

ST. JOSEPH COUNTY  
IN. AND  
FILED  
JUL 3 10 42 AM '85  
FILM NO.  
WANDA A. NAWAK  
RECORDER

# KNOLLWOOD PARK VILLAS SECTION FOUR

PART OF THE NORTHEAST QUARTER OF SECTION 16, T.38 N., R.3 E.  
CLAY TOWNSHIP ... ST. JOSEPH COUNTY  
INDIANA

## DESCRIPTION

A part of the Northeast Quarter of Section 16, Township 38 North, Range 3 East of the Second Principal Meridian, Clay Township, St. Joseph County, Indiana and described as follows:

Beginning from a Harrison Monument at the Northeast corner of the Northeast Quarter of said Section 16, said point being at the intersection of the centerline of Gumwood and Adams Roads; thence South 00°-18'-00" East (bearing assumed) along the East line of said Section 16 (being along the centerline of Gumwood Road) 140.00 feet; thence South 90°-00'-00" West, 190.00 feet; thence North 00°-18'-00" West, 140.00 feet to a point on the North line of said Section 16; thence North 90°-00'-00" East along the said North line (being along the centerline of Adams Road) 190.00 feet to the point of beginning and containing 0.611 acres more or less and is subject to legal highways.

Also, a part of the Northeast Quarter of Section 16, Township 38 North, Range 3 East of the Second Principal Meridian, Clay Township, St. Joseph County, Indiana and described as follows:

Commencing from a Harrison Monument at the Northeast corner of the Northeast Quarter of said Section 16, said point being at the intersection of the centerline of Gumwood and Adams Roads; thence South 00°-18'-00" East (bearing assumed) along the East line of said Section 16 (being along the centerline of Gumwood Road) 140.00 feet to the point of beginning; thence continuing South 00°-18'-00" East along the said East line 250.00 feet; thence South 89°-42'-00" West, 40.00 feet; thence North 00°-18'-00" West, 250.22 feet; thence North 90°-00'-00" East 40.00 feet to the point of beginning and containing 0.23 acres more or less.

Also, a part of the Northeast Quarter of Section 16, Township 38 North, Range 3 East of the Second Principal Meridian, Clay Township, St. Joseph County, Indiana and described as follows:

Commencing from a Harrison Monument at the Northeast corner of the Northeast Quarter of said Section 16, said point being at the intersection of the centerline of Gumwood and Adams Roads; thence South 90°-00'-00" West (bearing assumed) along the North line of said Section 16 being along the centerline of Adams Road, 190.00 feet to the point of beginning; thence South 00°-18'-00" East, 40.00 feet; thence South 90°-00'-00" West, 2235.17 feet; thence North 00°-08'-08" West, 40.00 feet to a point on the North line of said Section 16; thence North 90°-00'-00" East along the said North line (being along the centerline of Adams Road) 2235.05 feet to the point of beginning and containing 2.052 acres more or less.

## DEED OF DEDICATION

We the undersigned David A. Eckrich, President, and Ernest C. Schrock, Vice-President, of Adams Road Development Corporation, owner of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the requirements of the Subdivision Ordinance of St. Joseph County, Indiana. This subdivision shall be known and designated as KNOLLWOOD PARK VILLAS, SECTION FOUR. All streets, rights-of-way, alleys, future roadway easements, and public open spaces shown and not heretofore dedicated are now hereby dedicated to the public for the uses designated herein. Front building setback lines are hereby established as shown on this plat, between which lines and the right-of-way lines of the streets there shall be erected or maintained no building or structure. The areas of ground designated on this plat and marked easements are reserved for the designated uses by the public utilities, including but not limited to the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities, and access for present or future development subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said easements of land, and owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and to the rights of the owners of the other lots in this subdivision.

## OWNER'S CERTIFICATION

This is to certify that the undersigned Adams Road Development Corporation, by its Officers undersigned, is the owner of the land described in the plat herein, and has caused the same to be surveyed and subdivided as indicated thereon for the uses and purposes therein set forth, and does hereby acknowledge and adopt the plat under the style and title thereon indicated.

Adams Road Development Corporation  
51013 Gumwood Road  
Granger, Indiana 46530

Dated this 5th day of June, 1985.

STATE OF INDIANA )  
COUNTY OF ST. JOSEPH ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared David A. Eckrich and Ernest C. Schrock and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein set forth.

Witness my hand and notarial seal this 5th day of June, 1985.  
My commission expires September 11, 1988.

## LAND SURVEYOR'S CERTIFICATE

I, Grama K. Bhagavan, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed or certified by me on June 5, 1985, that the location, size, type and material of all monuments are accurately shown and that the monuments are accurately shown and that the monuments will be installed in accordance with the provisions of the Subdivision Ordinance of St. Joseph County, Indiana.

Grama K. Bhagavan  
Grama K. Bhagavan, R.L.S. No. S-0385  
State of Indiana



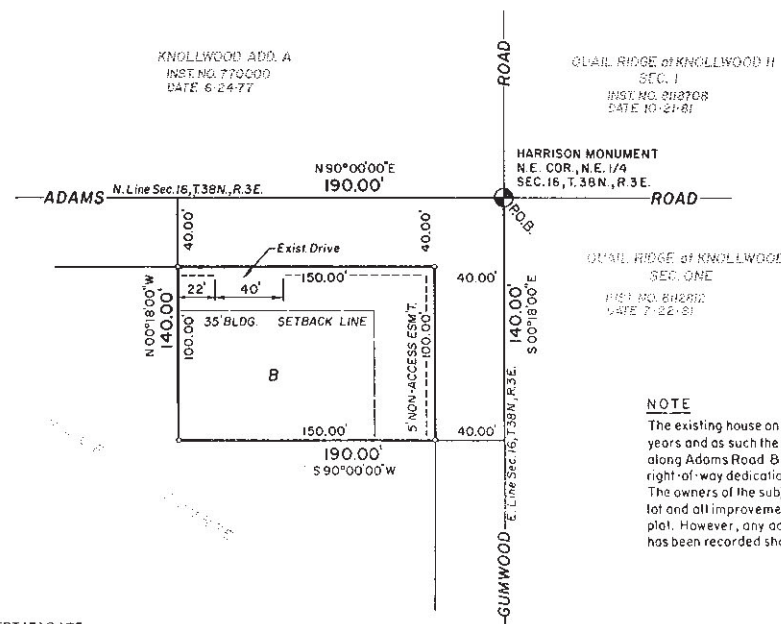
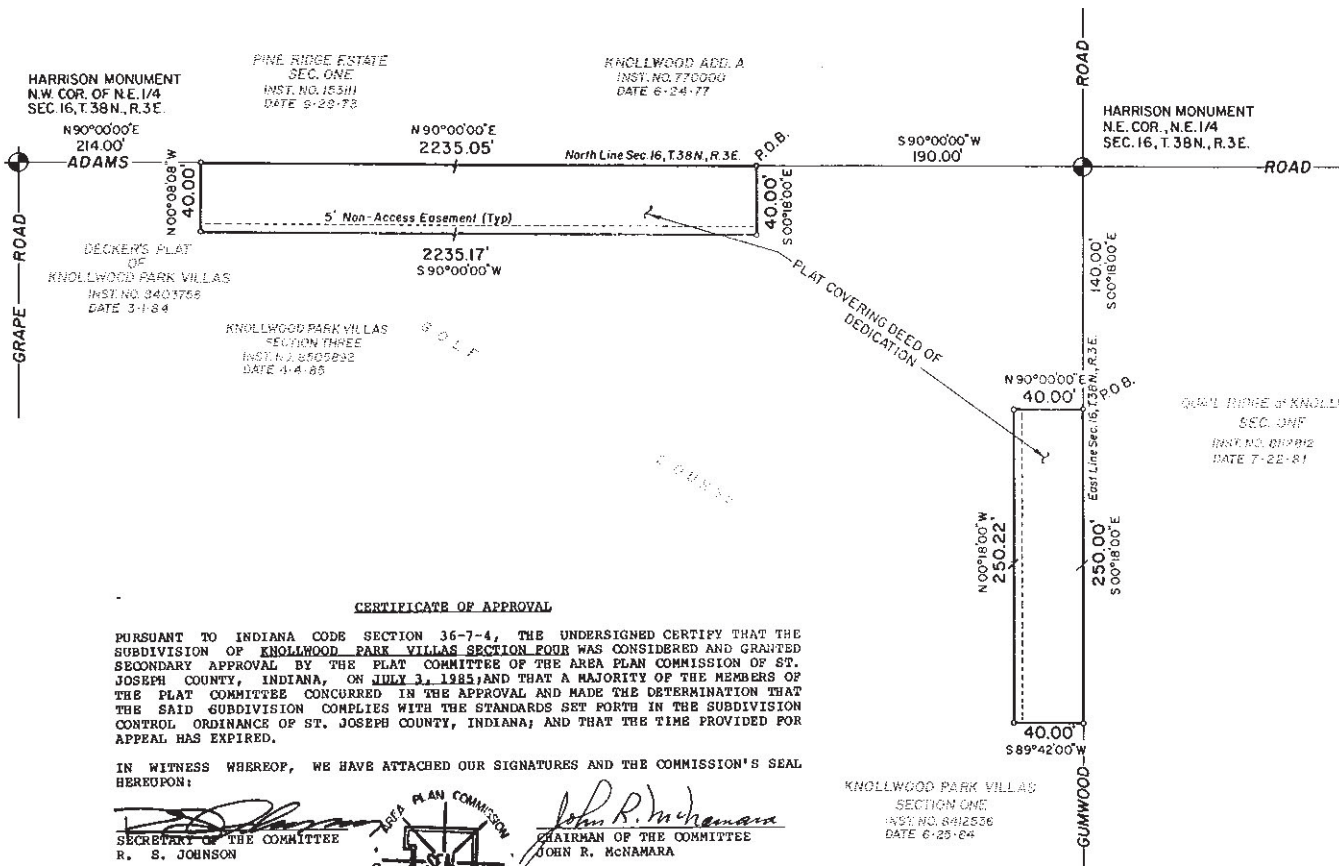
GRAPHIC SCALE  
0 50 100 200  
1" = 50'

Revision	Date

**Valley Engineering Consultants, Inc.**  
205 W. Jefferson Blvd., Suite 305  
South Bend, Indiana 46601  
Phone: 219/234-4494

**Professional Engineers & Land Surveyors**

Scale: As Shown	Drawn by: Ron	Job No: 2-18
Date: 6-85	Checked by: G.K.B.	Sheet: 1 of 1



## URBAN DRAIN CERTIFICATE

The St. Joseph County, Indiana Drainage Board has approved this subdivision's drainage system as an Urban Drain as specified in the 1965 Indiana Drainage Code, Chapter 305, Acts of 1965, as amended.