

CROSS POINTE - SECTION 7D

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

08/11/06 11:35 AM

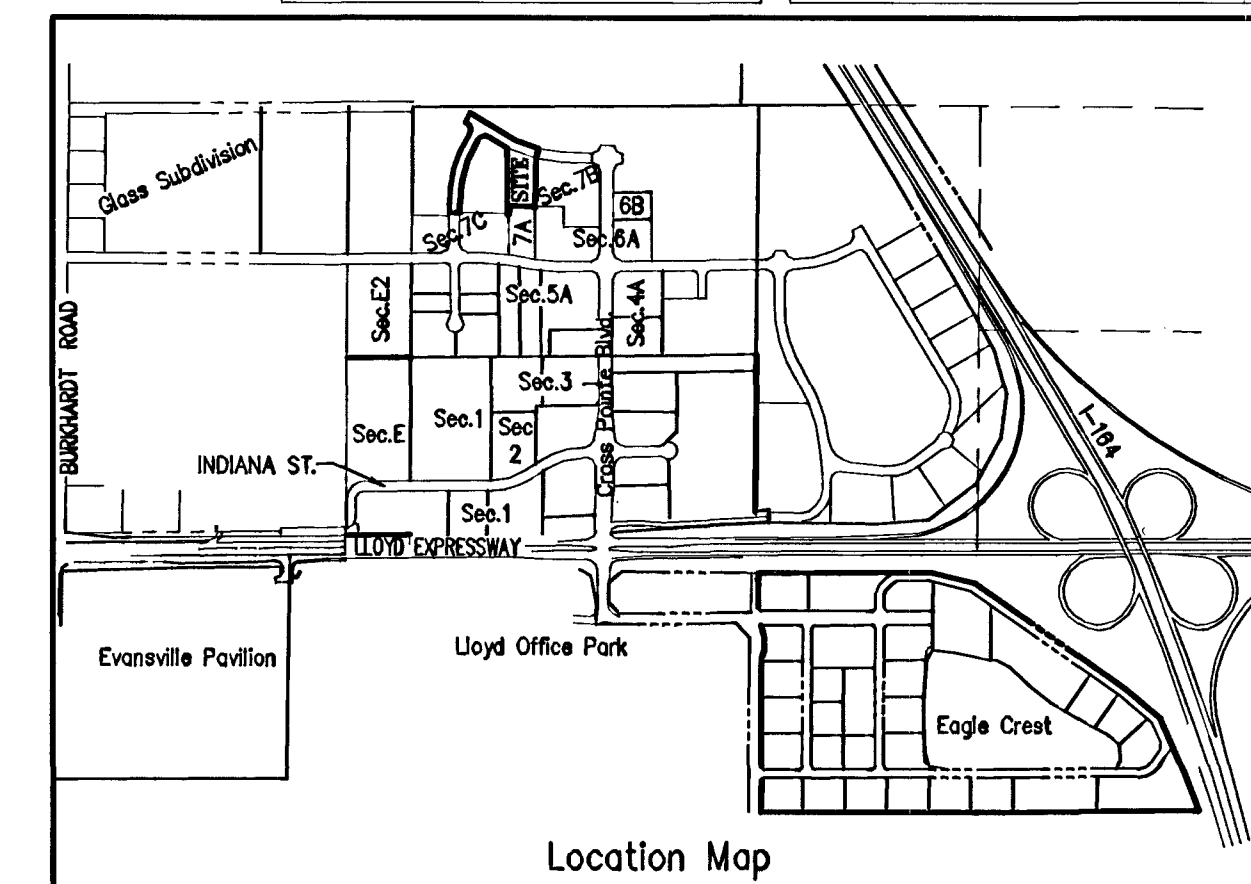
PLAT BOOK S-17

PAGE

INSTR 2006R00028081

BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

BILL FLUITY AUDITOR
5398
(AUDITOR NUMBER)



Delta = 98°51'28"
R = 780.00'
L = 50.00'
T = 43.86'
CH = 56.37'
CH B = N 18°41'33" W

Delta = 120°1'39"
R = 780.00'
L = 163.74'
T = 82.17'
CH = 163.44'
CH B = S 59°08'28" E

Delta = 23°33'37"
R = 720.00'
L = 298.07'
T = 150.16'
CH = 293.99'
CH B = S 64°52'27" E

Delta = 93°48'38"
R = 50.00'
L = 81.87'
T = 53.44'
CH = 73.02'
CH B = S 78°38'30" W

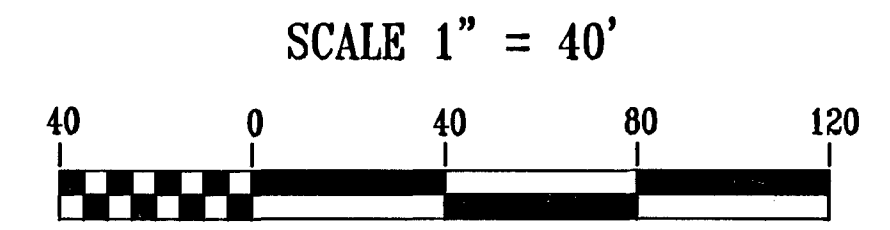
Delta = 08°55'47"
R = 780.00'
L = 121.57'
T = 60.91'
CH = 121.44'
CH B = N 58°55'05" W

Delta = 32°17'35"
R = 780.00'
L = 43.86'
T = 22.82'
CH = 43.83'
CH B = N 15°35'23" E

Delta = 32°17'35"
R = 720.00'
L = 405.81'
T = 208.45'
CH = 400.46'
CH B = S 15°35'23" W

LEGEND

---	CENTER LINE
- - -	BOUNDARY LINE
---	EASEMENT LINE
- - -	RIGHT-OF-WAY LINE
---	POINT OF COMMENCEMENT
---	POINT OF BEGINNING
---	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. The subject property is not located in Special Flood Hazard Zone "A" as shown on Flood Insurance Rate Map (FIRM) Panel No. 180258 0050 B, dated March 19, 1982. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 390.00'. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" shown has not been modified based on new or updated hydrologic information.

Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

Utilities. Municipal water and sanitary sewer exist along Virginia Street and are available to be extended to lots within this subdivision.

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 seeding.

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"

Boundary Description

Part of the Southwest Quarter of Section 19, Township 8 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 171.89 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 28 minutes 35 seconds West 1181.89 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 141.82 feet, to the southwest corner of Cross Pointe Section 6A, as per plat thereof, recorded in Plat Book Q, 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 northeast corner thereof, said point also being the southwest corner of Lot D25 in Cross Pointe - Section 7B, as per plat thereof, recorded in Plat Book R, Page 169 in said office of the Recorder; thence along the north line of said Virginia Street, North 89 degrees 27 minutes 00 seconds West 155.00 feet to the northwest corner thereof; thence along the west line of said Cross Pointe Section 7A, South 00 degrees 33 minutes 00 seconds East 48.08 feet to the northeast corner of Lot D21A in Cross Pointe Section 7C, as per plat thereof, recorded in Plat Book Q, Page 141 in said office of the Recorder; thence along the north line of said Cross Pointe Section 7A, North 89 degrees 27 minutes 00 seconds West 155.00 feet to the northwest corner thereof; thence along the west line of said Cross Pointe Section 7A, South 00 degrees 33 minutes 00 seconds East 48.08 feet to the northeast corner of said Cross Pointe Section 7B; thence along the boundary of said Cross Pointe Section 7B, South 13 degrees 20 minutes 44 seconds West 60.00 feet to the northwest corner of said Lot D25 in Cross Pointe Section 7B; thence along the west line of said Lot D25, South 00 degrees 33 minutes 00 seconds East 278.55 feet to the Point of Beginning containing 113,200 square feet (2.60 acres).

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

Also the following tracts of land to be used as a temporary off-site easements. Said easements will expire when the subdivision in which they are located in, is recorded or other easements are granted to replace them.

A 15' tract of land lying south of Columbia St., running from the west line of Lot D24 to the east line of Bentee Wes Court. (15' D. & U.G.P.U.E.)

A 10' tract of land lying on the east and west side of Bentee Wes Court. (10' P.U.E.)

A 15' tract of land lying on the west side of Bentee Wes Court, extending from the south line of Columbia St. to a point 177' South, (15' D. & U.G.P.U.E.)

Cross Pointe Development LLC
By: Regency Commercial Associates LLC
Its: Manager
By: *[Signature]* Date: 6/14/06
Julie B. McKinney, President
250 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 Subdividers(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 14th day of June, 2006

My Commission Expires: 6-12-08
Notary Public
[Signature]
Julie L. Clayton
(typed or printed name)
County, Indiana



STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: FEB. 22, 2005

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MAR. 15, 2005

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, #309, and enacted by the General Assembly of the Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF VANDERBURGH COUNTY at a meeting held on, June 6, 2006.

[Signature]
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
[Signature]
Executive Director
PLAT RELEASE DATE: Aug. 11, 2006

PLAT RELEASE DATE: Aug. 11, 2006

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 Pointe Section 7D. 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 "P.O.B." (Point of Beginning) 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.

SURVEYOR'S CERTIFICATE

I, Bret Alan Samersheim, 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 all locations as noted.

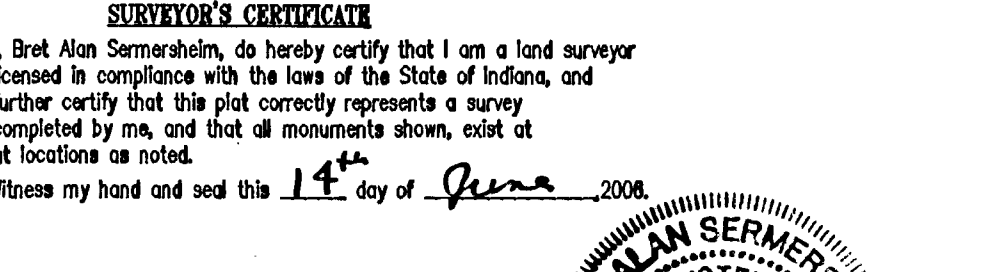
Witness my hand and seal this 14th day of June, 2006.

[Signature]
Bret Alan Samersheim, P.L.S.
Indiana Registration No. LS2020009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

AFFIRMATION STATEMENT

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

[Signature]
Bret Alan Samersheim



Secondary Plat
Designed By: 5019-4A
Drawn By: BAS Date: 6-14-06
Filename: 5019\Section 7D-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
APC# 10-5-2001