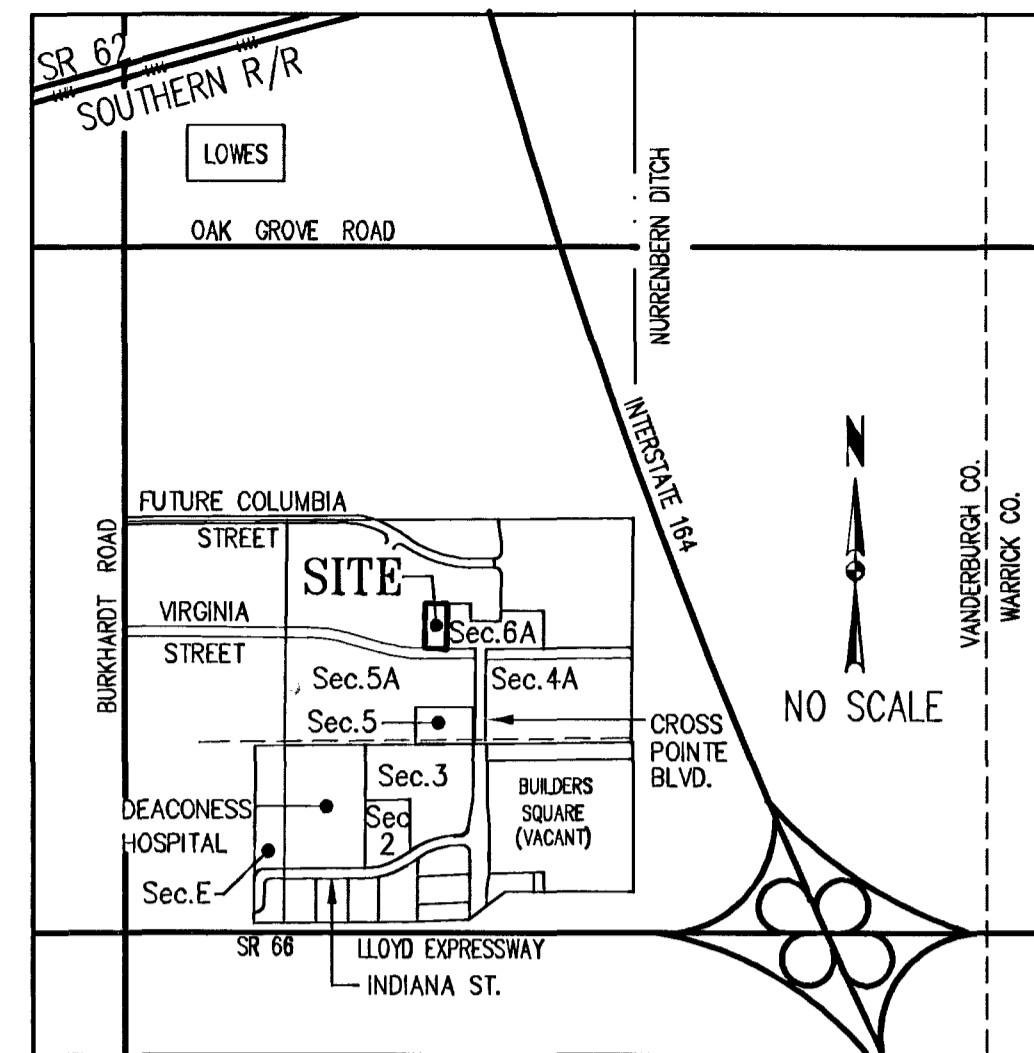


# CROSS POINTE - SECTION 7A



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 15 2001

*Angela M. Church*  
AUDITOR

# 7182

RECEIVED FOR RECORD  
NOV 15 2001  
PLAT # 169  
REPT. 10-11-01  
VANDERBURGH COUNTY  
NOV 15 2001  
2001R00039348

### 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:

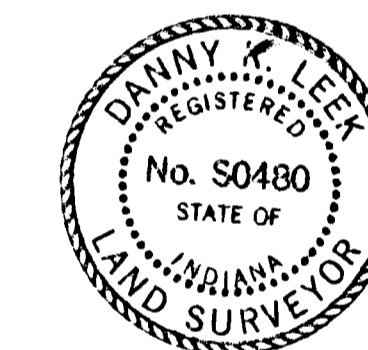
Commencing at the southeast corner of said quarter section; thence along the east line thereof North 00 degrees 33 minutes 16 seconds East 171.81 feet to a point on the north right-of-way line of Virginia Street as recorded in Deed Drawer 5, Card 7848 and 7849 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof South 89 degrees 26 minutes 35 seconds North 1181.88 feet to the point of curvature of a curve to the right concave to the north having a central angle of 10 degrees 33 minutes 37 seconds and a radius of 770.00 feet from which the chord bears North 85 degrees 16 minutes 36 seconds West 141.72 feet, said point also being on the north line of Virginia Street as recorded in Deed Drawer 12, Card 5283 in said office of the Recorder; thence along the north line of said Virginia Street and along the arc of said curve 141.92 feet to the southwest corner of Cross Pointe Section 6A, as per plat thereof, recorded in Plat Book Q, Page 125 in said office of the Recorder, said point being the true point of beginning; thence continuing along the north line of said Virginia Street the following 2 courses:  
1) North 79 degrees 59 minutes 48 seconds West 152.08 feet to the point of curvature of a curve to the left concave to the southwest having a central angle of 00 degrees 20 minutes 58 seconds and a radius of 830.00 feet from which the chord bears North 80 degrees 10 minutes 18 seconds West 5.05 feet;  
2) thence along the arc of said curve 5.05 feet; thence North 00 degrees 33 minutes 00 seconds East 286.48 feet; thence South 89 degrees 27 minutes 00 seconds East 155.00 feet to the northwest corner of said Cross Pointe Section 6A; thence along the west line of said Cross Pointe Section 6A, South 00 degrees 33 minutes 00 seconds West 312.27 feet to the point of beginning containing 48,402 square feet (1.07 acres).

Subject to a 10-foot Public Utility Easement recorded in Deed Drawer 12, Card 5957 and again recorded in Deed Drawer 13, Card 7461.  
Subject to all easements and rights-of-way of record.

### 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, and that all monuments shown, exist at the locations as noted.

Witness my hand and seal this 23rd day of October, 2001.



*Danny K. Leek*  
Danny K. Leek, R.L.S.  
Indiana Registration No. 50480  
Morley and Associates, Inc.  
600 S. E. Sixth Street  
Evansville, IN 47713  
(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.

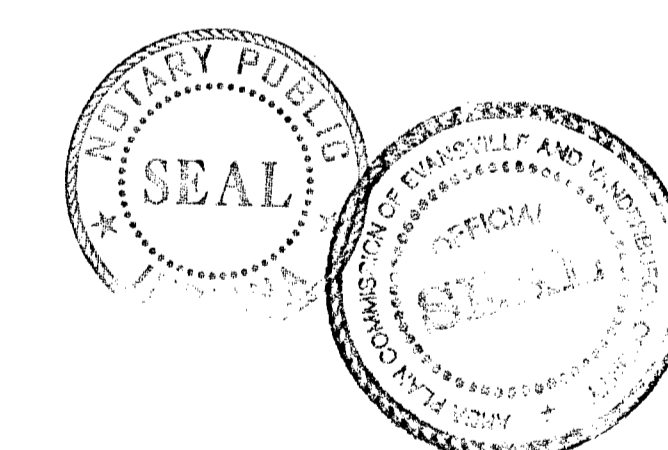
Witness my hand and seal this 23rd day of Oct., 2001.

My Commission Expires: 5-3-09

*Jean M. Morley*  
Notary Public

Notary Resides in Vanderburgh County, Indiana

Jean M. Morley  
(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, June 6, 2001.

*Mark Foster*  
President  
*Barbara S. Cunningham*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.  
*Barbara S. Cunningham*  
Executive Director

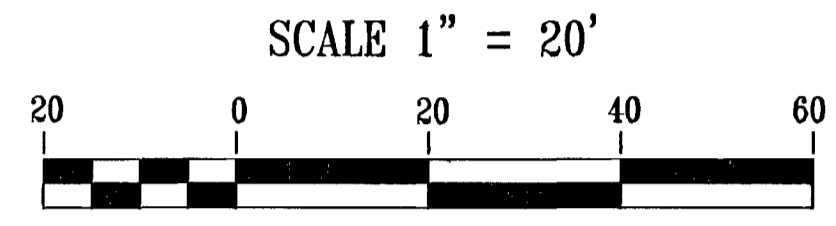
PLAT RELEASE DATE: Nov. 15, 2001

### LEGEND

- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- D.D. DEED DRAWER
- CD CURVE DATA
- F.P.G. FLOOD PROTECTION GRADE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- C-1 CURVE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- T.M. TEMPORARY BENCH MARK
- SEC SECTION
- T TOWNSHIP
- RANGE RANGE
- L.M. & S.D.E. L.M. & S.D.E. LIMITS
- ENT. ENTANGLED
- STORM DRAINAGE EASEMENT
- CENTERLINE CENTERLINE
- BOULEVARD BOULEVARD
- CENTER LINE CENTER LINE
- BOUNDARY LINE BOUNDARY LINE
- EASEMENT LINE EASEMENT LINE
- BUILDING SETBACK LINE BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE RIGHT-OF-WAY LINE
- P.O.B. POINT OF BEGINNING

S 89°27'00" E 155.00'

N 89°27'00" W 170.94'  
L.M. & S.D.E. LIMITS



Lot D26  
46,402 Sq. Ft.  
1.07 Acres  
F.P.G.=390.0

N 00°33'00" E 286.48'

S 00°33'00" W 312.27'

### GENERAL NOTES

**Zoning:** Subject property currently zoned C-4.  
**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 Special Flood Hazard Zone A (100 year flood zone).  
The lowest floor elevation of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around buildings. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.  
**Utilities:** Municipal water and sanitary sewer exist along Virginia Street and are available for use by Lot D26.

### Erosion Control:

The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

### 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:

Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

### Basements:

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

### Property Corner Markers:

All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. ID #0023"

### TBM#1

NW corner of concrete Lt. Base @ SE corner Int. Virginia Str. & Cross Pointe Blvd. Elev. = 390.58

### Drainage Facilities:

It shall be the lot owner's responsibility for any installation, maintenance, repair, and replacement of all drainage facilities, parts, and pieces located on Lot D26.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD  
ON: October 22, 2001

Cross Pointe Section 6A  
Plat Book Q, Page 125

Non-Buildable Lot  
Retention Basin  
97,483 Sq. Ft.  
2.24 Acres

### CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°33'37"	N 85°16'36" W	71.16'	770.00	141.92	141.72
C2	00°20'56"	N 80°10'16" W	2.53	830.00	5.05	5.05

N 79°59'48" W 152.08'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
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Secondary Plat  
5019-4A section 7A-plat.dwg 10-23-01

Cross Pointe Section 5A  
Plat Book Q, Page 95

Q-169

CROSS POINTE BLVD.

P.O.C.  
S.E. Corner, S.W. 1/4  
Sec. 19-16S-R9W

AP# 10-5-2001 Q-169