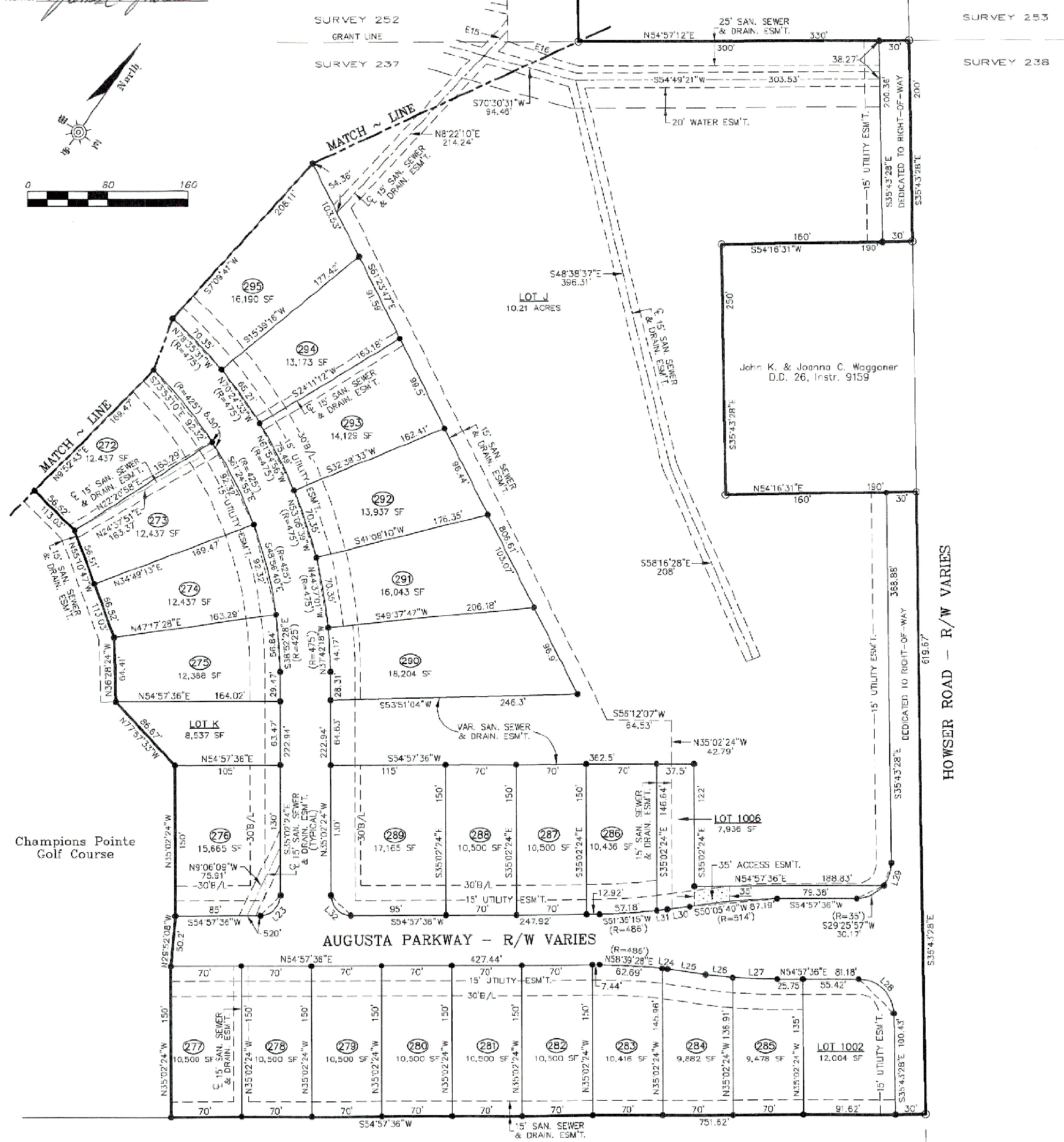
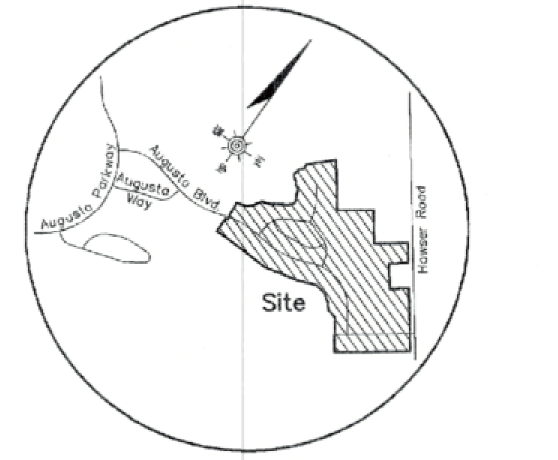
"I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document unless required by law."
Name: [signature]

CHAMPIONS POINTE, SECTION 9 – FINAL PLAT – (SHEET 1 OF 2)



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 2 8 2021
Danny F. Yost
AUDITOR, CLARK COUNTY

PROPERTY LINE TABLE			
LINE	BEARING	LENGTH	RADIUS
L1	N13°42'55"W	21.55'	
L2	N44°52'32"E	32.63'	
L3	N75°50'11"E	19.43'	
L4	N75°50'11"E	33.47'	
L5	N63°10'31"E	28.35'	
L6	N13°29'33"E	4.3'	
L7	N0°01'29"E	22.43'	
L8	N19°38'55"W	18.08'	
L9	N27°37'05"W	45.77'	
L10	N56°33'29"W	32.76'	
L11	N49°20'48"W	21.7'	
L12	N42°28'13"W	27.34'	
L13	N52°08'52"W	24.25'	
L14	N64°40'19"W	19.88'	
L15	N35°46'49"W	17.81'	
L16	N8°13'47"W	20.65'	
L17	N20°21'20"E	28.89'	
L18	N11°02'52"E	14.2'	
L19	N2°33'57"E	13.4'	
L20	N9°41'50"W	38.51'	
L21	S78°34'37"E	9.8'	775'
L22	N63°24'18"E	4.27'	775'
L23	S9°57'36"W	28.28'	20'
L24	N62°38'33"E	4.87'	486'
L25	N62°55'47"E	38.53'	
L26	N61°24'50"E	27.19'	514'
L27	N57°25'45"E	44.29'	514'
L28	S80°22'56"E	49.2'	35'
L29	S15°54'35"E	23.73'	35'
L30	S47°36'09"W	22.73'	
L31	S47°36'09"W	10.39'	486'
L32	N80°02'24"W	28.28'	20'
L33	N84°25'02"W	9.47'	35'
L34	N42°47'48"W	38.99'	35'
L35	N8°57'W	14.96'	
L36	N64°50'53"W	7.04'	40'
L37	N37°57'32"W	29.76'	40'
L38	N26°21'52"W	24.89'	70'
L39	N52°36'37"W	38.6'	70'
L40	N55°33'31"W	18.07'	40'
L41	N28°40'10"W	19.13'	40'
L42	N19°20'35"W	51.09'	325'
L43	N34°47'05"W	15.05'	325'
L44	N27°22'56"W	19.73'	65'
L45	N8°07'56"W	23.74'	65'
L46	N18°00'28"W	34.85'	50'
L47	N56°02'52"W	30.31'	50'
L48	S88°25'57"W	30.7'	50'
L49	S51°54'10"W	31.98'	50'
L50	S14°32'36"W	32.07'	50'
L51	S24°38'54"E	35'	50'
L52	S59°52'22"E	25.44'	50'
L53	S61°21'52"E	29.79'	65'
L54	S42°06'52"E	13.6'	65'
L55	S33°36'50"E	23.97'	275'
L56	S12°03'15"W	36.18'	40'
L57	S35°27'05"W	8.53'	70'
L58	S19°37'09"W	29.92'	70'
L59	S34°10'05"W	36.18'	40'
L60	S60°02'21"W	11.55'	325'
L61	S56°58'07"W	23.28'	325'
L62	S45°41'22"W	48.1'	150'
L63	S11°45'32"W	23.15'	150'
L64	S16°37'38"W	9.69'	30'
L65	S59°58'35"W	33.6'	30'
L66	S62°43'53"E	51.98'	
L67	S63°32'38"E	3.12'	110'
L68	S78°21'21"E	53.22'	110'
L69	N85°48'48"E	7.03'	110'
L70	N82°22'37"E	12.6'	225'
L71	N73°55'36"E	53.64'	225'
L72	N59°40'51"E	57.96'	225'
L73	N44°02'48"E	64.44'	225'
L74	N87°47'32"E	39.39'	25'
L75	S8°57'E	14.96'	
L76	S32°40'19"W	46.49'	35'
L77	S65°09'31"W	31.69'	475'
L78	S64°12'W	24.11'	725'
L79	N79°31'20"W	33.08'	725'
L80	N78°47'24"W	18.56'	925'
L81	N36°00'56"W	41.19'	30'
L82	N10°17'02"E	10.29'	100'
L83	N65°15'05"E	31.53'	20'
L84	N3°54'27"W	42.78'	25'
L85	N55°39'44"E	7.16'	275'
L86	N58°43'58"E	22.31'	275'
L87	N87°56'48"E	36.18'	40'
L88	S71°40'47"E	15.89'	70'
L89	N83°12'38"E	36.18'	40'
L90	S68°33'30"E	8.2'	175'
L91	S15°47'31"E	39.09'	25'
L92	S53°17'34"W	124.38'	205'
L93	S77°28'03"W	46.52'	205'
L94	S87°45'37"W	11.86'	90'
L95	N75°35'47"W	40.06'	90'
L96	N62°43'53"W	35.15'	



~VICINITY MAP~
No Scale

CERTIFICATE OF DEVELOPER AND DEDICATION

THE UNDERSIGNED [signature] AUTHORIZED AGENT OF CCGC INVESTORS, LLC. RESIDENT OF CLARK COUNTY, IN, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED INTO LOTS AND STREETS 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 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, Tamara H. Gualt HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HER BEHALF AND HIS SEAL AFFIXED HERETO THIS 28 DAY OF May 2021

BY: Elaine Trautwein

COUNTY OF Jefferson ACKNOWLEDGMENT
STATE OF Kentucky SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Tamara H. Gualda AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF May 2021.

Elaine Trautwein KYNP 3123

COUNTY OF RESIDENCE Jefferson, Ky
MY COMMISSION EXPIRES; 3/11/2024

ELAINE TRAUTWEIN NOTARY PUBLIC STATE AT LARGE KENTUCKY

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE 10TH DAY OF NOVEMBER, 2004 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, 2002, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB-DIVIDING AND PLATTING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA. THIS FINAL PLAT WAS APPROVED BY THE EXECUTIVE DIRECTOR ON May 26, 2021, PER PLAN COMMISSION AUTHORITY GRANTED ON MAY 4, 2020.

CLARK COUNTY PLAN COMMISSION

BY [signature]
PRESIDENT

ATTEST: [signature]
SECRETARY

[signature]
BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

NOTES:

(1) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD MAP NUMBER 18019C0043E, DATED APRIL 16, 2014.

(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: INSTRUMENT 200617172.

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

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

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

(7) CURRENT ZONING OF THIS TRACT AND IT'S ADJOINERS IS P.U.D.

(8) DWELLINGS CONSTRUCTED ON LOTS 327 THRU 344 SHALL HAVE NO OPENINGS BELOW THE ELEVATION OF 513.9.

FILE #J23825.DWG

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.

[signature]
Registered Land Surveyor No. 900011

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

202113539 PLAT $30.00
05/28/2021 02:08:21P 2 PGS
Terry Conway
Clark County Recorder IN
Recorded as Presented
18x96

BLANKENBEKER & ASSOCIATES
~ SURVEYING & ENGINEERING ~
618 E. COURT AVENUE JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
WWW.DBLANKENBEKER@BLANKENBEKER.NET

BY: O.Z.	SCALE: 1"= 80 FEET	DATE: 25 MAY 2021	JOB # 23,825 DWG # 2680

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