

BID PACKET

Patricia Ann Martin Estate

FLOYDS KNOBS HOME ONLINE AUCTION



**6231 ELANOR COURT
FLOYDS KNOBS, IN 47119**



ONLINE BIDDING ENDS
TUESDAY, APRIL 27 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

6231 Elanor Court, Floyds Knobs, IN 47119

Bidding Ends Tuesday, April 27, 2021

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before

June 7, 2021. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold without a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession at closing.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. *However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning".* The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Tuesday, April 20 through Tuesday, April 27, 2021.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Patricia Martin Estate

PERSONAL REPRESENTATIVE

Steven S. Lohmeyer, Attorney

Client Detail

6231 Elanor Court, Floyds Knobs, IN 47119

Listing #: **202107059**

Total Finished Sqft: **1,984**

Above Grade Finished SqFt: **1,318**

\$0
Active (04/15/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Greenville
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Cedar Pointe	Parcel#:	220301100266000004
Beds:	3	Lot Sz:	0.3176 / 13,835
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,318	Lot Dim:	98' x 135'
Tot Fin SF:	1,984	Year Built:	1995
New Const:	No	Annual Tax:	1,259
Home Warranty:	No	Tax Year:	2021
Land Assess:	31,700	DOM:	0
Improvements:	138,300	HOA \$:	/
Total Assess:	170,000		

Directions: **I-64 to Greenville Exit 119. West 4.2 miles on Hwy. 150 to left on Everett Ave to right on Elanor Court. Home on left.**

Legal: **Plat 1029 Lot 23 .3176 Acre Floyd County, Indiana**

Tot Deductions: **\$87,560** Deduction Type Comment
Supplemental Homestd **\$42,560**

Remarks

Floyds Knobs Home Online Auction - Bidding Ends Tuesday, April 27 @ 6PM. Split level home offers both open space and privacy on 1/3 acre in Cedar Pointe off Hwy. 150. Living, dining and kitchen on main level with 12' cathedral ceiling. Kitchen equipped with Kenmore french door refrigerator, dishwasher and range oven. Dining area has Anderson french doors to patio. Just a half flight of stairs away, the upper level has two spacious bedrooms with the main bedroom having a 12' cathedral ceiling, large walk-in closet and full bath with dual access off hall. The lower level makes the perfect space for separate living quarters or an entertainment area and includes a family room with fireplace, 3rd bedroom, full bath and equipped laundry. The fenced backyard has ample space for recreation with above ground pool and hot tub - currently not opened and condition unknown plus a 10' x 12' utility shed. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Tuesday, April 20, 5-7PM & Tuesday, April 27, 11-1PM.

Amenities

Type:	Tri Level	Foundation:	Crawl Space, Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Crawl Space, Finished, Partial
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Location:	Basement
Roof Type:	Shingle	Laundry Type:	Laundry Closet
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Range / Oven, Refrigerator		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick Over Frame, Vinyl Siding		
Exterior Feat:	Covered Porch, Fenced Yard, Hot Tub, Patio, Pool - Above Ground, Solid Surface Drive, Thermopane windows		
Interior Feat:	Bath Master, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Family Room, Open Floor Plan, Security System, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,318.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	666.0	TFLS:	1,984
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **24 x 20** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	20.4 x 12.6	1st Floor		
Kitchen	11.9 x 12	1st Floor		
Dining Area	10.6 x 12.5	1st Floor		
Main Bedroom	17 x 12.2	2nd Floor		Walk-In Closet
Bathroom Full	12.7 x 4.11	2nd Floor		Off Master Bedroom & Hall
Bedroom	15.10 x 14.8	2nd Floor		
Bedroom	13.11 x 11.4	LL/Basement		
Bathroom Full	4.10 x 8.9	LL/Basement		

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sanitary Onsite**

Heat Type: **Heat Pump**
Cooling Type: **Heat Pump**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

22-03-01-100-266.000-004

General Information
Parcel Number
22-03-01-100-266.000-004
Local Parcel Number
0031591023

Tax ID:
Routing Number
03-01-130-054

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Floyd

Township
GREENVILLE TOWNSHIP

District 004 (Local 004)
GREENVILLE TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 3011301-004
Cedar Pointe

Section/Plat

Location Address (1)
6231 ELANOR CT
FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model
3011301-004 - Residential

Characteristics

Topography
Rolling

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Improving

Printed
Friday, February 5, 2021

Review Group
2020

Martin, Patricia Ann

Ownership
Martin, Patricia Ann
6231 Elanor Ct
Floyds Knobs, IN 47119

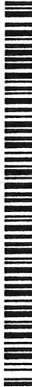
Legal
P 1029 L 23 .3176 Ac

6231 ELANOR CT

Transfer of Ownership
Date
11/27/1995
02/09/1994
10/20/1993
01/01/1990
Owner
Martin, Patricia Ann
SMITH, KENNETH J.
ACCORD CAPITOL C
ACCORD CAPITOL C
Doc ID
0
0
0
WD
Code
WD
WD
WD
Book/Page
22/12245
21/1362
20/12353
/

Cedar Pointe

Notes
2/27/2020 20UP: SHOULD HAVE BEEN 100% AS OF 1-1-19 JK
2/5/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION
1/1/1900 18Q2: 2ND 2/4 OF 2018 RE: 16 PAY 17



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2021	2020	2019	2018	2018
Reason For Change	WIP	AA	AA	Misc	Misc
As Of Date	01/20/2021	01/01/2020	06/25/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Land Res (1)	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$140,700	\$138,300	\$126,400	\$120,600	\$120,600
Imp Res (1)	\$137,300	\$134,900	\$122,900	\$117,400	\$117,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$3,400	\$3,400	\$3,500	\$3,200	\$3,200
Total	\$172,400	\$170,000	\$158,100	\$152,300	\$152,300
Total Res (1)	\$169,000	\$166,600	\$154,600	\$149,100	\$149,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$3,400	\$3,400	\$3,500	\$3,200	\$3,200

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 80' X 130', Cl 80' X 130')

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		95	98X135	1.01	\$355	\$359	\$35,182	-10%	100%	1.0000	\$31,660

Land Computations

Calculated Acreage	0.30
Actual Frontage	95
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.32
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$31,700
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,700

Data Source External Only Collector 02/08/2019 BF Appraiser 02/08/2019 BF

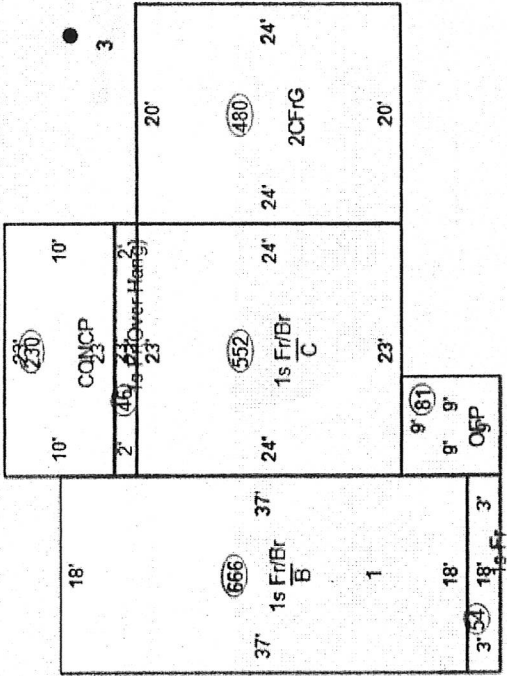
General Information		Plumbing	TF
Occupancy	Single-Family		
Description	Single-Family R 01	Full Bath	2
Story Height	2	Half Bath	0
Style	70 Bi-Level House	Kitchen Sinks	1
Finished Area	1984 sqft	Water Heaters	1
Make		Add Fixtures	0
		Total	4

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Porch, Open Frame	81	\$3,700
Patio, Concrete	230	\$1,200



Floor Constr	Base	Finish	Value	Totals
1	91A	1264	\$86,900	
2	1Fr	54	\$13,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmnt	666	666	\$39,700	
Crawl	552	0	\$4,300	
Slab				

Adjustments	Total Base
Unfin Int (-)	\$144,000
Ex Liv Units (+)	\$144,000
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,300
No Elec (-)	\$0
Plumbing (+/-)	\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	Sub-Total, 1 Units
Exterior Features (+)	\$4,900
Garages (+) 480 sqft	\$13,600
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.91
Replacement Cost	\$153,062

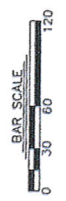
Description	Count	Value
Specialty Plumbing		

Summary of Improvements																
Description	Res Eligibl	Story Height	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	2	1995	25	A	\$19.36	0.91		1,984 sqft	\$153,062	24%	\$116,330	0%	100%	1,000	\$137,300
2: Pool, Above Ground (O	0%	1	1995	26	P	\$19.36	0.91		15'x30'	\$5,005	85%	\$750	0%	100%	1,000	\$900
3: Utility Shed R 01	0%	1	2000	21	A	\$19.36	0.91	\$19.36	10'x12'	\$1,691	55%	\$760	0%	100%	1,000	\$900
4: WDDK R	0%	1	1995	26	F	\$19.36	0.91		150 sqft	\$1,966	32%	\$1,340	0%	100%	1,000	\$1,600

PLAT NO. 839
 QUAILWOOD FARMS
 SECTION 2
 100.73' EAST OF SOUTHWEST
 QUAILWOOD FARMS
 SECTION 11
 101-839



PLAT NO. 1029
CEDAR POINTE
 SECTION 1
 SHEET 2 OF 2
 LOCATED IN
 GREENVILLE TOWNSHIP
 FLOYD COUNTY, INDIANA
 Part of the southwest quarter of section 11,
 Township 2 South, Range 5 East



PROPERTY LINE DATA			
NO.	CHORD	DELTA	ARC
18	S 87°45'37\"	70.47	1352.727
19	S 87°11'17\"	5.58	609.6859
20	S 87°11'17\"	5.58	609.6859
21	S 87°11'17\"	5.58	609.6859
22	S 87°11'17\"	5.58	609.6859
23	S 87°11'17\"	5.58	609.6859
24	S 87°11'17\"	5.58	609.6859
25	S 87°11'17\"	5.58	609.6859
26	S 87°11'17\"	5.58	609.6859
27	S 87°11'17\"	5.58	609.6859
28	S 87°11'17\"	5.58	609.6859
29	S 87°11'17\"	5.58	609.6859
30	S 87°11'17\"	5.58	609.6859
31	S 87°11'17\"	5.58	609.6859
32	S 87°11'17\"	5.58	609.6859
33	S 87°11'17\"	5.58	609.6859
34	S 87°11'17\"	5.58	609.6859
35	S 87°11'17\"	5.58	609.6859
36	S 87°11'17\"	5.58	609.6859
37	S 87°11'17\"	5.58	609.6859
38	S 87°11'17\"	5.58	609.6859
39	S 87°11'17\"	5.58	609.6859
40	S 87°11'17\"	5.58	609.6859
41	S 87°11'17\"	5.58	609.6859
42	S 87°11'17\"	5.58	609.6859
43	S 87°11'17\"	5.58	609.6859
44	S 87°11'17\"	5.58	609.6859
45	S 87°11'17\"	5.58	609.6859
46	S 87°11'17\"	5.58	609.6859
47	S 87°11'17\"	5.58	609.6859
48	S 87°11'17\"	5.58	609.6859
49	S 87°11'17\"	5.58	609.6859
50	S 87°11'17\"	5.58	609.6859
51	S 87°11'17\"	5.58	609.6859
52	S 87°11'17\"	5.58	609.6859
53	S 87°11'17\"	5.58	609.6859
54	S 87°11'17\"	5.58	609.6859
55	S 87°11'17\"	5.58	609.6859
56	S 87°11'17\"	5.58	609.6859
57	S 87°11'17\"	5.58	609.6859
58	S 87°11'17\"	5.58	609.6859
59	S 87°11'17\"	5.58	609.6859
60	S 87°11'17\"	5.58	609.6859

CENTERLINE CURVE DATA			
CURVE NO.	DELTA	RADIUS	TANGENT ARC
3	27°28'25\"	205.00	64.70
4	2°45'45\"	700.00	154.65
5	50°30'53\"	110.00	123.25
6	86°52'08\"	100.00	94.68
7	38°40'38\"	150.00	52.85
8	38°40'38\"	230.00	84.68

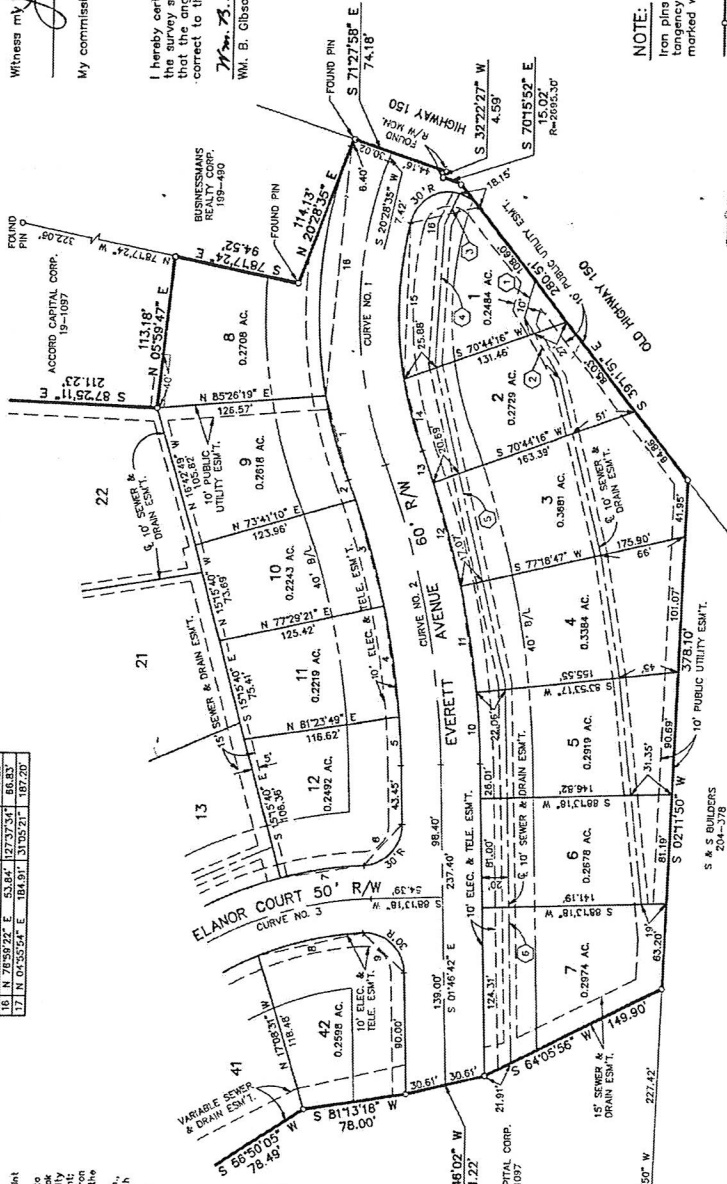
Description of 14,246 acres proposed Section 1 of the Cedar Pointe Development in Floyd County, Indiana.

Being a part of the southwest quarter of Section 11, Township 2 South, Range 5 East, in Floyd County, Indiana, and being part of the property conveyed to Wayland, Dudley, and Doreen 14, Instrument No. 46 of the recorder's office in Floyd County, Indiana, and being more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of Section 11... and extending... to the point of beginning containing 14,246 acres, more or less.

PROPERTY LINE DATA table with columns: CURVE NO., DELTA, RADIUS, TANGENT, ARC. Contains 17 rows of curve data.

CENTERLINE CURVE DATA table with columns: CURVE NO., DELTA, RADIUS, TANGENT, ARC. Contains 3 rows of curve data.



PROTECTIVE COVENANTS

Subject to protective covenants as recorded in the office of the Floyd County, Indiana Recorder.

FILED & RECORDED

This 20th day of Oct., 1983. At 2:42 o'clock P.M., E.S.T. Glen Hatfield

ENTERED FOR TAXATION

This 20th day of Oct., 1983. Beth A. Sharp, Floyd County Auditor

APPROVED BY FLOYD COUNTY COMMISSIONERS

William A. Carls, President; Mary Ann Hammersley, Member; Bill A. Gless, 10-19-83. Attest: Floyd County Auditor

APPROVED BY FLOYD COUNTY PLAN COMMISSION

Patrick M. Hoyle, President; Barbara J. Smith, 9-1-83. Attest: Date

DEDICATION OF OWNERS

I, the undersigned, DAN PACE, owner of the property herein described, do hereby acknowledge...

ACKNOWLEDGEMENT

State of Indiana } ss

Before me, a notary public, in and for said State and County of Floyd, Indiana, DAN PACE, and as owner of said property did hereby acknowledge the execution of the plat.

Witness my hand and seal this 13th day of Sept, 1983. Notary Public, My commission expires: April 13, 1994

CERTIFICATE

I hereby certify that the plat of CEDAR POINTE, SECTION 1 and the survey shown hereon, were made under my supervision and that the bearings and linear measurements shown and true and correct to the best of my knowledge and belief.

Wm. B. Gibson, P.L.S. No. S-0222



- 1 S 19°46'13" W 28.76'
2 S 31°52'34" E 53.43'
3 S 25°44'58" W 25.62'
4 S 03°08'57" W 102.31'
5 S 13°27'25" W 244.43'
6 S 01°46'42" E 260.37'

NOTE:

Iron pins set at all lot corners and points of tangency unless otherwise noted. Lot lines marked with curb cuts extended to curb.

Denotes iron pin set unless otherwise noted.

Theoretical uncertainty (Tu) of points = 0.10'

PLAT NO. 1029 CEDAR POINTE SECTION 1

SHEET 1 OF 2

LOCATED IN GREENVILLE TOWNSHIP FLOYD COUNTY, INDIANA

Part of the southwest quarter of section 11, Township 2 South, Range 5 East



RECEIVED FOR DEEDS DATE 10-15-83 BY: [Signature]

10-15-83 10:15 AM

6231 Elanor Court, Floyds Knobs, IN 47119

