97-28640

CROSS POINTE - SECTION 3

Secondary Plat

P-126

GENERAL NOTES

Zoning: Subject property currently zoned C-4. Adjacent property currently zoned as shown hereon:

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982, no part of the proposed subdivision is within the designated 100 year flood zone. Flood Zone "B".

Utilities: Municipal water and sanitary sewer exist along Indiana Street, south of property and along Cross Pointe BLVD., east of property.

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 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.

Erosion Control for Ditches:

Ditch construction will be in accordance with the Vanderburgh County Drainage Ordinance.

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

Basements: Any basement must be approved by the Vanderburgh County building Commissioner.

Bench Mark – Brass Monument # V782 on SE wingwall on north bound lane of I-164 at the intersection of Lloyd Expressway
Elev. = 417.60

TBM#1 – East side of concrete base of light standard at the southwest corner of the intersection of Indiana Street and Cross Pointe BLVD.
Elev. = 389.91

TBM#2 – NW corner of concrete transformer pad at the north side of Builders Squares rear entrance
Elev. = 390.30

LEGEND

• = 5/8" Iron Rod w/plastic cap stamped "Morley & Assoc. ID #0023" set unless denoted otherwise.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	78°58'49"	S 49°07'23" W	41.20	50.00	68.92	63.59
C2	31°30'11"	S 72°51'42" W	133.46	473.17	260.16	256.90
C3	32°16'28"	S 73°14'51" W	115.99	400.88	225.82	222.84
C4	20°01'19"	N 72°38'00" E	85.29	483.17	168.84	167.98
C5	91°55'46"	N 45°25'20" W	51.71	50.00	80.22	71.89
C6	31°30'11"	S 72°51'42" W	116.54	413.17	227.17	224.32
C7	32°21'19"	S 73°17'16" W	133.70	460.88	260.26	256.82

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 20 1997

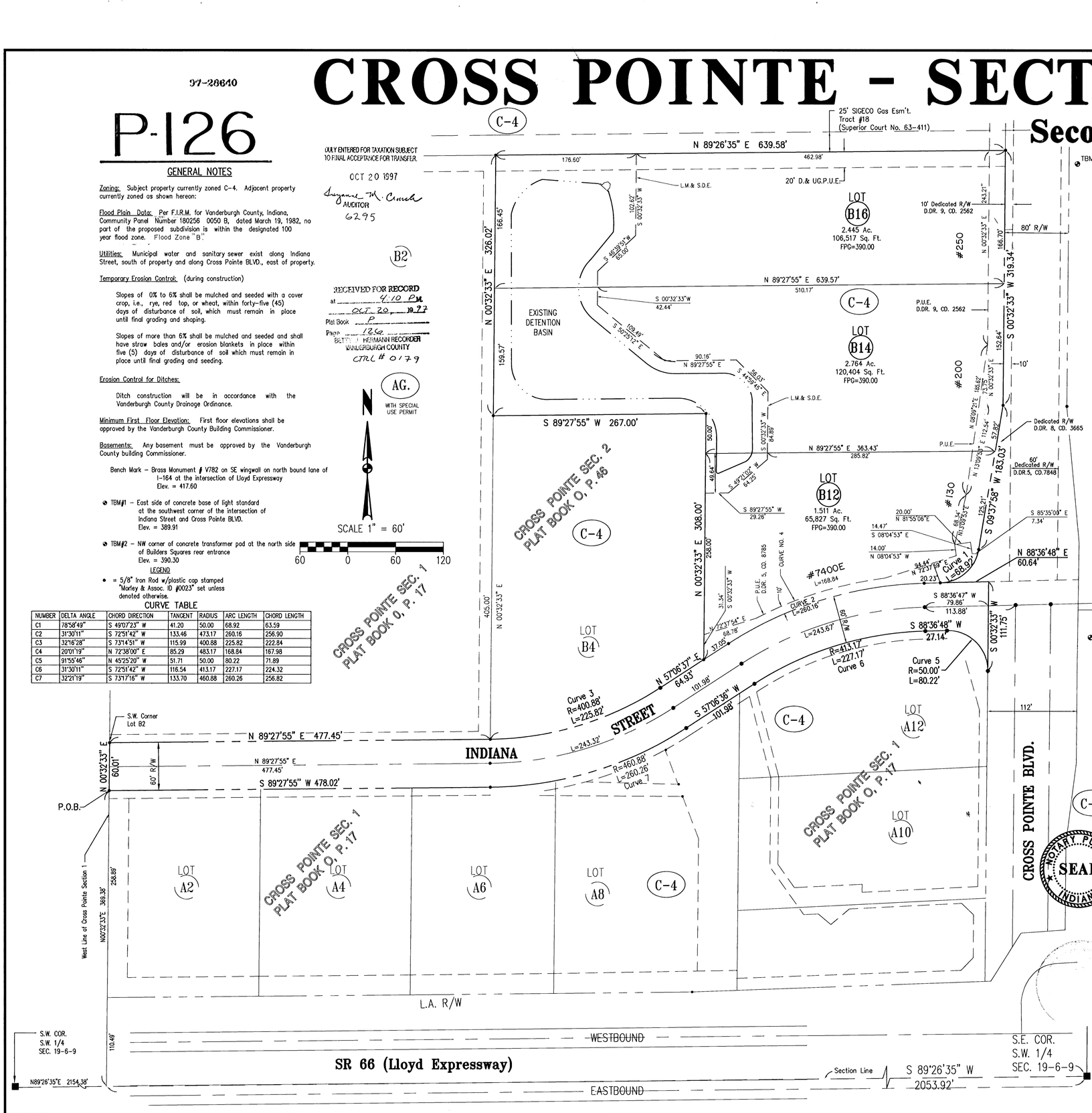
Suzanne M. Crouch
AUDITOR
6295

B2

RECEIVED FOR RECORD
at 4:10 P.M.
OCT. 20, 1997
Plat Book P
Page 126
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0179

AG.
WITH SPECIAL USE PERMIT

SCALE 1" = 60'



OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Cross Pointe Section 3** . All roads shown and not previously dedicated are hereby dedicated to public use.

Cross Pointe Boulevard is a previously dedicated public street recorded in Deed Drawer 9, Card 2562, Deed Drawer 8, Card 3665 and Deed Drawer 5, Card 7848 and 7849.

Indiana Street was previously reserved as a private street and roadway with public utility rights dedicated on the plat of Cross Pointe Section 1 as recorded in Plat File O, page 17. The owner hereby exercises the right reserved on said plat and does hereby dedicate Indiana Street from the west line of Cross Pointe Boulevard to the west line of the Cross Pointe Section 1 as public right-of-way.

The undersigned owner further confirms that owners, its successors and assigns, shall have a continuing obligation to maintain the lake drainage easement as shown on this plat.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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.&UG.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 and marked **"L.M.& S.D.E."** (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Cross Pointe Commerce Corp.

By: _____ Sept. 12, 1997
James R. McKinney, President — Date
P.O. Box 20190
Evansville, IN 47708

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 Subdivider(s), 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 12th day of September 19 97

My Commission Expires:
6/12/98

Julie L. Clayton
Notary Public

Notary Resides in Vanderburgh County, Indiana

Julie L. Clayton
(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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, AUG. 6, 1997

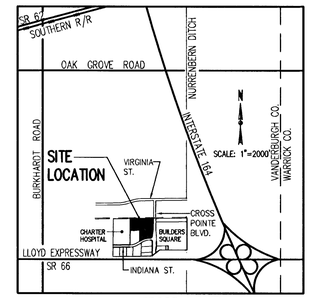
President

Barbara L. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: OCT. 20, 1997



LOCATION MAP

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Fractional Section 19, Township 6 South, Range 9 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence along the south line of said quarter section South 89 degrees 26 minute 35 seconds West 2053.92 feet; thence North 00 degrees 32 minutes 33 seconds East 369.37 feet to the northwest corner of Lot A2 in Cross Pointe – Section 1, as recorded in Plat Book O, page 17; said point also being the point of beginning, thence continue North 00 degrees 32 minutes 33 seconds East 60.01 feet to the southwest corner of Lot B2 in said Cross Pointe Section 1; thence along the south line of said Lot B2 North 89 degrees 27 minutes 55 seconds East 477.45 feet to the west line of Cross Pointe – Section 2, as recorded in Plat Book O, page 46 in the office of said Recorder; said point also being the point of curvature of a curve to the left, concave to the northwest, having a central angle of 32 degrees 16 minutes 28 seconds and a radius of 400.88 feet from which a chord bears North 73 degrees 14 minutes 51 seconds East 222.84 feet; thence along the arc of said curve and the south line of said Section 2, 225.82 feet; thence North 57 degrees 06 minutes 35 seconds East 64.93 feet to the southeast corner of said Section 2; thence along the east line thereof, North 00 degrees 32 minutes 33 seconds East 308.00 feet to the northeast corner of said Section 2; thence along the north line thereof, South 89 degrees 27 minutes 55 seconds West 267.00 feet; thence North 00 degrees 32 minutes 33 seconds East 326.02 feet to the south line of a 25 foot pipeline easement in favor of Southern Indiana Gas and Electric Company, described as Easement for Right-of-Way No. 18 in the final judgment entry, Superior Court No. SC63-411; thence along said south line North 89 degrees 26 minutes 35 seconds East 639.58 feet to the west right-of-way line of Cross Pointe Boulevard, as recorded in Deed Drawer 9, Card 2562 and Deed Drawer 8, Card 3665, in the office of said Recorder; thence along said west right-of-way line South 00 degrees 32 minutes 33 seconds West 319.34 feet; thence continuing along said right-of-way line South 09 degrees 37 minutes 58 seconds West 183.03 feet to the point of curvature of a curve right, concave northwesterly, having a central angle 78 degrees 58 minutes 49 seconds and having a radius of 50.00 feet, from which the chord bears South 49 degrees 07 minutes 23 seconds West a distance of 63.59 feet; thence continuing along said right-of-way line and along the arc of said curve 68.92 feet to the north right-of-way line of Indiana Street as recorded in said Cross Pointe Section 1 plat, thence North 88 degrees 36 minutes 8 seconds East 60.64 feet; thence South 00 degrees 32 minutes 33 seconds West 111.75 feet to the point of curvature of a non-tangent curve to the left, concave to the southwest, having a central angle of 91 degrees 55 minutes 46 seconds and a radius of 50.00 feet from which a chord bears North 45 degrees 25 minutes 20 seconds West 71.89 feet; thence along the arc of said curve 80.22 feet; thence South 88 degrees 36 minutes 48 seconds West 27.14 feet to the point of curvature of a curve to the left, concave to the southeast, having a central angle of 31 degrees 30 minutes 11 seconds and a radius of 413.17 feet from which a chord bears South 72 degrees 51 minutes 42 seconds West 224.32 feet; thence along the arc of said curve 227.17 feet; thence South 57 degrees 06 minutes 36 seconds West 101.98 feet to the point of curvature of a curve to the right, concave to the northwest, having a central angle of 32 degrees 21 minutes 19 seconds and a radius of 460.88 feet from which a chord bears South 73 degrees 17 minutes 16 seconds West 256.82 feet; thence along the arc of said curve 260.26 feet; thence South 89 degrees 27 minutes 55 seconds West 478.02 feet to the point of beginning, containing 8.31 acres (362,105 sq.ft.).

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 on 9/8/97, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of SEPTEMBER 1997

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek
Indiana Registration No. S0480
Morley and Associates, inc.
605 SE. M.L.King Jr. Blvd.
Evansville, IN. 47713

Job#1884 J.E.W. File: CROSSPT3.DWG Date: 9/3/97

9-5-97