

DESCRIPTION **CHAMPIONS POINTE SUBDIVISION, CHAMPIONS COMMONS - FINAL PLAT**

Being a part of Surveys 237 and 252 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the southeast corner of Lot 209 in Champions Pointe, Section 7, as shown in Plat Book 17, Page 33 of said County records; Thence N 34°02'24" W, along the east line of said Lot, 164.21 feet to the northeast corner of said Lot; Thence along the eastern right-of-way line of Augusta Parkway, 124.45 feet along the arc of a 775 foot radius curve to the left, (concave northwesterly) being subtended by a chord bearing N 45°50'42" E, 124.32 feet;

Thence continuing along said Parkway and said curve, 91.49 feet along the arc of said 775 foot radius curve to the left, (concave northwesterly) being subtended by a chord bearing N 41°57'46" E, 91.43 feet;

Thence continuing along said Parkway and said curve, 409.78 feet along the arc of a 775 foot radius curve to the left, (concave northwesterly) being subtended by a chord bearing N 23°26'01" E, 405.02 feet to the southwest corner of Lot 208 in said Section 7;

Thence N 51°24'47" E, along a southeast line of said Section 7, 97.86 feet; Thence N 44°57'28" E, along a southeast line of said Section 7, 200.59 feet; Thence N 74°18'14" E, along a southeast line of said Section 7 and a southeast line of Champions Pointe, Section 6, as shown in Plat Book 16, Page 86 of said County records, 242.44 feet;

Thence N 66°37'16" E, along a southeast line of said Section 6, 116.41 feet to a corner of said Section 6;

Thence S 40°19'50" E, 224.79 feet; Thence S 10°59'09" W, 26.15 feet; Thence S 80°21'57" E, 75.99 feet; Thence S 69°22'21" E, 87.56 feet; Thence S 45°11'27" E, 121.71 feet; Thence S 32°58'41" W, 131.68 feet; Thence S 55°57'51" W, 426.24 feet; Thence S 72°44'33" W, 685.44 feet; Thence S 72°53'07" W, 128.16 feet to THE PLACE OF BEGINNING

Containing 14.54 acres and being subject to all easements of record.

CURVE	BEARING	LENGTH	RADIUS
L1	N45°50'42"E	29.51	775
L2	S59°32'32"W	45.08	1500
L3	S41°42'45"E	44.49	1500
L4	N45°50'42"E	44.45	1500
L5	N45°50'42"E	44.45	1500
L6	N45°50'42"E	8.37	1500
L7	N45°50'42"E	44.37	1500
L8	S55°09'13"W	3.18	55
L9	S42°20'05"E	37.23	55
L10	N45°50'42"E	71.97	55
L11	N45°50'42"E	32.51	55
L12	N45°50'42"E	32.49	55
L13	N45°50'42"E	6.41	55
L14	N45°50'42"E	7.09	200
L15	N45°50'42"E	51.1	500
L16	S45°43'48"W	41.88	150
L17	S59°32'32"W	42.63	150
L18	S45°43'48"W	40.99	150
L19	S45°43'48"W	44.29	150
L20	S59°32'32"W	42.63	150
L21	S45°43'48"W	57.8	100
L22	N45°50'42"E	34.09	55
L23	N45°50'42"E	52.78	55
L24	N45°50'42"E	74.82	55
L25	N45°50'42"E	52.74	55
L26	N45°50'42"E	28.48	55
L27	N45°50'42"E	34.09	55
L28	N45°50'42"E	34.41	55
L29	N45°50'42"E	50.56	55

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION

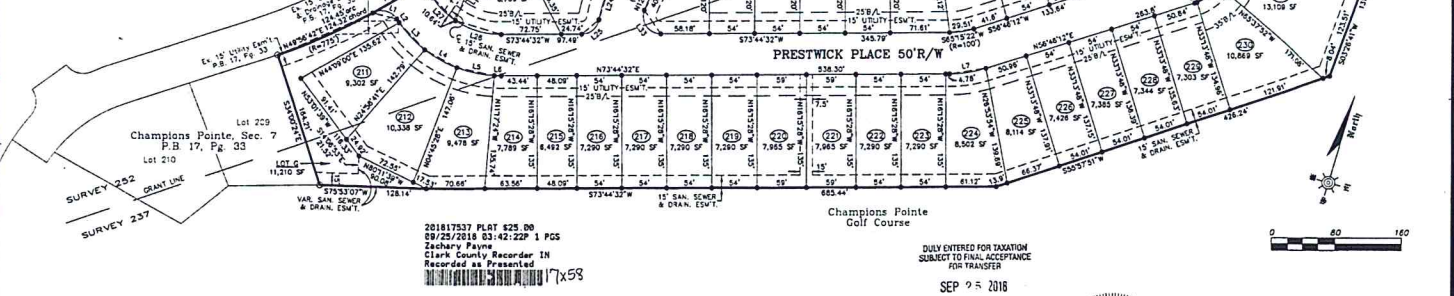
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS EXAMINED AND APPROVED BY THE CLARK COUNTY PLAN COMMISSION ON THE DAY OF SEPTEMBER 2018, IN ACCORDANCE WITH THE PROVISIONS OF AN ORDINANCE ADOPTED DECEMBER 28, 1950, BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, INDIANA, CREATING SAID PLAN COMMISSION AND AN ORDINANCE OF SAID BOARD OF COUNTY COMMISSIONERS ADOPTED FEBRUARY 1, 2000, ENACTING REQUIREMENTS AND PROCEDURES RELATIVE TO THE SUB-DIVIDING AND PLATING OF UNINCORPORATED AREAS WITHIN THE LIMITS OF CLARK COUNTY, INDIANA.

CLARK COUNTY PLAN COMMISSION

BY: [Signature] PRESIDENT

ATTEST: [Signature] 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 1801500404E, 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 ITS ADJACENTS IS P.U.D.
 - (8) DWELLINGS CONSTRUCTED ON LOTS 233 THRU 245 SHALL HAVE NO OPENINGS BELOW THE ELEVATION OF 521.6.

CERTIFICATE OF DEVELOPER AND DEDICATION

THE UNDERSIGNED, David R. Blankenbaker, AUTHORIZED AGENT OF CCCG WESTCOAST, 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 200617172 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 INTEREST, LEGAL, OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS THEREOF, I HAVE CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HIS SEAL, ATTACHED HERETO THIS 12 DAY OF September, 2018.

BY: [Signature]

ACKNOWLEDGMENT

COUNTY OF SS

STATE OF INDIANA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED David R. Blankenbaker and acknowledged the execution of the foregoing instrument as his voluntary act and deed, FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF September, 2018.

[Signature]

COUNTY OF RESIDENCE: Clark

MY COMMISSION EXPIRES: 10/24/2028

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2018

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

I, David R. Blankenbaker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Computer Identification #000517764 in accordance with Title 36S, I.C. 1-1-12 to the best of my knowledge and belief.

[Signature] 9/2/18

Registered Land Surveyor No. 900011

FILE #2018-1196

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

BY: O.Z. SCALE: 1" = 80 FEET DATE: 7 FEBRUARY 2018 JOB # 22,691 DWG. # 2466