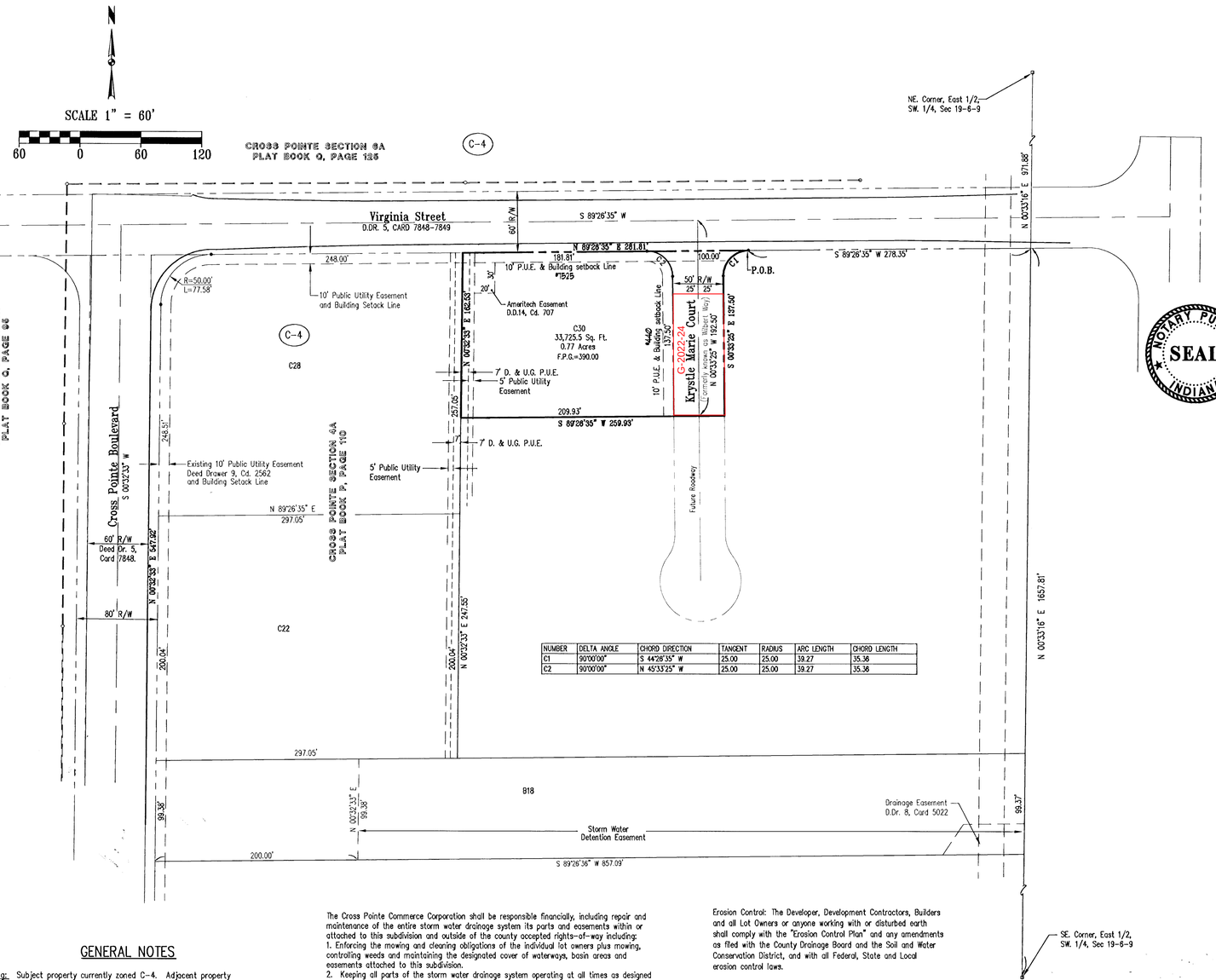
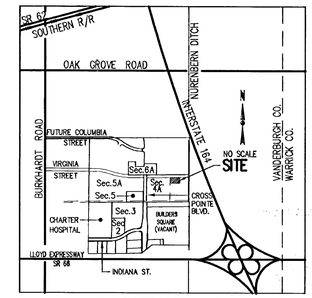
AMENDED CROSS POINTE - SECTION 4B





LOCATION MAP

RECEIVED FOR RECORD
AT 1:18 P M
PLAT Q
PAGE 132
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
MAY 7, 2001
2001R0001489O

ONLY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAY 07 2001
Suzanne M. Crouch
AUDITOR
2718

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 and , who acknowledge the execution of 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 25th day of April, 2001

My Commission Expires:
Apr. 4, 2008

Notary Resides in
Vanderburgh
County, Indiana

Jeannie Freels
Notary Public
Jeannie Freels
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

By: Cross Pointe Commerce Corp.

By: _____
James R. McKinney, President Date
P.O. Box 20190
Evansville, IN 47708

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 **Amended Cross Pointe Section 4B.** All roads shown and not previously dedicated are hereby dedicated to public use.

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.

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

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

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.&U.G.P.U.E." (Drainage and Underground Public Utility Easement), are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility, without liability, in the use of said easements.

Amended Cross Pointe-Section 4B represents the same piece of property platted as Cross Pointe-Section 4B and recorded in Plat Book Q, Page 68 in the office of the Recorder of Vanderburgh County, Indiana.

ROAD PLANS WERE APPROVED BY THE
VANDERBURGH COUNTY COMMISSIONERS
ON: MARCH 6, 2000.

STORM DRAINAGE PLANS WERE APPROVED BY THE
VANDERBURGH COUNTY DRAINAGE BOARD
ON: June 23, 1997.

Boundary Description

Part of the East Half 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 Half Quarter Section, thence along the east line of said half quarter section North 00 degrees 33 minutes 16 seconds East 1,657.81 feet to a point on the south right-of-way line of Virginia Street as recorded in Deed Drawer 5, Card 7848 and 7849 in the office of the Recorder of Vanderburgh County, Indiana; thence along said south right-of-way line South 89 degrees 26 minutes 35 seconds West 278.35 feet to the point of beginning, said point of beginning being on a tangent curve to the left having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet from which the chord bears South 44 degrees 26 minutes 35 seconds West 35.36 feet; thence along the arc of said curve 39.27 feet; thence South 00 degrees 33 minutes 25 seconds East 137.50 feet; thence parallel with said Virginia Street South 89 degrees 26 minutes 35 seconds West 259.93 feet to a point on the east line of Lot C28 of Cross Pointe - Section 4A per plat thereof recorded in Plat Book P, Page 110 in said office of the Recorder; thence along the east line of said Lot C28 North 00 degrees 32 minutes 33 seconds East 162.53 feet to a point on said south right-of-way line of Virginia Street, said point also being the northeast corner of said Lot C28; thence along said south right-of-way line North 89 degrees 26 minutes 35 seconds East 281.81 feet to the point of beginning containing 42,119 square feet (0.97 acre).

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

I, Danny K. Leek, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further that this plat correctly represents a survey completed by me on January 6, 2000 and that all monuments exist at locations as noted.

Witness my hand and seal this 24th day of April, 2001.

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

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

Q-132

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. However, the Building Commissioner has established the Minimum Flood Protection Grade "F.P.G." for all floors at elevation 390.00

Road Grades: Maximum road grades will not exceed 5.0%.

Utilities: Municipal water and sanitary sewer are available at the site.

⊕ TBM#1 - NW corner of concrete transformer pad at the north side of Builders Squares rear entrance
Elev. = 390.30

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."

Storm Drainage Maintenance: Each lot owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The Cross Pointe Commerce Corporation shall be responsible financially, including repair and maintenance of the entire storm water drainage system its parts and easements within or attached to this subdivision and outside of the county accepted rights-of-way including:
1. Enforcing the mowing and cleaning obligations of the individual lot owners plus mowing, controlling weeds and maintaining the designated cover of waterways, basin areas and easements attached to this subdivision.
2. Keeping all parts of the storm water drainage system operating at all times as designed and as 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 and repairing the storm water drainage system including pipes, inlets, outlets, and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor'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 easements within or attached to this subdivision.
6. 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 written approval of the County Drainage Board.
7. The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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 shoping.

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.

OFFICIAL SEAL BOARD OF SURVEYS AND HEALTH VANDERBURGH COUNTY 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, May 1, 1996.

Mark Foster
President

Barbara L. Cunningham
Attest Executive Director

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

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: May 7, 2001

Secondary Plat

Q-132 Apc# 12-5-96

Job: 3310-4 File: amend4b-plt.dwg 4/18/01