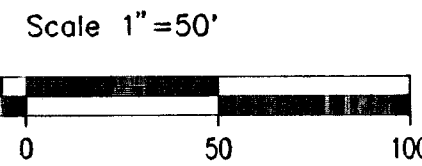
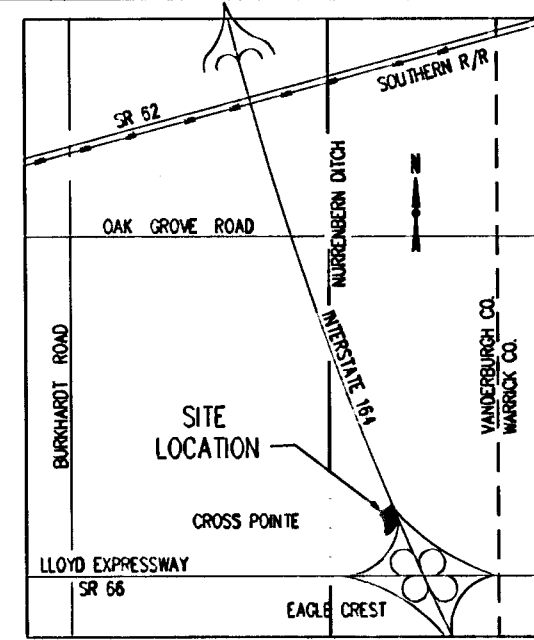


REPLAT OF LOT 6

SECTION 1

CROSSROADS COMMERCIAL CENTER



BOUNDARY DESCRIPTION

A part of Lot 6 of Crossroads Commercial Center, as recorded in Plot Book P, page 20; also being a part of the Southeast Quarter of Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southwest Quarter of the Southeast Quarter of Section 19, Township 6 South, Range 9 West; thence North 89 degrees 47 minutes 16 seconds East along the north line of the Southeast Quarter of said section 19.36 feet to a point where said quarter quarter section line intersects the west limited access right-of-way [LA R/W] of I-164 (Interstate Project No. I-164-1-(2)9); thence South 29 degrees 31 minutes 52 seconds East along said LA R/W line of I-164, 83.63 feet to the POINT OF BEGINNING; thence continue along said LA R/W of I-164 the following two courses: (1) south 29 degrees 31 minutes 52 seconds East 66.03 feet; (2) South 15 degrees 40 minutes 25 seconds East 207.32 feet to a point where said LA R/W intersects the north line of Lot 5 of the plat of Crossroads Commercial Center; thence South 46 degrees 17 minutes 25 seconds West along the north line of said Lot 5 for 436.21 feet to a point on the right-of-way of the Division Street cul-de-sac; thence 53.99 feet along a curve concave to the southwest, said curve having a radius of 50.00 feet and a chord of 51.41 feet bearing North 74 degrees 38 minutes 41 seconds West; thence North 21 degrees 17 minutes 26 seconds East 87.25 feet; thence 234.47 feet along a curve concave to the west, said curve having a radius of 256.48 feet and a chord of 226.39 feet, bearing North 04 degrees 53 minutes 58 seconds West; thence North 31 degrees 05 minutes 21 seconds West 67.50 feet; thence North 58 degrees 54 minutes 39 seconds East 348.97 feet to the POINT OF BEGINNING, containing 2.996 acres (113,098 square feet).

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 November 12, 1996, and that all monuments shown exist at locations as noted.

Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054



OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as REPLAT OF LOT 6 OF CROSSROADS COMMERCIAL CENTER SECTION 1. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to the 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 other landscaping. No structures other than such utility facilities shall be located within said strip of land.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

The maintenance of the drainage basin located on Outlet A and other common areas will be the responsibility of the owners' association comprised of the owners of lots 2 through 5 and the replat of lot 6 as shown hereon and paid for by common area charges. The maintenance of the drainage basin located on outlet B will be the responsibility of the owner of Lot No. 1.

Owner of Remainder:

J. Jason Hawkins
J. JASON HAWKINS (Corporate Account Officer)
Hartmann Family Land Trust
Old National Bank Trustee
P.O. Box 966
Evansville, IN 47706-0966

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), 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 12th day of November, 1996.

My Commission Expires:

10-22-99
Notary Resides in
Donna Beavers
Notary Public
Donna BEAVERS
(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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on SEPT. 4, 1996.

Barbara G. Cunningham
Barbara G. Cunningham
Executive Director
PLAT RELEASE DATE: NOV. 12, 1996
Barbara G. Cunningham
Executive Director



36-29175

RECEIVED FOR RECORD
at 2:56 P.M.
Nov. 12, 1996
Plot Book P
Page 75
BETTY J. NEPHEW, REGISTERED
VANDERBURGH COUNTY
CTRL # 0061

LEGEND
● - Iron Pin (Set)
○ - Iron Pin (Found)

Temporary Drainage Easement To Expire Upon Final Platting Of Lot 6A

LOT 6A (Replat) Preliminary Plat Approved

GENERAL NOTES

Zoning: The project is zoned C-4 all adjacent property is zoned as noted.

Flood Plain Data: Par F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Access: There are two means of legal access to the subject property:

1.) North along Cross Pointe Blvd. as platted in Plot Book "O" Pg. 17 and as recorded in DR 5 Cd. 7848, DR 5 Cd. 7849, DR 8 Cd. 3665, and Dr 8 Cd. 5020 thence east along Virginia Street as recorded in DR 5 Cd. 7849.

2.) East along the R/W referred to as Division Street adjoining the LA R/W for the Lloyd Expressway as recorded in DR 3 Cd. 8120-8124, DR 3 Cd. 8085, and DR 3 Cd. 7031.

Road Utilization: The Division Street improvements from Cross Pointe Blvd. east and north to the intersection with Crosslake Drive is to be Utilized for Eastbound (One Way) traffic only.

Division Street from the south end of Crosslake Drive east across the north side of lots 2,3, and 4 to it's terminus at the NW corner of lot No. 5 will be utilized for eastbound and westbound traffic.

All other streets will also be utilized as two way streets

Road Grades: Maximum road grades shall not exceed 5%.

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.

Site Topography: The site is very flat with less than a 1% slope from East to West toward the Nurrenbern Ditch. The elevations throughout range from 393.6 to 388.4.

Erosion Control for Ditches:

Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at control mat completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments

Monuments have been set at all boundary & lot corners, except at those falling within the Nurrenbern Ditch. Lot lines have been monumented at their intersection with the top of bank of the Nurrenbern Ditch 15' east of the west property line. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/ RLS 8800054 Cop.

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: Jan. 23, 1995

Preliminary Approval only for Lot 6A-6G with final approval to be obtained prior to development.

Road construction plans for the original plat were approved by the Vanderburgh County Commissioners on: Feb. 6, 1995

Road construction plans for this replat were approved by the Vanderburgh County Commissioners on: Oct. 7, 1996

LOT 6E (Replat) Preliminary Plat Approved

LOT 6F (Replat) Preliminary Plat Approved

LOT 6G 2.03 Ac. (88,605 SF)

LOT 5 2.002 Ac. (87,217 SF)

Curve Data
L=234.47'
R=256.48'
Δ=52°22'46"
T=126.15'
Ch=226.39'
Ch B=N 04°53'58" W

Additional R/W Acquisition DR. 10 Cd. 5474

Curve Data
L=53.99'
R=50.00'
Δ=61°52'12"
T=29.96'
Ch=51.41'
Ch B=N 74°38'41" W

P-75

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 12 1996

Suzanne M. Conner
AUDITOR
6495

SE Cor W1/2, SE1/4 Sec. 19-6-9

1/4 Section Line N 89°54'04" E - 1319.20'

LLOYD EXPRESSWAY

SW Cor. W1/2, SE1/4, Sec. 19-6-9, Brass Disk