

CROSSROADS COMMERCIAL CENTER SECTION 7

BOUNDARY DESCRIPTION

A replat of Lot 6A-1 in Crossroads Commercial Center Section 3, as per plat thereof recorded in Plat Book R, page 67 in the office of the Recorder of Vanderburgh County, Indiana; also being a part of the Southeast Quarter of Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the West Half of the Southeast Quarter of said Section 19, Township 6 South, Range 9 West; thence North 00 degrees 33 minutes 16 seconds East 874.39 feet along said West Half quarter section line to a point where said west line intersects the north line of Lot 1 of Crossroads Commercial Center as recorded in Plat Book P, page 20; thence South 89 degrees 16 minutes 16 seconds East 379.22 feet along the north line of said Lot 1 and its extension across Crosslake Drive to the POINT OF BEGINNING; thence 89.86 feet along a nontangent curve to the left, concave to the southwest, said curve having a radius of 984.93 feet and a chord of 89.83 feet bearing North 23 degrees 07 minutes 08 seconds West along the easterly right-of-way of Crosslake Drive to the northwest corner of Lot 6A-1, as per plat thereof recorded in Plat Book R, page 67; thence North 58 degrees 54 minutes 39 seconds East 693.93 feet along the north line of Lot 6A-1 to a point on the westerly right-of-way of Circle Front Drive; thence for the next three (3) calls along said westerly right-of-way line:

- (1) South 31 degrees 05 minutes 21 seconds East 352.20 feet;
- (2) 234.47 feet along a curve to the right concave to the west, said curve having a radius of 256.48 feet and a chord of 226.39 feet bearing South 04 degrees 53 minutes 58 seconds East;
- (3) South 21 degrees 17 minutes 25 seconds West 87.26 feet to a point on the northerly right-of-way of Division Street; thence for the next six (6) calls along said northerly right-of-way of Division Street:
- (1) 53.53 feet along a nontangent curve to the left concave to the southeast, said curve having a radius of 50.00 feet and a chord of 51.01 feet bearing south 43 degrees 44 minutes 52 seconds West;
- (2) 24.51 feet along a reverse curve to the right concave to the northwest, said curve having a radius of 35.00 feet and a chord of 24.01 feet bearing South 33 degrees 08 minutes 06 seconds West;
- (3) South 53 degrees 11 minutes 40 seconds West 152.83 feet;
- (4) 190.45 feet along a curve to the right concave to the north, said curve having a radius of 256.48 feet and a chord of 186.11 feet bearing South 74 degrees 28 minutes 02 seconds West;
- (5) North 84 degrees 15 minutes 35 seconds West 192.38 feet;
- (6) 199.86 feet along a curve to the right concave to the northeast, said curve having a radius of 149.05 feet and a chord of 185.22 feet bearing North 45 degrees 50 minutes 44 seconds West;

thence 224.74 feet along a reverse curve to the left, concave to the west said, curve having a radius of 984.93 feet and a chord of 224.25 feet bearing North 13 degrees 58 minutes 06 seconds West, said curve being along the easterly right-of-way of Crosslake Drive to the POINT OF BEGINNING, containing 10.00 acres (435,622 square feet).

SURVEYOR'S CERTIFICATE
I, 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 Sept. 28, 2010.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless it is required by law.

Witness my hand and seal this day of 08/18, 2010

James A. Farny
Indiana Registration No. LS 0040551



GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Panel Number 18163C0205D, dated March 17, 2011, Vanderburgh County, Indiana, the subdivision lies within the designated flood zone AE.

Minimum First Floor Elevations: Have been established by the Vanderburgh County Building Commissioner. The established Flood Protection Grade (FPG) = 390.0

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Water is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.

Sewer is provided by the Evansville Water and Sewer Utility and will be extended to all the provided lots.

Gas and Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.

Access: There are two means of legal access to the subject property:

- 1.) North along Cross Pointe Blvd. as platted in Plat Book "O" Pg. 17 and as recorded in DR 5 Cd. 7848, DR 8 Cd. 7849, DR 8 Cd. 3665, and DR 8 Cd. 5020 thence east along Virginia Street as recorded in DR 5 Cd. 7849.
- 2.) East along the R/W referred to as Division Street adjoining the L.A. R/W for the Lloyd Expressway as recorded in DR 3 Cd. 8120-8124, DR 3 Cd. 8085, and DR 3 Cd. 7031.

Road Utilization: The Division Street improvements from Cross Pointe Blvd. east and north to the intersection with Crosslake Drive is to be Utilized for Eastbound (One Way) traffic only.

All other streets will be two way streets. Internal drives within the site are to be used for ingress and egress for the users of both facilities. The receiving area located on the west side of the existing surgical building shall be utilized by both lot owners. A Private agreement addresses this shared use.

Temporary Erosion Control (during construction)
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site.

For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

Site Topography: The site is very flat with less than a 1% slope from East to West toward the Nurrenbern Ditch. The elevations throughout range from 386.25 to 392.75.

Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/Cap stamped "BLA FIRM 0030"

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: Jan. 23, 1995.

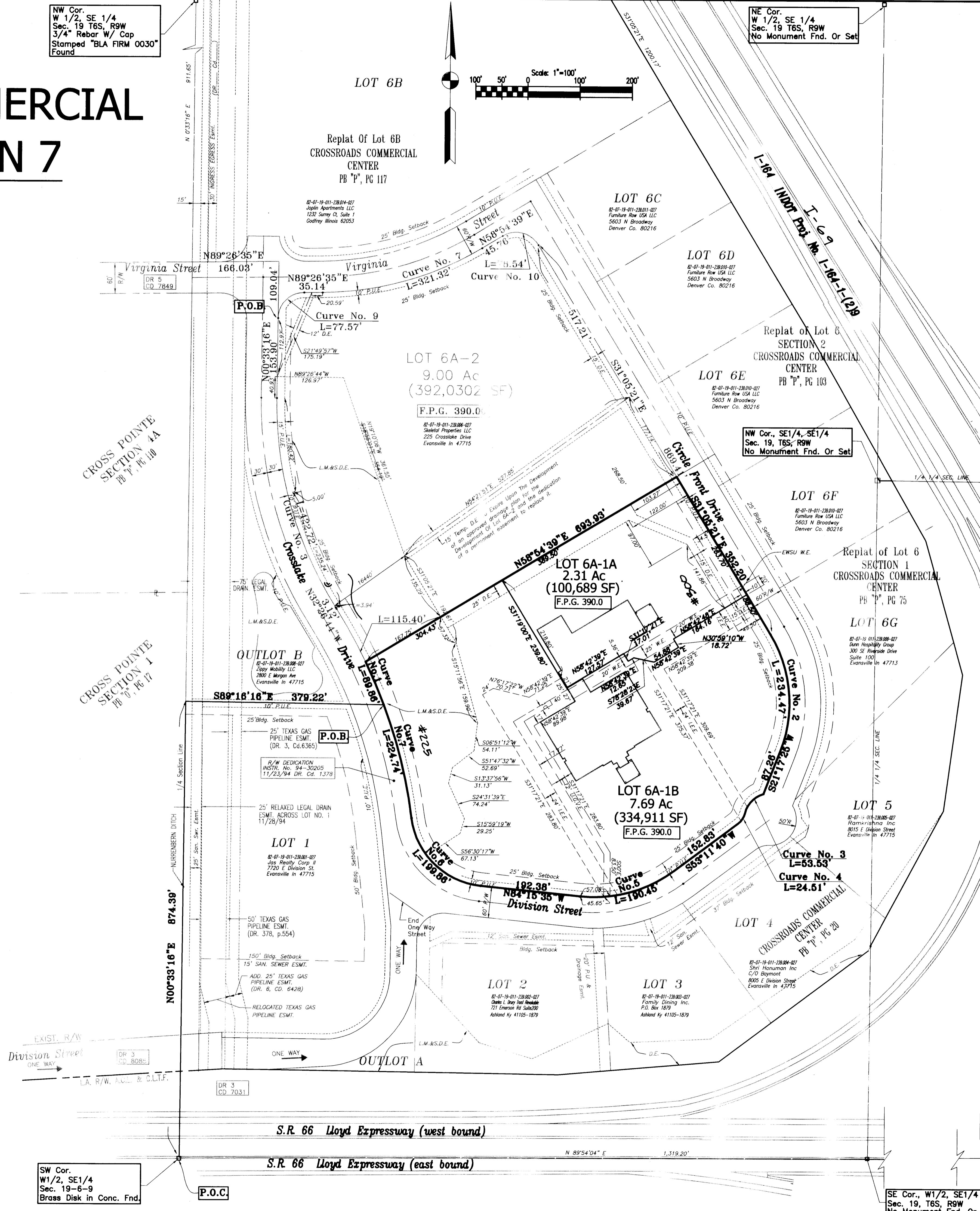
Road plans for original plat were approved on February 6, 1995.

Road plans for Crosslake Drive and Virginia Street were approved on October 6, 1996.

Sanitary Sewer Plans for Sections 1, 2, and 3 were all approved on January 3, 1995.

CURVE TABLE				
CURVE #	R	L	Chord Bearing	Chord
CURVE #1	984.93'	89.86'	N42°07'08"W	89.83'
CURVE #2	256.48'	234.47'	S04°53'58"E	226.39'
CURVE #3	50.00'	53.53'	S43°44'52"W	51.01'
CURVE #4	35.00'	24.51'	S33°08'06"W	24.01'
CURVE #5	256.48'	190.45'	S74°28'02"W	186.11'
CURVE #6	149.05'	199.86'	N45°50'44"W	185.22'
CURVE #7	984.93'	224.74'	N13°58'06"W	224.25'

SW Cor. W1/2, SE1/4 Sec. 19-6-9 Brass Disk in Conc. Fnd.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 19, 2016

BRIAN BERTH AUDITOR

4534

RECEIVED FOR RECORD

DATE 08-19-16 2:38 P.

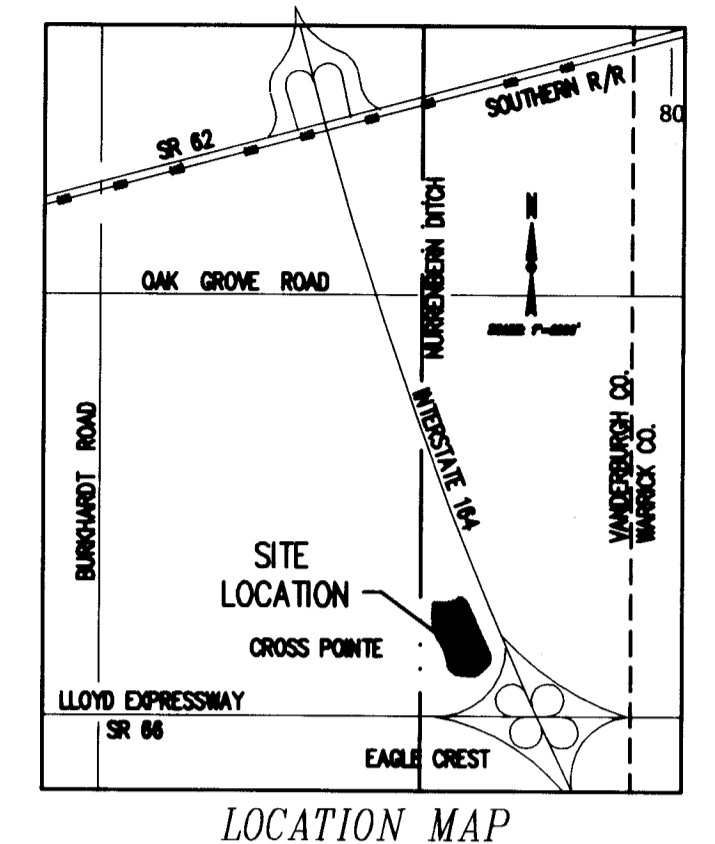
PLAT BOOK U

PAGE 42

INSTR# 2016-00021539

Z TULEY RECORDER

VANDERBURGH COUNTY



OWNERS 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 CROSSROADS COMMERCIAL CENTER SECTION 7. All additional roads shown and not previously dedicated are hereby dedicated to public use.

The installation, maintenance, repair, and replacement of all stormwater drainage facilities, and erosion and siltation control measures for a project during the period of construction, and until final approval by the county engineer, shall be the responsibility of the land developer(s), and/or the property owner(s) of record.

The owner of Lot 6A-1B hereby grants perpetual commercial traffic access to cross over the roadways, drive aisles and/or all other traveled ways located within the Ingress/Egress Easements (I.E.E.) as shown hereon. No obstructions shall be placed within the aforementioned traveled ways to prevent traffic from using the Ingress/Egress Easements. This access easement is for the benefit of the owners of both lots platted hereon, their successors and assigns. The owner of both lots are responsible for the maintenance of the roadways located within the Ingress/Egress Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "W.E." (Waterline Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of water line facilities. 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 land owner, without liability, in the use of said easements by said land owner. The Evansville Water & Sewer Utility has the right to enter and utilize this easement area to maintain the domestic water meters and for purposes of opening or closing of the Fire Protection Isolation valves.

Strips or areas of land, of the dimensions shown on this plat and marked "EWSU W.E." (Evansville Water & Sewer Utility Waterline Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of water line facilities. 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 "P.U.E." (Public Utility Easement), are hereby dedicated 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 hereby 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 a manner as to impede the flow of water. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground. Any alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked "U.G.V.E." (Underground Vectren Easement) are dedicated for the maintenance and operation of underground portions of Vectren facilities, transformers & 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 shall be located within said areas of land and any fence located within said areas of land is subject to removal or a public utility without liability in the use of said easements.

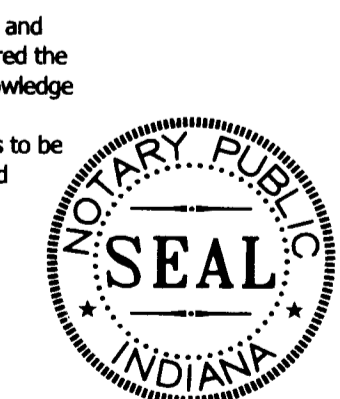
Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along "U.G.V.E." easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediment; which may happen to fall or enter herein.

The maintenance of the drainage basin located on Lot 6A-1B and other common areas will be one responsibility of both owners of lots 6A-1B and 6A-1A.

Dr. Paul Perry, President
Skeletal Properties, LLC
225 Crosslake Drive
Evansville, IN 47715

Dr. Ross Withers, Secretary
Skeletal Properties, LLC
225 Crosslake Drive
Evansville, IN 47715

NOTARY CERTIFICATE
STATE OF IN
COUNTY OF Vanderburgh ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledged 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 the 18 day of August, 2016
My Notary Public Expires: 12/30/2018
Notary Public: Warrick
County, Indiana
Notary Public: Sara Fehr
(typed or printed name)

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 Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 25, 2016 (at Subdivision Review).

SE Cor. SE1/4 Sec. 19, T6S, R9W Pin in Monument Fnd.

SE Cor., W1/2, SE1/4 Sec. 19, T6S, R9W No Monument Fnd. Or Set

APC # 24 - MS - 2016

PLAT RELEASE DATE: Aug 19, 2016