

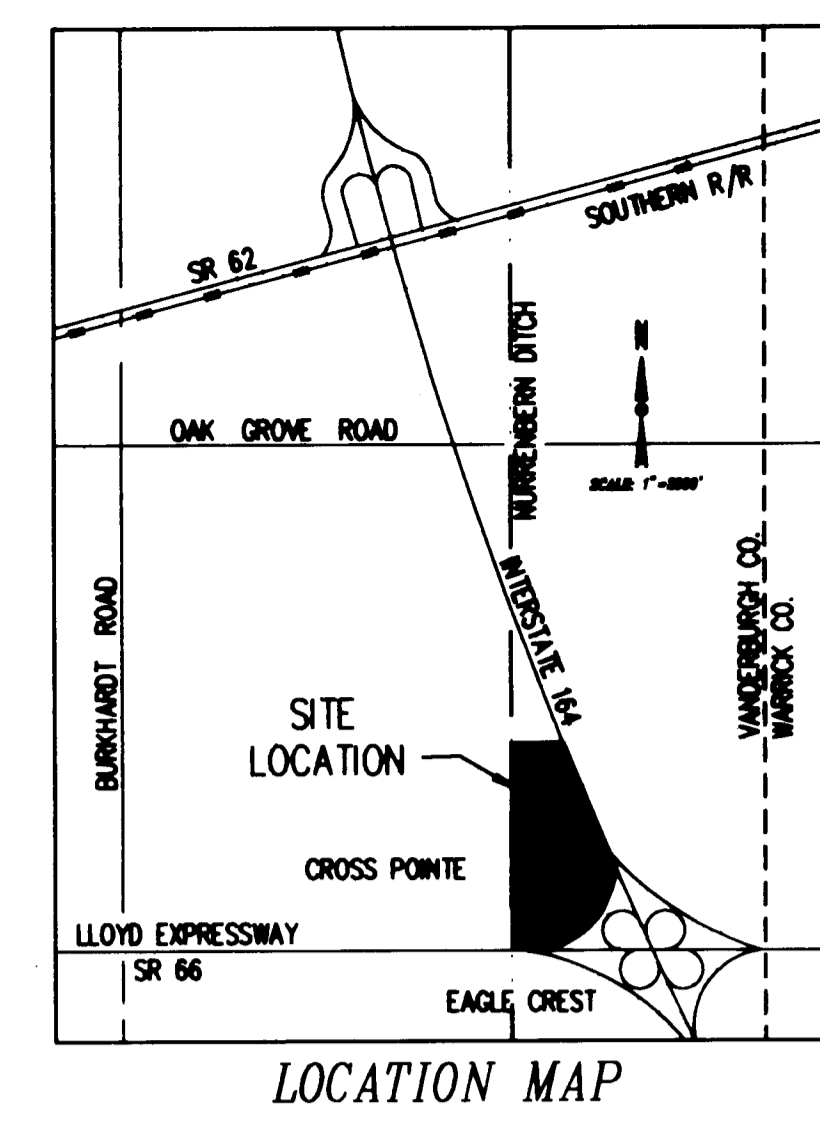
GENERAL NOTES

1. The project is located on all adjacent property is zoned "C-4".
2. Flood Hazard: FEMA FIRM Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.
3. Minimum Flood Elevation: Will be established by the Vanderburgh County Building Commission.
4. Backfills: Any backfills must be approved by the Vanderburgh County Building Commission.
5. Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be relocated to the site.
6. Access: There are two means of legal access to the subject property:
7.1 North along Cross Pointe Blvd as plotted in Plat Book "C" Pg. 17 and as recorded in DR 5 CD 7848, DR 5 CD 7849, DR 5 CD 3665, and DR 4 CD 7202
7.2 East along Virginia Street as recorded in DR 5 CD 7849.
8. 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.
9. Division Street from the south end of Crosslake Drive east across the north side of lots 2, 3 and 4 to its terminus at the NW corner of lot No. 5 will be utilized for eastbound and westbound traffic.
10. All other streets will also be utilized as two way streets.
11. Road Grades: Maximum road grades shall not exceed 5%.
12. Temporary Erosion Control: (during construction)
Slopes of 0% - 2% 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 2% 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.
13. Site Topography: The site is very flat with less than a 1% slope from East to West toward the Nuremberg Ditch. The elevations throughout range from 393.6 to 388.4.
14. Erosion Control for Ditches:
Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at control mat completion of ditch grading.
Slopes over 8% require rip or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
15. Monuments: Monuments have been set at all boundary & lot corners, except at those falling within the Nuremberg Ditch. Lot lines have been monumented at their intersection with the top of bank of the Nuremberg Ditch 15' east of the west property line. Monuments set as a part of this plat are: 3/4" x 3/4" Rebar w/ RLS B800054 Cap.
16. Storm drainage plans were approved by the Vanderburgh County Drainage Board on:
17. Road construction plans were approved by the Vanderburgh County Commissioners on:
18. PRELIMINARY APPROVAL ONLY FOR LOT 6, FINAL APPROVAL MUST BE OBTAINED PRIOR TO DEVELOPMENT.

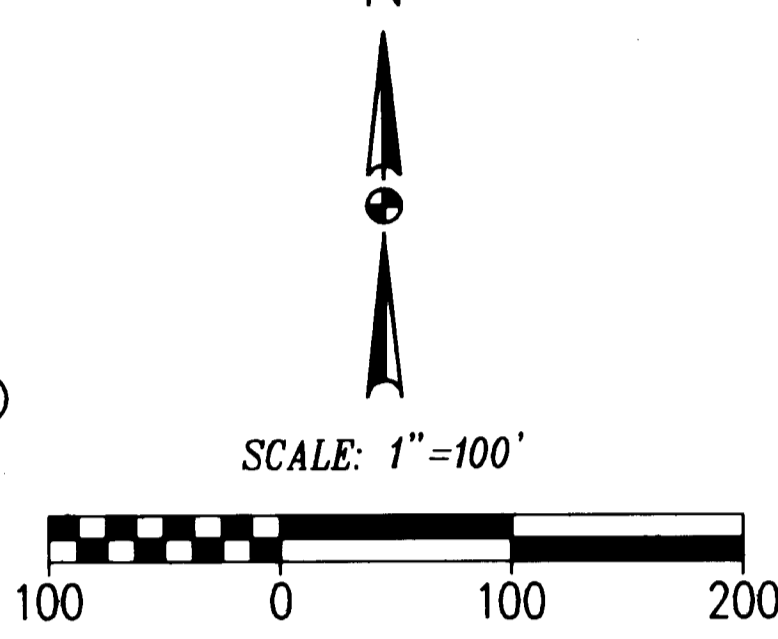
OWNER: WILLIAM S. WRENDELDS TRUSTEE 1501 N. BURNHART ROAD EVANSVILLE, IN 47715
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 01 1995
Auditor 4797

OWNER: BUENTE FAMILY LAND TRUST NO.2 CMRS H. BUENTE TRUSTEE 2200 BURNHART DRIVE NEWBURGH, IN 47630

OWNER: KOESTER CONTRACTING CORP. 14649 HWY. 41 N. EVANSVILLE, IN 47711



LOCATION MAP



CROSSROADS COMMERCIAL CENTER

LOT 6 44.3348 Ac. (1,931,222 SF)

CURVE TABLE with columns for CURVE #, R, L, Chord Bearing, and Chord. Lists curves 1 through 9 with their respective dimensions.

CROSS POINTE

BUILDERS SQUARE

OUTLOT B 2.900 Ac. (126,296 SF)

LOT 1 5.508 Ac. (239,915 SF)

LOT 2 2.451 Ac. (106,760 SF)

LOT 3 1.805 Ac. (69,824 SF)

LOT 4 1.726 Ac. (75,180 SF)

LOT 5 2.002 Ac. (87,217 SF)

NOTARY CERTIFICATE text block containing the notary's name, commission expiration date, and the date of the survey.



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 August 1, 1995.

Signature of Barbara A. Cunningham, Executive Director of the Area Plan Commission.