Cross Pointe- Section 6B

RECEIVED FOR RECORD
DATE JAN. 24, 2006 12:18 PM
PLAT BOOK R
PAGE 196
INSTR # 2006 R0000 1537
BETTY KNOTT-SMITH RECORDER
VANDERBURGH COUNTY

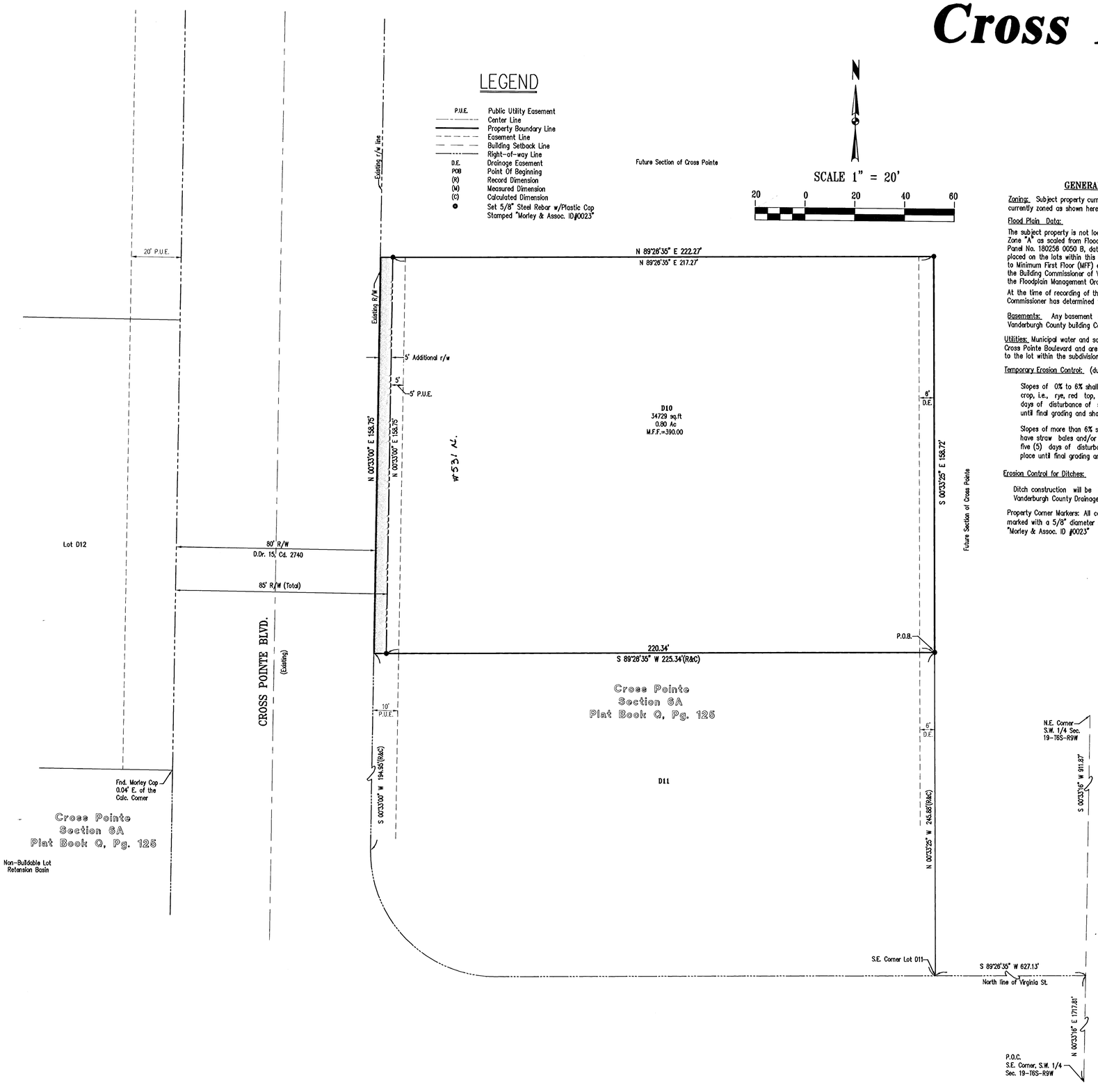
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2006

Bill Fluty
AUDITOR
#448

LEGEND

P.U.E.	Public Utility Easement
	Center Line
	Property Boundary Line
	Easement Line
	Building Setback Line
	Right-of-way Line
D.E.	Drainage Easement
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
●	Set 5/8" Steel Rebar w/Plastic Cap Stamped "Morley & Assoc. ID#0023"



GENERAL NOTES

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

Flood Plain Data:

The subject property is not located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 180258 0050 B, dated March 19, 1982. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 390.00'

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

Utilities: Municipal water and sanitary sewer exist along Cross Pointe Boulevard and are available to be extended to the lot within the subdivision.

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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023"

OWNER'S 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 6B. All roads shown and not previously dedicated are hereby dedicated to public use.

The undersigned owner further confirms that owners, its successors and assigns, shall have a continuing obligation to maintain the Lake Maintenance & Storm Drainage Easement as shown on this plat.

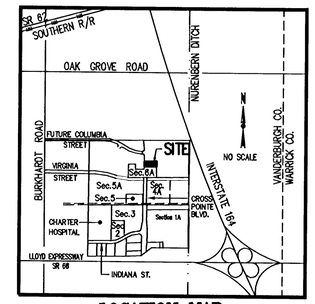
Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim 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.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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.

Cross Pointe Commerce Corp.

By: James R. McKinney, President — Date
330 Cross Pointe Blvd.
Evansville, IN 47715



LOCATION MAP

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 1717.81 feet to a point on the north right-of-way line of Virginia Street as recorded in Deed Drawer 5, Card 7848 and 7849 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of Virginia Street, South 89 degrees 26 minutes 35 seconds West 627.13 feet to the southeast corner of Lot D11 in Cross Pointe Section 6A, as per plat thereof, recorded in Plat Book Q, Page 125 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Lot D11, North 00 degrees 33 minutes 25 seconds West 245.88 feet to the northeast corner thereof, said point being the point of beginning; thence along the north line of said Lot D11, South 89 degrees 26 minutes 35 seconds West 225.34 feet to the northwest corner thereof, said point being on the east right-of-way of Cross Pointe Boulevard as dedicated in Deed Drawer 15, Card 2740 in said office of the Recorder; thence along the east right-of-way of Cross Pointe Boulevard, North 00 degrees 33 minutes 00 seconds East 158.75 feet; thence North 89 degrees 26 minutes 35 seconds East 222.27 feet; thence South 00 degrees 33 minutes 25 seconds East 158.72 feet to the Point of Beginning containing 35,523 square feet (0.82 acres).

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

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 16th day of JANUARY, 2006.

BRET ALAN SERMERSHEIM
REGISTERED
No. LS 20200009
STATE OF INDIANA
LAND SURVEYOR

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

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 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 17th day of JANUARY, 20 06

My Commission Expires:
MARCH 10, 2012

Cheryl L. Spindler
Notary Public

Notary Resides in
GIBSON
County, Indiana

CHERYL L. SPINDLER
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

CHERYL L SPINDLER
Notary Public- Seal
State of Indiana
My Commission Expires Mar 10, 2012

OFFICIAL SEAL

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, January 12, 2006

President

Bradley Smith
Attest Executive Director

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

Bradley Smith
Executive Director

PLAT RELEASE DATE: JAN. 24, 2006

R-196

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: December 20, 2005

R-196 APC# 1-S-2006

Secondary Plat		
Designed By:	Job Number: 4812-4	
Drawn By: BAS	Date: 1/16/06	
Filename: Sec-6B-plat.dwg		

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

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Jasper, In (812) 634-9990