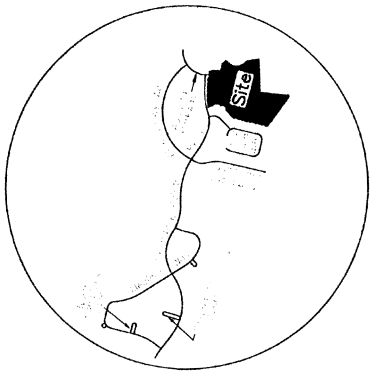
CHAMPIONS POINTE SECTION FOUR – FINAL PLAT

ard P. Jones
CLARK COUNTY RECORDER
ed for Record as Presented
PB 15/49
01019414
Date 11/18/2010 Time 15:37:27



~VICINITY MAP~
No Scale

NOTES:

(1) THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE A, OR B ACCORDING TO FLOOD MAP NUMBER 180426 0050 C, DATED FEBRUARY 18, 1983.

(2) ALL LOT CORNERS ARE MONUMENTED WITH 5/8"X 24" STEEL PINS WITH PLASTIC CAPS. ALL FRONT LOT CORNERS ARE WITNESSED BY A CUT IN THE CONCRETE CURB ON THE LOT LINE EXTENDED.

(3) SOURCE OF TITLE: COMPUTER NUMBER 200617172.

(4) NO STRUCTURES, FENCES, OR LANDSCAPING TO BE INSTALLED IN UTILITY, SANITARY OR DRAINAGE EASEMENTS.

(5) MINIMUM OPENING ELEVATION (M.O.E.): DWELLING CONSTRUCTION ON LOTS 133, 134, AND 135 SHALL HAVE NO OPENINGS BELOW THE ELEVATION OF 525.4.

(6) ALL AREAS ENCLOSED BY DASHED LINES REPRESENT UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.

(7) ALL DISTANCES SHOWN ALONG CURVES REPRESENT THE CHORD DISTANCE.

(8) THE MINIMUM SIDE SETBACK IS 5 FEET AND THE MINIMUM REAR SETBACK IS 20 FEET.

CERTIFICATE OF DEVELOPER AND DEDICATION

THE UNDERSIGNED ROGER BRIGHT, member of CCCC Investors, LLC RESIDENT OF LOUISVILLE, KY., BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS AS SHOWN ON THIS PLAT. THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOR THE PURPOSES INDICATED THEREIN: AND THE RESTRICTIONS AS RECORDED IN MISCELLANEOUS DRAWER ____ INSTRUMENT ____ ARE IMPOSED ON EACH AND EVERY LOT WITHIN SAID PLAT AND DECLARED TO BE COVENANTS RUNNING WITH THE LAND. SAID RESTRICTIONS ARE FOR THE BENEFIT OF ALL PERSONS AND CORPORATIONS WHO MAY HEREAFTER HAVE ANY VESTED INTEREST, LEGAL OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS THEREOF, ROGER BRIGHT HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HIS SEAL AFFIXED HERETO THIS 2 DAY OF November 2010.

BY: Roger Bright
ROGER BRIGHT

ACKNOWLEDGMENT

COUNTY OF Jefferson
STATE OF Kentucky

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED ROGER BRIGHT AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF November 2010.

COUNTY OF RESIDENCE Jefferson
MY COMMISSION EXPIRES: 10/16/2014

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE ____ DAY OF ____ 2010, IN ACCORDANCE WITH THE PROVISIONS OF AN ORDINANCE ADOPTED DECEMBER 28, 1950, BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION AND AN ORDINANCE OF SAID BOARD OF COUNTY COMMISSIONERS ADOPTED FEBRUARY 1, 2000, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB-DIVIDING AND PLATTING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA.

CLARK COUNTY PLAN COMMISSION
BY: Richard Wandler
PRESIDENT
ATTEST: Kimmick Bazeham
SECRETARY

FILE # J19136-FA.DWG

DESCRIPTION

rvey #252 of the Illinois Grant to Clark County, Indiana and being further described as follows:

rtheast corner of Lot 15 in Champions Pointe Golf Villas as shown in Plat Book 14, Page 64 of
s; Thence N 38°06'56" W, along a line of said Golf Villas, 455.68 feet;
W, along a line of said Golf Villas, 46.17 feet; Thence N 4°49'37" E, along a line of said Golf
Thence N 4°54'47" W, along a line of said Golf Villas, 50.24 feet; Thence N 41°38'47" E,
Golf Villas, 50.98 feet; Thence N 32°13'10" W, along a line of said Golf Villas, 127.88 feet;
W, along a line of said Golf Villas, 19.38 feet; Thence N 77°28'04" W, along a line of said
set to the southeast Right-of-Way line of Champions Pointe Parkway as shown in Plat Book 14,
unty records; Thence along said Right-of-Way line, 144.87 along the arc of a 700 radius curve to
southeasterly, being subtended by a chord bearing of N 38°17'58" E, 144.61 feet; Thence N 42°13'41" E,
-Way line 214.87 feet; Thence 34.79 feet along the arc of a 25 foot radius curve to the right,
eing subtended by a chord bearing of N 82°05'57" E, 32.05 feet; Thence N 38°50'54" E, 80.76 feet;
along the arc of a 440 radius curve to the right, concave southwesterly, being subtended by a
50°12'43" E, 152.08 feet; Thence N 49°44'18" E, 95 feet; Thence S 86°18'57" E, 60.97 feet;
along the arc of a 174.37 foot radius curve to the left, concave northeasterly, being subtended
S 43°53'25" E, 258.35 feet; Thence N 88°32'06" E, 41.25 feet; Thence S 54°21'19" E, 141.88 feet;
, 171.29 feet; Thence S.36°31'32"W., 50.08 feet; Thence S.39°48'46"W., 213.05 feet; Thence S.43°02'44"E.,
e S.76°44'24"W., 477.43 feet to THE PLACE OF BEGINNING.

es and being subject to all easements of record.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
NOV 17 2010
AUDITOR CLARK COUNTY

"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."
Name: Julie K. Howard

DAVID R. BLANKENBEKER REGISTERED NO 900011 STATE OF INDIANA LAND SURVEYOR

I, David R. Blankenbeker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Identification #200517764 in accordance with Title 865, IAC 1.1-12 to the best of my knowledge and belief.

Registered Land Surveyor No. 900011 — 10/29/10 Date

BLANKENBEKER & SON
~ LAND SURVEYORS INC., P.C. ~
422 MEIGS AVENUE JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
WWW.BLANKENBEKERANDSON.NET

BY:	SCALE:	DATE:	JOB # 19,136
D.R.B.	1"= 80 FEET	11 OCTOBER 2010	DWG # 1781

er and Son Land Surveyors Inc., P.C. All rights reserved.