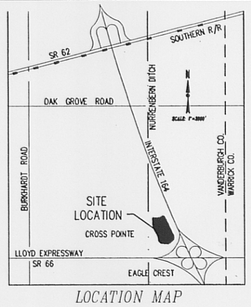
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For recording: Return to this deed to Deed Drawer 03-49404

REPLAT OF LOT 6 SECTION 3 CROSSROADS COMMERCIAL CENTER



LOCATION MAP

CURVE TABLE

	R	L	Chord Bearing	Chord
CURVE #1	149.05'	199.86'	N45°50'44"W	185.22
CURVE #2	984.93'	430.00'	N19°56'18"W	426.59
CURVE #3	733.94'	422.72'	N15°56'44"W	416.90
CURVE #4	50.00'	53.53'	S43°44'52"W	51.01'
CURVE #5	35.00'	24.51'	S33°08'05"W	24.01'
CURVE #6	256.48'	190.45'	S74°28'02"W	186.11'
CURVE #7	602.99'	321.32'	N74°10'37"E	317.54'
CURVE #8	256.48'	234.47'	S06°51'36"E	226.39'
CURVE #9	50.00'	77.57'	N44°59'55"E	70.02'
CURVE #10	50.00'	78.54'	S76°05'21"E	70.71'

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: Have been established by the Vanderburgh County Building Commissioner. The established Flood Protection Grade (FPG) = 390.00

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. 7848, DR 5 Cd. 7849, DR 8 Cd. 3665, and Dr B 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 L.A. 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

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 6% shall be sodded or stabilized with an erosion control mat at control mat completion of ditch grading.
Slopes over 6% require rip rap 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. Monuments set as a part of this plat are: 3/4" x30" Rebars w/Cap stamped "BLA FIRM 0030"

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

Road plans for original plat were approved on February 6, 1995.

Road plans for Crosslake Drive and Virginia Street were approved on October 6, 1996.

Sanitary Sewer Plans for Sections 1, 2, and 3 were all approved on January 3, 1995.

NW Cor. W 1/2, SE 1/4 Sec. 19 T6S, R9W 3/4" Rebar W/ Cap Stamped "BLA FIRM 0030" Found

NE Cor. W 1/2, SE 1/4 Sec. 19 T6S, R9W No Monument Fnd. Or Set

Scale: 1"=100'

LOT 6B

Replat Of Lot 6B CROSSROADS COMMERCIAL CENTER PB "P", PG 117

LOT 6C

LOT 6D

Replat of Lot 6 SECTION 2 CROSSROADS COMMERCIAL CENTER PB "P", PG 103

LOT 6E

LOT 6F

I-164 INDOT Proj. No. I-164-1-(2)9

Virginia Street — 60' R/W — DR 5 CD 7849

N89°26'35"E 166.03'

N89°26'35"E 35.14'

P.O.B.

Virginia Street Curve No. 7 L=321.32'

N58°54'39"E 45.76'

Curve No. 10 L=78.54'

Curve No. 9 L=77.57'

#7801

#450

LOT 6A-2
9.00 Ac
(392,0302 SF)
F.P.G. 390.00

S17°17'21"E 517.21'

S21°05'21"E

Circle Front Drive

869.41'

#300

N58°54'39"E 693.93'

Curve No. 3 L=422.72' Crosslake Drive N32°26'44"W

Curve No. 2 L=430.00'

L=115.40'

L=314.60'

#7900

LOT 6A-1
10.00 Ac
(435,622 SF)
F.P.G. 390.00

Curve No. 4 L=53.53'

Curve No. 5 L=24.51'

Curve No. 8 L=234.47' S21°17'28"W 87.25'

Curve No. 1 L=199.86'

N63°15'35"W 192.38'

Curve No. 6 L=190.45'

S53°11'40"W 152.83'

Division Street

CROSS POINTE SECTION 4A PB "P", PG 110

CROSS POINTE SECTION 1 PB "O", PG 17

CROSSROADS COMMERCIAL CENTER PB "P", PG 20

OUTLOT A

OUTLOT B

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6G

Replat of Lot 6 SECTION 1 CROSSROADS COMMERCIAL CENTER PB "P", PG 75

NURRENBERN DITCH

1/4 Section Line

1/4 1/4 SEC. LINE

1717.82'

N00°33'16"E 1309.04'

EXIST. R/W

ONE WAY Division Street DR 3 CD 8085

LA. R/W, A.C.L. & C.L.T.F.

DR 3 CD 7031

S.R. 66 Lloyd Expressway (west bound)

S.R. 66 Lloyd Expressway (east bound)

N 89°54'04" E 1,319.20'

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

SE Cor., W1/2, SE1/4 Sec. 19, T6S, R9W No Monument Fnd. Or Set

SE Cor., SE1/4 Sec. 19, T6S, R9W Pin In Monument Fnd.

NW Cor., SE1/4, SE1/4 Sec. 19, T6S, R9W No Monument Fnd. Or Set

BOUNDARY DESCRIPTION

A replat of part of Lot 6 in Crossroads Commercial Center, as recorded in Plat 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, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of west half of the Southeast Quarter of said section 19, Township 6 South, Range 9 West; thence North 00 degrees 33 minutes 16 seconds East 1717.82 feet along said west half quarter section line to a point where said west line intersects the north line of Virginia Street; thence North 89 degrees 26 minute 35 seconds East 166.03 feet along the north right-of-way of Virginia Street and its extension, to the easterly right-of-way of Crosslake Drive extended; thence South 00 degrees 33 minutes 16 seconds West 109.04 feet along the extension of the easterly right-of-way of Crosslake Drive to the point of beginning of this description; thence for the next five (5) calls along the south right-of-way of Virginia Street as shown on the replat of lot 6 of Crossroads Commercial Center recorded in Plat Book P, page 75 in the office of the recorder of Vanderburgh County, Indiana: (1) 77.57 feet along a curve concave to the southeast, said curve having a radius of 50.00 feet and a chord of 70.02 feet bearing North 44 degrees 59 minutes 55 seconds East ; (2) North 89 degrees 26 minutes 35 seconds East 35.14 feet; (3) 321.32 feet along a curve concave to the north, said curve having a radius of 602.99 feet and a chord of 317.54 feet bearing North 74 degrees 10 minutes 37 seconds East; (4) North 58 degrees 54 minutes 39 seconds East 45.76 feet; (5) 78.54 feet along a curve concave to the southwest, said curve having a radius of 50.00 feet and chord of 70.71 feet bearing South 76 degrees 05 minutes 21 seconds East to a point on the westerly right-of-way of Circle Front Drive; thence for the next three (3) calls along said west right-of-way line: (1) South 31 degrees 05 minutes 21 seconds East 869.41 feet; (2) 234.47 feet along a curve concave the west, said curve having a radius of 256.48 feet and a chord of 226.39 feet bearing South 04 degrees 53 minutes 58 seconds East; (3) South 21 degrees 17 minutes 26 seconds West 87.25 feet to a point on the northerly right-of-way of Division Street; thence for the next six (6) calls along said northerly right-of-way: (1) 53.53 feet along a curve concave to the southeast, said curve having a radius of 50.00 feet and chord of 51.01 feet bearing South 43 degrees 44 seconds 52 seconds West ; (2) 24.51 feet along a curve concave to the northwest, said curve having a radius of 35.00 feet and a chord of 24.01 feet bearing South 33 degrees 08 minutes 05 seconds West; (3)South 53 degrees 11 minutes 40 seconds West 152.83 feet; (4) 190.45 feet along a curve concave to the north, said curve having a radius of 256.48 feet and a chord of 186.11 feet bearing South 74 degrees 28 minutes 02 seconds West; (5) North 84 degrees 15 minutes 35 seconds West 192.38 feet; (6) 199.86 feet along a curve concave to the northeast, said curve having a radius of 149.05 feet and a chord of 185.22 feet bearing North 45 degrees 50 minutes 44 seconds West; thence for the next four (4) calls along the easterly right-of-way of Crosslake Drive; (1) 430.00 feet along a curve concave to the west, said curve having a radius of 984.93 feet and a chord of 426.59 feet bearing North 19 degrees 56 minutes 18 seconds West; (2) North 32 degrees 26 minutes 44 seconds West 3.12 feet; (3) 422.72 feet along a curve concave to the east, said curve having a radius of 733.94 feet and a chord of 416.90 feet, bearing North 15 degrees 56 minutes 44 seconds West; (4) North 00 degrees 33 minutes 16 seconds East 153.90 feet to the point of beginning, containing 19.00 acres (827,652 square feet).

I, Matthew E. Wannemuehler, do hereby certify that I am a registered land surveyor, licensed im compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on July 31, 2003, and that all monuments shown exist ot locations as noted.

Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054
Benardin Lochmueller & Assoc.
6200 Vogel Road
Evansville, IN 47715

REGISTERED LAND SURVEYOR NO.8800054 STATE OF INDIANA

OWNER'S 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 REPLAT OF LOT 6, SECTION 3, CROSSROADS COMMERCIAL CENTER.

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 provide, 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 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.

Lot 6A-1

Philip L. Stiver
(General Partner)
Skeletal Properties, LLC
1101 Professional Blvd.
Evansville, IN 47714

Lot 6A-2

Shannon Marshall
(Corporate Acct. 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 the 5th day of August, 2003.

My Commission Expires: 2-10-09
Notary Public: Terry A. Campbell
Notary Resides in: Vanderburgh County, Indiana
Terry A. Campbell (typed or printed name)

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 1st day of August, 2003.

My Commission Expires: 2-10-09
Notary Public: Terry A. Campbell
Notary Resides in: Vanderburgh County, Indiana
Terry A. Campbell (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL

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 April 8, 2003. At Sub Review.

President

Executive Director

PLAT RELEASE DATE: Aug. 11, 2003

Executive Director

R-67

Apc 45-MS-2003

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