

FILM NO. 8406192  
WANDA A. LUECHT  
REC'D  
MAY 17 2 44 PM '84  
ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

# KNOLLWOOD PARK VILLAS SECTION ONE

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

PART OF THE NORTH HALF OF THE NORTH EAST 1/4 OF SECTION 16,  
T. 38 N., R. 3 E., SECOND PRINCIPAL MERIDIAN, 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:

Commencing from a Harrison monument at the East Quarter corner of said Section 16; thence N. 00°18'00" W. (bearing assumed) along the East line of said Quarter Section (being also along the centerline of Gumwood Road), 1705.10 feet to the point of beginning; thence N. 89°58'52" W., 480.00 feet; thence S. 00°18'00" E., 382.00 feet; thence N. 89°58'52" W., 765.85 feet; thence N. 00°01'08" E., 244.60 feet; thence Southwesterly 23.89 feet along a segment of a curve to the left having a radius of 260.00 feet subtended by a chord having a bearing of S. 84°12'28" W. and a chord length of 23.88 feet; thence N. 08°25'27" W., 164.60 feet; thence N. 89°58'52" W., 120.08 feet; thence N. 38°18'52" W., 257.99 feet; thence N. 18°41'00" W., 157.60 feet; thence N. 22°08'38" E., 288.61 feet; thence S. 69°48'00" E., 260.00 feet; thence S. 37°18'00" E., 230.00 feet; thence N. 88°42'00" E., 350.00 feet; thence S. 79°18'00" E., 130.00 feet; thence N. 88°12'00" E., 63.00 feet; thence N. 52°12'00" E., 103.00 feet; thence N. 58°12'00" E., 142.00 feet; thence N. 68°42'00" E., 155.00 feet; thence N. 89°42'00" E., 240.00 feet to a point on the East line of the Northeast Quarter of said Section 16; thence S. 00°18'00" E., along said East line (being along the centerline of Gumwood Road), 551.09 feet to the point of beginning and containing 23.3864 acres more or less. The tract described above also contains 46 lots numbered 1 through 15, 56 through 86, 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 ONE. 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.

## OWNERS' 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  
16633 Baywood Lane  
Granger, Indiana 46530

Dated this 12th day of March, 1984.

David A. Eckrich, President

Ernest C. Schrock, Vice-President

## RE-RECORDING CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF KNOLLWOOD PARK VILLAS, SECTION ONE WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE STAFF OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN. ON MAY 17, 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  
PLAT COMMITTEE OF THE AREA  
PLAN COMMISSION

## CERTIFICATE OF RE-RECORDING

THIS DOCUMENT, SHEET 2 OF 2 - KNOLLWOOD PARK VILLAS SECTION ONE - INSTRUMENT NUMBER 8406192, HAS BEEN RE-RECORDED TO INDICATE THE DATE, WHICH IS MISSING ON THE CERTIFICATE OF APPROVAL, ON WHICH THE PLAT COMMITTEE CONSIDERED AND GRANTED SECONDARY APPROVAL. THE PLAT COMMITTEE CONSIDERED AND GRANTED SECONDARY APPROVAL ON APRIL 5, 1984.

STATE OF INDIANA } SS:  
COUNTY OF ST. JOSEPH

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 12th day of March, 1984.

My Commission expires January 15, 1988.

William A. Luecht  
William A. Luecht, 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 March 12th, 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.



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.

## CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF KNOLLWOOD PARK VILLAS, SECTION ONE WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA, ON MAY 17, 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 COMMISSION

DULY ENTERED FOR TAXATION  
JOSEPH T. NAGY  
AUDITOR  
ST. JOSEPH CO. INDIANA  
APR 30 1984

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
Date: 3-84	Checked by: GKB
Job No: 1-56	Sheet 2 of 2

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JUN 25 3 24 PM '84  
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