

CROSS POINTE - SECTION 5

Lot C21 SECONDARY PLAT

Q-5

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. However, the Building Commissioner has established the Minimum Flood Protection Grade "F.P.G." for all floors at elevation 390.00

Utilities: Municipal water and sanitary sewer exist along Cross Pointe Boulevard.

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.

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 NE Headbolt of fire hydrant at S.W. corner intersection of Cross Pointe Blvd. and Virginia Street.
 Elev. = 392.02
- TBM#2 - NW corner of concrete transformer pad at the north side of Builders Squares rear entrance
 Elev. = 390.30

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD

ON: February 22, 1999

RECEIVED FOR RECORD
 at 9:47 AM
 MARCH 24 1999
 Plat Book Q-
 Page 5
 BETTY J. HERMANN RECORDER
 VANDERBURGH COUNTY
 1999R00009430

MAR 24 1999
 Auditor
 #1887

OWNERS CERTIFICATE

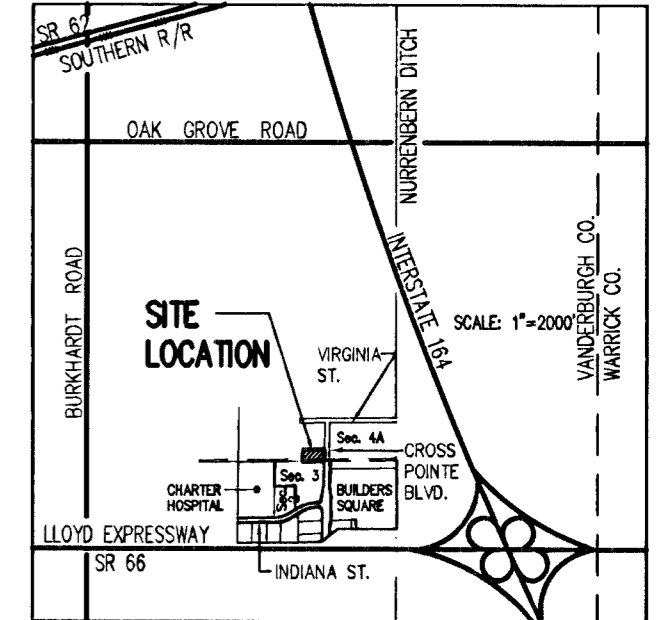
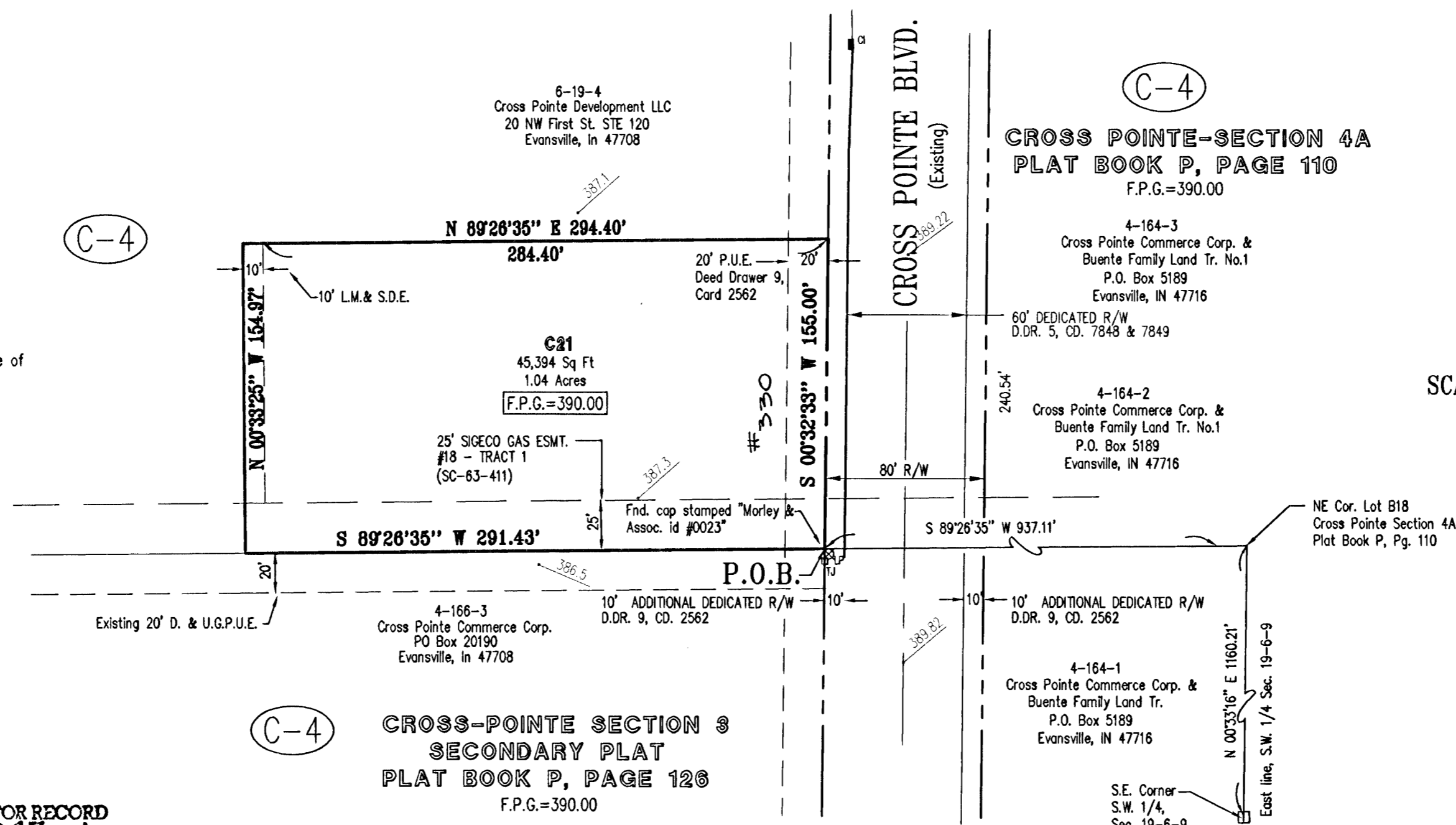
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Cross Pointe Section 5 Lot C-21. All roads shown and not previously dedicated are hereby dedicated to public use.

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.

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 "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.



SCALE 1" = 60'

LEGEND

---	CENTER LINE	○ W	WATER VALVE
---	BOUNDARY LINE	○ WM	WATER METER
---	EASEMENT LINE	○ SSM	SANITARY SEWER MAN HOLE
---	BUILDING SETBACK LINE	○	FIRE HYDRANT
R/W	RIGHT-OF-WAY LINE	○ CI	CURB INLET
POB	POINT OF BEGINNING	○ FPG	FLOOD PROTECTION GRADE (MINIMUM FIRST FLOOR ELEVATION)
○	ZONING	□ U	UNDERGROUND TELEPHONE JUNCTION BOX
○ LP	LIGHT POLE	□ EV	UNDERGROUND ELECTRIC TRANSFORMER VAULT

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

Commencing at the southeast corner of said quarter section; thence along the east line of said quarter section North 00 degrees 33 minutes 16 seconds East 1160.21 feet to the northeast corner of Lot B18 of Cross Pointe - Section 4A as recorded in Plat Book P, page 110 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Lot B18 South 89 degrees 26 minutes 35 seconds West 937.11 feet to the west 80 foot right-of-way line of Cross Pointe Boulevard as recorded in Deed Drawer 9, Card 2562 in said office of the Recorder said point also being the northeast corner of Cross Pointe Section 3 Secondary Plat as recorded in Plat Book P, page 126 in said office of the Recorder, said point also being the point of beginning; thence along the north line of said Cross Pointe Section 3 Secondary Plat South 89 degrees 26 minutes 35 seconds West 291.43 feet; thence North 00 degrees 33 minutes 25 seconds West 154.97 feet; thence parallel with the north line of said Cross Pointe Section 3 North 89 degrees 26 minutes 35 seconds East 294.40 to the said west right-of-way line of Cross Pointe Boulevard; thence along the west right-of-way line of Cross Pointe Boulevard South 00 degrees 32 minutes 33 seconds West 155.00 feet to the point of beginning containing 1.04 acres (45,394 sq. ft.)

Subject to a 25 foot S.I.G. & E. Co. Gas Easement (Tract 18) along the entire south line recorded in Superior Court Record Cause No. 63-411.

Subject to a 20 foot public utility easement along the east line as recorded in Deed Drawer 9, Card 2562 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to all easements and rights-of-way of record.

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 June 27, 1997, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of March, 1999.

Danny K. Leek, R.L.S.
 Indiana Registration No. S0480,
 Morley and Associates, Inc.
 600 S. E. Sixth Street
 Evansville, IN 47713
 (812) 464-9585

APC# 2-3-99
 Job# 4202-4 File: SC21plat.dwg 3/8/99

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), James R. McKinney and , who acknowledge the execution of 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 8th day of March, 1999.

My Commission Expires: 6/12/2008

Notary Public
 Julie L. Clayton
 (typed or printed name)

Notary Resides in Vanderburgh County, Indiana



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, March 3, 1999.

Barbara L. Lough
 Attest Executive Director

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

Barbara L. Lough
 Executive Director

PLAT RELEASE DATE: 3-24-1999

