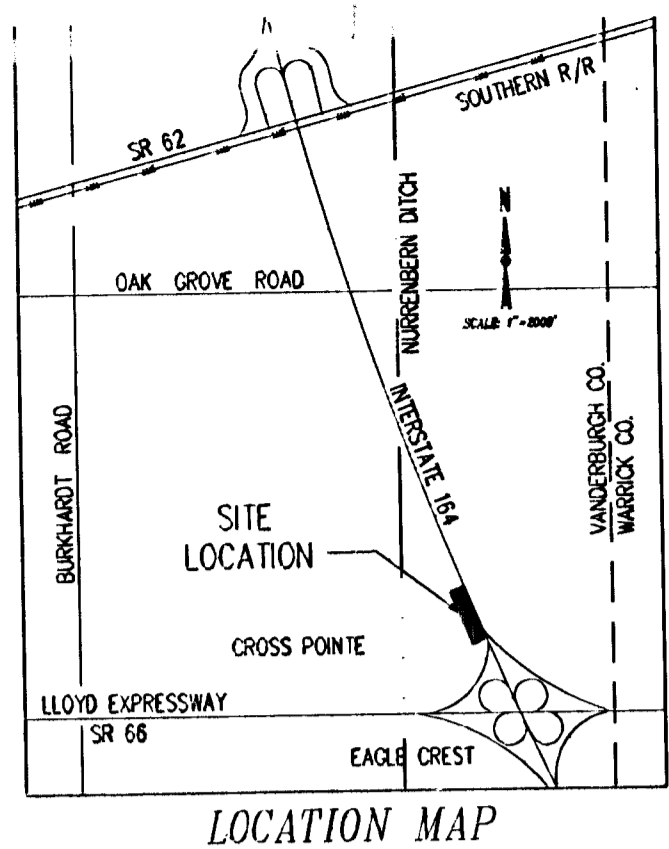


97-12908



REPLAT OF LOT 6 SECTION 2 CROSSROADS COMMERCIAL CENTER

LOT 6B
14.56 Ac
(634,065 SF)
(Preliminary Plat Approval)
(Replat of Lot 6)
September 4, 1996

C-4

OWNER:
HARTMANN FAMILY
LAND TRUST

ONLY INTENDED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 21 1997

Suzanne M. Cunniff
AUDITOR
#2883

RECORDED FOR RECORD
at 3:17 P.M.
May 21, 1997
Book P
Page 103
COUNTY CLERK
VANDERBURGH COUNTY
CIRL# 0134

LOT 6C
1.57 Ac
(68,371 SF)
FPG 390.00

OWNER:
HARTMANN FAMILY
LAND TRUST

LOT 6D
1.57 Ac
(68,400 SF)
FPG 390.00

OWNER:
HARTMANN FAMILY
LAND TRUST

LOT 6E
1.56 Ac
(67,972 SF)
FPG 390.00

OWNER:
HARTMANN FAMILY
LAND TRUST

LOT 6F
1.52 Ac
(66,265 SF)
FPG 390.00

OWNER:
HARTMANN FAMILY
LAND TRUST

LOT 6G
2.03 Ac
(88,605 SF)
Plot Book P, Pg. 75

OWNER:
SHREE LAXMI CORPORATION
7020 GREENCOVE AVE.
EVANSVILLE, IN 47715

NE Cor., W1/2, SE1/4
Sec. 19, T6S, R9W

SCALE: 1"=60'

BOUNDARY DESCRIPTION
A part of Lot 6, as recorded in Plat Book P, page 20; also being a part of the Southeast Quarter of Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the Southeast Quarter of the Southeast Quarter of Section 19, Township 6 South, Range 9 West; thence North 89 degrees 47 minutes 18 seconds East along the north line of said quarter section line 19.36 feet to a point where said quarter section line intersects the west limited access right-of-way of I-164 (Interstate project no. I-164-1-(2)9); thence South 29 degrees 31 minutes 52 seconds East along said limited access right-of-way line of I-164, 83.63 feet; thence South 58 degrees 54 minutes 39 seconds West 348.97 feet to a point on the westerly right-of-way of Circle Front Drive; thence North 31 degrees 05 minutes 21 seconds West along said westerly right-of-way 801.91 feet; thence 78.54 feet along a curve concave to the southwest, said curve being the transition from the westerly right-of-way of Circle Front Drive to the southerly right-of-way of Virginia Street and having a radius of 50.00 feet and a chord of 70.71 feet, bearing North 76 degrees 05 minutes 21 seconds West; thence South 58 degrees 54 minutes 39 seconds West along the southerly right-of-way of Virginia Street and having a radius of 35.12 feet; thence 77.57 feet along a curve concave to the southeast, said curve being the transition from the southerly right-of-way of Virginia Street to the southerly right-of-way of Crosslake Drive and having a radius of 50.00 feet and a chord of 70.02 feet bearing South 44 degrees 59 minutes 55 seconds West; thence North 00 degrees 33 minutes 16 seconds East along the southerly right-of-way of Crosslake Drive 109.04 feet; thence North 89 degrees 26 minutes 35 seconds East along the northerly right-of-way of Virginia Street 82.98 feet; thence 289.38 feet along a curve concave to the north said curve having a radius of 543.05 feet and North 58 degrees 54 minutes 39 seconds East 455.76 feet to a point on the westerly limited access right-of-way of I-164-1-(2)9; thence South 31 degrees 09 minutes 21 seconds East, along said westerly limited access right-of-way 508.30 feet; thence South 29 degrees 31 minutes 52 seconds East along said limited access right-of-way 283.48 feet to a point on the east line of the West Half of the Southeast Quarter of said section; thence South 00 degrees 33 minutes 09 seconds West along said east line 33.68 feet to the point of beginning containing 8.167 acres (355,733 square feet).

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 MAY 5, 1997, and that all monuments shown exist at locations as noted.



Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054
Bernardin Lochmuller & Assoc.
6200 Vogel Road
Evansville, IN 47715

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plot and subdivide said real estate as shown and designates the same as REPLAT OF LOT 6, SECTION 2, CROSSROADS COMMERCIAL CENTER. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground of the width shown on this plot and marked "Public Utility Easement", are hereby dedicated to the public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to lime or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and other landscaping. No structures other than such utility facilities shall be located within said strip of land.

Strips of ground marked "Drainage Easement", are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, in the event of an emergency.

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 said easements. In addition, individual lot owners shall keep all "Retention Basin Easements", "Drainage Easements", clear of any impediments which may happen to fall or enter therein.

The maintenance of the drainage basins located on Lot 6C-6F shall be maintained by the respective lot owner and other drainage basins located in common areas elsewhere within the plot of Crossroads Commercial Center will be the responsibility of the owners' association comprised of the owners of lots 2 through 5 and the replat of lot 6 along with any and all subsequent replats of Lot 6 as shown hereon and paid for by common area charges. The maintenance of the drainage basin located on outlet B of the original plot of Crossroads Commercial Center is the responsibility of the owner of Lot No. 1 of said original plot.

Notary Public
J. James Hawkins
J. James Hawkins
(Notary Public Officer)
Hartmann Family Land Trust
Old National Bank Building
P.O. Box 966 Evansville, IN
47706-0968

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), who acknowledge the execution of the foregoing plat with the declarations and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 21st day of May, 1997.

My Commission Expires: Sept. 23, 2000
Notary Public
Beverly M. Behme
Beverly M. BEHME
(typed or printed name)

Notary Seal for Beverly M. Behme, State of Indiana, Commission Expires Sept. 23, 2000.

Notary Seal for J. James Hawkins, State of Indiana, Commission Expires Sept. 23, 2000.

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 SEPT. 4, 1996.

Barbara L. Cunniff
Barbara L. Cunniff
Executive Director

PLAT RELEASE DATE: MAY 21, 1997

P-103

GENERAL NOTES

Zoning: The project is zoned C-4 all adjacent property is zoned as noted.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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.

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

1.) North along Cross Pointe Blvd. as plotted in Plat Book "O" Pg. 17 and as recorded in DR 5 Cd. 7849, DR 3 Cd. 7849, DR 8 Cd. 3665, and DR 8 Cd. 5020 thence east along Virginia Street as recorded in DR 3 Cd. 8085, and DR 3 Cd. 7031.

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.

Final Drainage Plans: The final drainage plans were approved subject to the following stipulations:

1.) That the individual lot developers of Lots 6C-6F shall submit a Final Site Drainage Plan showing all permanent details for a complete Drainage Facility that is compliance with the Vanderburgh County Drainage Ordinance prior to issuing a Building Permit.

2.) That the developer of Crossroads Subdivision shall provide a temporary easement for all street drainage facilities through Lot 6A & reserve on Lot 6A an easement for a drainage basin as shown hereon to be constructed by the developer should any one or all of Lots 6C-6F not receive Final Drainage Approval prior to issuance of a building permit for said lots.

3.) The developer of Crossroads or the final developer of Lot 6A shall design a drainage plan which will incorporate the drainage requirements for Circle Front Drive & be sufficient to convey & store the storm water runoff from Lots 6C-6F as well as 6A in accordance with the Vanderburgh County Drainage Ordinance. This facility & related easements shall be as shown or at another location as depicted on an approved Replat of Lot 6A.

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.

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.

All other streets will also be utilized as two way streets.

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: (during construction)
Slopes of 0% - 5% 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.

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 398.4.

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 seeded or stabilized with an erosion control mat at control mat completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments: Monuments have been set at all boundaries & 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 best property line. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/ RLS 8800054 Cap.

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

Existing 12" Storm Sewer to Retention Basin

Temporary Drainage Easement to Expire Upon Final Platting of This Part of Lot 6A

10' Min. Maintenance Pathway (Typ.)

Future Lake Constructed Only If Req'd (Refer to report)

Existing Lake (Retention Facility Lot 1 (South))

Existing Outlet Control Structure

Temporary Drainage Easement to Expire Upon Final Platting of This Part of Lot 6A

25' Building Setback

15' Public Utility Easement

15' Public Utility Easement

15' Public Utility Easement

15' Public Utility Easement

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15' Public Utility Easement

15' Public Utility Easement

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15' Public Utility Easement

15' Public Utility Easement

15' Public Utility Easement

CURVE #	R	L	Chord Bearing	Chord
CURVE #1	50.00'	78.54'	N76°05'21" W	70.71'
CURVE #2	602.99'	321.33'	S74°10'37" W	317.54'
CURVE #3	50.00'	77.57'	S44°59'55" W	70.02'
CURVE #4	543.05'	289.38'	N74°10'37" E	285.97'
CURVE #5	573.05'	305.34'	N74°10'37" E	301.72'

LOT 6A
19.00 Ac
(827,654 SF)
(Preliminary Plat Approval)
(Replat of Lot 6)
September 4, 1996

OWNER:
HARTMANN FAMILY
LAND TRUST

Road construction plans for the original plat were approved by the Vanderburgh County Commissioners on: Feb. 8, 1995

Road construction plans for this replat were approved by the Vanderburgh County Commissioners on: Oct. 7, 1995

Final drainage plan for Lots 6C - 6F were approved on April 28, 1997 with stipulations as noted above.