CROSS POINTE - SECTION 7B

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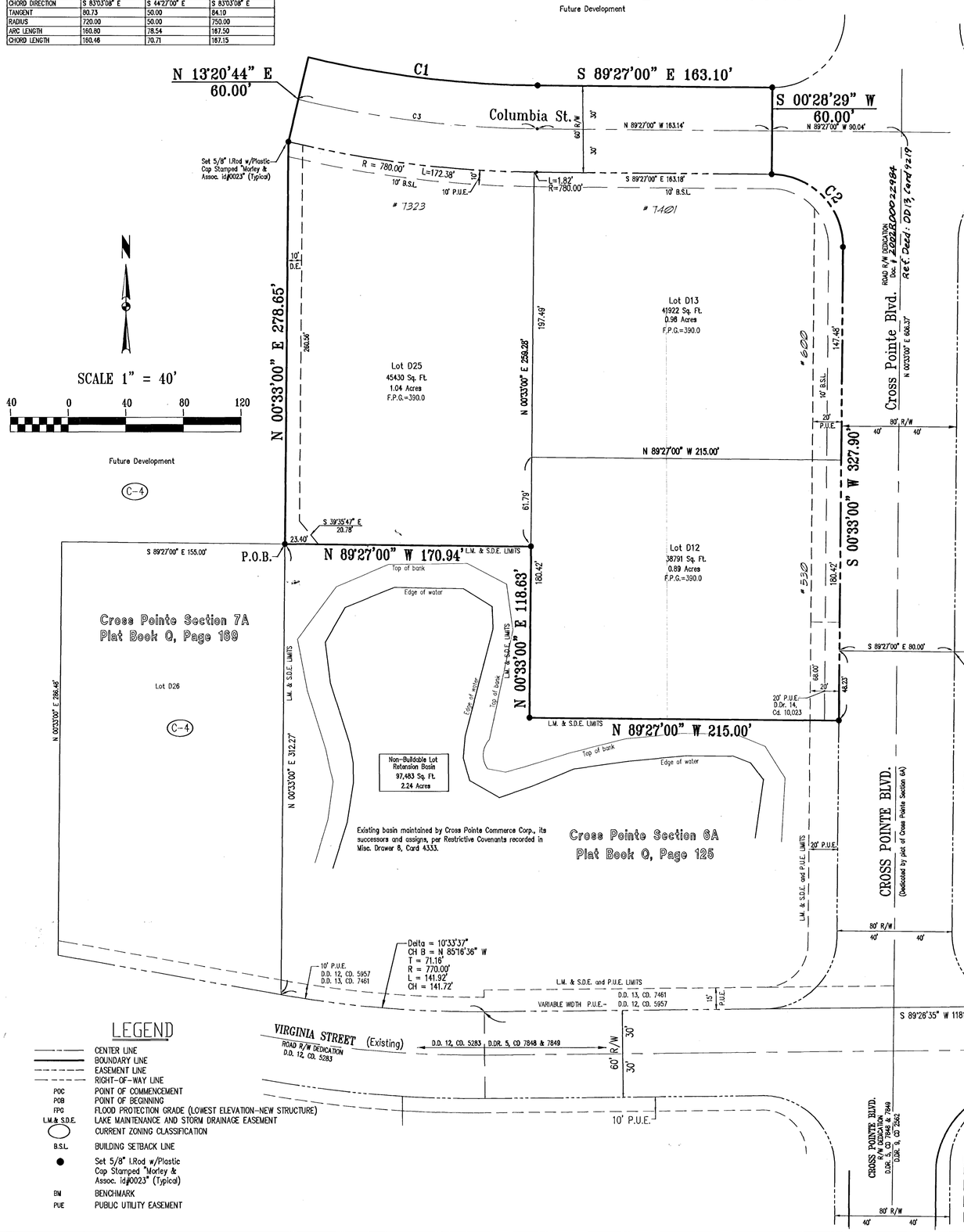
DATE 6-18-02 1:52 PM
PLAT BOOK R
PAGE -2
INSTR # 2002R00022050
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 18 2002
AUDITOR
#4151

CURVE DATA TABLE

NUMBER	C1	C2	C3
DELTA ANGLE	12°47'45"	90°00'00"	12°47'45"
CHORD DIRECTION	S 83°03'08" E	S 44°27'00" E	S 83°03'08" E
TANGENT	80.73	50.00	84.10
RADIUS	720.00	50.00	750.00
ARC LENGTH	160.80	78.54	167.50
CHORD LENGTH	160.46	70.71	167.15



LEGEND

- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- FPG — FLOOD PROTECTION GRADE (LOWEST ELEVATION-NEW STRUCTURE)
- L.M.& S.D.E. — LAKE MAINTENANCE AND STORM DRAINAGE EASEMENT
- CURRENT ZONING CLASSIFICATION
- B.S.L. — BUILDING SETBACK LINE
- ● — Set 5/8" I.Rod w/Plastic Cap Stamped "Morley & Assoc. id#0023" (Typical)
- BM — BENCHMARK
- PUE — PUBLIC UTILITY EASEMENT

GENERAL NOTES

Zoning: Subject property currently zoned C-4.

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 Special Flood Hazard Zone A (100 year flood zone)

The lowest floor elevation 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 buildings. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

Utilities: Municipal water and sanitary sewer exist along the west side of Cross Pointe Blvd. and have been extended to the southeast corner of Lot D12. The utilities will be extended to the other lots.

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 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:

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.

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

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. ID #0023"

BM#1 – NW corner of concrete Lt. Base @ SE corner Int. Virginia Str. & Cross Pointe Blvd. Elev. = 390.58

Drainage Facilities: It shall be the lot owner's responsibility for any installation, maintenance, repair, and replacement of all drainage facilities, parts, and pieces located on all lots.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD

ON: May 20, 2002

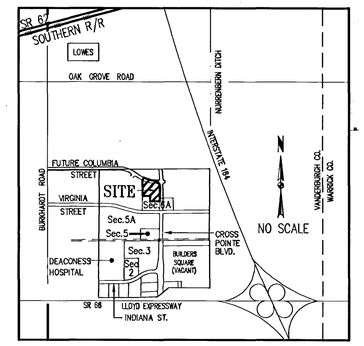
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS

ON: June 10, 2002

D11

Cross Pointe Section 6A
Plat Book O, Page 125

C-4



LOCATION MAP

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.

OWNERS 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 **Cross Pointe Section 7B.** All roads shown and not previously dedicated are hereby dedicated to public use.

Cross Pointe Commerce Corp.

By: _____ June 17, 2002
James R. McKinney, President Date
350 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), James R. McKinney 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 17th day of June 20 02

My Commission Expires: 2-28-07

Carol A. Laymon
Notary Public
Carol A. Laymon
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

R-2

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 18 seconds East 1717.81 feet to a point on the north right-of-way line of Virginia Street as recorded in Deed 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 18 minutes 36 seconds West 141.72 feet, said point also being on the north line of Virginia Street as recorded in Deed Drawer 12, Card 5283 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 Cross Pointe Section 6A, as per plat thereof, recorded in Plat Book O, Page 125 in said office of the Recorder; thence along the west line thereof, North 00 degrees 33 minutes 00 seconds East 312.27 feet to the northwest corner thereof, said point being the true point of beginning; thence continuing North 00 degrees 33 minutes 00 seconds East 278.65 feet; thence North 13 degrees 20 minutes 44 seconds East 60.00 feet to the point of curvature of a curve to the left, concave to the north, having a central angle of 12 degrees 47 minutes 45 seconds and a radius of 720.00 feet from which a chord bears South 83 degrees 03 minutes 08 seconds East 160.46 feet; thence along the arc of said curve 160.80 feet; thence South 89 degrees 27 minutes 00 seconds East 163.10 feet to a point on the west line of Cross Pointe Boulevard as recorded in Doc. No. 2002R00022984 in the office of said Recorder; thence along the west line of said Cross Pointe Boulevard the following three (3) calls 1) South 00 degrees 28 minutes 29 seconds West 60.00 feet to the point of curvature of a curve to the right, concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 50.00 feet from which a chord bears South 44 degrees 27 minutes 00 seconds East, 70.71 feet; 2) thence along the arc of said curve 78.54 feet; 3) thence South 00 degrees 33 minutes 00 seconds West 327.90 feet to a corner of said Cross Pointe Section 6A; thence the following three (3) calls along the boundary of said Cross Pointe Section 6A: 1) North 89 degrees 27 minutes 00 seconds West 215.00 feet; 2) thence North 00 degrees 33 minutes 00 seconds East 118.63 feet; 3) thence North 89 degrees 27 minutes 00 seconds West 170.94 feet to the point of beginning containing 145,981 square feet (3.35 acres).

Subject to a 20 foot public utility easement recorded in Deed Drawer 14, Card 10,023.

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

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 at locations as noted.

Witness my hand and seal this 17th day of June, 2002.

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S.E. Sixth Street
Evansville, IN 47713
(812) 464-9585

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, June 6, 2001.

Mark Foster
President

Bradley Shiells
Attest Executive Director

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

Bradley Shiells
Executive Director

PLAT RELEASE DATE: JUNE 18, 2002

APC# 10-5-2001

Secondary Plat

5-31-02 5019\Section 7B-plat.dwg B.A.S.