

CURVE TABLE

Curve #	R	Chord Bearing	Chord
1	226.48	S33°33'16"W	226.39
2	50.00	S33°33'16"W	51.03
3	109.24	S33°33'16"W	110.24
4	256.48	S33°33'16"W	257.48
5	149.05	S33°33'16"W	150.05
6	984.93	S33°33'16"W	985.93

LEGEND

F.F. Finished Floor Elev.
 F.P.C. Flood Protection Grade
 F.I.R.M. Flood Insurance Rate Map

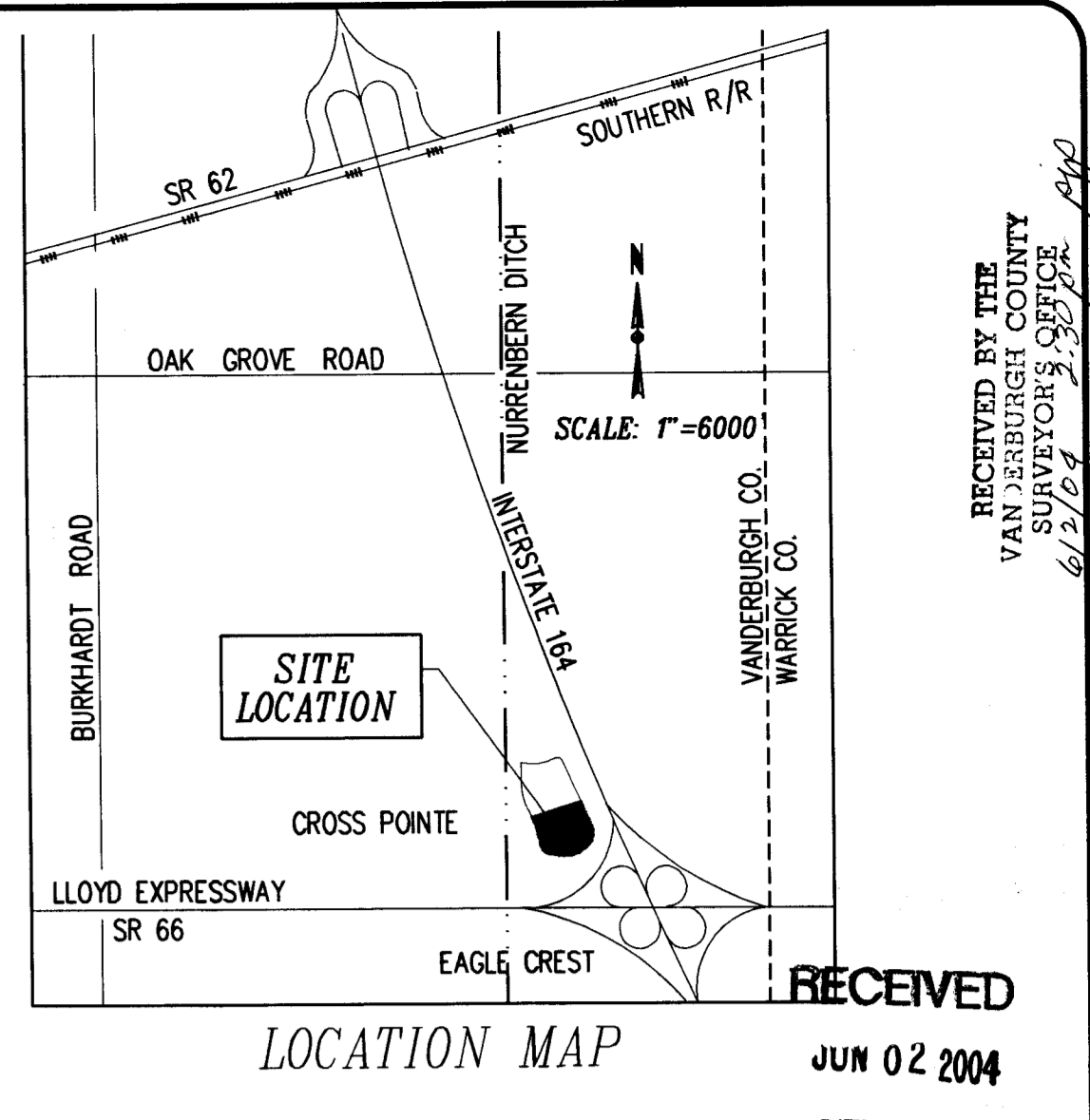
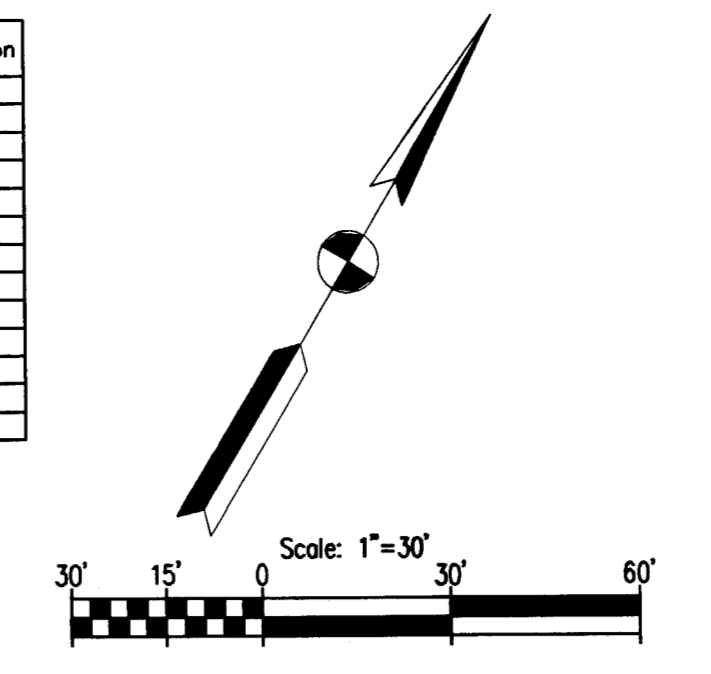
Flood Plain Data: Per F.I.R.M. Map Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

KEY BOUNDARY COORDINATES

Point #	Northing	Easting	Description
1	10952.14	10348.95	Boundary Corner
2	11310.46	10943.21	Boundary Corner
3	11008.85	11123.07	Boundary Corner
4	10783.39	11144.41	Boundary Corner
5	10701.99	11112.72	Boundary Corner
6	10645.03	11064.33	Boundary Corner
7	10553.17	10941.96	Boundary Corner
8	10503.63	10762.65	Boundary Corner
9	10522.87	10571.24	Boundary Corner
10	10651.50	10436.35	Boundary Corner

KEY LAKE COORDINATES

Point #	Northing	Easting	Description
26	10648.25	10487.14	Lake RP
27	10723.32	10556.32	Lake RP
28	10624.68	10477.46	Lake RP
29	10891.45	10560.11	Lake RP
30	10937.61	10466.70	Lake RP
31	11035.05	10505.19	Lake RP
32	10995.57	10393.51	Lake RP
33	11096.14	10378.61	Lake RP
34	11038.88	10359.91	Lake RP
35	10928.68	10241.65	Lake RP
36	10942.87	10463.65	Lake RP
37	10815.20	10353.90	Lake RP
38	10693.47	9862.97	Lake RP



Parking Lot Summary

Lot Designation	Standard Spaces	Handicapped Spaces
A	122	8
B	100	8
C	118	3
D	38	2
E	50	2
SUBTOTAL	438	13
	TOTAL 451	

Project Summary

Area of Medical Building (First Floor)	26,764 SF
Area of Medical Building (Second Floor)	24,452 SF
Area of Medical Building (Third Floor)	20,306 SF
Area of Surgery Center	17,960 SF
Total	89,482 SF

Height of Medical Building (3 Stories) 49'-6"
 Height of Surgery Center (1 Story) 20'-0"

BOUNDARY DESCRIPTION

Lot 6A-1 of the replat of lot 6 Section 3 Crossroads Commercial Subdivision, 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:

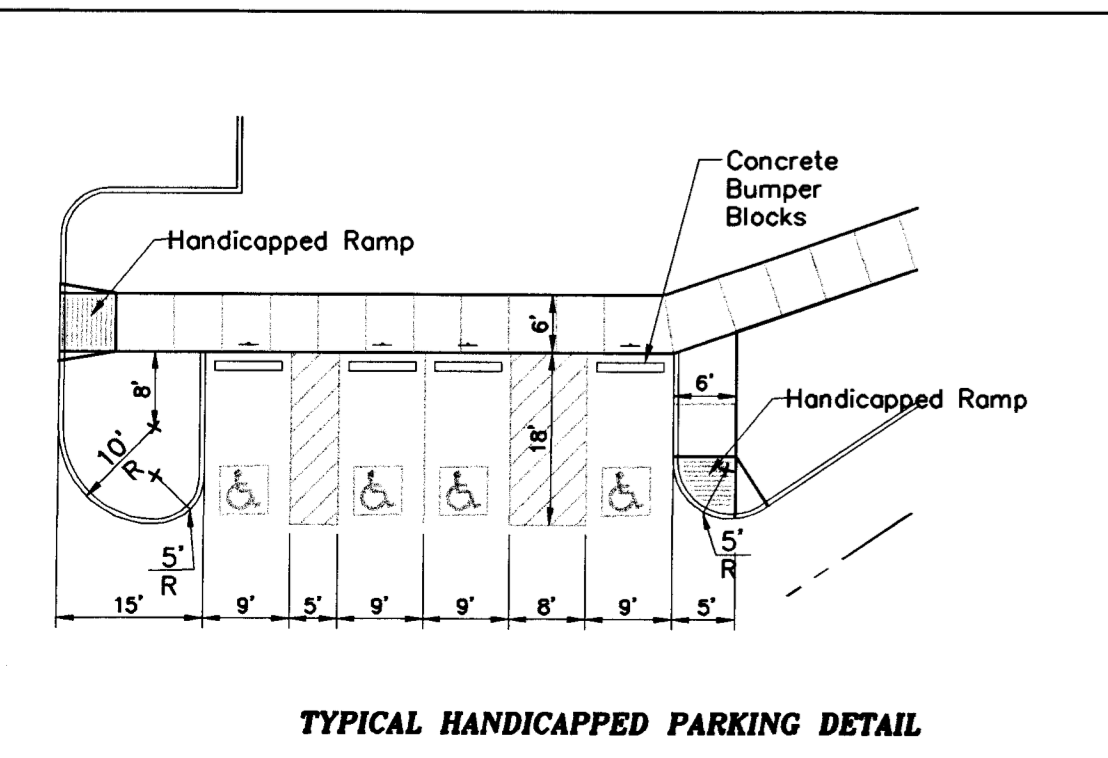
- Commencing at the southwest corner of the west half of the Southeast Quarter of said Section 19, Township 6 South, Range 9 West, thence North 00 degrees 33 minutes 16 seconds East 1717.82 feet said west half quarter section line to a point where said west line intersects the north line of Virginia Street; thence North 89 degrees 28 minutes 35 seconds East 185.03 feet along the north right-of-way of Virginia Street and its extension, to the easterly right-of-way of Crosslake Drive extended; thence South 00 degrees 33 minutes 16 seconds West 109.04 feet along the extension of the easterly right-of-way of Crosslake Drive; thence for the next four (4) calls along the easterly right-of-way of Crosslake Drive:
 - South 00 degrees 33 minutes 16 seconds West 153.90 feet;
 - 422.72 feet along a curve to the left, said curve having a radius of 733.94 feet and a chord of 416.90 feet bearing South 15 degrees 58 minutes 44 seconds East;
 - South 32 degrees 26 minutes 44 seconds East 312 feet;
 - 115.40 feet along a curve to the right, said curve having a radius of 984.93 feet and a chord of 115.33 feet bearing South 29 degrees 05 minutes 20 seconds East to the point of beginning of this description;
- thence North 58 degrees 54 minutes 39 seconds East 693.93 feet to a point on the westerly right-of-way of Circle Front Drive; thence for the next three (3) calls along said west right-of-way line:
 - South 31 degrees 05 minutes 21 seconds East 352.20 feet;
 - 234.47 feet along a curve 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 08 seconds East;
 - South 21 degrees 17 minutes 26 seconds West 87.25 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:
 - 53.53 feet along a curve 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;
 - 24.51 feet along a curve 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 05 seconds West;
 - South 53 degrees 11 minutes 40 seconds West 152.83 feet;
 - 0190.45 feet along a curve 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;
 - North 84 degrees 15 minutes 35 seconds West 192.38 feet;
 - 189.86 feet along a curve concave to the northeast, said curve having a radius of 140.05 feet and a chord of 185.22 feet bearing North 45 degrees 50 minutes 44 seconds West;
- thence along the easterly right-of-way of Crosslake Drive 314.60 feet along a curve concave to the west, said curve having a radius of 984.93 feet and a chord of 312.27 feet bearing North 16 degrees 34 minutes 55 seconds West to the point of beginning, containing 10.0005 acres (435,622 square feet).

CONSTRUCTION NOTES

- All Dimensioning Shown is Measured for Face of Curb to Face of Face of Edge of Lot.
 - Refer to Details for Joint Spacing on Concrete Walks and Curbing.
 - Expansion Joint Material Shall be Placed Between Walk and Building and All Other Locations Shown.
 - All Walks at Entrances Shall Have Doweled Expansion Joints.
 - For Additional Building Entry/Canopy/Concrete Patio/Walk Details Refer to Architectural Plans.
 - All Walks are 6' Wide As Noted.
- GENERAL NOTES**
- ZONING: The subject property is zoned C-4.
- ACCESS: Two Curb Cuts on Division Street. And Two Curb Cut on Circle Front Drive.
- PARKING: There are 451 total parking spaces provided of which 13 are designated "Handicapped".
- FLOOD PLAIN DATA: No part of the site falls within the 100 year flood zone "A" as defined from FIRM Panel 180256 0050 B Dated March 19, 1982.
- UTILITIES: Sewer/Water/Gas/Elec & Telephone are all available at the site.
- LANDSCAPING: All landscape plant material and design are shown on a separate landscape plan which is part of this contract.

KEY SITE COORDINATES

Point #	Northing	Easting	Description
11	10936.76	10847.10	Building Corner
12	10823.81	10915.74	Building Corner
13	11154.45	10766.08	Drive CL RP
14	11127.12	10676.22	Drive CL RP
15	11184.27	10970.25	Drive CL RP
16	11062.40	10879.27	Drive CL RP
17	11027.23	10900.65	Drive CL RP
18	10945.79	10904.54	Drive CL RP
19	11038.28	11058.37	Drive CL RP
20	10791.85	10998.09	Drive CL RP
21	10635.95	10741.56	Drive CL RP
22	10557.44	10848.83	Drive CL RP
23	10718.72	10550.83	Drive CL RP
24	10781.05	10653.36	Drive CL RP
25	11096.14	10937.89	Curb RP
26	11124.78	10835.95	Curb RP
27	10878.67	10843.19	Dumpster Pad
41	10875.91	10904.33	Drive CL RP



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Num.	Description	Date

SITE DIMENSION PLAN
 LOT 6A-1, CROSSROADS COMM. SUBD.
 FOR
BBL MEDICAL
 VANDERBURGH COUNTY, INDIANA

Prepared by: **BERNARD LOOMMUELLER & ASSOC., INC.**
 Planners · Engineers · Surveyors

DATE: 8/27/03
 PROJECT NO.: 102-0234
 ISSUED:

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