PINE RIDGE ESTATE SEC. ONE KNOLLWOOD ADD. A N.W. COR. OF N.E. 1/4 SEC. 16, T. 38 N., R.3E. HARRISON MONUMENT N.E. COR., N.E. 1/4 SEC. 16, T. 38 N., R. 3E. N 90°00'00'E N 90°00'00"E 2235.05 Vorth Line Sec. 16, T.38 N., R.3E. -ROAD----5' Non-Access Eosement (Typ. DECKER'S PLAT 2235.17 KNOLLWOOD PARK VILLAS INST. NO. 3403758 DATE 3-1-84 KNOLLWOOD PARK VILLAS 9 40.00 QUAL RIDGE of KNOLLWOOD NATE 7-22-81 CERTIFICATE OF APPROVAL PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF RIOLIMOOD PARE VILLAS SECTION FOUR WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA, ON JULY 3, 1985, AND THAT A HAJORITY OF THE MEMBERS OF THE PLAT COMMITTEE CONCURRED IN THE APPROVAL AND MADE THE DETERMINATION THAT THE PLAT COMMITTEE CONCURRED IN THE APPROVAL AND MADE IN DEPARTMENT OF THE SAID GUBDIVISION COMPELES MITH THE STANDARDS SET PORTH IN THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED. 40,00 \$89°42'00'V IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL KNOLLWOOD PARK VILLAS SECTION ONE KNOLLWOOD ADD, A QUAIL RIDGE of KNOLLWOOD H INST. NO. 77000 UATE: 6:24-77 N 90°00'00" N.E. COR., N.E. 1/4 SEC.16, T. 38 N., R.3E. -ADAMS N. Line Sec. 16, T.38N., R.3E. ROAD -Exist Drive OUNT, RIDGE of KNOLLWOOD SEC. ONE 40' Q 35 BLDG. The existing house on the subject Lot B has been in existance for approx. 50 years and as such the house falls within the 35 foot setback line requirement 190.00 along Adoms Road B Gumwood Road. This condition exists due to the additional right-of-way dedication required by the St. Joseph County Subdivision regulations The owners of the subject lot and their successors shall take titles to the subject tot and all improvements thereon that existed prior to the recording of the subject plot. However, any additions and/or modifications made to the lot offer the Plot has been recorded shall be governed by the St. Joseph County Zoning regulations. URPAN DRAIN CERTIFICATE The St. Joseph County, Indiana Drainage Poard 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,

KNOLLWOOD PARK VILLAS SECTION FOUR

FILES! JUL 3 10 42 AH 185

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 1 SS:

P2 \$ 300

OULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO., INDIANA

Refore 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 Lesley P. Kryeger, Notary Public

SEAH

Witness my hand and notorial seal this way of June, 1985. My commission expires September II, 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.

A resident of St. Joseph County, Indiana

Engineering Consultants, Inc. 205 W. Jefferson Blvd., Suite 305

South Bend, Indiana 46601 Phone: 2/9/234-4494

Professional Engineers & Land Surveyors

Job No. 2-18 Drawn by: Ron Checked by: G K B Sheet I of I

Grama K. Bhagavan, R.L.S. No. S-0385

State of Indiana