Surveyors
FOR AFFIDAVIT APPLYING TO THIS Plat
SEE MISC. DRAWER 5 CARD 4932
98-17536 DATE 5-29-98
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J Kachanuk DRVC

REPLAT OF LOT 6B
CROSSROADS COMMERCIAL CENTER



LOCATION MAP

OWNER:
WILLIAM L & REVELOES HERSCH
1501 N. BURKHARDT ROAD
EVANSVILLE, IN 47715

OWNER:
BUENTE FAMILY LAND TRUST #2
CHRIS H. BUENTE TRUSTEE
2200 BRIARCLIFF DRIVE
NEWBURGH, IN 47630

97-21435

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 12 1997
Auditor 4347

RECEIVED FOR RECORD
at 2:33 P M.
Aug 12, 1997
Plat Book P
Page 117
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
GRL# 0151

NW Cor., W1/2, SE1/4 Sec. 19, T6S, R9W

NE Cor., W1/2, SE1/4 Sec. 19, T6S, R9W

N89°40'28"E 544.21' 301.84' 1319.18'

242.37'

Ing./Eg. Esmt. N89°40'28"E 45.00'

Ing./Eg. Esmt. S20°59'45"W 42.91'

75' TEXAS GAS PIPELINE ESMT. (DR. 3, CA.580)

50' TEXAS GAS PIPELINE ESMT. (DR. 378, p.354)

30' RELAXED LEGAL DRAIN. ESMT.

S00°19'32"E 150.78'

S00°19'32"E 731.00'

S00°19'32"E 145.00'

S25°15'00"E 5.70'

314.03'

S21°00'21"E 693.88'

570.83'

SCALE: 1"=60'
60 0 60 120

I-164 INDOT Proj. No. I-164-1-(239)

LA R/W

AG.

OWNER:
KOESTER CONTRACTING CORP.
14648 HWY. 41 N.
EVANSVILLE, IN 47711

LOT 6B-5
3.280 Ac
(142,883 SF)
FPG=390.00

LOT 6B-4
2.751 Ac
(119,818 SF)
FPG=390.00

LOT 6B-6
2.610 Ac
(113,704 SF)
FPG=390.00

LOT 6B-3
1.798 Ac
(78,307 SF)
FPG=390.00

LOT 6B-2
1.646 Ac
(66,265 SF)
FPG=390.00

LOT 6B-1
1.766 Ac
(76,905 SF)
FPG=390.00

LOT 6C
1.57 Ac
(68,371 SF)

LOT 6D
1.57 Ac
(68,400 SF)

#649 #641 #640 #601 #600 #7840 #7730

S89°40'28"W 169.63'
S89°40'28"W 60.00
S24°46'33"E 60.42'
Curve #3 L=39.66'
S89°40'28"W 255.00'
S89°40'28"W 60.00
S24°07'29"W 60.42'
Curve #2 L=39.27' 0.S.
S89°40'28"W 183.74' 10' Bldg. Setback
S89°40'28"W 54.77' 40' Esmt. Ingress/Egress
N00°19'32"W 10.00'
S89°40'28"W 33.58'
S57°40'56"E 55.01'
S89°40'28"W 60.00'
S89°40'28"W 54.77'
S38°19'06"W 70.00'
S38°19'06"W 240.00'
Curve #4 L=206.77' L=161.60'
L=154.74'
L=82.07'
S56°54'39"W 210.00'
S84°09'26"W 277.79'
S89°26'47"W 60.00'
Curve #7 L=77.57'
Curve #6 L=76.41'
L=118.78'
S89°26'35"W 32.11'
Curve #1 L=289.35'
Curve #5 L=78.54'
L=170.62'
N58°54'39"E 125.78'
S56°54'39"W 110.00'
S56°54'39"W 465.70'
S56°54'39"W 300.00'
S31°00'23"E 946.41'
S56°54'39"W 300.00'
N31°00'21"W 270.00'
S56°54'39"W 270.00'
N58°54'39"E 227.90'
S56°54'39"W 227.90'
S56°54'39"W 300.00'

CIRCLE FRONT DRIVE

10' P.U.E.
10' B.S.
25' Bldg. Setback
15' P.U.E.
20' B.S.
30' B.S.
40' B.S.
60' R/W
80' R/W
50'R
77.32'
77.71'
113.18'
16.72'
35.12'
L=77.57' 50'R
232.36'
153.90'
180.82'
1717.82'
911.65'
235.35'
439.40'
236.90'
N 00°33'16" E
N 00°33'16" E
S89°26'35"W 1255.81'
S89°26'35"W 867.23'
S89°26'35"W 56.98'
N89°26'35"E 83.58'
POB
VIRGINIA STREET
DR 5, CD 7845
CROSSLAKE DRIVE
CROSS POINTE
BURKHARDT DITCH
NURRENBERN DITCH
Top of Bank
Legal Drain Easement
Access To Lot No. 1 Shall Align With The Extension of Crosslake Drive

OWNER:
BUENTE FAMILY LAND TRUST #1
7888 RIDGEMONT DRIVE
NEWBURGH, IN 47630

OWNER:
CROSS POINTE COMMERCE CORP.
P.O. BOX 20190
EVANSVILLE, IN 47708-0190

OWNER:
HARTMANN FAMILY LAND TRUST

OWNER:
HARTMANN FAMILY LAND TRUST

OWNER:
HARTMANN FAMILY LAND TRUST

OWNER:
HARTMANN FAMILY LAND TRUST

C-4

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

Temporary 15' Drainage Easement to Expire Upon Final Platting of Lot 6A

CURVE TABLE				
CURVE #	R	L	Chord Bearing	Chord
CURVE #1	542.99'	289.35'	S74°10'37"W	285.94'
CURVE #2	25.00'	39.27'	N44°40'28"E	35.36'
CURVE #3	25.00'	39.66'	N45°45'56"W	35.63'
CURVE #4	200.00'	206.77'	N60°42'20"W	197.09'
CURVE #5	50.00'	78.54'	S13°54'39"W	70.71'
CURVE #6	50.00'	76.41'	N48°46'47"W	68.19'
CURVE #7	50.00'	77.57'	S44°59'56"W	70.02'

GENERAL NOTES

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

Flood Plain Data: Per 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: The lowest floor elevation of any enclosed space (including garages) must be at or above the Flood Protection Grade (FPG) which is 2' above the 100 year flood zone. The Vanderburgh County Commissioner has designated the FPG for this area to be elevation 390.00 as shown hereon.

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 Plat Book "O" Pg. 17 and as recorded in DR 5 Cd. 7845, DR 5 Cd. 7849, DR 6 Cd. 3665, and Dr 6 Cd. 5020 thence east along Virginia Street as recorded in DR 5 CD. 7849.

2.) East along the R/W reserved to as Division Street adjoining the L.A. R/W for the Lloyd Expressway as recorded in DR 3 Cd. 8120-8124, DR 3 Cd. 8085, and DR 3 Cd. 7631.

Road Utilization: The Division Street improvements from Cross Points 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 at 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 6% shall be sodded or stabilized with an erosion control mat at control mat 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.

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" x30" Rebars w/ RLS 8800054 Cap.

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

Final drainage plans were approved by the Vanderburgh County Drainage Board on: April 28, 1997

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:

BOUNDARY DESCRIPTION

Lot 6B of the Replat of Crossroads Commercial Center, as recorded in Plat Book P, page 75, 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:

Beginning at a point on the west line of said quarter section North 00 degrees 33 minutes 16 seconds East 1717.82 feet from the southwest corner of said quarter section, said point being the intersection of the north right-of-way of Virginia Street and the west boundary of Crossroads Commercial Center, as per plat thereof; thence continue North 00 degrees 33 minutes 16 seconds East along said quarter section line 911.65 feet to the northwest corner thereof; thence along the north line of said quarter section North 89 degrees 40 minutes 28 seconds East 544.21 feet to a point in the southwestern limited access right-of-way line of I-164 (Interstate Project No. I-164-1-(239)) as described in a deed to the State of Indiana recorded in Drawer J, Card 7031; thence along said I-164 limited access right-of-way line the following two (2) courses: (1) South 33 degrees 15 minutes 00 seconds East 5.70 feet; (2) South 31 degrees 00 minutes 21 seconds East 693.88 feet; thence South 58 degrees 54 minutes 39 seconds West 655.78 feet to and along the north right-of-way of Virginia Street as recorded in said Replat of Lot 6; thence continue 289.35 feet along a curve concave to the north, said curve also being the north right-of-way of Virginia Street and having a radius of 542.99 feet and chord of 285.94 feet bearing South 74 degrees 10 minutes 37 seconds West; thence South 89 degrees 26 minutes 35 seconds West 32.11 feet along said north right-of-way; thence 78.41 feet along a curve concave to the Northeast said curve having a radius of 50 feet and a chord of 69.19 feet bearing North 48 degrees 46 minutes 47 seconds West; thence North 89 degrees 26 seconds 44 seconds West along the right-of-way for Cross Lake Drive extended north 60.00 feet; thence 77.57 feet along a non-tangent curve concave to the Northeast said curve having a radius of 50.00 feet and a chord of 70.02 feet bearing South 44 degrees 59 minutes 56 seconds West; thence South 89 degrees 26 minutes 35 seconds West along the North right-of-way of Virginia Street 56.98 feet to the point of beginning containing 14.556 Acres (634,070 S.F.)

I, Matthew E. Wannemuehler, do hereby certify that I am a registered land surveyor, licensed lim compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 2, 1997, and that all monuments shown exist at locations as noted.

MATTHEW E. WANNEMUEHLER REGISTERED LAND SURVEYOR NO. 8800054 STATE OF INDIANA

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 6B OF CROSSROADS COMMERCIAL CENTER. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, if 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 no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or area of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

The maintenance of the drainage basin located on Lot 6B-3, 6B-4, 6B-5 and other common areas elsewhere within the plat of Crossroads Commercial Center will be the responsibility of the owners' association comprised of the owners of lots 2 through 5 and the replat of lot 6 along with any and all subsequent Replats of Lot 6 as shown hereon and paid for by common area charges. The maintenance of the drainage basin located on outlot B of the original plat of Crossroads Commercial Center is the responsibility of the owner of Lot No. 1 of said original plat.

Owner of Remainder:
J. Jason Hawkins
(Jason Hawkins
(Corporate Accr. Officer)
Hartmann Family Land Trust
Old National Bank Trustee
P.O. Box 868 Evansville, IN
47706-0868

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 the 15 day of July 1997.

My Commission Expires:
May 20, 2000
Notary Public
Warrick
County, Indiana

Notary Public
June E. Bullock
(type or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL CITY OF EVANSVILLE

P-117

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 7, 1997.

Executive Director
Executive Director

PLAT RELEASE DATE: Aug. 12, 1997

For easement Applying to Lot Pt 6B
See Deed Drawer 13 card 9119

16-5-97