CROSS POINTE-Section E

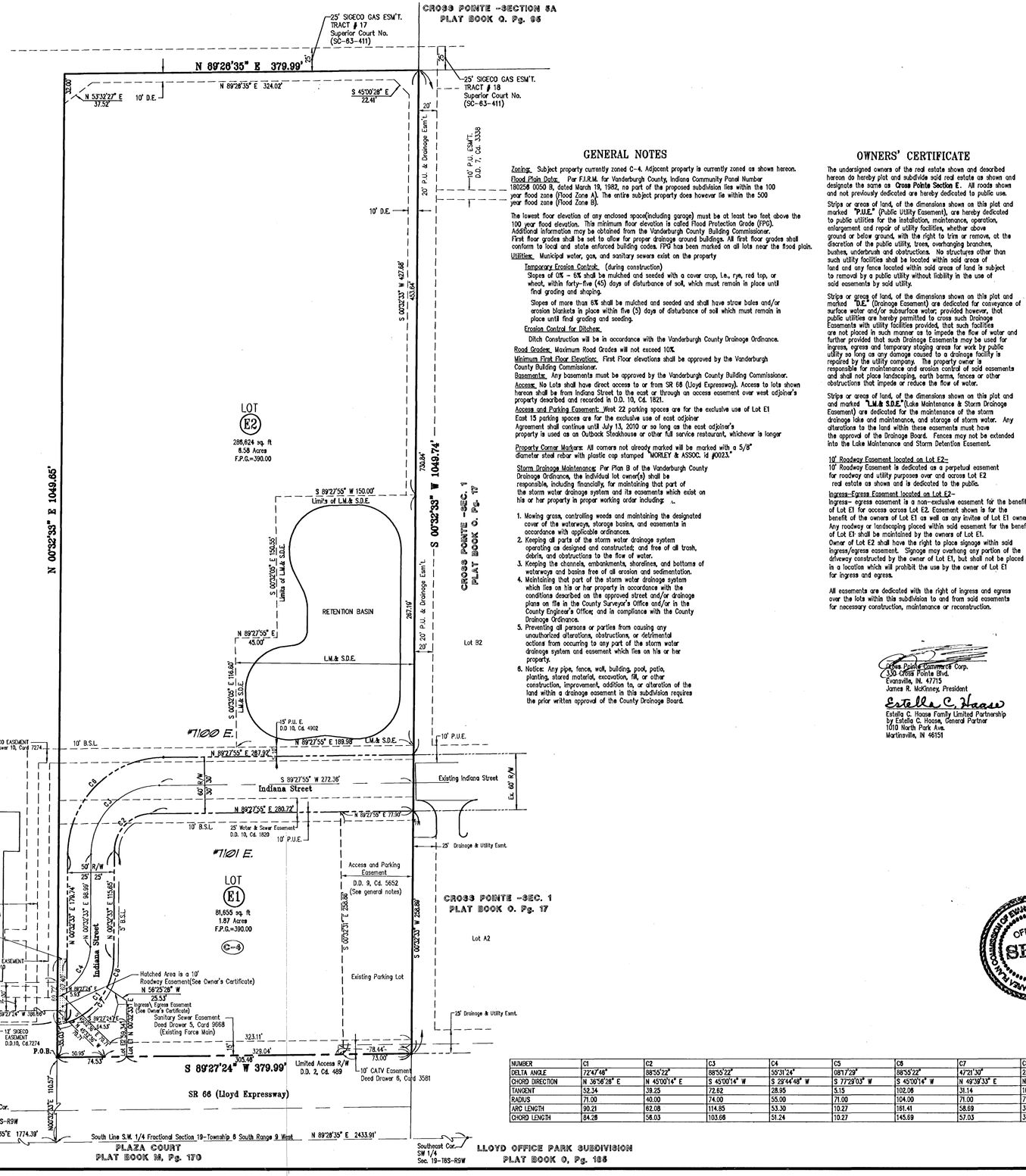
RECEIVED FOR RECORD
DATE 03-05-03 11:04A M
PLAT BOOK R-
PAGE 46
INSTR # 2003RC0009840
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 05 2003

AUDITOR

#1488



GENERAL NOTES

Zoning: Subject property currently zoned C-4. Adjacent property is 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 lies within the 100 year flood zone (Flood Zone A). The entire subject property does however lie within the 500 year flood zone (Flood Zone B).

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, gas, and sanitary sewers exist on the property

Temporary Erosion Control: (during construction)

Slopes of 0% - 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.

Road Grades: Maximum Road Grades will not exceed 10%

Minimum First Floor Elevation: First Floor elevations shall be approved by the Vanderburgh County Building Commissioner.

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

Access: No Lots shall have direct access to or from SR 68 (Lloyd Expressway). Access to lots shown hereon shall be from Indiana Street to the east or through an access easement over west adjoiner's property described and recorded in D.D. 10, Cd. 1821.

Access and Parking Easement: West 22 parking spaces are for the exclusive use of Lot E1
East 15 parking spaces are for the exclusive use of east adjoiner
Agreement shall continue until July 13, 2010 or so long as the east adjoiner's property is used as an Outback Steakhouse or other full service restaurant, whichever is longer

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."

Storm Drainage Maintenance: Per Plan B of the Vanderburgh County Drainage Ordinance, the individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:

1. Mowing grass, controlling weeds and maintaining the designated cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or in the County Engineer's Office; and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
6. Notice: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

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 E**. 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.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.

Strips or areas of land, of the dimensions shown on this plat and 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.

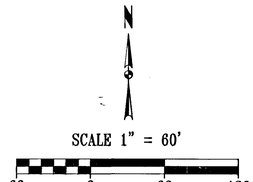
10' Roadway Easement located on Lot E2-
10' Roadway Easement is dedicated as a perpetual easement for roadway and utility purposes over and across Lot E2 real estate as shown and is dedicated to the public.

Ingress-Egress Easement located on Lot E2-
Ingress- egress easement is a non-exclusive easement for the benefit of Lot E1 for access across Lot E2. Easement shown is for the benefit of the owners of Lot E1 as well as any invitee of Lot E1 owner. Any roadway or landscaping placed within said easement for the benefit of Lot E1 shall be maintained by the owners of Lot E1.
Owner of Lot E2 shall have the right to place signage within said Ingress/egress easement. Signage may overhang any portion of the driveway constructed by the owner of Lot E1, but shall not be placed in a location which will prohibit the use by the owner of Lot E1 for ingress and egress.

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 Commercial Corp.
330 Cross Pointe Blvd.
Evansville, IN. 47715
James R. McKinney, President

Estella C. Haase
Estella C. Haase Family Limited Partnership
by Estella C. Haase, General Partner
1010 North Park Ave.
Martinsville, IN 46151



LEGEND

- CENTER LINE
- BOUNDARY LINE
- R/W EASEMENT LINE
- RIGHT-OF-WAY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.& S.D.E. LAKE MAINTENANCE AND STORM DRAINAGE EASEMENT

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF MARION) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Estella C. Haase, known to me as a General Partner in the Estella C. Haase Family Limited Partnership 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 therin set forth.

Witness my hand and seal this 29 day of July 2002

My Commission Expires: May 13, 2008

Notary Public Jerusha Gauthier (typed or printed name)

Notary Resides in Hendricks County, Indiana

NOTARY PUBLIC SEAL INDIANA

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 and Subdivider, James R. McKinney, who acknowledge the execution of the foregoing plat with the dedicatons and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therin set forth.

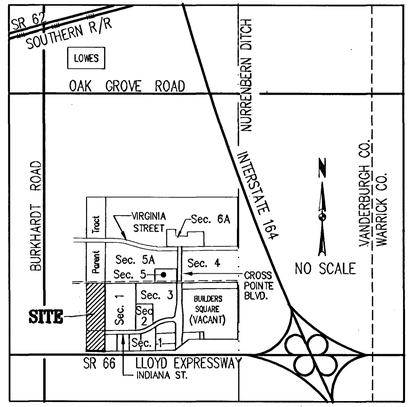
Witness my hand and seal this 31st day of July 2002

My Commission Expires: 2-28-07

Notary Public Carol A. Laymon (typed or printed name)

Notary Resides in Vanderburgh County, INDIANA

NOTARY PUBLIC SEAL INDIANA



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 and being more particularly described as follows:

Commencing at the southwest corner of said quarter section; thence along the south line thereof North 89 degrees 28 minutes 35 seconds East 1774.39 feet to a point on the extended east line of a tract of ground conveyed to O. B. Evansville Developers LLC recorded in Deed Drawer 10, Card 1818 in the office of the Recorder of Vanderburgh County, Indiana; thence along the extended east line thereof North 00 degrees 32 minutes 33 seconds East 110.57 feet to a point on the north Limited Access Right-of-Way line of State Road 66 described in Deed Drawer 2, Card 469 and recorded in said office of the Recorder, said point being the true point of beginning; thence along the extended east line and the east line of said O. B. Evansville Developers LLC tract North 00 degrees 32 minutes 33 seconds East 1049.65 feet to the southwest corner of a 25 foot pipeline easement in favor of Southern Indiana Gas and Electric Company described as Easement for Right-of-Way No. 17 in the final judgment entry, Superior Court No. SC83-411; thence along the south line of said pipeline easement, North 89 degrees 28 minutes 35 seconds East 379.99 feet to the northeast corner of Cross Pointe Sec. 1, as per plat thereof, recorded in Plat Book O, Page 17 in said office of the Recorder; thence along the west line of said Cross Pointe Sec. 1 South 00 degrees 32 minutes 33 seconds West 1049.74 feet to the southwest corner thereof, said point being on the north Limited Access Right-of-Way line of said State Road 66; thence along said north Limited Access Right-of-Way line of State Road 66, South 89 degrees 27 minutes 24 seconds West 379.99 feet to the point of beginning, containing 398,798.5 square feet (9.18 acres).

Also an access easement, known as the Buente Access Easement, recorded in Deed Drawer 10, Card 1821 to access State Road 66 through the west adjoiners property.

Subject to a public utility easement recorded in Deed Drawer 10, Card 4902.

Subject to a 25-foot water and sewer easement recorded in Deed Drawer 10, Card 1820.

Subject to an Access and Parking Easement Agreement recorded in Deed Drawer 9, Card 5652.

Subject to a 10 foot non-exclusive cable television easement recorded in Deed Drawer 8, Card 3581.

Subject to a sanitary sewer easement recorded in Deed Drawer 5, Card 9668.

Subject to the Limited Access Rights for State Road 66 described in Deed Drawer 2 , Card 489.

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

NUMBER	C1	C2	C3	C4	C5	C6	C7	C8
DELTA ANGLE	72°47'48"	88°55'22"	88°55'22"	55°31'24"	08°17'29"	88°55'22"	47°21'30"	25°28'15"
CHORD DIRECTION	N 36°56'28" E	N 45°00'14" E	S 45°00'14" W	S 29°44'48" W	S 77°29'03" W	S 45°00'14" W	N 49°39'33" E	N 13°15'41" E
TANGENT	52.34	39.25	72.62	28.95	5.15	102.06	31.14	16.03
RADIUS	71.00	40.00	74.00	55.00	71.00	104.00	71.00	71.00
ARC LENGTH	90.21	62.08	114.85	53.30	10.27	161.41	58.69	31.52
CHORD LENGTH	84.28	56.03	103.66	51.24	10.27	145.69	57.03	31.28

R-46

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on May 11, 2001.

Mark Foster, President — Executive Director

PLAT RELEASE DATE: MAR 5,2003 — Executive Director

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

June 24, 2002

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

July 01, 2002

APC# 14-5-2001

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 on July 17, 2001, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 16th day of July 2002

Danny K. Leek P.L.S.
Indiana Registration No. S0480

REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: 4943 RevAmend2-Sec-E-plat.dwg 06/12/02 B.A.B.