

KNOLLWOOD PARK VILLAS

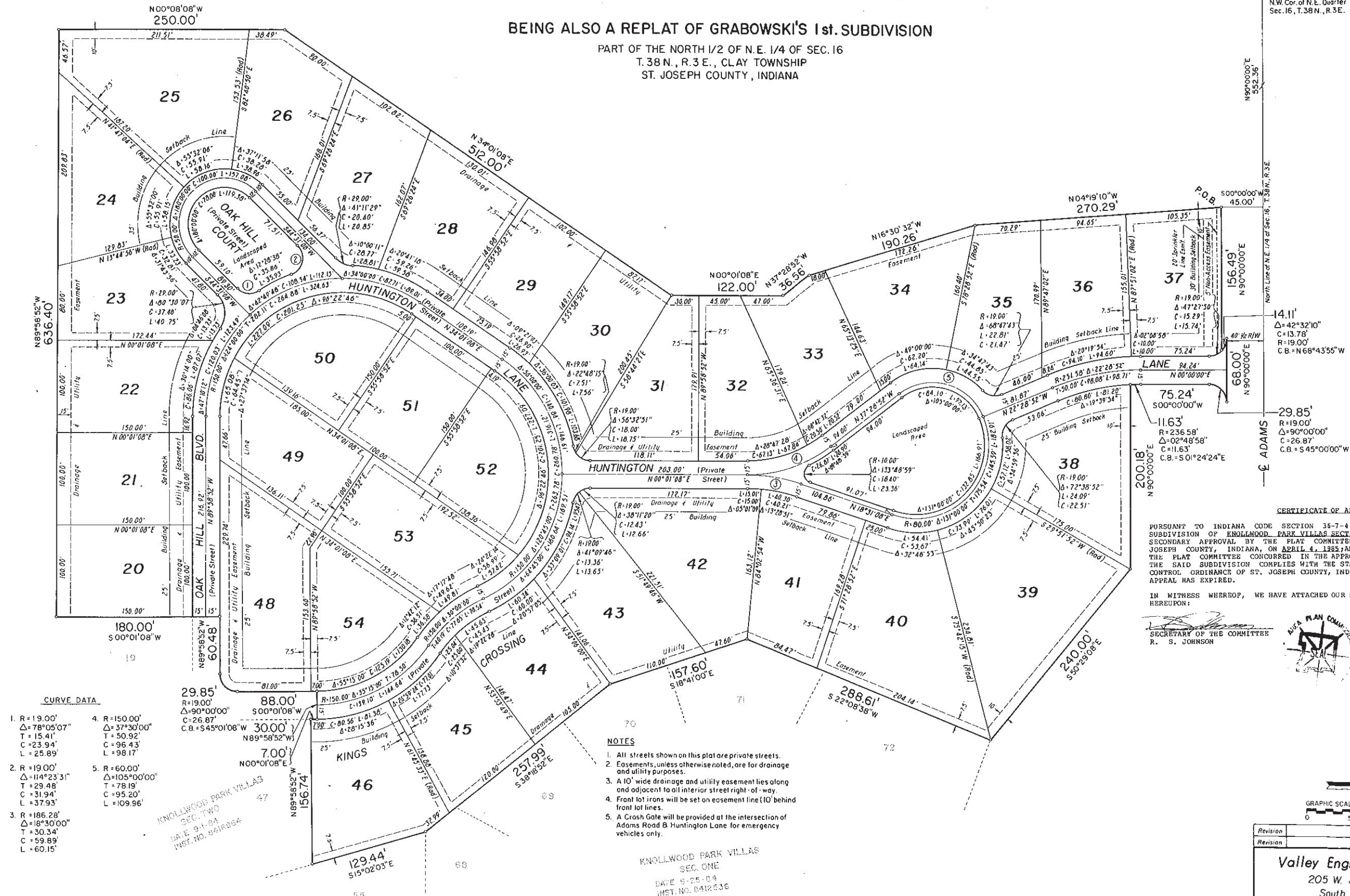
SECTION THREE

BEING ALSO A REPLAT OF GRABOWSKI'S 1st. SUBDIVISION

PART OF THE NORTH 1/2 OF N.E. 1/4 OF SEC. 16
T. 38 N., R. 3 E., CLAY TOWNSHIP
ST. JOSEPH COUNTY, INDIANA

GRAPE ROAD

Harrison Monument
N.W. Cor. of N.E. Quarter
Sec. 16, T. 38 N., R. 3 E.



CURVE DATA

1. R = 19.00'
Δ = 78°05'07"
T = 15.41'
C = 23.94'
L = 25.89'
2. R = 19.00'
Δ = 114°23'31"
T = 29.48'
C = 31.94'
L = 37.93'
3. R = 186.28'
Δ = 18°30'00"
T = 30.34'
C = 59.89'
L = 60.15'
4. R = 150.00'
Δ = 37°30'00"
T = 50.92'
C = 96.43'
L = 98.17'
5. R = 60.00'
Δ = 105°00'00"
T = 78.19'
C = 95.20'
L = 109.96'

NOTES

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.
4. Front lot lines will be set on easement line (10' behind front lot lines).
5. A Crash Gate will be provided at the intersection of Adams Road & Huntington Lane for emergency vehicles only.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF KNOLLWOOD PARK VILLAS SECTION THREE WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA, ON APRIL 4, 1985; 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 ORDINANCES 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:

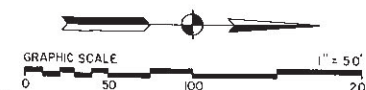
SECRETARY OF THE COMMITTEE
R. S. JOHNSON

CHAIRMAN OF THE COMMITTEE
JOHN R. McNAMARA



Transfer
Taxing Unit
Date

JULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH COUNTY, INDIANA



Revision	Date
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
Date: 2-85	Checked by: GKB
Job No: 1-56 Sheet: 1 of 2	

KNOLLWOOD PARK VILLAS
SECTION THREE

BEING ALSO A REPLAT OF GRABOWSKI'S 1st. SUBDIVISION

PART OF THE NORTH 1/2 OF N.E. 1/4 OF SEC. 16
T.38 N., R.3 E., CLAY TOWNSHIP
ST. JOSEPH COUNTY, INDIANA

FILM NO. 46005002
WANDA A. NOLAN
RECEIVED
APR 4 1 53 PM '85
ST. JOSEPH CO., INDIANA
FILED FOR RECORD

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 Northwest corner of said Section 16, said point being at the intersection of the centerline of Grape and Adams Roads; thence North 90°00'00" East (bearing assumed) along the North line of the Northeast Quarter of said Section 16 (being along the centerline of Adams Road) 552.36 feet; thence South 00°00'00" West, 45.00 feet to the point of beginning; thence North 90°00'00" East, 156.49 feet; thence Northwesterly 14.11 feet along an arc to the left having a radius of 19.00 feet subtended by a chord having a bearing of North 68°43'55" West and a chord length of 13.78 feet; thence North 90°00'00" East, 68.00 feet; thence Southwesterly 29.85 feet along an arc to the left having a radius of 19.00 feet subtended by a chord having a bearing of South 45°00'00" West, and a chord length of 26.87 feet; thence South 00°00'00" West, 75.24 feet; thence Southeasterly 11.63 feet along an arc to the left having a radius of 236.58 feet, subtended by a chord having a bearing of South 01°24'24" East and a chord length of 11.63 feet; thence North 90°00'00" East, 200.18 feet; thence South 50°29'08" East, 240.00 feet; thence South 22°08'38" West, 288.61 feet; thence South 18°41'00" East, 157.60 feet; thence South 38°18'52" East 257.99 feet; thence South 15°02'03" East, 129.44 feet; thence North 89°58'52" West, 156.74 feet; thence North 00°01'08" East, 7.00 feet; thence North 89°58'52" West, 30.00 feet; thence South 00°01'08" West, 88.00 feet; thence Southwesterly 29.85 feet along a curve to the right having a radius of 19.00 feet, subtended by a chord having a bearing of South 45°01'08" West and a chord length of 26.87 feet; thence North 89°58'52" West, 60.48 feet; thence South 00°01'08" West, 180.00 feet; thence North 89°58'52" West, 636.40 feet; thence North 00°08'08" West, 250.00 feet; thence North 34°01'08" East, 512.00 feet; thence North 00°01'08" East, 122.00 feet; thence North 37°28'52" West, 36.56 feet; thence North 16°-30'-42" West, 190.26 feet; thence North 04°-19'-10" West, 270.29 feet to the point of beginning and containing 15.854 acres more or less.

The tract described above contains 34 lots numbered 20 through 46 and 48 through 54 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 THREE. 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 18th day of February, 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 18th day of February, 1985.
My commission expires September 11, 1988.

David A. Eckrich
David A. Eckrich, President

Ernest C. Schrock
Ernest C. Schrock, Vice-President

Lesley P. Krueger
Lesley P. Krueger, Notary Public
A resident of St. Joseph County, Indiana



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 February 18, 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
Registered Land Surveyor No. S-0385
State of 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

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.

DULY ENTERED FOR TAXATION
JOSEPH E. NAGY
AUDITOR
ST. JOSEPH CO., INDIANA

Transfer 652
Taxing Unit 0160
Date 4/4/85

Revision		Date:
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: None	Drawn by: Ron	Job No: 1-56
Date: 2-85	Checked by: G.K.B.	Sheet 2 of 2