CHAMPIONS POINTE SECTION 6 – FINAL PLAT

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: COMPUTER NUMBER

(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) MINIMUM OPENING ELEVATION (M.O.E.): DWELLING CONSTRUCTION ON THESE LOTS SHALL HAVE NO OPENINGS BELOW THE ELEVATION OF:

LOTS 136 & 137 = ELEV. 525.6 LOTS 162, 163 & 164 = ELEV. 521.6
LOTS 150, 151, 152, 153, 154, 155 & 156 = ELEV. 519.5

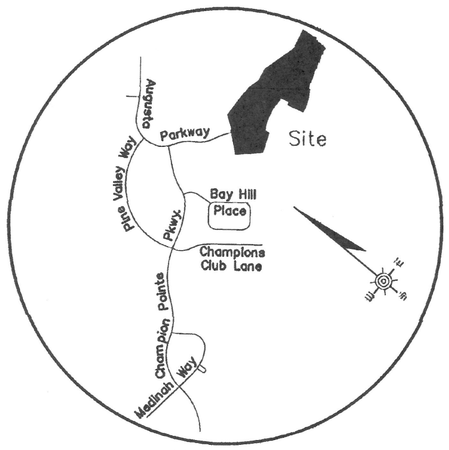
DESCRIPTION:

BEING A PART OF SURVEY 252 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF LOT 135 IN CHAMPIONS POINTE, SECTION 4; THENCE N39°48'46"E., ALONG THE SOUTHEAST LINE OF SAID LOT 135, 213.05 FEET TO THE EASTERN MOST CORNER OF SAID LOT; THENCE N36°31'32"E., 50.08 FEET TO THE SOUTHERN MOST CORNER OF LOT 157 IN SAID SECTION 4; THENCE 15.57 FEET ALONG THE ARC OF AN 825 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, BEING SUBTENDED BY A CHORD BEARING S49°50'45"E., 15.57 FEET; THENCE N33°43'36"E., 172.33 FEET TO THE EASTERN MOST CORNER OF LOT 157 IN SAID SECTION 4; THENCE N88°33'07"E., 257.15 FEET; THENCE S85°28'57"E., 124.67 FEET; THENCE S72°50'31"E., 126.37 FEET; THENCE N80°23'37"E., 156.13 FEET; THENCE S74°36'45"E., 391.80 FEET; THENCE N77°50'32"E., 229.12 FEET; THENCE S5°32'56"E., 116.55 FEET; THENCE S14°28'29"E., 50 FEET; THENCE 27.25 FEET ALONG THE ARC OF AN 875 FOOT RADIUS CURVE TO THE LEFT (CONCAVE SOUTHERLY) BEING SUBTENDED BY A CHORD BEARING S74°38'31"W., 27.25 FEET; THENCE S0°37'E., 145.63 FEET; THENCE N87°30'46"W., 33.49 FEET; THENCE S74°28'31"W., 254.94 FEET; THENCE S67°26'54"W., 118.51 FEET; THENCE N79°03'50"W., 25.24 FEET; THENCE S55°08'21"W., 123.85 FEET; THENCE S66°37'16"W., 116.41 FEET; THENCE S74°18'14"W., 83.87 FEET; THENCE N15°41'45"W., 185.74 FEET; THENCE N74°18'14"E., 37.74 FEET; THENCE N12°17'51"W., 99.37 FEET; THENCE S89°59'19"W., 148.2 FEET; THENCE S77°37'54"W., 134.14 FEET; THENCE S65°51'23"W., 132.31 FEET; THENCE 51.1 FEET ALONG THE ARC OF AN 825 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY, BEING SUBTENDED BY A CHORD BEARING S22°22'09"E., 51.09 FEET; THENCE S69°24'20"W., 221.68 FEET TO THE NORTHEAST LINE OF LOT "E" IN SAID SECTION 4; THENCE N43°02'43"W., ALONG SAID NORTHEAST LINE, 300.27 FEET TO THE PLACE OF BEGINNING.

CONTAINING ~~6.66~~ 6.394 ACRES AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

DRB



~VICINITY MAP~
No Scale

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 16 2016

201621444 PLAT $20.00
11/16/2016 12:36:16P 1 PGS
Zachary Payne
Clark County Recorder IN
Recorded as Presented
16X86

LINE/CURVE TABLE			
CURVE	BEARING	LENGTH	RADIUS
L1	S70°46'52"W	11.73'	825'
L2	N82°35'58"W	45.86'	35'
L3	N12°02'59"E	50.09'	35'
L4	S31°39'52"E	35.36'	25'
L5	N63°26'48"E	65.92'	175'
L6	N42°07'47"E	63.54'	175'
L7	N22°30'09"E	55.76'	175'
L8	N56°44'35"E	34.36'	25'

BRIAN DIXON, P.E., CLARK COUNTY ENGINEER

CERTIFICATE OF DEVELOPER AND DEDICATION

THE UNDERSIGNED DAVID BAUER, member of DISCOVERY DEVELOPERS, INC. RESIDENT OF NEW ALBANY, 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 MISCELLANEOUS DRAWER ~~_____~~ INSTRUMENT 2006 08216 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. (200608216) MISC

IN WITNESS THEREOF, DAVID BAUER HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HIS SEAL AFFIXED HERETO THIS 16th DAY OF November 2016.

BY: _____
DAVID BAUER

ACKNOWLEDGMENT

COUNTY OF
STATE OF SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DAVID BAUER 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 16th DAY OF November 2016.

Stacia S Franklin

COUNTY OF RESIDENCE Clark
MY COMMISSION EXPIRES: 10/24/18

STACIA S. FRANKLIN
Notary Public Seal
State of Indiana
My Commission Expires Oct 24, 2018

NOTARY PUBLIC SEAL STATE OF INDIANA

"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: _____

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 14th DAY OF September 2016, 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 _____ PRESIDENT
ATTEST: _____ SECRETARY

FILE # 22069-F.DWG

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 — Date 7/15/16

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 # / DWG #
O.Z.	1"= 80 FEET	15 JULY 2016	JOB # 22,069 DWG # ___

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16x86