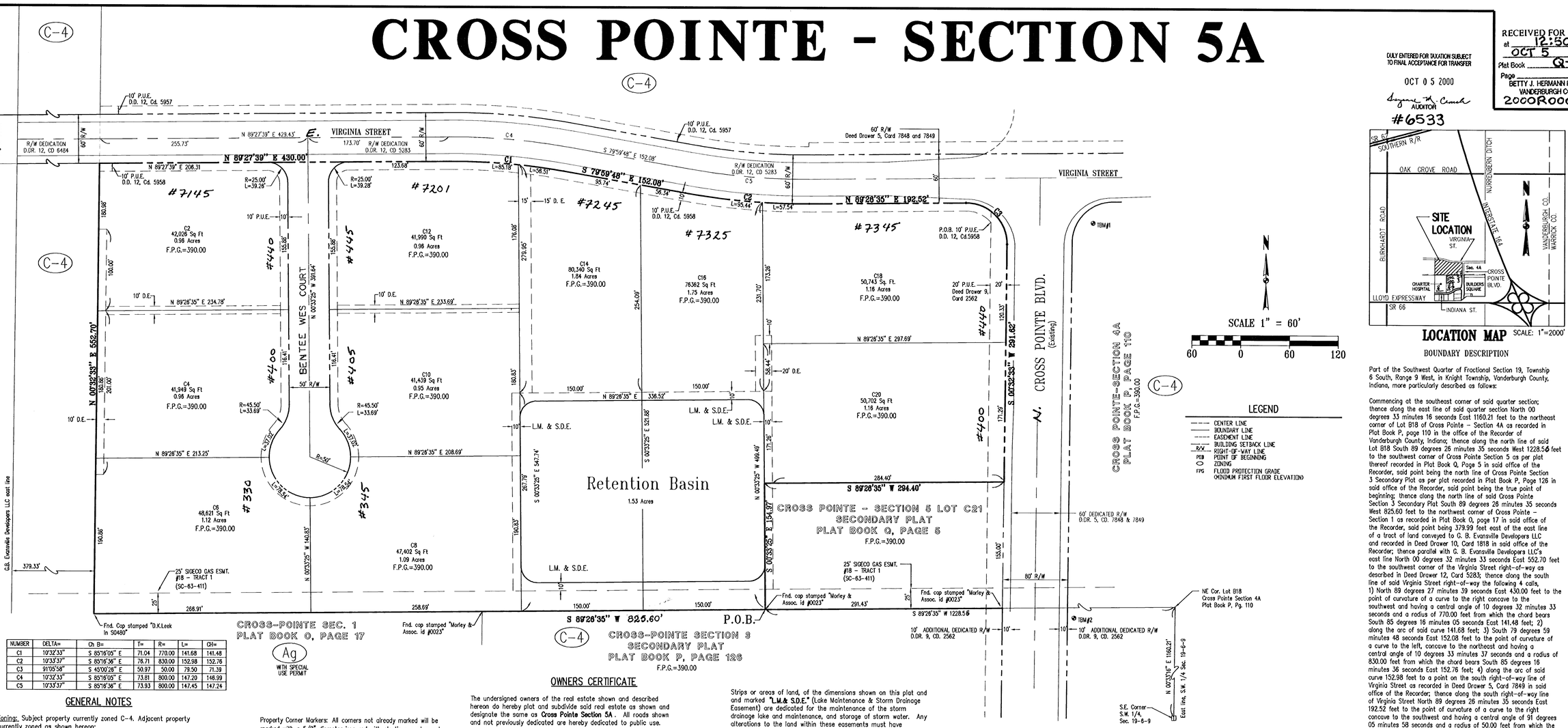
CROSS POINTE - SECTION 5A

RECEIVED FOR RECORD
at 12:50 P.M.
OCT 5 2000
Plat Book Q-
Page 95
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00029390

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 05 2000
AUDITOR
#6533



LEGEND

- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- R/W — RIGHT-OF-WAY LINE
- POB — POINT OF BEGINNING
- ( ) — ZONING
- FPG — FLOOD PROTECTION GRADE (MINIMUM FIRST FLOOR ELEVATION)

LOCATION MAP
SCALE: 1"=2000'

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 1160.21 feet to the northeast corner of Lot B18 of Cross Pointe – Section 4A as recorded in Plat Book P, page 110 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Lot B18 South 89 degrees 26 minutes 35 seconds West 1228.56 feet to the southwest corner of Cross Pointe Section 5 as per plat thereof recorded in Plat Book Q, Page 5 in said office of the Recorder, said point being the north line of Cross Pointe Section 3 Secondary Plat as per plat recorded in Plat Book P, Page 126 in said office of the Recorder, said point being the true point of beginning; thence along the north line of said Cross Pointe Section 3 Secondary Plat South 89 degrees 26 minutes 35 seconds West 825.60 feet to the northwest corner of Cross Pointe – Section 1 as recorded in Plat Book Q, page 17 in said office of the Recorder, said point being 379.99 feet east of the east line of a tract of land conveyed to G. B. Evansville Developers LLC and recorded in Deed Drawer 10, Card 1818 in said office of the Recorder; thence parallel with G. B. Evansville Developers LLC's east line North 00 degrees 32 minutes 33 seconds East 552.70 feet to the southwest corner of the Virginia Street right-of-way as described in Deed Drawer 12, Card 5283; thence along the south line of said Virginia Street right-of-way the following 4 calls, 1) North 89 degrees 27 minutes 39 seconds East 430.00 feet to the point of curvature of a curve to the right concave to the southwest and having a central angle of 10 degrees 32 minutes 33 seconds and a radius of 770.00 feet from which the chord bears South 85 degrees 16 minutes 05 seconds East 141.48 feet; 2) along the arc of said curve 141.68 feet; 3) South 79 degrees 59 minutes 48 seconds East 152.08 feet to the point of curvature of a curve to the left, concave to the northeast and having a central angle of 10 degrees 33 minutes 37 seconds and a radius of 830.00 feet from which the chord bears South 85 degrees 16 minutes 36 seconds East 152.76 feet; 4) along the arc of said curve 152.98 feet to a point on the south right-of-way line of Virginia Street as recorded in Deed Drawer 5, Card 7849 in said office of the Recorder; thence along the south right-of-way line of Virginia Street North 89 degrees 26 minutes 35 seconds East 192.52 feet to the point of curvature of a curve to the right concave to the southwest and having a central angle of 91 degrees 05 minutes 58 seconds and a radius of 50.00 feet from which the chord bears South 45 degrees 00 minutes 26 seconds East 71.39 feet; thence along the arc of said curve 79.50 feet to the west right-of-way line of Cross Pointe Boulevard; thence along the west right-of-way line of Cross Pointe Boulevard South 00 degrees 32 minutes 33 seconds West 291.62 feet to the northeast corner of said Cross Pointe Section 5; thence along the north line of thereof, South 89 degrees 26 minutes 35 seconds West 294.40 feet to the northwest corner of Cross Pointe Section 5; thence along the west line thereof South 00 degrees 33 minutes 25 seconds West 154.97 feet to the point of beginning containing 12.52 acres (545,492.5 square feet).

Subject to a 25 foot S.I.G.&E. Co. Gas Easement (Tract 18) along the entire south line recorded in Superior Court Record Cause No. 63-411.

Subject to a 20 foot public utility easement along the east line as recorded in Deed Drawer 9, Card 2562 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to a 10 foot public utility easement off the entire north side thereof as recorded in Deed Drawer 12, Card 5958.

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

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 and that all monuments shown exist at locations as noted.

WITNESS my hand and seal this 29th day of AUGUST, 2000.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713-1222
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

NUMBER	DELTA=	Ch B=	T=	R=	L=	CH=
C1	10°32'33"	S 85°16'05" E	71.04	770.00	141.68	141.48
C2	10°33'37"	S 85°16'36" E	76.71	830.00	152.98	152.76
C3	91°05'58"	S 45°00'28" E	50.97	50.00	79.50	71.39
C4	10°32'33"	S 85°16'05" E	73.81	800.00	147.20	146.99
C5	10°33'37"	S 85°16'36" E	73.93	800.00	147.45	147.24

GENERAL NOTES

Zoning: Subject property currently zoned C-4. Adjacent property 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 is within the designated 100 year flood zone.

Utilities: Municipal water and sanitary sewer exist along Cross Pointe Boulevard and Virginia Street and are available to be extended to lots within the subdivision.

Temporary Erosion Control: (during construction)

Slopes of 0% to 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.

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

Easements: Any basement must be approved by the Vanderburgh County building Commissioner.

Lots C-2 and C-12 shall only have access from cul-de-sac road.
(2/6/2002 DOC# 2-S-99 APPROVED ACCESS FROM LOT C-12 TO VIRGINIA ST)
Lot C-18 must access from Virginia St. only and the driveway shall be as near to the west property line as possible.

The streets and storm sewers located within the right-of-way for Virginia street described in Deed Drawer 12, Cd. 5283 were accepted for maintenance by the Board of County Commissioners on February 28, 2000.

The streets and storm sewers located within the right-of-way for Virginia street described in Deed Drawer 12, Cd. 6484 were accepted for maintenance by the Board of County Commissioners on December 6, 1999.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

TBM#1 – NW corner of concrete Lt. Base @ SE corner Int. Virginia Str. & Cross Pointe Blvd. Elev. = 390.58

TBM#2 – NW corner of concrete transformer pod at the north side of the former Builders Squares rear entrance Elev. = 390.30

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD

ON: APRIL 26, 1999

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS

ON: June 28, 1999

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 5A**. All roads shown and not previously dedicated are hereby dedicated to public use.

Virginia Street is a previously dedicated public street recorded in Deed Drawer 12, Card 5283, Deed Drawer 12, Card 6484, and Deed Drawer 5, Card 7848 and 7849.

Cross Pointe Boulevard is a previously dedicated public street recorded in Deed Drawer 9, Card 2562, Deed Drawer 8, Card 3665 and Deed Drawer 5, Card 7848 and 7849.

The undersigned owner further confirms that owners, its successors and assigns, shall have a continuing obligation to maintain the lake drainage easement as shown on this plat.

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 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.

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 Associates Limited Partnership, an Illinois limited partnership, its Manager

By: _____ 8/29/00
James R. McKinney, General Partner of Manager — Date
P.O. Box 20190
Evansville, IN 47708

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. McKinney, 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 29th day of August, 2000

My Commission Expires: 2/28/07

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

Notary Resides in VANDERBURGH County, Indiana

EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL SEAL

NOTARY PUBLIC SEAL INDIANA

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 and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, March 3, 1999.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: OCT. 5, 2000

Q-95

APC# 2-S-99