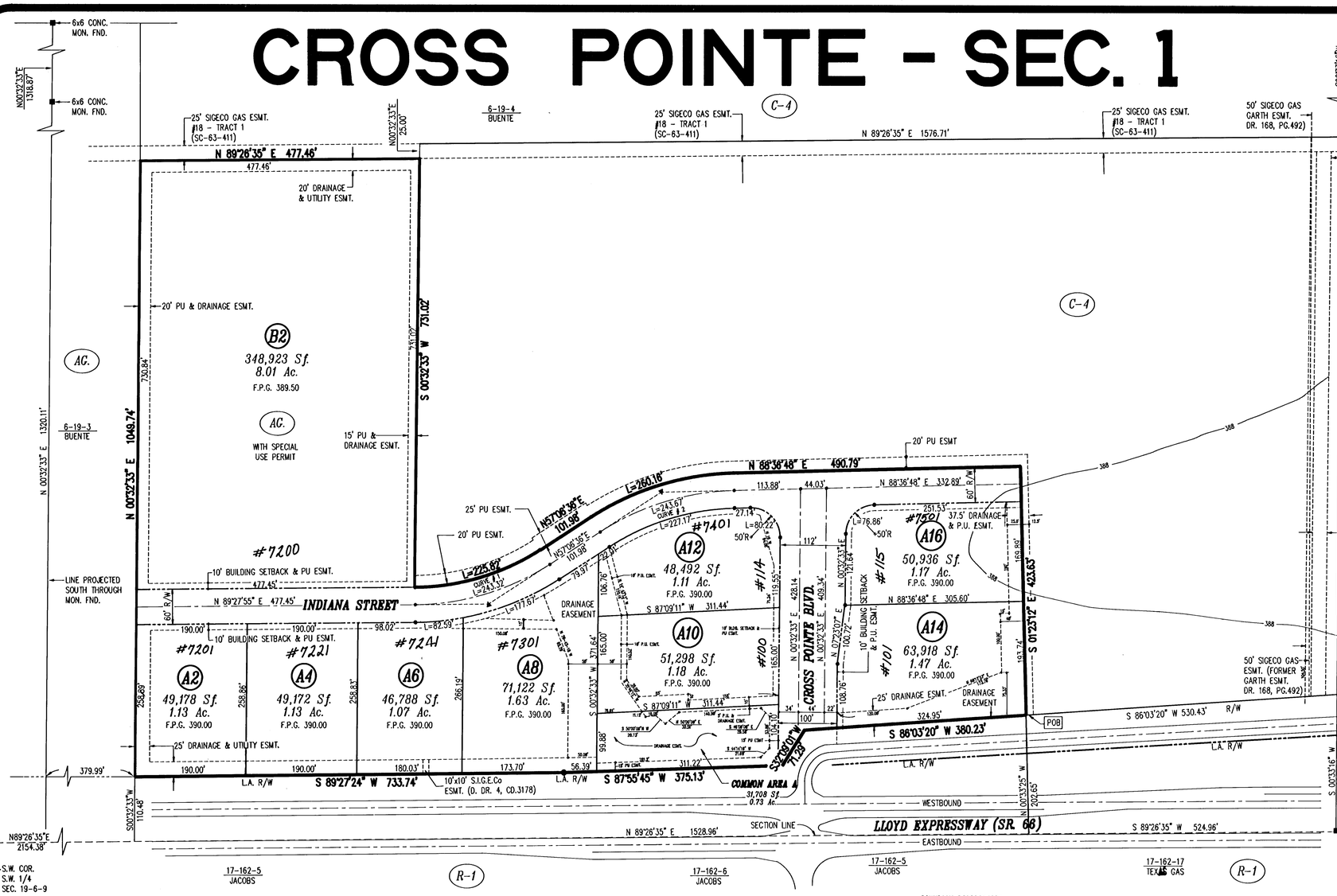
CROSS POINTE - SEC. 1



0-17

90-15362
RECEIVED FOR RECORD
at 12:03 P.M.
July 31 1990
Plat Book A
Page 17
BOB STEELE, RECORDER
VANDERBURGH COUNTY

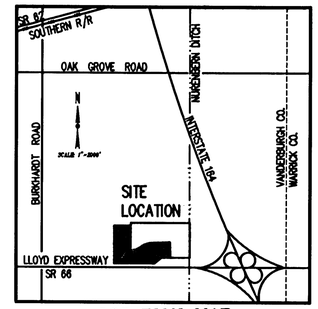
SCALE: 1"=100'

100 0 100 200

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 31 1990

Tom Dingley 4242
AUDITOR



LOCATION MAP

CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	32-21-19	430.88'	243.32'	125.00'	240.10'	N 73°17'16" E
2	31-30-11	443.17'	243.67'	125.00'	240.61'	N 72°51'42" E

GENERAL NOTES

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

Flood Protection Grade: Minimum elevation of structures denoted on each lot as F.P.G. ____, as established by the Vanderburgh County Building Commissioner on February 23, 1990.

Utilities: Municipal water and sanitary sewers will be extended throughout the development.

Zoning: Lot B2 is currently zoned AG with a special use. The remainder of the subject property is currently zoned AG. The abutting property is zoned as shown hereon.

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 45 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

- Ditches grades will be 0% to 0.5% and will have paved concrete inverts to preserve grade.

Public Utility and Drainage Easements:

- Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
- Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

Restricted Access: Lots A10 and A14 are restricted to one access drive to Cross Pointe Boulevard near the north line of said lots.

3/3/1993 AREA PLAN COMMISSION APPROVED REQUEST FOR REMOVING ACCESS RESTRICTION TO LOT A-14

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Fractional Section Nineteen (19), Township Six (6) South, Range Nine (9) West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence south 89 degrees 26 minutes 35 seconds west along the south line of said quarter section a distance of 524.96 feet to a point that lies north 89 degrees 26 minutes 35 seconds east a distance of 3683.34 feet from the southwest corner of said quarter section; thence north 00 degrees 33 minutes 25 seconds west a distance of 202.65 feet to a point on the north right-of-way line of State Road 66 as described in Deed Drawer 3, Card 8085, in the office of the Recorder of Vanderburgh County, Indiana, said point being the point of beginning; thence south 86 degrees 03 minutes 20 seconds west along said right-of-way a distance of 380.23 feet; thence south 32 degrees 09 minutes 01 seconds west along said right-of-way 71.29 feet to a point on the limited access right-of-way (LARW) line of said S.R. 66; thence south 87 degrees 55 minutes 45 seconds west along said LARW a distance of 375.13 feet; thence south 89 degrees 27 minutes 24 seconds west along said LARW a distance of 733.74 feet; thence north 00 degrees 32 minutes 33 seconds east, parallel with and 379.99 feet east of the east line of a tract of land conveyed to William S. Hirsch in a Quit-Claim Deed recorded in Deed Record 237, page 228 in said recorder's office a distance of 1049.74 feet to the south line of a 25 foot pipeline easement in favor of Southern Indiana Gas and Electric Company, described as Easement for Right-of-way No. 18 - Tract 1 in the final judgment entry, Superior Court No. SC63-411; thence north 89 degrees 26 minutes 35 seconds east along said south line a distance of 477.46 feet; thence south 00 degrees 32 minutes 33 seconds west a distance of 731.02 feet to a point on a curve concave to the northwest, having a radius of 400.88 feet and from which a chord bears north 73 degrees 14 minutes 50 seconds east a distance of 222.84 feet; thence northeasterly along said curve a distance of 225.82 feet to the point of tangency of said curve; thence north 57 degrees 06 minutes 36 seconds east a distance of 101.98 feet to the point of curvature of a curve concave to the southeast having a radius of 473.17 feet and from which a chord bears north 72 degrees 51 minutes 42 seconds east a distance of 256.90 feet; thence northeasterly along said curve a distance of 260.16 feet to the point of tangency of said curve; thence north 88 degrees 36 minutes 48 seconds east a distance of 490.79 feet; thence south 01 degrees 23 minutes 12 seconds east a distance of 423.63 feet to the point of beginning, containing 21.77 acres.

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 March 23, 1990, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 22 day of MAY, 1990.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny, L.S.
Indiana Registration No. S0551

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

March 26, 1990
DATE

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

June 4, 1990
DATE

OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon, does hereby layoff, plat, and divide said real estate as shown and designates it as CROSS POINTE - SECTION 1. All easements shown are hereby dedicated to public use for public utility facilities, and for storm water drainage to and through the subdivision. Cross Pointe Boulevard, as shown upon the plat, is hereby dedicated as a public right-of-way street. All other streets and roadways shown upon the plat are reserved as private streets and roadways to be retained and maintained by the Owner and its successors and assigns until Owner, its successors and assigns, shall resolve to dedicate said remaining streets and roadways, or certain of them, to the public, and further until such streets and roadways are accepted for maintenance by the appropriate governmental authorities, provided, however, that a perpetual easement in favor of all public utilities is hereby created across and under said roadways for the purpose of constructing, reconstructing, locating, relocating, maintaining and replacing public utility facilities situated in and under said private streets and roadways and a perpetual easement is hereby further created upon and over said private streets and roadways for the purpose of permitting ingress to and egress from lots within the subdivision to the owners thereof and their business invitees, licensees and guests. The Owner further grants to all owners of lots within the subdivision the right of access to utility services located within said private roadways. The Owner reserves the right to grant further rights of ingress and egress and further utility easements within said private streets and roadways in order to allow ingress to and egress from, and utility services with respect to, other areas beyond this subdivision. The Owner further reserves the right to dedicate the said private streets and roadways and the private access easements to the public at any time.

The Owner further confirms that concurrently herewith, the Owner has dedicated to the public certain rights-of-way for the extension of Cross Pointe Boulevard to the North, and has further dedicated certain right-of-way for the construction of Virginia Street in an east-west direction, which rights-of-way will provide further access to properties immediately to the east and west of Cross Pointe in the event such extensions of Cross Pointe Boulevard and Virginia Street are constructed within said rights-of-way. Such separate grant of rights-of-way relating to extended Cross Pointe Boulevard and Virginia Street are to be recorded in the Office of the Recorder of Vanderburgh County, Indiana, concurrently with the recording of the plat of Cross Pointe.

The undersigned Owner further confirms that Owner, its successors and assigns, shall have the continuing obligation to maintain Common Area A and Common Area B as shown on the plat.

By: James R. McKinney, President
Cross Pointe Commerce Corp.
P.O. Box 5189
Evansville, IN 47716

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 30 day of July, 1990.

My Commission Expires:
February 28, 1991

Notary Resides in VANDERBURGH County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public L... #309, and enacted by the General Assembly of the State o... Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MAY 2, 1990.

President

Barbara R. Cunningham
Executive Director

PLAT RELEASE DATE: July 31, 1990 Barbara R. Cunningham (Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

89-1884-1 7/30/90

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