

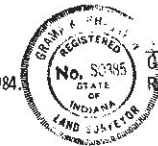
KNOLLWOOD PARK VILLAS

SECTION TWO

BEING ALSO A REPLAT OF GRABOWSKI'S 1st. SUBDIVISION
PART OF THE NORTH HALF OF THE NORTHEAST 1/4 OF SECTION 16,
T. 38 N., R. 3 E., SECOND PRINCIPAL MERIDIAN, CLAY TOWNSHIP
ST. JOSEPH COUNTY, INDIANA

FILM NO. 1421154
WARD: 1421154
RECORD: 1421154
ST. JOSEPH CO.
INDIANA
FILED FOR RECORD
Nov 13 3 18 PM '84
CERTIFICATE OF RE-RECORDING

I, Gama K. Bhagavan, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and that this document was recorded on September 6, 1984 under instrument #8418864 at the office of the Recorder, County of St. Joseph, Indiana. The purpose of re-recording is to add a 15 foot drainage and utility easement between Lots 18 and 19 as shown.



Gama K. Bhagavan
Registered Land Surveyor No. S-0385
Dated November 13, 1984

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:

Commencing from a Harrison Monument at the East Quarter corner of said Section 16, thence North 00°-18'-00" West (bearing assumed) along the East line of said Quarter Section (being along the centerline of Gumwood Road) 1705.10 feet; thence North 89°-58'-52" West, 480.00 feet; thence South 00°-18'-00" East, 382.00 feet; thence North 89°-58'-52" West, 765.85 feet to the point of beginning; thence continuing North 89°-58'-52" West, 400.60 feet; thence North 00°-01'-08" East, 180.00 feet; thence South 89°-58'-52" East, 60.48 feet; thence Northeastly 29.85 feet along a curve to the left having a radius of 19.00 feet, subtended by a chord having a bearing of North 45°-01'-08" East and a chord length of 26.87 feet; thence North 00°-01'-08" East, 88.00 feet; thence South 89°-58'-52" East, 30.00 feet; thence South 00°-01'-08" West, 7.00 feet; thence South 89°-58'-52" East, 156.74 feet; thence North 15°-02'-03" West, 129.44 feet; thence South 89°-58'-52" East, 120.08 feet; thence South 08°-25'-27" East, 164.60 feet; thence Northeastly 23.89 feet along a segment of a curve having a radius of 260.00 feet; subtended by a chord having a bearing of North 84°-12'-28" East and a chord length of 23.88 feet; thence South 00°-01'-08" West, 244.60 feet to the point of beginning and containing 2.70 acres more or less. The aforesaid tract of land contains 6 lots numbered 16 through 19, 47 and 55, all inclusive.

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 TWO. 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 6th day of August, 1984.

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 6th day of August, 1984.
My commission expires January 15, 1988.

LAND SURVEYOR'S CERTIFICATE:

I, Gama 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 August 6, 1984; that the location, size, type and material of all 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.

Gama K. Bhagavan
Registered Land Surveyor No. S-0385
State of Indiana

GRAPHIC SCALE
0 50 100 200
1" = 50'



William A. Luecht, Notary Public
A resident of St. Joseph County, Indiana

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.

NOTE

1. All streets shown on this Plat are private streets.
2. Easements, unless otherwise noted, are for drainage and utility purposes.
3. A 10' wide drainage and utility easement lies along and adjacent to all interior street right-of-way lines.
4. Front lot lines will be set on easement line. (10' behind front lot lines.)
5. All lot lines are either normal to and/or radial to streets unless otherwise noted.

NOTE

All streets herein marked and labeled as Private Streets and Roads are reserved solely for the benefit of the residents abutting said Private Streets and Roads, and for the use of public utilities and drainage facilities. Said Private Streets and Roads are not dedicated to the public, but shall be constructed to the current standards of St. Joseph County, Indiana. If and when said Private Streets and Roads are dedicated to the public, they shall be dedicated through the subdivision process, and in such a manner that they shall meet all requirements of width, pavement, drainage and all other standards of St. Joseph County, Indiana applicable at that time.

RE-RECORDING CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF Knollwood Park Villas, Section Two, WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE STAFF OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN. ON December 13, 1984, AFTER DETERMINING THAT SAID SUBDIVISION COMPLIES WITH THE RE-RECORDING PROCEDURES SET FORTH IN THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY INDIANA.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

R. S. JOHNSON, EXECUTIVE DIRECTOR
AREA PLAN COMMISSION

JOHN R. McNAMARA, CHAIRMAN
PLAN COMMITTEE OF THE AREA
COMMISSION

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF Knollwood Park Villas, Section Two, WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA, ON September 6, 1984, AND THAT A MAJORITY OF THE MEMBERS OF THE PLAT COMMITTEE CONCURRED IN THE APPROVAL AND MADE THE DETERMINATION THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

R. S. JOHNSON
SECRETARY OF THE COMMISSION

JOHN R. McNAMARA
CHAIRMAN OF THE COMMITTEE



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
Date: 8-84
Drawn by: Ron
Checked by: G.K.B.
Job No: 1-86
Sheet 1 of 1