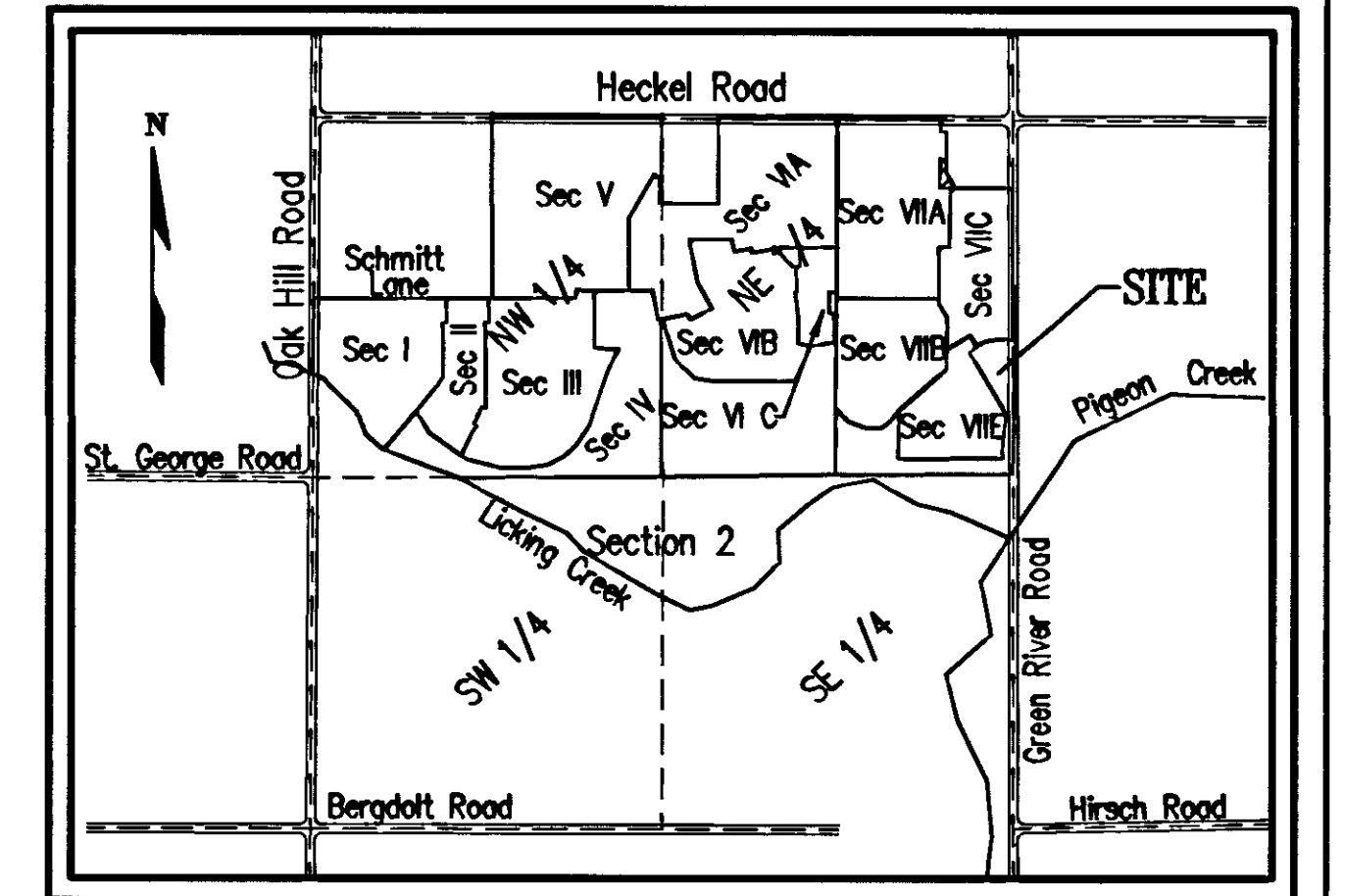


Keystone VII F Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 Nov. 22, 2006
 BILL FLUTY AUDITOR
 1958

RECEIVED FOR RECORD
 DATE: Nov 22, 2006
 PLAT BOOK: S
 PAGE: 34
 INSTR: 2006 R 00039716
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY



Location Map

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:
 Beginning at a 3/4 inch pipe found marking the southeast corner of the northeast quarter of said Section 2, said point being the southeast corner of Keystone Subdivision Section VII E as per plat thereof, recorded in Plat Book R, page 33 in the office of the Recorder of Vanderburgh County Indiana, thence along the east line of Keystone VII E, North 00 degrees 59 minutes 21 seconds East 339.52 feet to a corner of said Keystone VII E, said point being the point of beginning; thence continuing along a line of said Keystone VII E the following 2 calls, 1) North 30 degrees 37 minutes 08 seconds West 637.04 feet to the point of curvature of a curve to the right, concave to the southeast, having a central angle of 51 degrees 04 minutes 53 seconds and a radius of 250.00 feet from which the chord bears North 65 degrees 26 minutes 55 seconds East 215.58 feet; 2) thence along the arc of said curve 222.88 feet; thence South 89 degrees 00 minutes 39 seconds East 139.37 feet to a point on the east line of said northeast quarter section; thence along the east line thereof, South 00 degrees 59 minutes 21 seconds West 635.48 feet to the point of beginning containing 2.67 acres (116,110 sq. ft.).

Subject to the right-of-way for Green River Road off the entire east side of the above described tract.

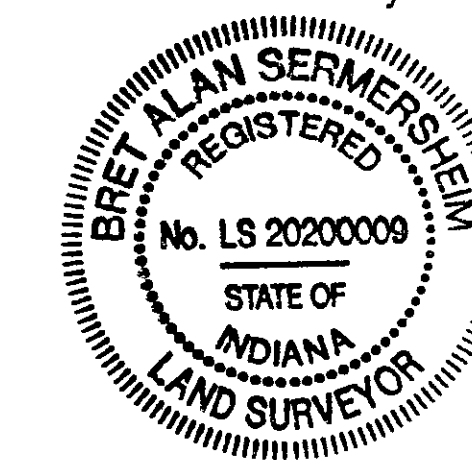
Subject to an existing Public Utility Easement recorded as Doc.#2003R00033050.

Subject to all easements, rights-of-way, building and use restrictions of record.

Surveyor's Certificate

I, Bret Alan Semersheim, 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 20th day of November, 2006.



Bret Alan Semersheim
 Bret Alan Semersheim, P.L.S.
 Indiana Registration No. LS20200009
 Morley and Associates, Inc.
 4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (I.C. 36-2-7.5)

Bret Semersheim

S-34

APC# 19-M2-2005

Secondary Plat

Designed By: J.E. Wood
 Job Number: 3998
 Drawn By: J.E. Wood
 Date: 11/20/2006
 Filename: Lot502-minor.dwg



Evansville, IN
 (812) 464-9585
 Henderson, KY
 Jasper, IN
 (270) 830-0300 (812) 634-9990

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 Section VII F Minor Subdivision.

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 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 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 staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

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.

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

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

By: *John J. Elpers Jr.*
 JOHN J. ELPERS JR., MEMBER-MANAGER
 21 Mt. Ashley Road
 Evansville, IN 47711

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 and John Elpers Jr., managing members of Keystone Development LLC, 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 21ST day of NOVEMBER, 2006.

My Commission Expires:

MAY 21, 2010

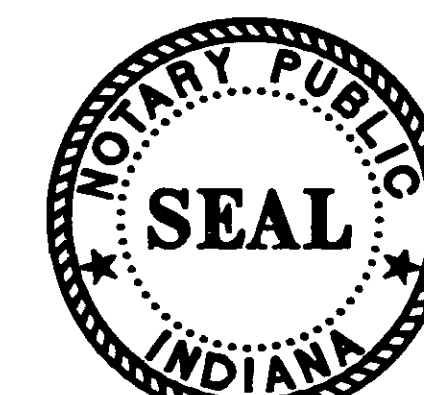
Gerald M. Withrow
 Notary Public

Notary Resides in

VANDERBURGH

County, Indiana

Gerald M. Withrow
 (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 July 12, 2005 (Subdivision Review Committee).

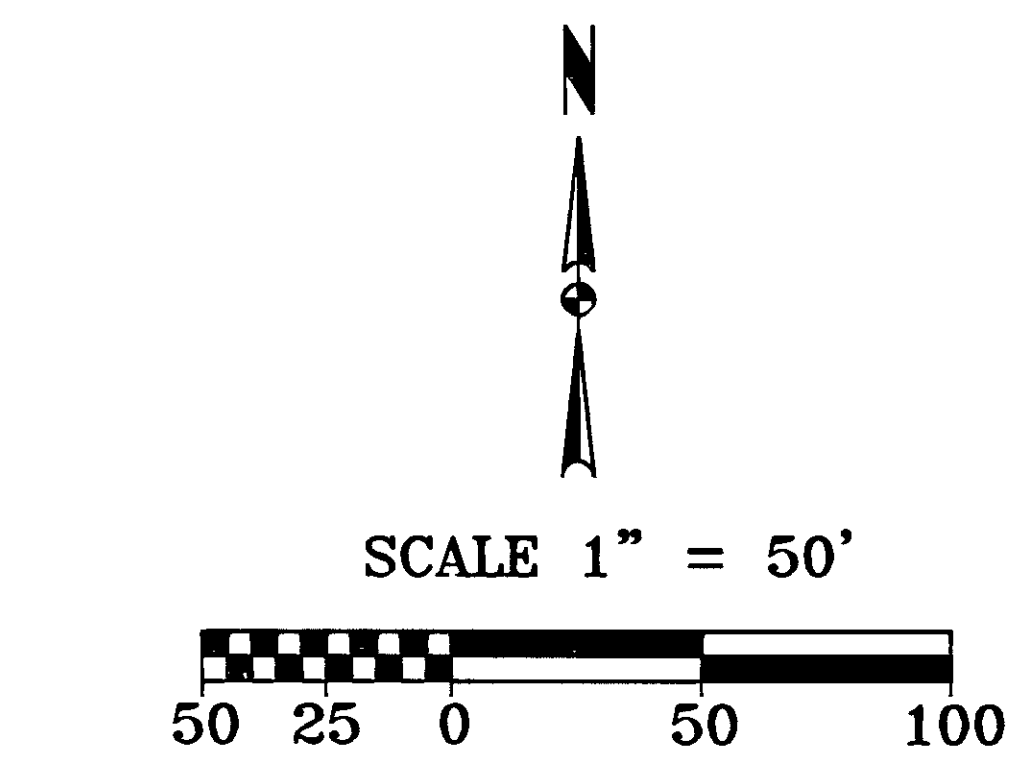
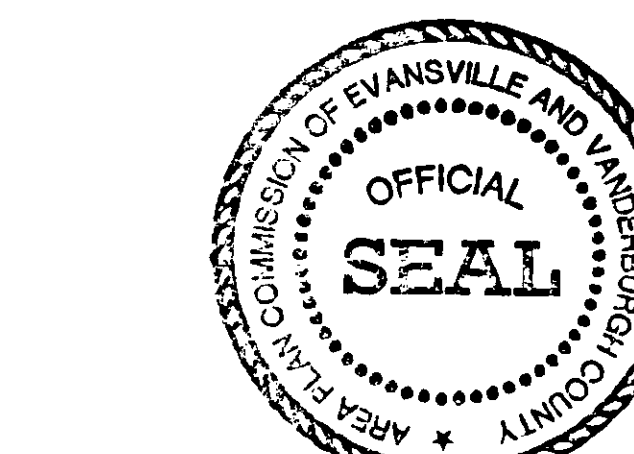
John J. Elpers Jr.
 President

Bret Alan Semersheim
 Attest Executive Director

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

Bret Alan Semersheim
 Executive Director

PLAT RELEASE DATE: Nov. 22, 2006



General Notes

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 these lots is 386.50.

Compaction Certification: Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Temporary Erosion Control (during construction): 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 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 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

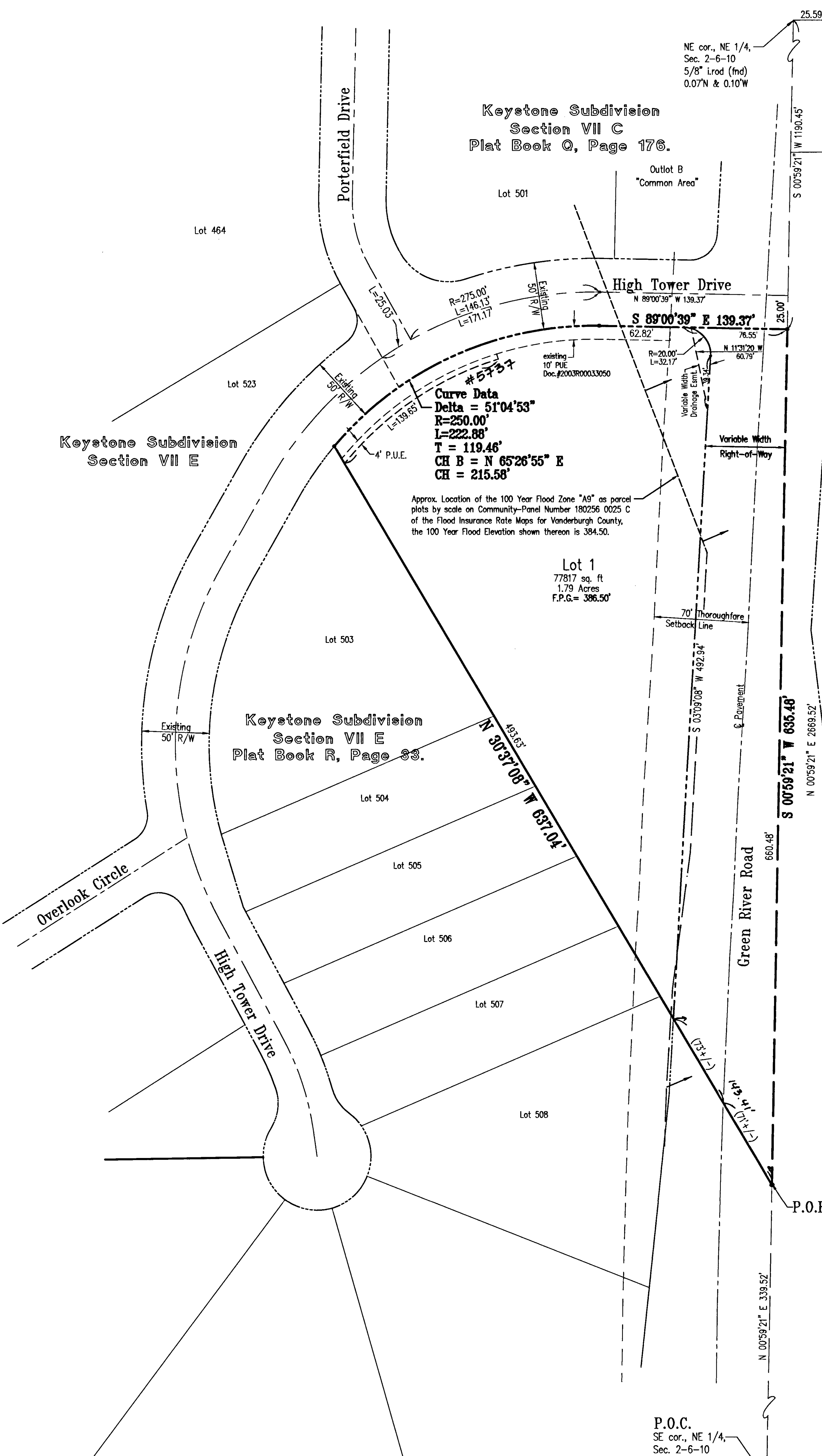
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Access: No direct access to Green River Road is allowed.

Utilities: Water, Gas, Electric and Sanitary Sewers are available to the site.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: April 24, 2000.

Roadway plans were approved by the Vanderburgh County Engineer on: September 18, 2000.



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