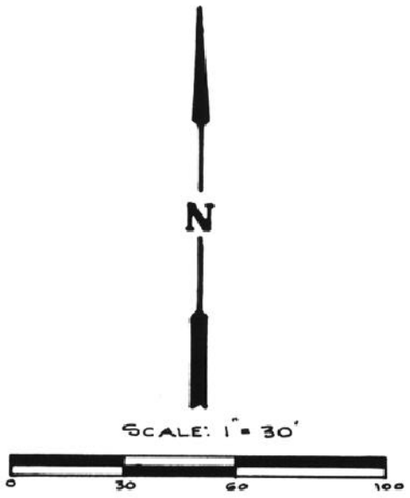
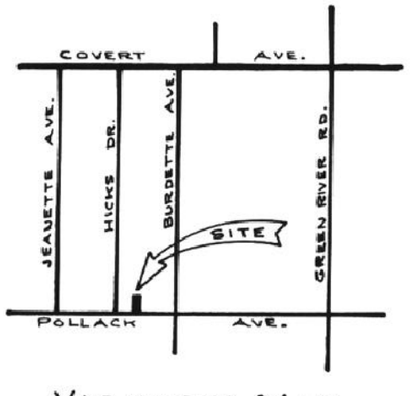
83-15050

CHAMPION





VICINITY MAP
NO SCALE

RECEIVED FOR RECORD
at 11:03 A.M.
August 1, 1983
Recorded in M Recorded No.
Page 17
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
AUG 01 1983 5220

A subdivision of part of the Southwest Quarter of the Southeast Quarter of Section Thirty-five (35), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the North line of Pollack Avenue, which is located by commencing at the Southwest corner of said quarter quarter section and measuring East along the South line thereof for 561.8 feet; thence at right angles North for 30.0 feet to the place of beginning; from said place of beginning thence North 200.0 feet; thence East, parallel to the South line of said quarter quarter section for 81.25 feet; thence South 200.0 feet to a point on the North line of Pollack Avenue; thence West along the North line of Pollack Avenue for 81.25 feet to the place of beginning.

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown hereon, do hereby plat the same and designate said real estate as "CHAMPION".

Building lines are established as shown on the plat and between these lines and the street right-of-way there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked "P.U. EASEMENT" are reserved for the installation, maintenance, and repair of the various utility services, and are subject at all times to the proper authorities and to the easements hereon reserved.

A twenty (20) foot easement for ingress and egress is set out off the West side of the above described real estate for the use of the property lying North of the subject real estate.

No structures shall be erected or maintained in said easements and Owners shall take title subject to the right of the public utilities and the Owners of the real estate lying North of and adjoining the subject real estate.

Thomas J. Champion II

Sarah J. Champion

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared the above signed Owners and Subdividers of the real estate described hereon and acknowledge the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 28 day of July, 1983.

John W McCoy
Notary Public

My commission expires:
5-27-86

John W McCoy
Printed

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana, and by an Ordinance adopted by the City of Evansville, and the County of Vanderburgh, this plat has been given final approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY, at a meeting held on July 21, 1983.

Paul E Hayfield
President

Barbara L. Cunningham
Executive Director

Plat Release: August 1, 1983

Barbara L. Cunningham
Executive Director

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed under my supervision. All property corners are marked with iron pins. This property is located outside the limits of the 100 year flood plain according to FIRM Panel 8 of 8, dated October 15, 1981, of the City of Evansville, Indiana.

Sam Biggerstaff-LS
Indiana Reg. No. 9838
Evansville, Indiana
July 19, 1983

M-17