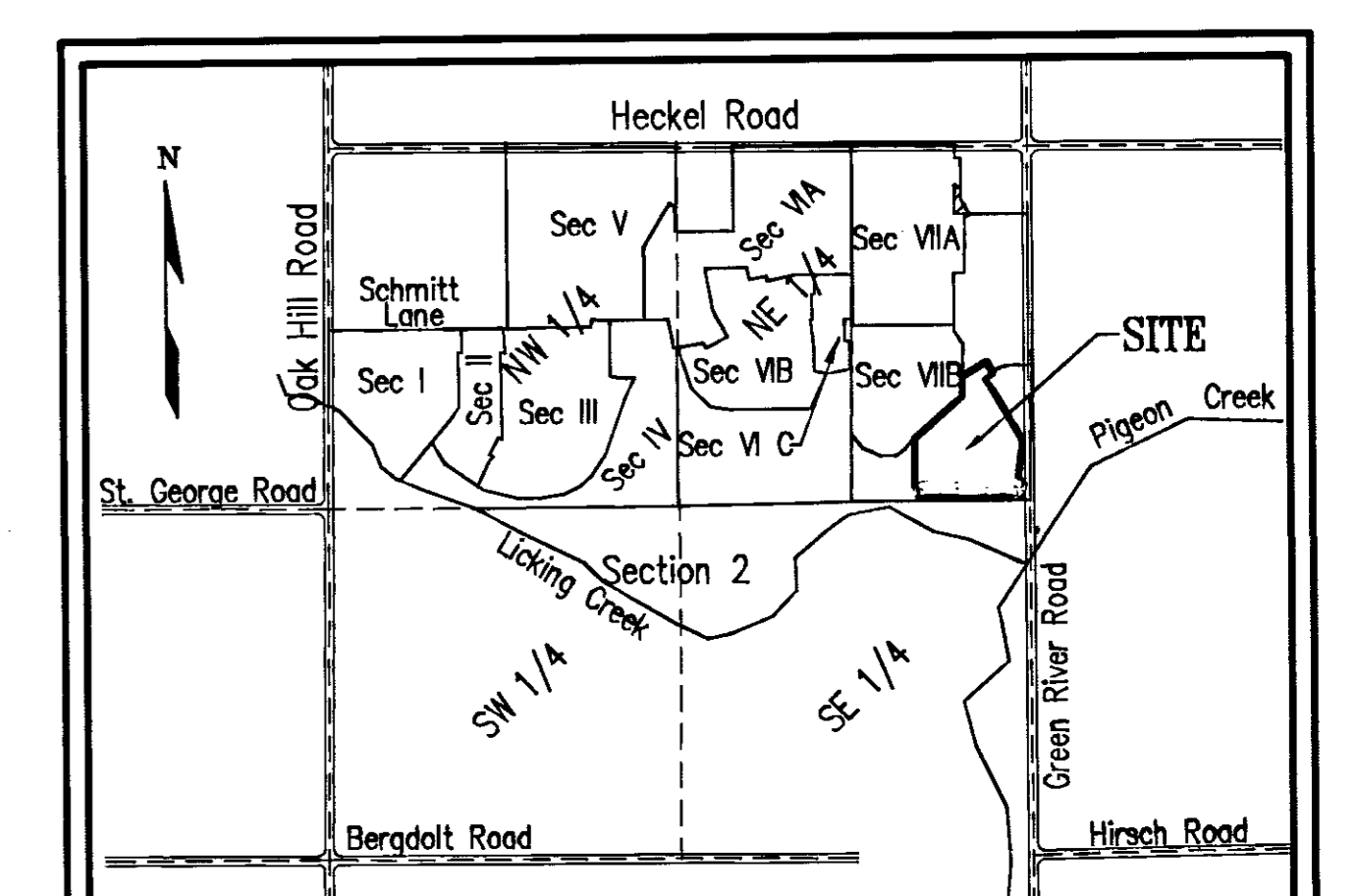
*Bradley Smith*  
Attest Executive Director

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

*Bradley Smith*  
Executive Director

PLAT RELEASE DATE: DEC 6, 2002

Official Seal of the Area Plan Commission of Evansville and Vanderburgh County, Indiana.



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### 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 exist at locations as noted.

Witness my hand and seal this 11th day of November 20 02

*Danny K. Leek*  
REGISTERED  
No. S0480  
STATE OF INDIANA  
LAND SURVEYOR

Danny K. Leek, R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
600 S.E. Sixth Street  
Evansville, Indiana 47713

Official Seal of the Surveyor Danny K. Leek, State of Indiana.

Official Seal of the Area Plan Commission of Evansville and Vanderburgh County, Indiana.

**R-33**

Morley and Associates Inc.  
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713  
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat  
Proj. No.: 5278 Sec 2e-plat.dwg 11/1/02 J.E.Wood  
APR 10 - 5-2002