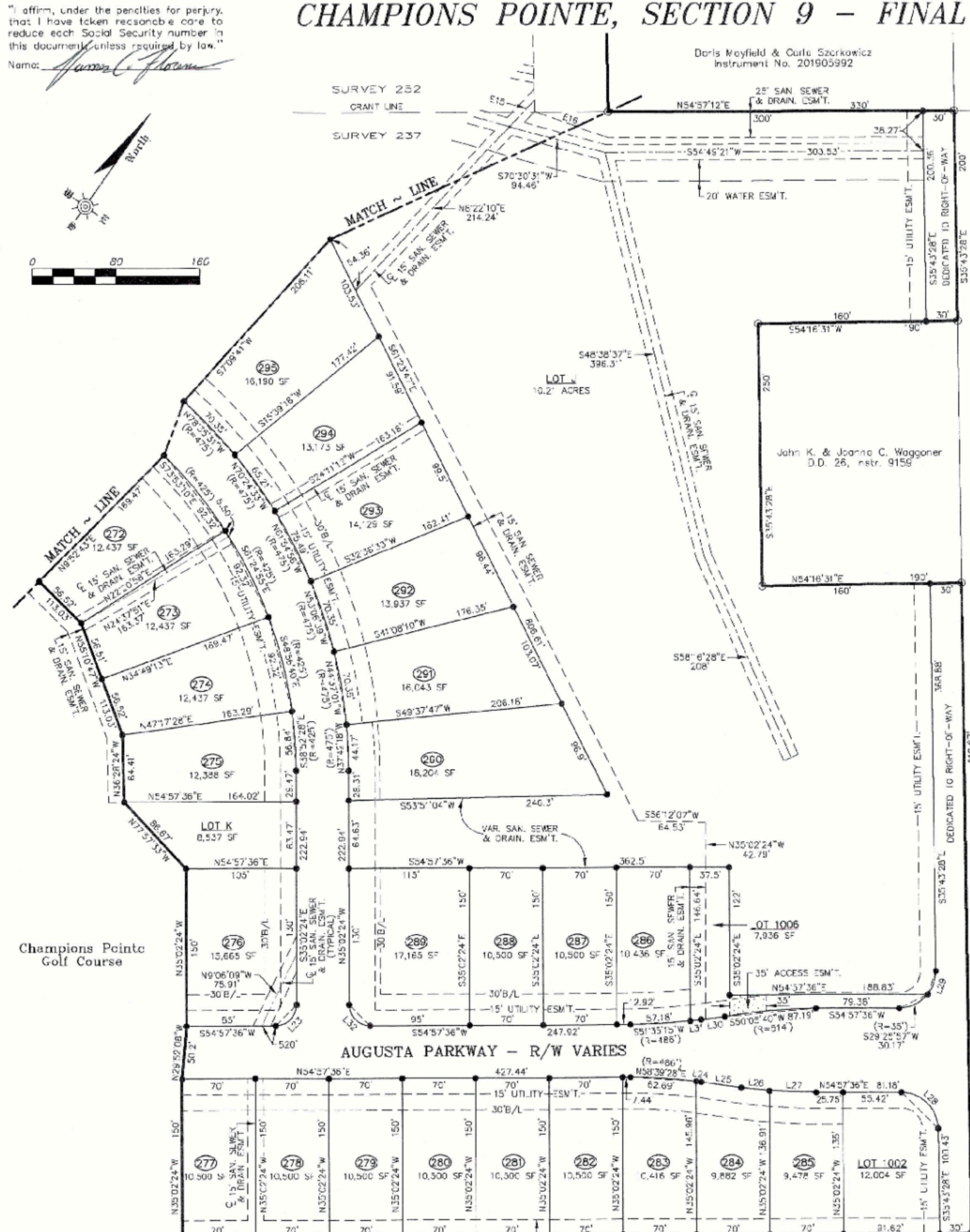
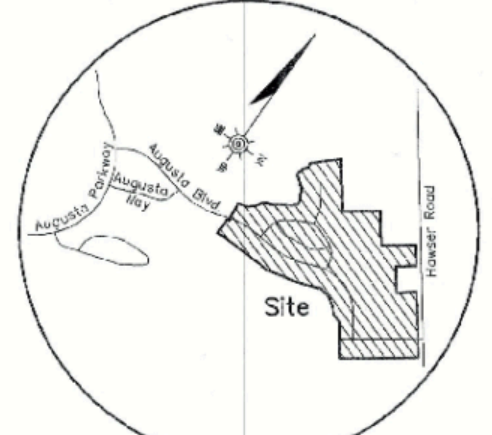


CHAMPIONS POINTE, SECTION 9 - FINAL PLAT - (SHEET 1 OF 2)

Doris Meyfield & Celia Szczkiewicz  
Instrument No. 201905992

MAY 28 2021



LINE	BEARING	LENGTH	RADIUS
L1	N 34° 55' 55" W	2.55'	
L2	N 44° 52' 52" E	32.53'	
L3	N 75° 50' 11" E	19.43'	
L4	N 79° 55' 11" E	33.47'	
L5	N 63° 10' 31" E	28.33'	
L6	N 33° 13' 33" E	4.31'	
L7	N 0° 12' 28" E	22.43'	
L8	N 19° 38' 53" W	18.08'	
L9	N 27° 17' 03" W	45.77'	
L10	N 64° 32' 22" W	32.70'	
L11	N 80° 48' 4" W	11.10'	
L12	N 42° 28' 13" W	27.34'	
L13	N 52° 08' 57" W	24.23'	
L14	N 64° 19' 17" W	13.89'	
L15	N 55° 48' 49" W	17.81'	
L16	N 8° 13' 47" W	20.65'	
L17	N 20° 27' 20" E	28.89'	
L18	N 1° 02' 52" E	14.23'	
L19	N 23° 35' 57" E	15.41'	
L20	N 2° 41' 50" W	38.51'	
L21	S 78° 34' 37" E	9.81'	775'
L22	N 52° 41' 19" E	4.23'	775'
L23	S 2° 57' 36" W	28.28'	20'
L24	N 57° 38' 33" E	4.87'	480'
L25	N 62° 35' 47" E	38.50'	
L26	N 81° 22' 20" E	27.40'	514'
L27	N 87° 25' 45" E	44.20'	514'
L28	S 80° 22' 56" E	49.27'	35'
L29	S 34° 34' 15" E	23.73'	35'
L30	S 47° 38' 09" W	22.73'	35'
L31	S 47° 36' 06" W	10.36'	486'
L32	S 86° 02' 24" W	28.28'	20'
L33	N 84° 02' 02" W	5.47'	375'
L34	N 42° 47' 48" W	38.99'	35'
L35	N 8° 17' 7" W	14.98'	
L36	N 54° 50' 33" W	7.64'	40'
L37	N 87° 03' 53" W	23.75'	40'
L38	N 26° 2' 52" W	24.83'	70'
L39	N 32° 36' 37" W	38.81'	70'
L40	N 53° 33' 31" W	18.07'	40'
L41	N 84° 45' 00" W	45.33'	40'
L42	N 1° 20' 15" W	51.63'	325'
L43	N 34° 47' 25" W	15.05'	325'
L44	N 72° 25' 20" W	13.73'	65'
L45	N 80° 7' 45" W	15.13'	65'
L46	N 1° 00' 28" W	34.85'	90'
L47	N 82° 52' 54" W	30.31'	50'
L48	S 88° 02' 02" W	5.47'	375'
L49	S 51° 54' 10" W	31.95'	50'
L50	S 14° 32' 36" W	32.07'	50'
L51	S 2° 30' 52" E	30'	50'
L52	S 89° 23' 21" W	36.10'	40'
L53	S 51° 17' 52" E	29.79'	62'
L54	S 42° 06' 52" E	13.67'	62'
L55	S 33° 36' 50" E	23.57'	275'
L56	S 12° 23' 13" W	36.10'	40'
L57	S 35° 27' 35" W	8.53'	70'
L58	S 18° 37' 39" W	29.92'	70'
L59	S 04° 10' 05" W	38.18'	275'
L60	S 82° 22' 32" E	12.4'	324'
L61	S 56° 58' 07" W	23.28'	324'
L62	S 49° 41' 22" W	48.71'	50'
L63	S 81° 03' 1" W	33'	
L64	S 18° 37' 38" W	9.68'	30'
L65	S 08° 58' 35" W	33.6'	30'
L66	S 62° 43' 53" E	81.08'	
L67	S 83° 33' 33" E	11.71'	110'
L68	S 78° 21' 21" E	53.72'	110'
L69	N 89° 45' 45" E	7.03'	110'
L70	N 82° 22' 32" E	12.4'	324'
L71	N 1° 35' 18" E	23.64'	224'
L72	N 84° 45' 51" E	57.38'	224'
L73	N 14° 02' 40" E	66.44'	224'
L74	N 82° 42' 32" E	30.38'	225'
L75	S 73° 59' 21" E	14.96'	225'
L76	S 32° 40' 19" W	46.49'	35'
L77	S 63° 08' 31" W	31.69'	475'
L78	S 84° 12' 3" W	24.71'	225'
L79	N 8° 13' 25" W	33.08'	725'
L80	N 79° 47' 24" W	10.56'	925'
L81	N 30° 05' 56" W	41.19'	30'
L82	N 1° 10' 30" W	10.28'	725'
L83	N 82° 10' 53" W	31.53'	20'
L84	N 5° 42' 27" W	42.78'	25'
L85	N 53° 30' 44" W	7.16'	275'
L86	N 58° 23' 52" W	35.54'	275'
L87	N 87° 50' 48" W	36.19'	40'
L88	S 71° 40' 47" E	15.80'	90'
L89	N 83° 17' 38" E	36.78'	40'
L90	S 68° 33' 40" E	8.27'	174'
L91	S 1° 54' 31" E	39.69'	20'
L92	S 53° 7' 34" W	12.38'	205'
L93	S 77° 23' 03" W	48.52'	205'
L94	S 47° 42' 52" W	11.80'	90'
L95	N 78° 30' 47" W	40.68'	90'
L96	N 62° 43' 53" W	35.15'	

**CERTIFICATE OF DEVELOPER AND DEDICATION**  
 THE UNDERSIGNED *Blankenbeker & Associates* AUTHORIZED AGENT OF COCC 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 HEREIN, 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 WHEREOF, *Tamara H. Gresh* HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HER BEHALF AND HER SEAL AFFIXED HERETO THIS 28 DAY OF May, 2021  
 BY: *Tamara H. Gresh*

**COUNTY OF CLARK ACKNOWLEDGMENT**  
 STATE OF INDIANA  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *Tamara H. Gresh* AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, WITH MY HAND AND NOTARIAL SEAL THIS 28 DAY OF May, 2021  
*Tamara H. Gresh* Notary Public

**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 28<sup>TH</sup> 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 8, 2020.

CLARK COUNTY PLAN COMMISSION  
 BY: *Mark D. Dixon* PRESIDENT  
 ATTEST: *Brian Dixon* SECRETARY  
 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 1801900043E, 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 200817172.
  - (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 ITS ADJACERS IS P.U.D.
  - (8) Dwellings constructed on lots 327 thru 344 shall have no openings below the elevation of 513.9.

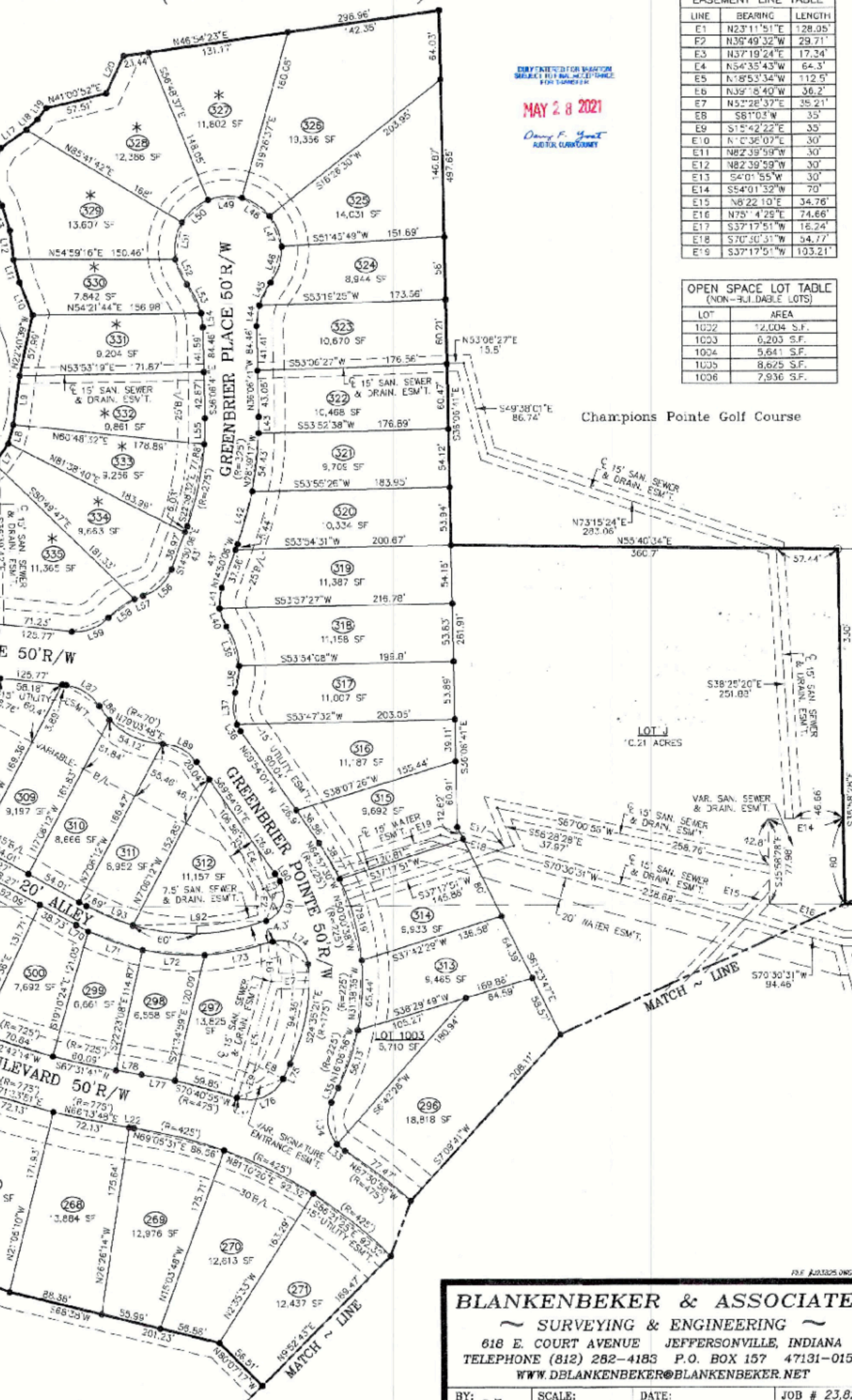
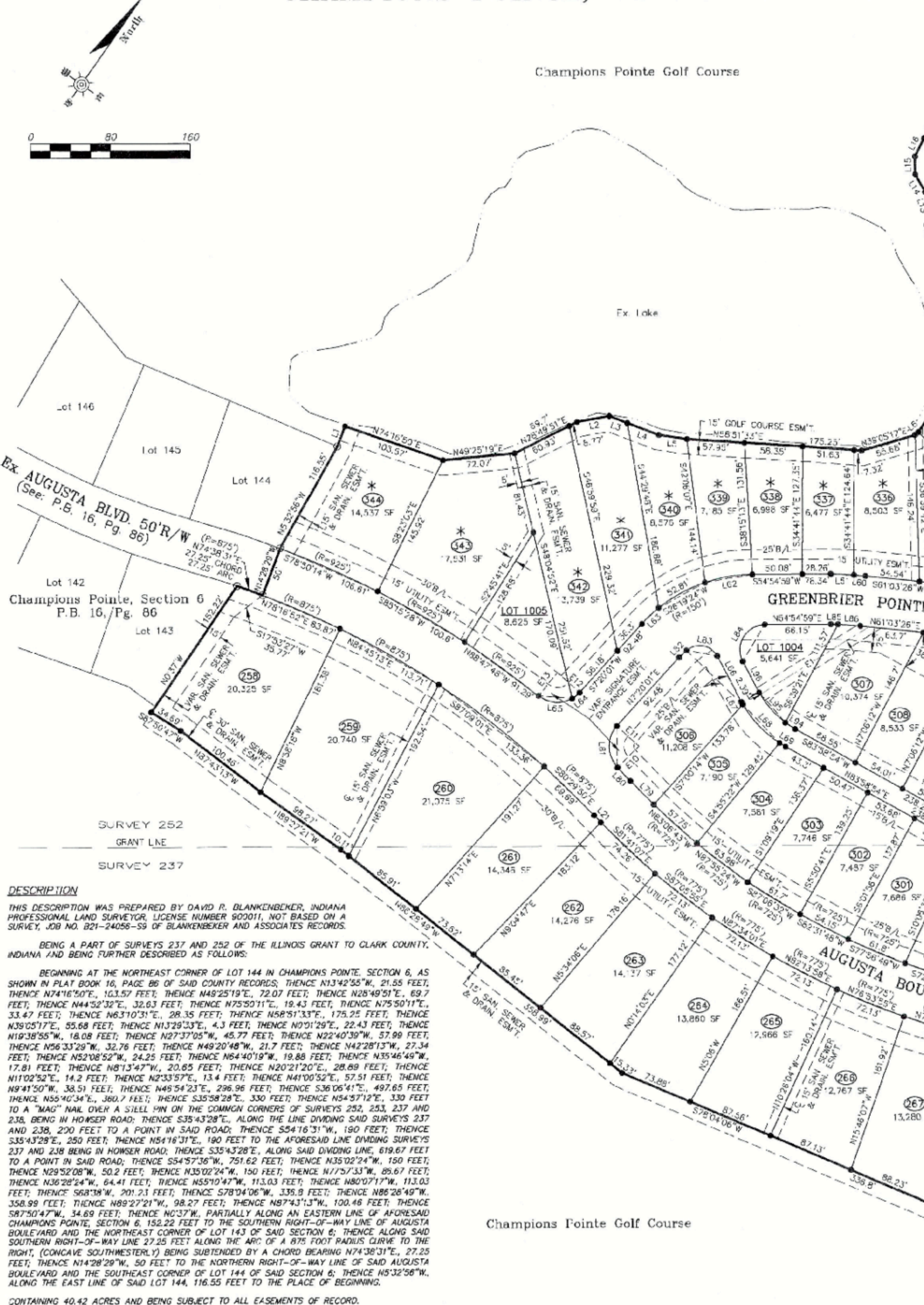
BLANKENBEKER & ASSOCIATES  
 ~ SURVEYING & ENGINEERING ~  
 618 E. COURT AVENUE JEFFERSONVILLE, INDIANA  
 TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157  
 WWW.DBLANKENBEKER@BLANKENBEKER.NET

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

I, David R. Blankenbeker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Identification #200317764 in accordance with Title 36, § 26-1-1 to the best of my knowledge and belief.  
 DAVID R. BLANKENBEKER  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF INDIANA  
 LAID SURVEYOR

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



LINE	BEARING	LENGTH
E1	N 27° 17' 03" W	138.05'
E2	N 37° 49' 32" W	29.71'
E3	N 37° 19' 24" E	17.34'
E4	N 54° 52' 52" E	64.34'
E5	N 75° 50' 11" E	112.97'
E6	N 39° 5' 40" W	36.2'
E7	N 57° 28' 37" E	35.21'
E8	S 81° 03' 1" W	33'
E9	S 17° 42' 22" E	30'
E10	N 1° 35' 18" E	30'
E11	N 82° 39' 59" W	30'
E12	N 82° 39' 59" W	30'
E13	S 4° 01' 52" W	30'
E14	S 4° 01' 52" W	30'
E15	N 8° 22' 10" E	34.76'
E16	N 8° 13' 47" W	74.66'
E17	S 37° 17' 51" W	16.24'
E18	S 37° 17' 51" W	34.77'
E19	S 37° 17' 51" W	103.21'

LOT	AREA
1001	12,004 SF
1002	6,203 SF
1003	9,844 SF
1004	9,844 SF
1005	9,844 SF
1006	7,936 SF

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

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