

KEYSTONE SUBDIVISION SECTION VI A Secondary Plat

TANGENT TABLE		CURVE TABLE	
NUMBER	DIRECTION	NUMBER	Delta Angle
L1	N 65°15'29" W	40.00'	42.40'
L2	N 16°48'25" W	40.00'	28.19'
L3	N 37°12'53" E	40.00'	75.00'
L4	S 85°00'53" E	40.00'	24.95'

P-133
GENERAL NOTES

7157
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
NOV 25 1997
Auditor

RECEIVED FOR RECORD
at 3:34 P.M.
NOV 25 1997
BETTY J. HEFERNAN RECORDER
VANDERBURGH COUNTY

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.

Utilities: Water, sanitary sewers, gas, electric and telephone will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

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

Zoning: The subject property is currently zoned AG.

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). FPG has been marked on all lots near or within the flood plain. 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: Lot 264, 265, 285 and 286 shall not have driveway access onto Heckel Road.

Lake Maintenance: The owners of lakefront lots 265 thru 285 and 300 thru 307 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: Per Plan A of the County Drainage Ordinance, 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 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.
- 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.

NOTE: Home Owners Association shall 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.

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 spot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69

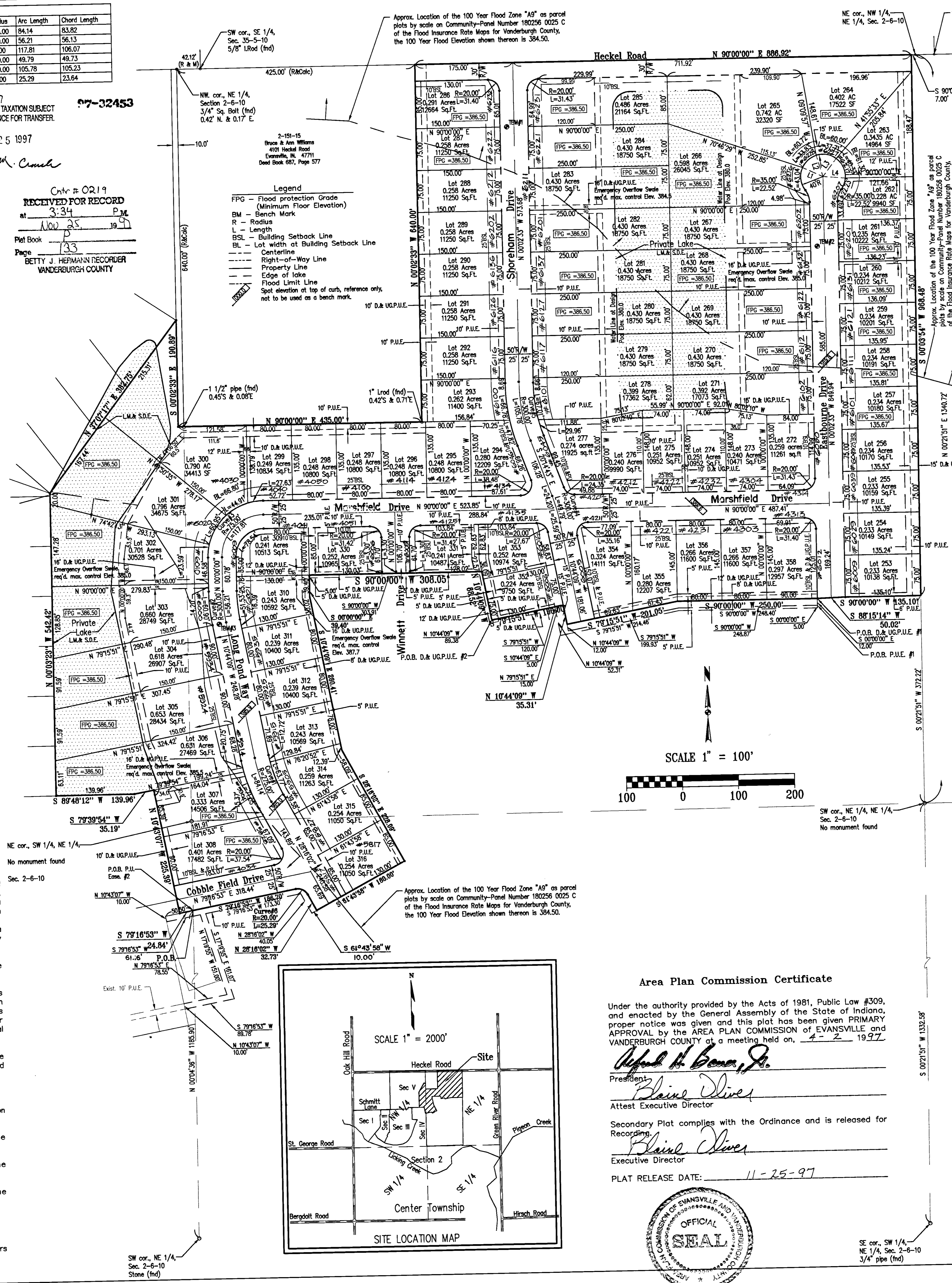
TBM#1 - Chiseled square in top of curb on the west side of the road near the south line of Lot 286. Elev. = 383.05

TBM#2 - Chiseled square in top of curb on the west side of the road near the south line of Lot 267. Elev. = 384.57

TBM#3 - Chiseled square in top of curb on the west side of the road near the south line of Lot 303. Elev. = 384.91

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: June 23, 1997

Street Plans Were Approved By The Vanderburgh County Commissioners On: June 23, 1997



Boundary Description
A part of the West Half of the Northeast Quarter and a part of the East Half of the Northwest Quarter of Section 2, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a stone marking the southwest corner of the northeast quarter of said section 2, thence along the west line thereof North 00 degrees 04 minutes 36 seconds West 1185.90 feet to the point of beginning; thence South 79 degrees 16 minutes 53 seconds West 24.84 feet; thence North 10 degrees 43 minutes 07 seconds West 225.35 feet; thence South 79 degrees 39 minutes 48 minutes 12 35.19 feet; thence South 89 degrees 48 minutes 12 35.19 feet; thence North 139.96 feet; thence North 00 degrees 03 minutes 23 seconds West 542.42 feet; thence South 10 degrees 37 minutes 07 minutes 17 seconds East 382.75 feet to a point 10.00 feet west of the Bruce P. and Ann L. Williams parcel as recorded in Deed Record 687, page 577 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with said Williams parcel South 00 degrees 02 minutes 33 seconds East 190.89 feet; thence along the westerly extended south line of said Williams parcel North 90 degrees 00 minutes 00 seconds East 435.00 feet to the southeast corner of said Bruce P. & Ann L. Williams parcel; thence along the east line of said Williams parcel North 00 degrees 02 minutes 33 seconds West 640.00 feet to a point on the north line of the northeast quarter of said section; thence along the north line thereof North 00 degrees 00 minutes 00 seconds East 992.00 feet; thence South 00 degrees 03 minutes 54 seconds West 968.48 feet; thence South 90 degrees 00 minutes 00 seconds West 135.10 feet; thence South 88 degrees 15 minutes 14 seconds West 50.02 feet; thence South 90 degrees 00 minutes 00 seconds West 250.00 feet; thence South 79 degrees 15 minutes 51 seconds West 201.05 feet; thence North 10 degrees 44 minutes 09 seconds West 35.31 feet; thence North 00 degrees 00 minutes 00 seconds East 151.00 feet; thence North 10 degrees 44 minutes 09 seconds West 88.52 feet; thence South 90 degrees 00 minutes 00 seconds West 308.05 feet; thence South 10 degrees 05 seconds East 280.41 feet; thence South 28 degrees 16 minutes 02 seconds East 228.09 feet; thence South 61 degrees 43 minutes 58 seconds West 180.00 feet; thence North 28 degrees 16 minutes 02 seconds West 32.73 feet to a curve to the left, through a central angle of 72 degrees 27 minutes through a central angle of 25.29 feet, a chord bearing of North 64 degrees 29 minutes 35 seconds West 23.64 feet; thence South 79 degrees 16 minutes 53 seconds West 186.70 feet to the point of beginning Containing 30.113 acres (1,311,710 sq.ft.).

① also, a public utility easement more particularly described as follows:
Commencing at the southeast corner of lot 358, thence South 00 degrees 00 minutes 00 seconds East 12.00 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East 5.00 feet; thence South 90 degrees 00 minutes 00 seconds West 248.87 feet; thence North 10 degrees 44 minutes 09 seconds West 151.00 feet; thence North 79 degrees 15 minutes 51 seconds East 199.93 feet; thence North 90 degrees 00 minutes 00 seconds East 248.87 feet to the point of beginning Containing 0.069 acres (3026 sq.ft.).

② also, a public utility easement being more particularly described as follows:
Beginning at the point of beginning of this subdivision; thence North 79 degrees 16 minutes 53 seconds East 186.70 feet to a curve to the right, through a central angle of 72 degrees 27 minutes 05 seconds an arc distance of 25.29 feet, a chord bearing of South 64 degrees 29 minutes 35 seconds East 23.64 feet; thence South 28 degrees 16 minutes 02 seconds East 32.73 feet; thence South 61 degrees 43 minutes 58 seconds West 180.00 feet; thence North 28 degrees 16 minutes 02 seconds West 32.73 feet to a curve to the left, through a central angle of 72 degrees 27 minutes through a central angle of 25.29 feet, a chord bearing of North 64 degrees 29 minutes 35 seconds West 23.64 feet; thence South 79 degrees 16 minutes 53 seconds West 186.70 feet to the point of beginning Containing 0.121 acres (5281 sq.ft.).

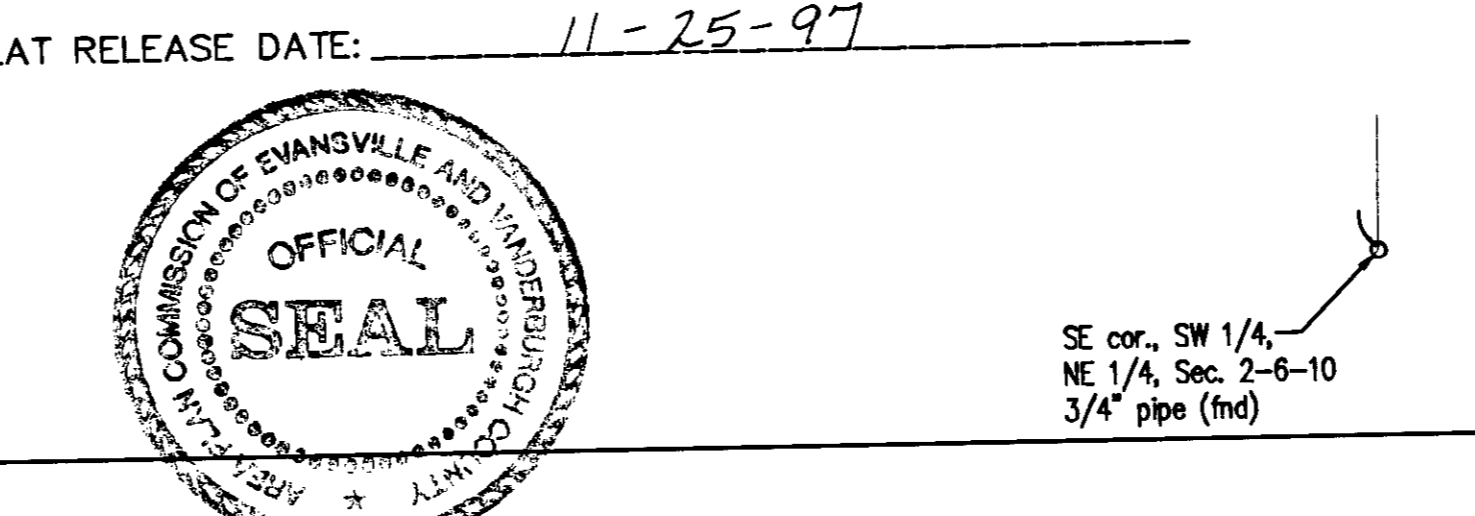
① also, a 12 foot drainage and underground public utility easement more particularly described as follows:
Beginning at the southeast corner of lot 358; thence South 00 degrees 00 minutes 00 seconds East 12.00 feet; thence South 90 degrees 00 minutes 00 seconds West 248.87 feet; thence North 10 degrees 44 minutes 09 seconds West 151.00 feet; thence North 79 degrees 15 minutes 51 seconds East 199.93 feet; thence North 90 degrees 00 minutes 00 seconds East 250.00 feet to the point of beginning Containing 0.124 acres (5399 sq.ft.).

② also, a five foot drainage and underground public utility easement being more particularly described as follows:
Beginning at the southwest corner of lot 352; thence North 79 degrees 15 minutes 51 seconds East 115.00 feet; thence South 10 degrees 44 minutes 09 seconds East 5.00 feet; thence South 79 degrees 15 minutes 51 seconds West 120.00 feet; thence North 10 degrees 44 minutes 09 seconds West 89.38 feet; thence South 90 degrees 00 minutes 00 seconds West 303.91 feet; thence North 00 degrees 00 minutes 00 seconds West 5.00 feet; thence North 90 degrees 00 minutes 00 seconds East 308.05 feet; thence South 10 degrees 44 minutes 09 seconds East 88.52 feet to the point of beginning Containing 0.059 acres (2562 sq.ft.).

Area Plan Commission Certificate

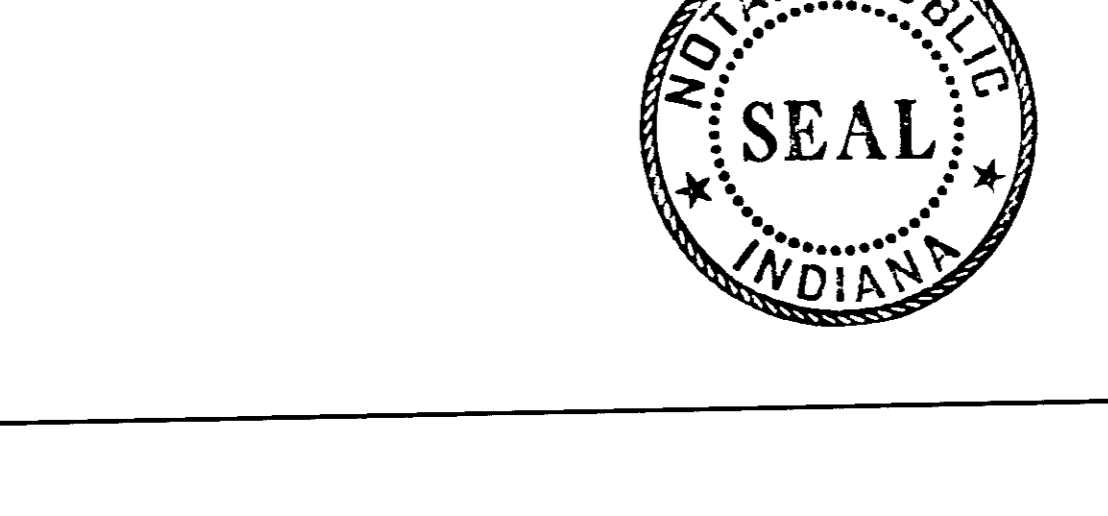
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, 11-25-97.

Robert H. Bower, Jr.
President
Blaine Oliver
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Blaine Oliver
Executive Director
PLAT RELEASE DATE: 11-25-97

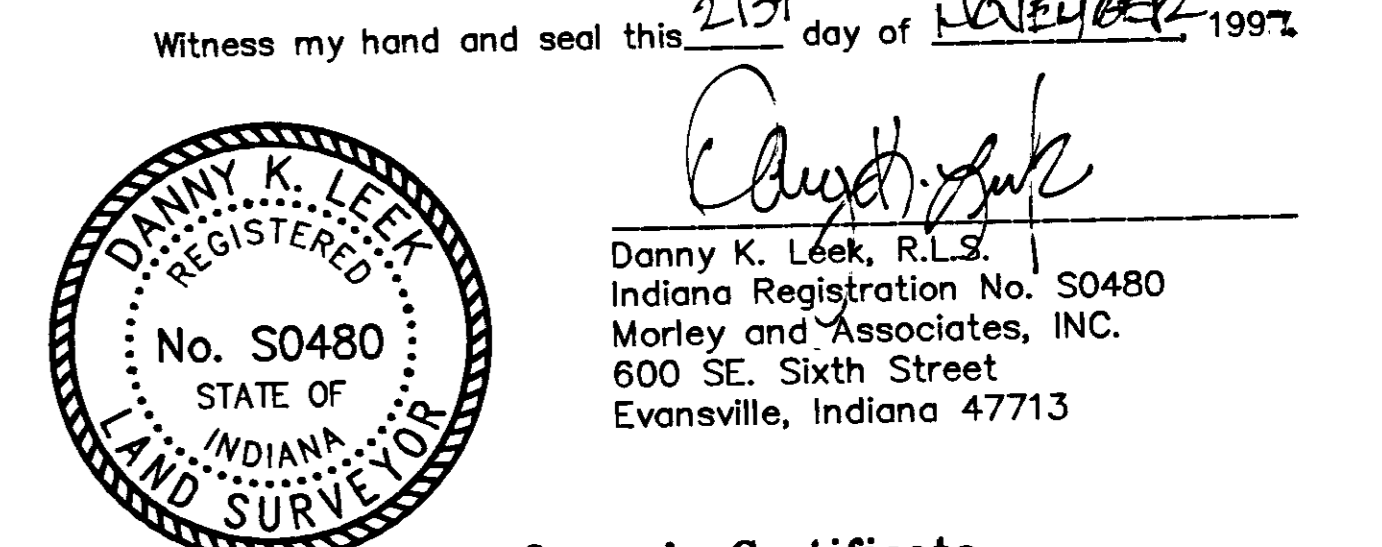


Notary Certificate

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 21st day of November, 1997.
My Commission Expires: 9-16-98
Nehemiah Masterson
Notary Public
Deborah J. Masterson
(typed or printed name)
Notary Resides in Vanderburgh County, Indiana



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 21st day of November, 1997.



Owner's Certificate
The undersigned owners of the real estate shown and described hereon do hereby part and subdivide said real estate as shown and designate the same as "Keystone Section VI 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.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for the maintenance of the storm drainage 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 Drainage Easement.

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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage 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 Drainage Easement.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.
KEYSTONE DEVELOPMENT, LLC.
3 Brentwood drive
Evansville, IN 47715
By: *W.C. Bussing Jr.* MEMBER-MANAGER
3 Brentwood drive
Evansville, IN 47715
By: *John J. Elpers Jr.* MEMBER-MANAGER
4700 St. Wendel-Cynthiana Rd.
Wadesville, IN 47638
3519 6A-Plat-fig 11/2/97 J.E.N.

