

CROSS POINTE - SECTION 6C

GENERAL NOTES

Zoning. Subject property currently zoned C-4.
Access.
RECORDING LOT 9: Along Columbia Street, access on Lot 9, shall be located as near to the east line of Lot 9 as possible.
RECORDING LOTS 8: Along Columbia Street and Cross Pointe Blvd, access to Lot 8 shall be located as far away from the intersection as possible.

Flood Plain Data.
 The subject property is not located in Special Flood Hazard Zone "A" as noted from Flood Insurance Rate Map (FIRM) Panel No. 180258 0050 B, dated March 13, 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'

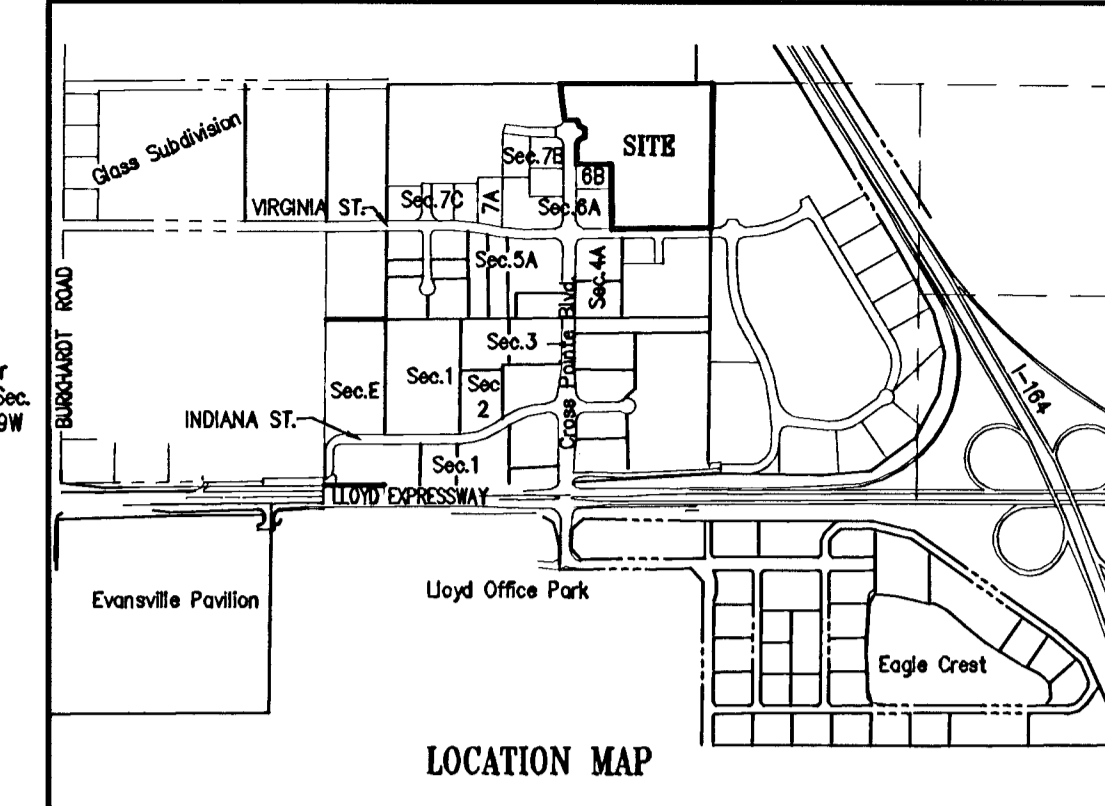
Basements. Any basement must be approved by the Vanderburgh County Building Commissioner.

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

Temporary Erosion Control. (during construction)
 Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, 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"



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE June 22, 2006
 BILL FLUTY AUDITOR
 RECEIVED FOR RECORD
 DATE June 22, 2006 3:31 PM
 PLAT BOOK 5
 PAGE 12
 INSTR# 2006 0000 21887
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

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 7548 and 7549 in the office of the Recorder of Vanderburgh County, Indiana, said point being the point of beginning; thence along the north line of Virginia Street, South 89 degrees 28 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 and the extended east line of said Lot D11, North 00 degrees 33 minutes 25 seconds West 404.50 feet to the northeast corner of Lot D10 in Cross Pointe Section 6B, as per plat thereof, recorded in Plat Book R, Page 198 in said office of the Recorder; thence along the north line of said Section 6B, South 89 degrees 28 minutes 35 seconds West 222.27 feet to the north-west 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 north line of said Cross Pointe Boulevard the following six calls: 1) North 00 degrees 33 minutes 00 seconds East 125.37 feet to the point of curvature of a curve to the right, concave to the southeast, having a central angle of 89 degrees 50 minutes 34 seconds and a radius of 50.00 feet from which a chord bears North 00 degrees 28 minutes 17 seconds East 70.81 feet; 2) thence along the arc of said curve 89 degrees 50 minutes 34 seconds and a radius of 50.00 feet from which a chord bears North 45 degrees 52 minutes 17 seconds East 70.81 feet; 3) thence along the arc of said curve 89 degrees 50 minutes 34 seconds and a radius of 50.00 feet to the point of curvature of a curve to the right, concave to the northeast having a central angle of 89 degrees 44 minutes 49 seconds and a radius of 50.00 feet from which a chord bears North 44 degrees 41 minutes 36 seconds West 70.55 feet; 4) thence along the arc of said curve 89 degrees 44 minutes 49 seconds and a radius of 50.00 feet from which a chord bears North 00 degrees 23 minutes 05 seconds and a radius of 1040.00 feet from which a chord bears North 00 degrees 00 minutes 43 seconds West 6.98 feet; 5) thence along the arc of said curve 6.98 feet; 6) thence South 89 degrees 47 minutes 44 seconds West 85.00 feet to the point of curvature of a curve to the left, concave to the West, having a central angle of 13 degrees 48 minutes 33 seconds and a radius of 555.00 feet from which a chord bears North 07 degrees 06 minutes 32 seconds West 229.61 feet; thence along the arc of said curve 230.17 feet to a point on the north line of said quarter section; thence along the north line thereof, North 89 degrees 41 minutes 08 seconds East 972.93 feet to the Northeast corner of said quarter section; thence along the east line of said quarter section, South 00 degrees 33 minutes 18 seconds West 911.81 feet to the Point of Beginning containing 708,871 square feet (16.30 acres).

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Cross Pointe Section 6C. All roads shown and not previously dedicated are hereby dedicated to public use.
 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.&U.P.U.E." (Drainage & Underground Public Utility 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 drainage caused by 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.

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

Subject to a 15 foot Public Utility Easement recorded in Deed Drawer 9, Card 2564.
 Subject to an Access and Electric Service Line Easement in favor of Cross Pointe Signs LLC to run for a term of 20 years (June 17, 2016) as recorded in Deed Drawer 10, Card 2411.
 Subject to a S.I.G.E.Co. Gas Pipeline Easement recorded in Deed Record 184, Page 492, and amended to a width of 50 feet in an addendum recorded as Doc. #2006R00006368.
 Subject to a Variable Width Legal Drain Right-of-Entry for Nurrenbern Ditch as recorded in Doc #2006R000017398.
 Subject to all easements and rights-of-way of record.

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

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Cross Pointe Development LLC
 By: Regency Commercial Associates LLC
 Its: Manager

 Date: 6/14/06

NOTARY PUBLIC
 State of Indiana, County of Vanderburgh
 I, Bret Alan Sarmersheim, 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.

NOTARY PUBLIC
 State of Indiana, County of Vanderburgh
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), James R. McKinney who acknowledge the execution of the foregoing plat with the declarations 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 14th day of June, 2006
 My Commission Expires: 6-12-08
 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 has been 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.
 Notary Public: Julie A. Clayton
 (typed or printed name)
 President: Blaine Oliver
 (typed or printed name)
 Vice President: Blaine Oliver
 (typed or printed name)
 Secretary: Blaine Oliver
 (typed or printed name)
 Treasurer: Blaine Oliver
 (typed or printed name)
 Executive Director: Blaine Oliver
 (typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 20, 2006
 ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONER ON: June 20, 2006

PLAT RELEASE DATE: June 22, 2006

Secondary Plat
 Drawn By: BAAS Date: 6-14-06
 Job Number: 4812-4A
 Title: 114812Sec-6C-plat.dwg
Morley and Associates
 Engineering Surveying Architecture Construction Management
 Evansville, IN (812) 464-9585
 Henderson, KY (270) 830-0300 Jasper, IN (812) 634-9990
 www.morleyandassociates.com
 APCH 1-5-2006

BOUNDARY CURVE DATA

Number	C1	C2	C3	C4
Delta Angle	89°50'34"	89°44'49"	00°23'05"	13°48'33"
Radius	50.00	50.00	1040.00	955.00
Arc Length	78.40	78.32	6.98	230.17
Tangent	48.86	48.78	3.49	115.65
Chord Length	70.81	70.55	6.98	229.61
Chord Bearing	N 45°28'17" E	N 44°41'36" W	N 00°04'43" W	N 07°06'32" W

EASEMENT LINE DATA
 Access and Electric Service Line Easement

NUMBER	DESCRIPTION	DISTANCE
E1	N 00°14'42" E	36.23'
E2	N 00°31'07" E	198.86'
E3	N 00°22'13" E	200.31'
E4	N 00°21'08" E	199.23'
E5	N 00°17'05" E	222.03'
E6	N 02°18'06" E	21.92'
E7	N 21°48'59" E	23.81'
E8	N 33°40'43" E	17.24'
E9	S 89°41'08" W	12.04'
E10	S 33°40'43" W	11.55'
E11	S 21°48'59" W	23.22'
E12	S 03°18'06" W	23.81'
E13	S 00°17'05" W	222.28'
E14	S 02°18'06" W	199.22'
E15	S 00°22'13" W	200.35'
E16	S 00°31'07" E	198.87'
E17	S 00°14'42" W	36.36'
E18	N 89°28'35" E	10.00'

Cross Pointe Section 7B
 Plat Book R, Pg. 2

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 5A
 Plat Book Q, Pg. 95

Cross Pointe Section 5, Lot C21
 Plat Book Q, Pg. 5

Cross Pointe Section 6C
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

Cross Pointe Section 4A
 Plat Book P, Pg. 110

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 4B
 Plat Book Q, Pg. 192

Cross Pointe Section 6B
 Plat Book R, Pg. 198

Cross Pointe Section 6A
 Plat Book Q, Pg. 125

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 Plat Book R, Pg. 198

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 Plat Book P, Pg. 110

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 Plat Book Q, Pg. 192

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 Plat Book R, Pg. 198

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