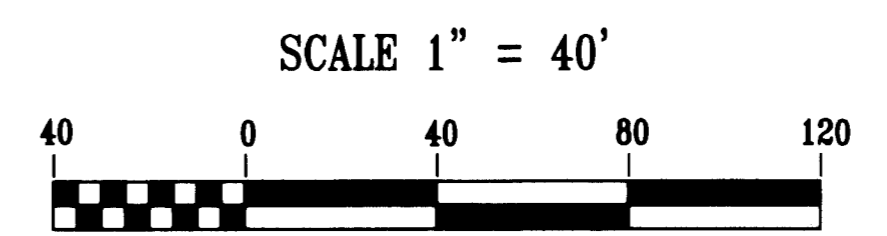
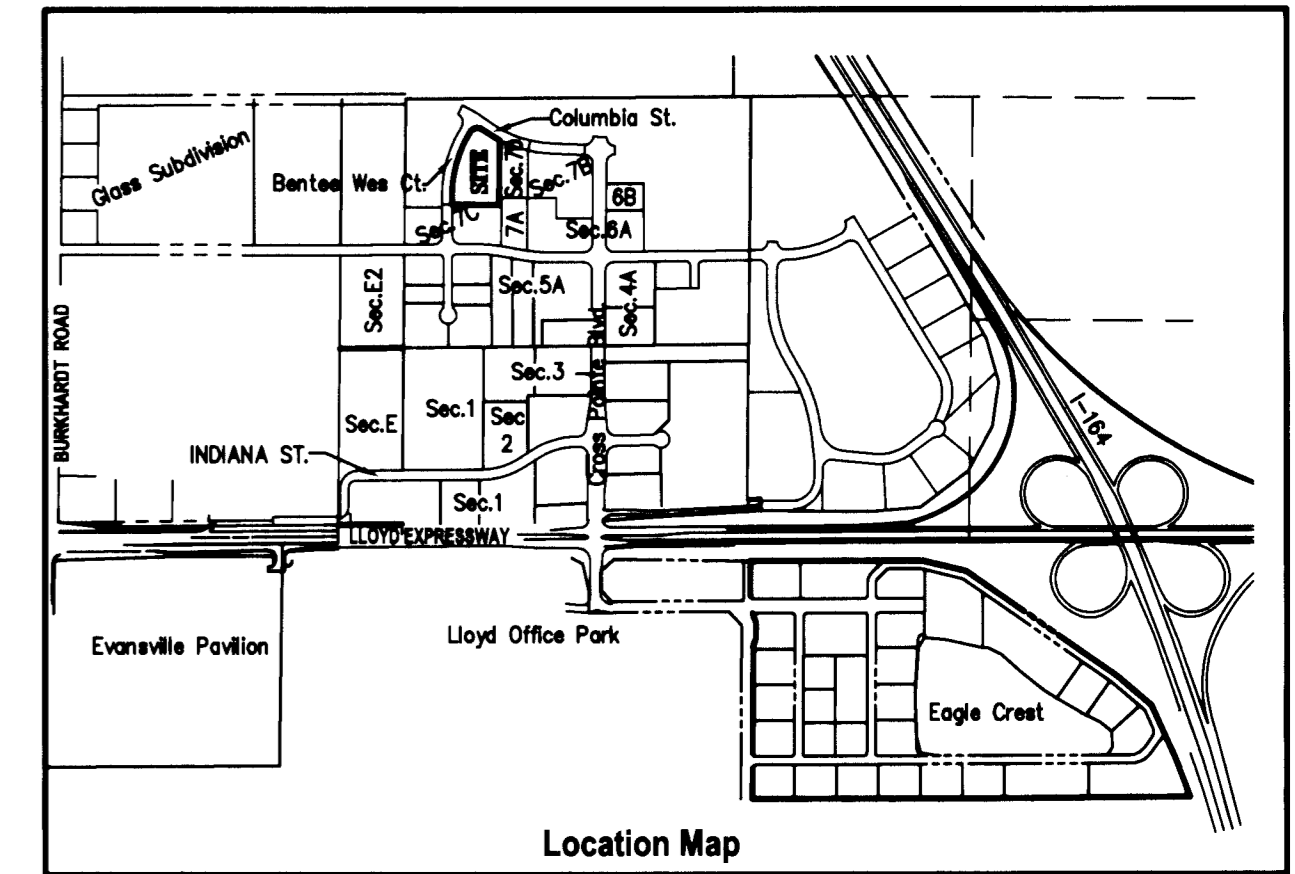
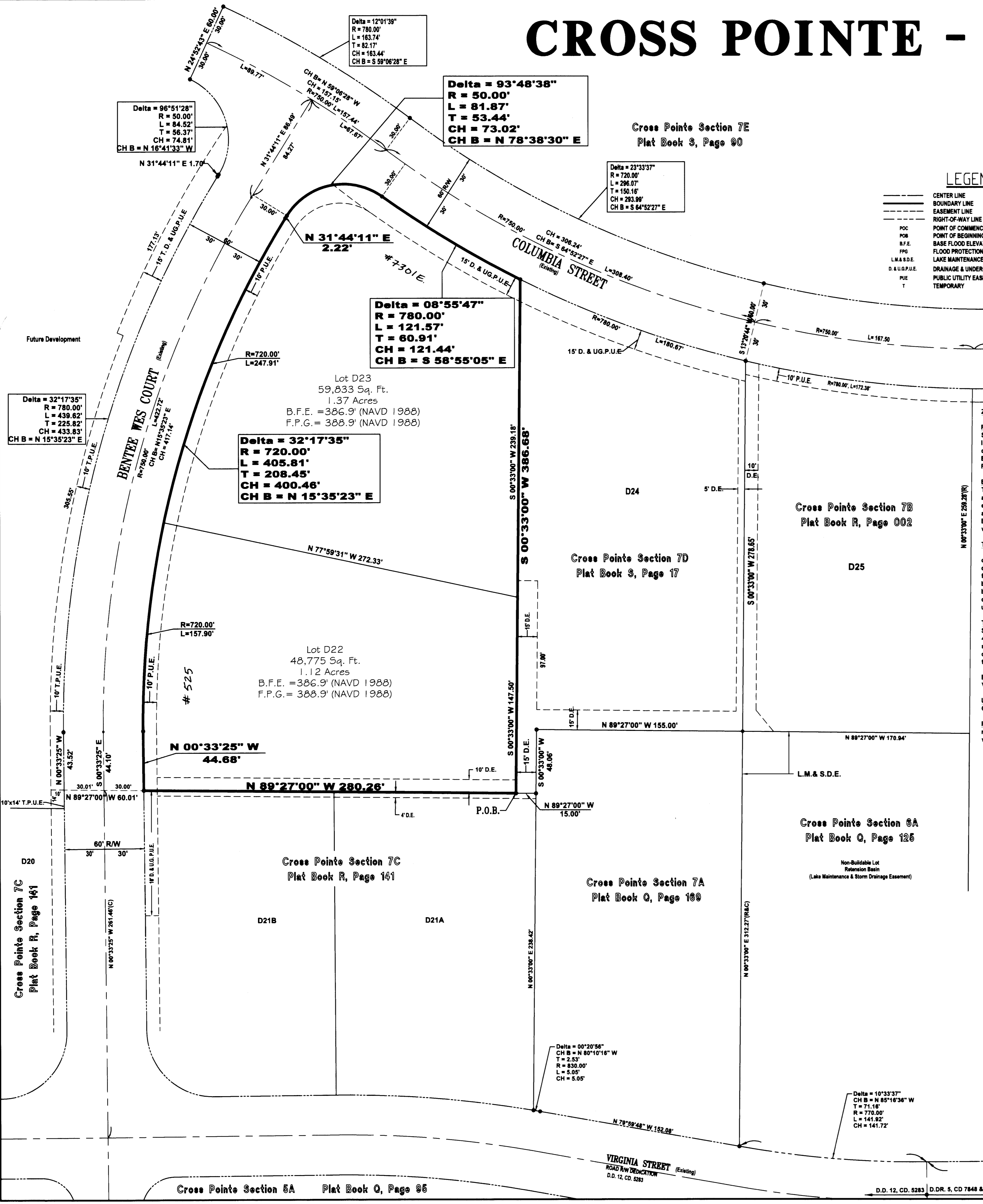


CROSS POINTE - SECTION 7F

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 07-10-2013
 PLAT BOOK T
 PAGE 84
 INSTR# 2013 R00018836
 Z TULEY RECORDER
 VANDERBURGH COUNTY



- LEGEND**
- CENTER LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - BASE FLOOD ELEVATION
 - FLOOD PROTECTION GRADE (LOWEST ELEVATION-NEW STRUCTURE)
 - LAKE MAINTENANCE AND STORM DRAINAGE EASEMENT
 - DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY



GENERAL NOTES

Zoning: Subject property currently zoned C-4.

Flood Plain Data: All of the subject property is located in Special Flood Hazard Zone "AE" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 180256 0205 D, dated March 17, 2011. Base Flood Elevation (B.F.E.) = 386.9' (1988 NAVD) Flood Protection Grade (F.P.G.) = 388.9' (1988 NAVD)

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: (during construction) Slopes of 0% to 6% shall be seeded and mulched with a cover crop, i.e., rye, red top, or wheat, within 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.

Temporary Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 0% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading if the total ditch length at that point is greater than 100'.

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

Utilities: Municipal water and sanitary sewer exist along Columbia Street and Bentez Wes Court.

Property Corner Markers: All corners not already marked will be marked with a 58" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023"

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.

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.

Cross Points Development LLC
 By: Regency Commercial Associates LLC
 Its Manager:
 Kevin L. Hammett, President and CEO Date
 330 Cross Pointe Blvd.
 Evansville, IN 47715

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), **Bret Alan Sermersehalm** 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 19th day of **JUNE**, 2013.

My Commission Expires: **AUGUST 5, 2018**

Bret Alan Sermersehalm
 Notary Public
 (typed or printed name)

Notary Resides in
 Vanderburgh
 County, Indiana

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Fractional Section 19, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence along the east line of said quarter section, North 00 degrees 33 minutes 16 seconds East 1717.81 feet to a point on the north right-of-way line of Virginia Street as recorded in Dead Drawer 5, Card 7848 and 7849 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof, South 89 degrees 26 minutes 35 seconds West 1181.88 feet to the point of curvature of a curve to the right, concave to the north, having a central angle of 10 degrees 33 minutes 37 seconds and a radius of 770.00 feet from which the chord bears North 85 degrees 16 minutes 36 seconds West 141.72 feet, said point being on the north line of Virginia Street as recorded in Dead Drawer 12, Card 5283 in said office of the Recorder, and also being a corner of Cross Points Section 6A, as per plat thereof, recorded in Plat Book Q, Page 125 in said office of the Recorder; thence along the north line of said Virginia Street and along the arc of said curve 141.92 feet to the southwest corner of said Cross Points Section 6A; thence continuing along the north line of said Virginia Street, also being the south line of Cross Points Section 7A, as per plat thereof, recorded in Plat Book Q, Page 169 in said office of the Recorder, North 79 degrees 59 minutes 48 seconds West 152.08 feet to the point of curvature of a curve to the left, concave to the southwest having a central angle of 00 degrees 20 minutes 56 seconds and a radius of 830.00 feet from which the chord bears North 80 degrees 10 minutes 16 seconds West 5.05 feet; thence continuing along the north line of said Virginia Street and along the arc of said curve 5.05 feet to the southwest corner of said Section 7A, thence along the west line of said Section 7A, North 00 degrees 33 minutes 00 seconds East 238.42 feet to the northeast corner of Lot D21A in Cross Points Section 7C, as per plat thereof, recorded in Plat Book R, Page 141 in said office of the Recorder; thence along the north line of said Lot D21A, North 89 degrees 27 minutes 00 seconds West 15.00 feet to the point of beginning, said point being the southwest corner of Lot D24 in Cross Points Section 7D, as per plat thereof, recorded in Plat Book S, Page 17 in said office of the Recorder; thence along the north line of said Lot D21A and continuing North 89 degrees 27 minutes 00 seconds West 280.26 feet to a point on the east line of Bentez Wes Court dedicated per said Cross Points Section 7D; thence along said east line, North 00 degrees 33 minutes 25 seconds West 44.68 feet to the point of curvature of a curve to the right, concave Easterly, having a central angle of 32 degrees 17 minutes 35 seconds and having a radius of 720.00 feet from which the chord bears North 15 degrees 35 minutes 23 seconds East 400.46 feet; thence continuing along said east line and along the arc of said curve 405.81 feet; thence continuing along said east line, North 31 degrees 44 minutes 11 seconds East 2.22 feet to the point of curvature of a curve to the right, concave Southerly, having a central angle of 93 degrees 48 minutes 38 seconds and having a radius of 50.00 feet from which the chord bears North 78 degrees 38 minutes 30 seconds East 73.02 feet; thence along the arc of said curve 81.87 feet to a point on the south line of Columbia Street dedicated in said plat of Cross Points Section 7D, said point being the point of curvature of a curve to the left, concave Northeasterly, having a central angle of 08 degrees 55 minutes 47 seconds and having a radius of 780.00 feet from which the chord bears South 58 degrees 55 minutes 05 seconds East 121.44 feet; thence along said south line of Columbia Street and along the arc of said curve 121.57 feet to the northwest corner of said Lot D24; thence along the west line of said Lot D24, South 00 degrees 33 minutes 00 seconds West 386.68 feet to the Point of Beginning containing 108,609 square feet (2.49 acres).

Subject to all easements and rights-of-way of record.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Cross Points Section 7F. 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. & U.G.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 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.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: 02-22-2005

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 03-15-2005

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, Indiana, meeting held on June 5, 2001.

Alan Sermersehalm
 President

Bret Alan Sermersehalm
 Attest Executive Director

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

Bret Alan Sermersehalm
 Executive Director

PLAT RELEASE DATE: 07-10-2013

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersehalm, 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 19th day of **JUNE**, 2013.

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

SEAL

SEAL

T-84
 APC #10-S-2001

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

Bret Alan Sermersehalm
 Bret Alan Sermersehalm

Secondary Plat

Designed By: Job Number: 5019-4A
 Drawn By: BAS Date: 6-18-13
 Filename: 5019(Surveying) SubdivisionSection7F-plat.dwg

Engineering Surveying Architecture Construction Management
 Evansville, IN (812) 464-9585
 Henderson, KY Jasper, IN (270) 830-0300 (812) 634-9990
 www.morleyandassociates.com

PLAT RELEASE DATE: 07-10-2013

P.O.C. S.E. Corner, S.W. 1/4 Sec. 19-T8S-R9W