KEYSTONE SUBDIVISION

SECTION V B

Secondary Plat

RECEIVED FOR RECORD
at 1:53 P M
AUG 27 1999
Plat Book Q-
Page 34
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

1999R00029020

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 27 1999

[signature] AUDITOR

#5939

N

SCALE 1" = 100'

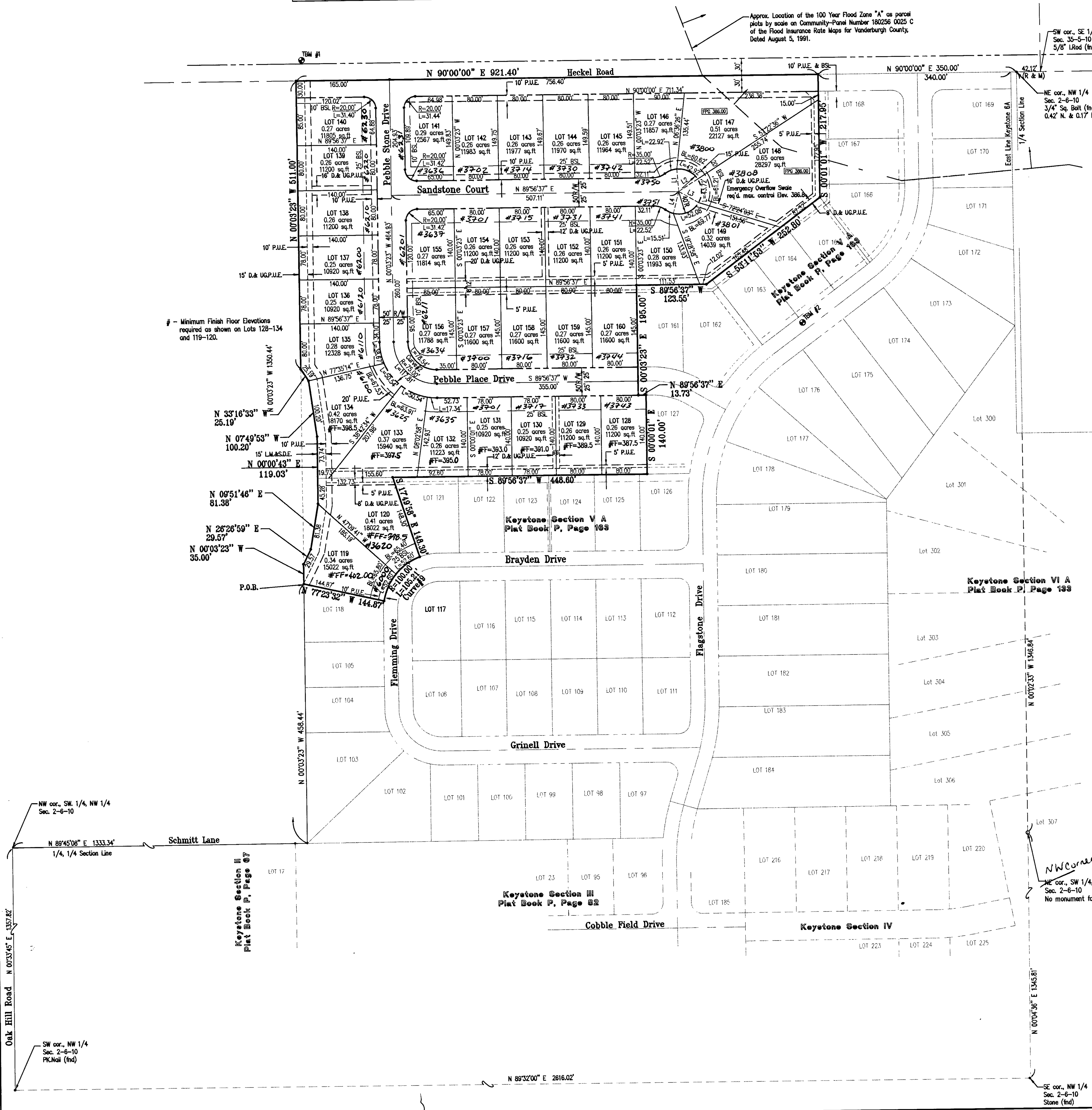
100 0 100 200

TANGENT TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 04°06'00" W	40.00'
L2	N 57°22'36" E	40.00'
L3	S 60°00'00" E	40.00'
L4	S 14°36'02" W	40.00'

CURVE TABLE						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	60°16'49"	S 39°29'08" W	58.06	100.00	105.21	100.42
C2	90°00'00"	N 45°03'23" W	75.00	75.00	117.81	106.07

Legend

FPG – Flood protection Grade (Minimum Floor Elevation)
FF– Minimum Finish Floor Elevation
BM – Bench Mark
R – Radius
L – Length
BSL – Building Setback Line
BL – Lot width at Building Setback Line
---- Centerline
----- Right-of-Way Line
—— Property Line
— — Edge of lake
---- Flood Limit Line



General Notes

Zoning: The subject property is currently zoned Ag.

Utilities: Water and Sanitary Sewer will be extended to the site.

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.

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.

Any crawl space located on a lot with FPG designation shall maintain an elevation at the lowest point in the crawl space of 0.10 feet above the 100 year flood elevation, said mininum elevation is 384.00 or greater.

Access: Lots 140 thru 147 shall not have driveway access onto Heckel Road.

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 accepted rights–of–way including:

1. 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.
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, 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 ordinance.
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, 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 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt 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 marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Fences: Fences may be erected within drainage and public utility easements subject to removal by a public utility without liability, subject to drainage requirements and subject to covenant restrictions of this subdivision, including fence drawings, diagrams and specifications therein.

Bench Mark Data:
Reference Bench Mark – N.G.S. #W–356
Round top pin in recessed pot at the southeast corner of the intersection of U.S. 41 and Lynch Road. Elev. = 384.69

TBM #1 – SE. Headbolt on the fire hydrant at the NW. corner of the Subdivision on the north side of Heckel Road. Elev. = 397.73

TBM #2 – N. Headbolt on the fire hydrant at the SE. corner Lot 164. Elev. = 386.97

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 22, 1998

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: May 19, 1997

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 V 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, 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.&UG.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 by the Drainage Board or a public utility 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 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.

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

By: [signature] MEMBER–MANAGER
W.C. BUSSING JR.
3 Brentwood drive
Evansville, IN. 47715

By: [signature] MEMBER–MANAGER
O.W. KATTMANN JR.
120 N. Main Street
Evansville, IN. 47711

By: [signature] MEMBER–MANAGER
JOHN J. ELPERS JR.
4700 St. Wendel–Cynthiana Rd.
Wadesville, IN. 47638

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), W.C. Bussing Jr.; O.W. Kattmann, Jr.; 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 25th day of May 1999.

My Commission Expires: 4-11-07

[signature] Notary Public

Sharon J. Burks-Maier (typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Area Plan Commission Certificate

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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, March 5 1997.

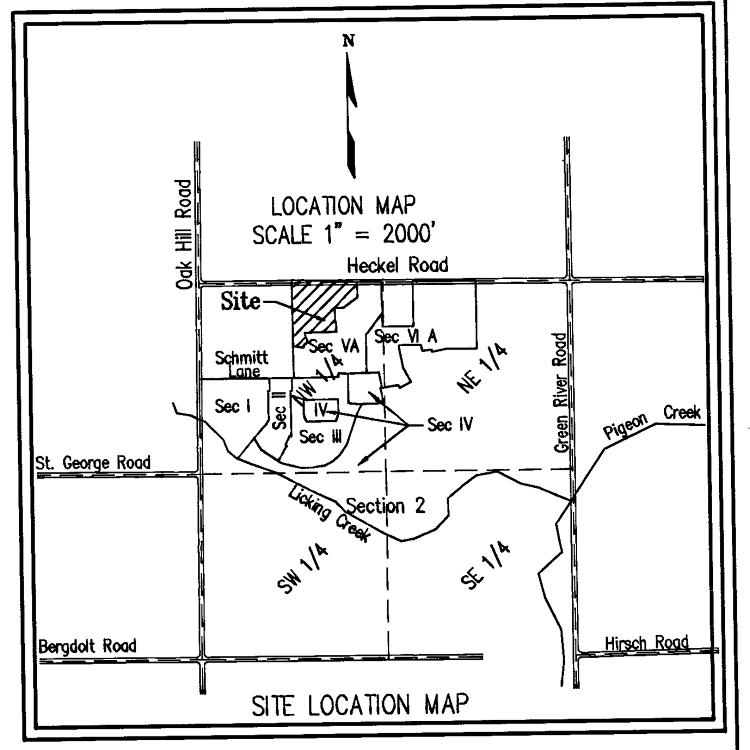
[signature]
President

[signature]
Attest Executive Director

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

[signature]
Executive Director

PLAT RELEASE DATE: Aug. 24, 1999



Boundary Description

Part of the Northwest Quarter of Section 2, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said quarter section; thence along the west line of said quarter section and the centerline of Oak Hill Road North 00 degrees 33 Minutes 45 seconds East 1357.82 Feet; to the Northwest corner of the Southwest quarter of the Northwest quarter of said section; thence along the North line of said quarter, quarter section North 89 degrees 45 Minutes 08 seconds East 1333.34 Feet; thence North 00 degrees 03 Minutes 23 seconds West 458.44 Feet to the point of beginning, thence continue North 00 Degrees 03 Minutes 23 Seconds West 35.00 Feet; thence North 26 degrees 26 minutes 59 seconds East 29.57 feet; thence North 09 degrees 51 minutes 46 seconds ease 81.38 feet; thence North 00 degrees 00 minutes 43 seconds East 119.03 feet; thence North 07 degrees 49 minutes 53 seconds West 100.20 feet; thence North 33 degrees 16 minutes 33 seconds West 25.19 feet; thence North 00 Degrees 03 Minutes 23 Seconds West 511.00 Feet to a point on the north line of said quarter section; thence along the north line thereof North 90 Degrees 00 Minutes 00 Seconds East 921.40 Feet to the west line of Keystone Subdivision Section 5A per plat recorded in Plat Book P, page 163 in the office of the recorder of Vanderburgh County, Indiana; thence along said Keystone Subdivision Section 5A South 00 Degrees 01 Minutes 01 Seconds West 217.95 feet; thence continue along said Keystone Subdivision Section 5A South 53 Degrees 11 Minutes 53 Seconds West 252.80 feet; thence continue along said Keystone Subdivision Section 5A South 89 Degrees 56 Minutes 37 Seconds West 123.55 feet; thence continue along said Keystone Subdivision Section 5A South 00 Degrees 03 Minutes 23 Seconds East 195.00 feet; thence continue along said Keystone Subdivision Section 5A North 89 Degrees 56 Minutes 37 Seconds East 13.73 feet; thence continue along said Keystone Subdivision Section 5A South 00 Degrees 00 Minutes 01 Seconds East 140.00 feet; thence continue along said Keystone Subdivision Section 5A South 89 Degrees 56 Minutes 37 Seconds West 448.60 feet; thence continue along said Keystone Subdivision Section 5A South 17 Degrees 49 Minutes 58 Seconds East 148.30 feet to a point on a non–tangent curve to the left, having a central angle of 60 Degrees 16 Minutes 49 Seconds and a radius of 100.00 feet from which a chord bears South 39 Degrees 29 Minutes 08 Seconds West 100.42 feet, thence along the arc of said curve and said Keystone Subdivision Section 5A 105.21 feet; thence continue along said Keystone Subdivision Section 5A North 77 Degrees 23 Minutes 32 Seconds West 144.87 feet to the Point of Beginning Containing 12.75 acres (555,258 sq.ft.) more or less.

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 20th day of MAY 1999.

[signature]
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, INC.
600 SE. Sixth Street
Evansville, Indiana 47713
(812) 464–9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Q-34

APC# 10-5-97 Q-34

95–3098– 5B–plat.dwg 5/19/99 J.E.W.

35 Lots