

GENERAL NOTES

Flood Plain Data:
The subject property is not located in Special Flood Hazard Zone "A" as shown on 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'.
Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" shown has not been modified based on new or updated hydraulic information.
Actual first floor elevations may need to be higher in order to provide proper drainage around the structures.
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, 1/4", 1/2", 3/4", or 1" straw, 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 Commission.
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".
Utilities: Municipal water exists on the south side of Columbia St. and is available to be extended to lots within the subdivision. Sanitary sewer is located on the 3 proposed lots.
SANITARY SEWERS WERE ACCEPTED ON 06-06-2006 AND WATER LINES WERE ACCEPTED ON 12-12-2006 BY THE BOARD OF DIRECTORS OF THE EVANSVILLE WATER & SEWER UTILITY.

CROSS POINTE SECTION 7E

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 that this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on June 8, 2007.
Brett Alan Semersheim
Brett Alan Semersheim
Attest Executive Director
Carol Layman
Carol Layman
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
PLAT RELEASE DATE: May 2, 2008

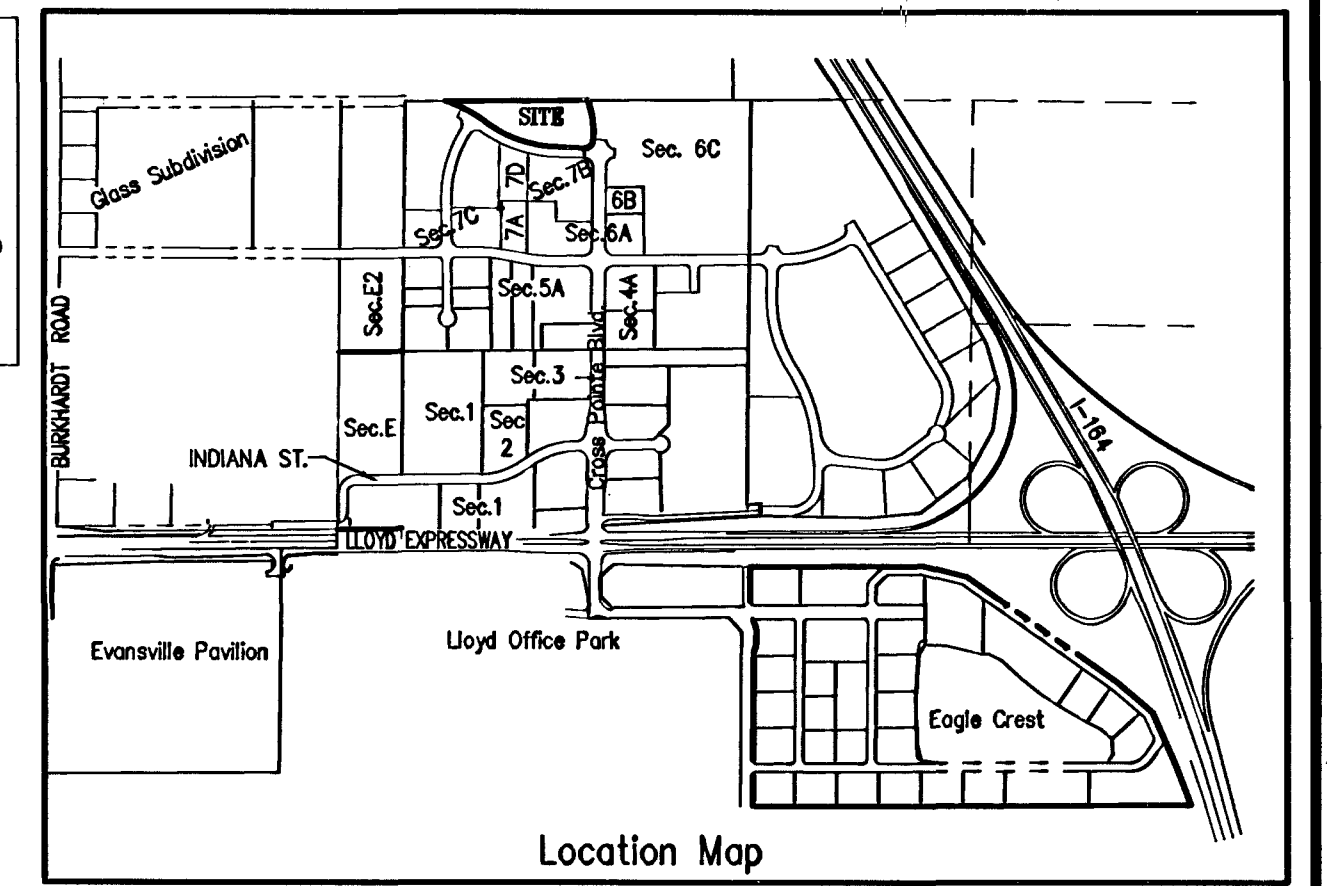


STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: September 27, 2004

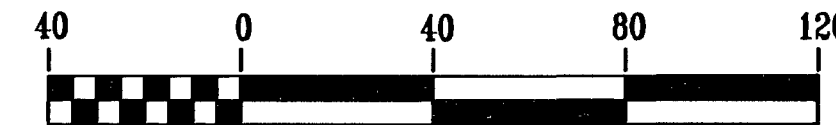
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: October 6, 2004

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 02 2008
BILL FLUTY AUDITOR
2692
AUDITOR'S NUMBER

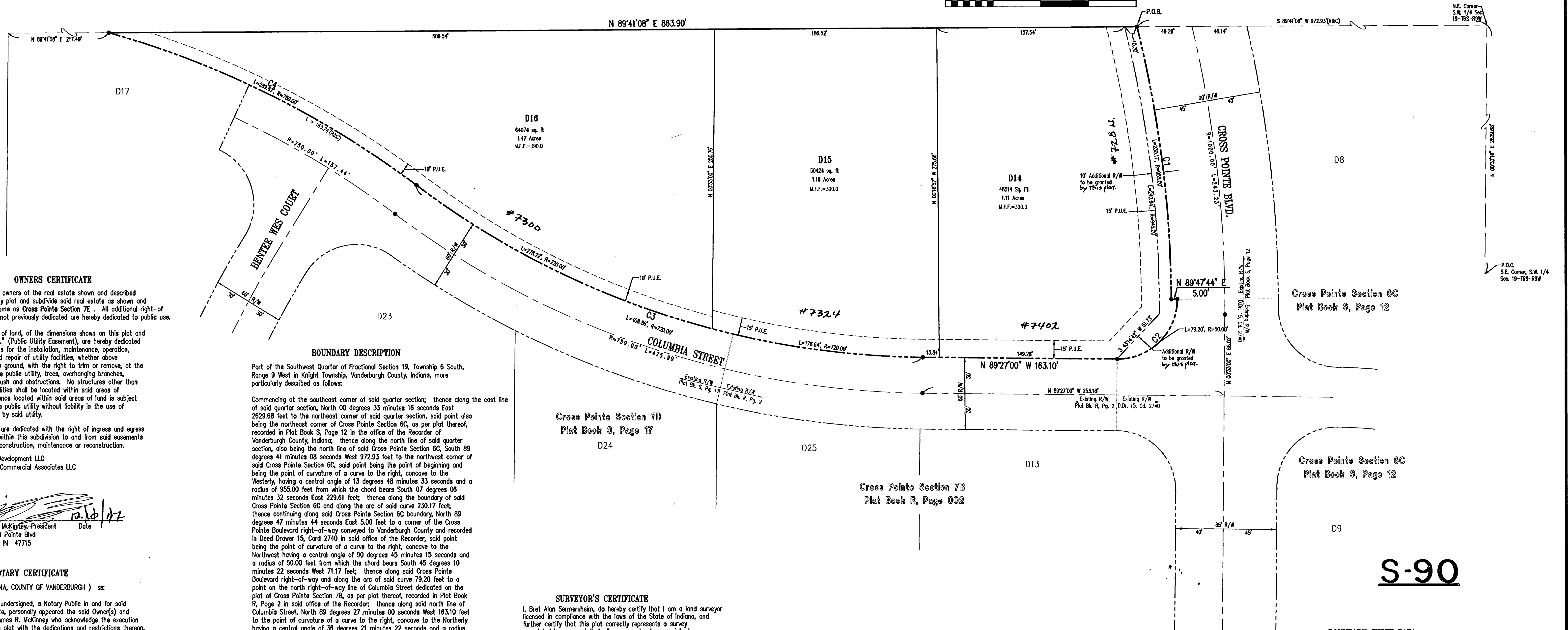
RECEIVED FOR RECORD
DATE **05-02-08 2:13 P**
PLAT BOOK **S-**
PAGE **90**
INSTR# **2008R00012575**
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



SCALE 1" = 40'



- LEGEND**
- CENTER LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE
 - M.F.F. MINIMUM FINISH FLOOR ELEVATION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R. RADIUS
 - L. LENGTH



OWNERS 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 7E. All additional right-of-way 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.

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 Development LLC
By: Regency Commercial Associates LLC
Its: Manager

By: *James R. McKinley*
James R. McKinley, President
330 Cross Pointe Blvd
Evansville, IN 47715

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. McKinley 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 10th day of Dec, 2007.

My Commission Expires: 2/28/15
Carol Layman
Carol Layman
Notary Public
(typed or printed name)

Notary Resides in
Vanderburgh
County, Indiana



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 2629.68 feet to the northeast corner of said quarter section, said point also being the northeast corner of Cross Pointe Section 6C, as per plat thereof, recorded in Plat Book S, Page 12 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said quarter section, also being the north line of said Cross Pointe Section 6C, South 89 degrees 41 minutes 08 seconds West 972.93 feet to the northwest corner of said Cross Pointe Section 6C, said point being the point of beginning and being the point of curvature of a curve to the right, concave to the West, having a central angle of 13 degrees 48 minutes 33 seconds and a radius of 955.00 feet from which the chord bears South 07 degrees 06 minutes 32 seconds East 229.61 feet; thence along the boundary of said Cross Pointe Section 6C and along the arc of said curve 230.17 feet; thence continuing along said Cross Pointe Section 6C boundary, North 89 degrees 47 minutes 44 seconds East 5.00 feet to a corner of the Cross Pointe Boulevard right-of-way conveyed to Vanderburgh County and recorded in Deed Drawer 15, Card 2740 in said office of the Recorder, said point being the point of curvature of a curve to the right, concave to the Northwest having a central angle of 90 degrees 45 minutes 15 seconds and a radius of 50.00 feet from which the chord bears South 45 degrees 10 minutes 22 seconds West 71.17 feet; thence along said Cross Pointe Boulevard right-of-way and along the arc of said curve 79.20 feet to a point on the north right-of-way line of Columbia Street dedicated on the plat of Cross Pointe Section 7B, as per plat thereof, recorded in Plat Book R, Page 2 in said office of the Recorder; thence along said north line of Columbia Street, North 89 degrees 27 minutes 00 seconds West 163.10 feet to the point of curvature of a curve to the right, concave to the North, having a central angle of 36 degrees 21 minutes 22 seconds and a radius of 720.00 feet from which the chord bears North 71 degrees 16 minutes 19 seconds West 449.24 feet; thence continuing along said north line of Columbia Street and also along the north line of Columbia Street dedicated on the plat of Cross Pointe Section 7D, as per plat thereof, recorded in Plat Book S, Page 17 in said office of the Recorder and along the arc of said curve 456.88 feet to the point of curvature of a curve to the left, concave to the Southwest, having a central angle of 21 degrees 16 minutes 41 seconds and a radius of 780.00 feet from which the chord bears North 63 degrees 43 minutes 59 seconds West 288.01 feet; thence continuing along said north line and the extended north line of Columbia Street and along the arc of said curve 289.67 feet to a point on the north line of said quarter section; thence along said north line, North 89 degrees 41 minutes 08 seconds East 883.90 feet to the Point of Beginning containing 166,199 square feet (3.82 acres).

SURVEYOR'S CERTIFICATE

I, Brett Alan Semersheim, 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 all locations as noted.
Witness my hand and seal this 10th day of December, 2007.

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



BOUNDARY CURVE DATA

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	13°48'33"	955.00	230.17	115.65	229.61	S 07°06'32" E
C2	90°45'15"	50.00	79.20	50.66	71.17	S 45°10'22" W
C3	36°21'22"	720.00	456.88	238.42	449.24	N 71°16'19" W
C4	21°16'41"	780.00	289.67	146.52	288.01	N 63°43'59" W

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: *Brett Semersheim*

Secondary Plat

Designed By: BAS Job Number: 5019-4A
Drawn By: AGS Date: 12/10/2007
Filename: 5019 Sec-7E-Plat.dwg



APC#10-S-2001

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