INTERSTATE CROSSING
Section 1

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 18163 C0045D, dated March 17, 2011, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone. The floodplain and floodway shown hereon are as shown on the current Firm Panels. The DNR designated 100 year Flood Elevation are also shown. Any development activity within the floodway requires a Floodway Construction Permit from the Indiana Department of Natural Resources.

Minimum First Floor Elevations: Have been established by the Vanderburgh County Building Commissioner.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Evansville Water & Sewer Utilities will be the provider for the sanitary sewer & water to the site; gas, telephone and electric are on or will be extended to the site.

Access: All access to the subdivision is from US 41 North via an INDOT Frontage Road. This Frontage Road East of Lots 1 and 2 named Ruffian Way is a designated one-way northbound entrance road. Access to Lots 1 and 2 via Ruffian Way shall be through a shared entry located on common lot line. The road south of Lot 1 named Rexing Drive shall be a one-way eastbound existing roadway. No curb cut onto Lot 1 from Rexing Drive will be allowed along the portion of the lot having a bearing and distance of S59°39'48"W, 142.45' as shown hereon.

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: 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 control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site relatively flat with an average slope of less than 2% from northeast to southwest toward the Rexing Ditch. The elevations throughout range from 477.2 to 444.4.

Erosion Control for Ditches:
Slopes of 0% – 2% shall be mulched and seeded within 45 day of disturbance.
Slopes of 2% – 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading.
Slopes over 8% 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 and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: May 10, 2011.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: August 9, 2011.

Road construction plans were approved by the Vanderburgh County Commissioners on: May 24, 2011.

Water Main Extension plans were approved by Evansville Water and Sewer Utility on: June 6, 2011.

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 INTERSTATE CROSSING Section 1. All additional road Right of Way shown and not previously dedicated is hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are herby dedicated 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.

Interstate Crossing Association, Inc. (a Lot Owners Association) has been formed as recorded in Instrument. No. 2011R00024085 in the office of the Recorder in Vanderburgh, Indiana. Outlot "A" as shown hereon will be maintained by said Association.

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 of utilities.

Eugene Hahn

Owner: Lot 1
Eugene Hahn, Member
Sage South, Inc.
5011 Washington Ave.
Evansville, Indiana 47715

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned 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 31 day of October 2011.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires: May 9, 2018
Notary Resides in Warrick County, Indiana

Notary Public
Leah J Brown
Leah J Brown
(typed or printed name)

Ray J. Rexing

Owner: Land Hereon Shown As Road R/W
428 Bradley
Haubstadt, Indiana 47639

Brian R. Rexing

Kent G. Rexing

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned 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 31st day of OCTOBER 2011.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires: MAY 6, 2018
Notary Resides in VANDERBURGH County, Indiana

Notary Public
Stan Newingham
STAN NEWINGHAM
(typed or printed name)

Eugene Hahn

Owner: Outlot "A"
Eugene Hahn, Managing Partner
Interstate Crossing, LLC.
5011 Washington Ave.
Evansville, Indiana 47715

NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned 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 31 day of October 2011.

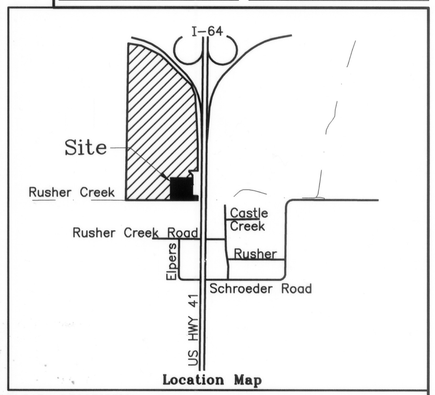
NOTARY PUBLIC SEAL INDIANA

My Commission Expires: May 9, 2018
Notary Resides in Warrick County, Indiana

Notary Public
Leah J Brown
Leah J Brown
(typed or printed name)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 11, 2011 (DATE)
JOE GRIES AUDITOR
5481 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 11-11-11 11:40a
PLAT BOOK J
PAGE 12
INSTR# 2011R000 25957
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

BOUNDARY DESCRIPTION

A part of the East Half of the Northwest Quarter of Section 20, Township 4 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Scott Township, Indiana, described as follows:

Commencing at the southwest corner of the East Half of the Northwest Quarter of said Section 20; thence along the west line of said half-quarter section North 01 degree 04 minutes 51 seconds East 33.00 feet; thence South 89 degrees 46 minutes 44 seconds East 749.32 feet along a line 33.00 feet north of and parallel with the south line of said half-quarter section to the POINT OF BEGINNING; thence North 00 degrees 40 minutes 16 seconds East 403.15 feet; thence South 89 degrees 19 minutes 44 seconds East 60.00 feet; thence South 00 degrees 40 minutes 16 seconds West 63.55 feet; thence South 89 degrees 52 minutes 07 seconds East 300.00 feet to a point on the west right-of-way line of a frontage road, said road lying contiguous to the U.S. 41 Limited Access Right-of-way (LARW) line; thence South 00 degrees 40 minutes 16 seconds West 263.00 fee along said LARW; thence South 89 degrees 19 minutes 44 seconds East 85.00 feet along the south line of said right-of-way to a point on the west LARW of U.S. 41 North; thence South 00 degrees 40 minutes 16 seconds West 75.93 feet along said west LARW to a point 33.00 feet from the south line of said half-quarter section; thence North 89 degrees 46 minutes 44 seconds West 445.00 feet to the POINT OF BEGINNING, containing 3.04 acres (132,462 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered 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 6-17-10 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 4th day of November, 2011.

Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

James A. Farny
Indiana Registration No. S0501
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

JAMES A. FARNY REGISTERED No. S80040551 STATE OF INDIANA LAND SURVEYOR

T-12
APC# 5-3-2010

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 February 10, 2011.

President
Bradley E Mills
Attest Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

Secondary Plat complies with the Ordinance and is released for record.
Executive Director
PLAT RELEASE DATE Nov. 11, 2011