

# CROSS POINTE - SEC. 2

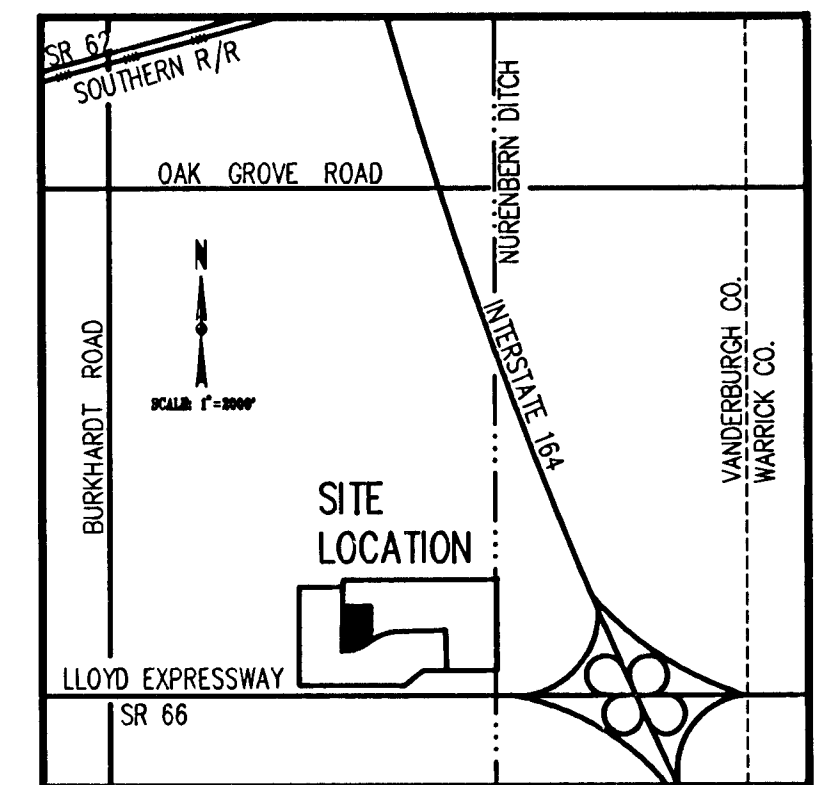
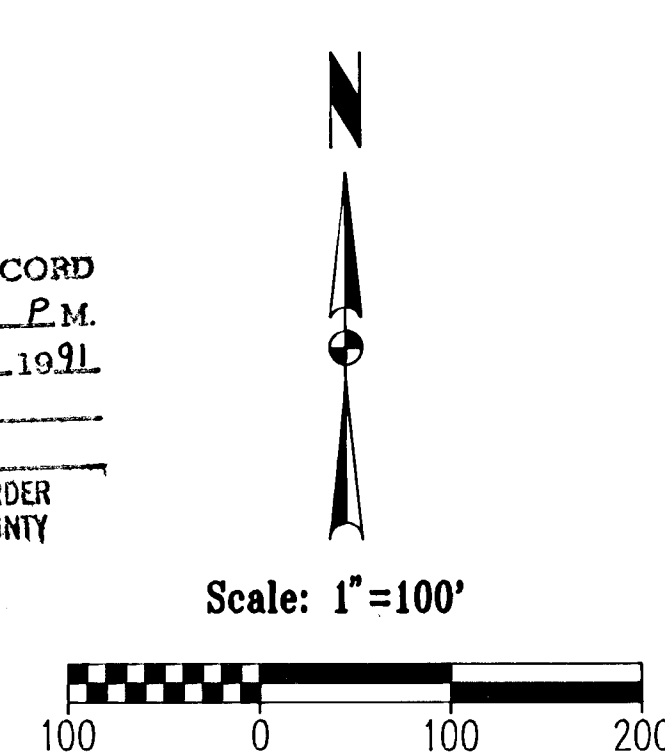
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 24 1991 5836

0-46

Tom Humphrey  
AUDITOR

RECEIVED FOR RECORD  
at 3:10 P.M.  
July 24 1991  
Plat Book 0  
Page 46  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
91-16920



Location Map  
OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon, does hereby layoff, plat, and divide said real estate as shown and designates it as CROSS POINTE - SECTION 2. All easements shown are hereby dedicated to public use for public utilities facilities, and for storm water drainage to and through the subdivision. Cross Pointe Boulevard, as shown upon the plat, is hereby dedicated as a public right-of-way street. All other streets and roadways shown upon the plat are reserved as private streets and roadways to be retained and maintained by the Owner and its successors and assigns until Owner, its successors and assigns, shall resolve to dedicate said remaining streets and roadways, or certain of them, to the public, and further until such streets and roadways are accepted for maintenance by the appropriate governmental authorities; provided, however, that a perpetual easement in favor of all public utilities is hereby created across and under said roadways for the purpose of constructing, reconstructing, locating, relocating, maintaining and replacing public utility facilities situated in and under said private streets and roadways and a perpetual easement is hereby further created upon and over said private streets and roadways for the purpose of permitting ingress to and egress from lots within the subdivision to the owners thereof and their business invitees, licensees and guests. The Owner further grants to all owners of lots within the subdivision the right of access to utility services located within said private roadways. The Owner reserves the right to grant further rights of ingress and egress and further utility easements within said private streets and roadways in order to allow ingress to and egress from, and utility services with respect to, other areas beyond this subdivision. The Owner further reserves the right to dedicate the said private streets and roadways and the private access easements to the public at any time.

The Owner further confirms that concurrently herewith, the Owner has dedicated to the public certain rights-of-way for the extension of Cross Pointe Boulevard to the North, and has further dedicated certain right-of-way for the construction of Virginia Street in an east-west direction, which rights-of-way will provide further access to properties immediately to the east and west of Cross Pointe in the event such extensions of Cross Pointe Boulevard and Virginia Street are constructed within said rights-of-way. Such separate grant of rights-of-way relating to extended Cross Pointe Boulevard and Virginia Street are recorded in Deed Drawer 5, Card 7848 and Deed Drawer 5, Card 7849, respectively, in the office of the Recorder of Vanderburgh County, Indiana.

The undersigned Owner further confirms that Owner, its successors and assigns, shall have the continuing obligation to maintain Common Area A as shown on the plat.



BOUNDARY DESCRIPTION  
A part of the Southwest Quarter of Section 19, Township 6 South, Range 9 West in Vanderburgh County, Indiana, lying east of and adjacent to Lot B2 of Cross Pointe - Section 1, as recorded in Plat Book 0, page 17 in the office of the Recorder of Vanderburgh County, Indiana and more particularly described as follows:

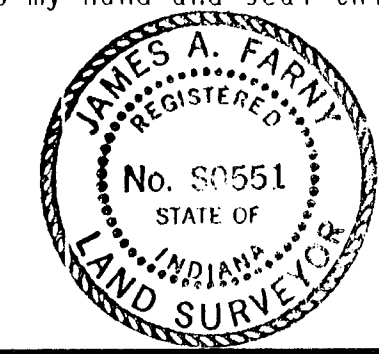
Commencing at the southeast corner of the Southwest Quarter of Section 19-6-9; thence south 89 degrees 26 minutes 35 seconds west along the south line of said section for 2053.92 feet; thence north 00 degrees 32 minutes 33 seconds east 110.48 feet to the southwest corner of the Cross Pointe Section 1 plat, said point also being on the north limited access right-of-way of the Lloyd Expressway; thence continue north 00 degrees 32 minutes 33 seconds east along the west line of the Cross Pointe Section 1 subdivision 318.90 feet to the southwest corner of Lot B2 of said subdivision; thence north 89 degrees 27 minutes 55 seconds east along the north line of Indiana Street (also being the south line of Lot B2) 477.45 feet to the southeast corner of said Lot B2 and the point of beginning of this description; thence north 00 degrees 32 minutes 33 seconds east along the east line of said Lot B2 405.00 feet; thence north 89 degrees 27 minutes 55 seconds east 267.00 feet; thence south 00 degrees 32 minutes 33 seconds west 308.00 feet to a point on the north right-of-way line of Indiana Street as platted in Cross Pointe - Section 1; thence for the next two calls along said north right-of-way line: (1) south 57 degrees 06 minutes 36 seconds west 64.93 feet; (2) 225.82 feet along a curve concave to the north having a radius of 400.88 feet and a chord of 222.84 feet bearing south 73 degrees 14 minutes 50 seconds west to the point of beginning, containing 2.285 acres (99,535 square feet).

Beginning at the southeast corner of Lot B2 of the recorded plat of Cross Pointe - Section 1, said point also being the southwest corner of the above described parcel; thence north 00 degrees 32 minutes 33 seconds east 20.00 feet; thence south 89 degrees 27 minutes 55 seconds east 15.00 feet; thence south 00 degrees 32 minutes 33 seconds west 9.40 feet; thence along a curve 102.10 feet concave to the north having a radius of 390.88 feet and a chord of 101.81 feet bearing north 79 degrees 40 minutes 17 seconds east; thence north 54 degrees 51 minutes 10 seconds east 169.96 feet; thence north 72 degrees 37 minutes 59 seconds east 14.57 feet to a point on the east line of the above described parcel; thence south 00 degrees 32 minutes 33 seconds west 31.34 feet to a point on the north right-of-way line for Indiana Street, as recorded in Cross Pointe - Section 1; thence for the next two calls along said right-of-way line also being the south line of the above described parcel: (1) south 57 degrees 06 minutes 36 seconds west 64.93 feet; (2) 225.82 feet along a curve concave to the north having a radius of 400.88 feet and a chord of 222.84 feet bearing south 73 degrees 14 minutes 50 seconds west to the point of beginning.

1. James A. Farny, 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 on March 20, 1991, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23 day of July, 1991.

James A. Farny, L.S.  
Indiana Registration No. S0551



GENERAL NOTES

- Zoning:** Lot B-4 is currently zoned C-4. The adjacent property is currently zoned as shown hereon.
- Flood Plain Data:** Per F.I.R.M. for Vanderburgh County, Indiana Community Panel Number 180256 0050 B, dated March 19, 1982, no part of the proposed subdivision is within the designated 100 year flood zone.
- Utilities:** Municipal water and sanitary sewers exist along Indiana Street adjacent to this lot.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0 $\frac{1}{2}$ -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 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:**
  - Ditch grades will be 0 $\frac{1}{2}$  - 5% and will have paved concrete inverts to preserve grade.
- Public Utility and Drainage Easements:**
  - Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
  - Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

AREA PLAN COMMISSION CERTIFICATE

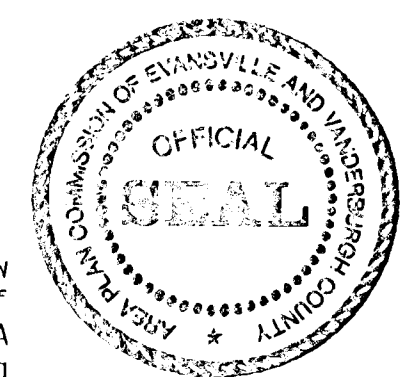
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on MAY 2, 1990.

*Robert H. Dana, Jr.* President  
*Barbara L. Cunningham* Executive Director  
*Barbara L. Cunningham* Executive Director

PLAT RELEASE DATE: JULY 24, 1991

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: March 26, 1990 DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: May 29, 1990 DATE



By: *James A. Farny*  
James A. Farny, President  
Cross Pointe Commerce Corp.  
P.O. Box 5189  
Evansville, IN 47716

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 24th day of July, 1991.

My Commission Expires: February 28, 1995

Notary Resides in Vanderburgh County, Indiana

*Carol A. Layman*  
Carol A. Layman  
(Typed or printed name)

