

Future Development

**SECTION 9**

Commercial Lots

Lake

BETHANY LN.

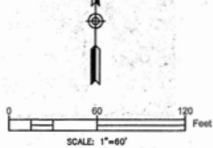
- Premier Homes Lots
- Common Area / Greenspace
- Knob Hill Communities Luxury Apartments
- Clubhouse & Pool

# Knob Hill



# KNOB HILL SUBDIVISION SECTION NINE PLAT #1562

202501350  
FLOYD CO. IN RECORDER  
LOIS ENDRIS  
02/24/2025 12:13 PM  
Page 3



- LEGEND**
- = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA BLANKENBEKER #3
  - ▲ = MAG NAIL SET
  - = PIN AND CAP PER A SURVEY BY JASON COPPERWAITE DATED OCTOBER, 4 2017

**LEGAL DESCRIPTION**

A part of Section 35 Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, prepared by Jason Copperwaite, PLS# 20200046, of Paul Primavera and Associates, Job #14-13109, dated April 10, 2024, described as follows:

Beginning at a 5/8" rebar with a yellow plastic cap stamped "Primavera & Blankenbaker #3" (this type of monument hereafter referred to as a steel pin and cap) at the northwest corner of Lot 732 in Knob Hill Subdivision, Section Seven, as shown on Plat 1518 of said County records:

thence along the westerly line of said Section Seven the following calls:  
 S 015°04' E 185.00 feet to a steel pin and cap;  
 N 89°44'56" E 44.75 feet to a steel pin and cap;  
 S 015°04' E 135.00 feet to a steel pin and cap;  
 S 89°44'56" W 21.82 feet to a steel pin and cap;  
 S 032°31' W 312.57 feet to a steel pin and cap;  
 S 89°26'59" E 28.11 feet to a steel pin and cap;  
 8.54 feet along a curve concave southerly, having a radius of 50.00 feet, and with a chord of S 85°42'29" E 6.54 feet to a steel pin and cap;  
 S 032°34' W 123.13 feet to a steel pin and cap on the southwest corner of Lot 707 in said Section Seven;

thence along the southerly line of said Section Seven the following calls:  
 S 79°28'07" E 71.06 feet to a steel pin and cap;  
 S 85°29'47" E 70.17 feet to a steel pin and cap;  
 N 88°33'36" E 70.04 feet to a steel pin and cap;  
 N 81°14'03" E 70.93 feet to a steel pin and cap;  
 N 84°02'06" E 20.11 feet to a steel pin and cap at the northwest corner of Common Area #6, in Knob Hill Subdivision, Section Three, as shown on Plat #1472 of said County records;

thence S 0°45'28" W 411.55 feet along the west line of said Common Area to a steel pin and cap at the northeast corner of Knob Hill Subdivision, Section Four, as shown on Plat #1473 of said County records;  
 thence N 89°14'32" W 70.00 feet along the north line of said Section Four to a steel pin and cap;  
 thence S 72°14'25" W 109.09 feet along said north line to a steel pin and cap at the northeasterly corner of Lot 404 in said Section Four;  
 thence S 25°42'06" W 35.32 feet along the west line of said Lot to a steel pin and cap;

thence S 39°21'16" E 107.43 feet along said west line to a steel pin and cap on the right-of-way of Bethany Lane;  
 thence S 2.24 feet along a curve concave southeasterly, having a radius of 60.00 feet, and with a chord of S 25°42'06" W 50.61 feet along said right-of-way to a steel pin and cap at the northeast corner of Lot 403 in said Section Four;  
 thence N 89°14'32" W 143.40 feet partially along the north line of said Lot 403 and the north line of Common Area #802 in Knob Hill, Section Eight, as shown in Plat #1535 of said County records, to a steel pin and cap at the north corner of said Common Area;

thence along the northwest line of said Common Area the following calls:  
 S 37°28'56" W 135.23 feet to a steel pin and cap;  
 S 39°58'49" W 110.82 feet to a steel pin and cap;  
 S 83°40'54" W 87.59 feet to a steel pin and cap at the west corner of said Common Area;  
 thence S 10°47'15" E 129.24 feet along the west line of said Common Area to a steel pin and cap at the southwest corner of said Common Area;  
 thence S 52°36'21" E 179.25 feet along the southwest line of said Common Area to a steel pin and cap on a west line of Lot #801 as shown in said Section Eight;

thence S 35°32'36" W 206.39 feet along said west line to a MAG nail on the centerline of State Road 64;  
 thence along said centerline the following calls:  
 86.22 feet along a curve concave northeasterly, having a radius of 2546.48 feet, and with a chord of N 53°29'12" W 86.22 feet to a MAG nail;  
 N 52°31'00" W 369.56 feet to a MAG nail;  
 296.11 feet along a curve concave southeasterly, having a radius of 3819.72 feet, and with a chord of N 54°44'15" W 296.04 feet to a MAG nail;

thence N 36°52'17" E 232.10 feet to a steel pin and cap;  
 thence N 30°53'07" W 176.57 feet to a steel pin and cap;  
 thence N 12°02'56" E 120.00 feet to a steel pin and cap;  
 thence N 0°32'34" E 783.50 feet to a steel pin and cap;  
 thence N 0°00'00" E 66.36 feet to a steel pin and cap;  
 thence 91.05 feet along a curve concave southerly, having a radius of 350.00 feet, and with a chord of S 84°53'47" E 90.79 feet to a steel pin and cap;  
 thence S 77°26'38" E 22.63 feet to a steel pin and cap;

thence 40.21 feet along a curve concave northeasterly, having a radius of 25.00 feet, and with a chord of N 56°29'03" E 36.01 feet to a steel pin and cap;  
 thence 4.35 feet along a curve concave easterly, having a radius of 125.00 feet, and with a chord of N 11°24'35" E 4.35 feet to a steel pin and cap;  
 thence N 77°35'33" W 128.22 feet to a steel pin and cap on the ;  
 thence N 100°52" W 204.53 feet to a steel pin and cap;  
 thence N 89°44'56" E 631.06 feet to the point of beginning.

Containing 30.782 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

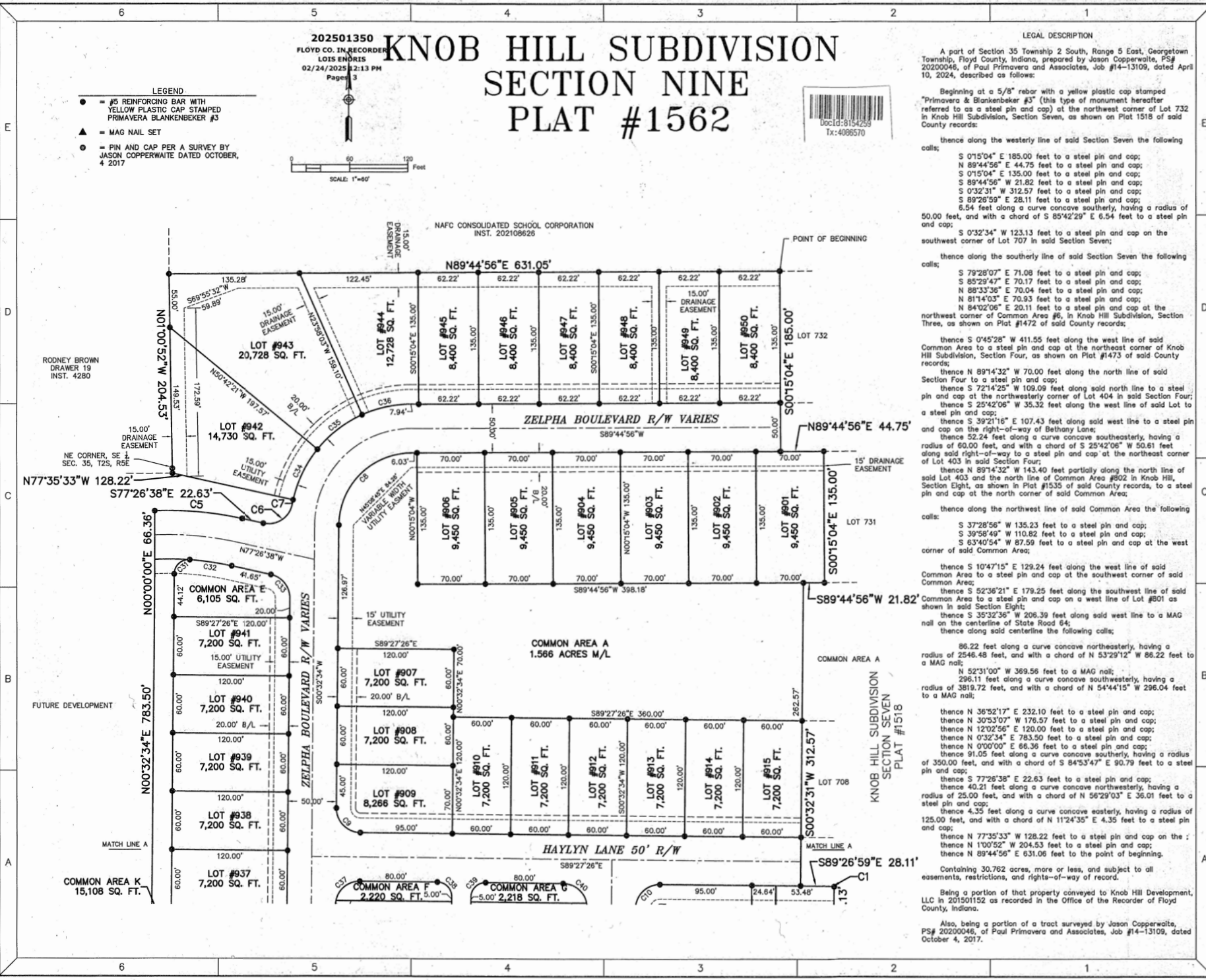
Being a portion of that property conveyed to Knob Hill Development, LLC in 201501152 as recorded in the Office of the Recorder of Floyd County, Indiana.  
 Also, being a portion of a tract surveyed by Jason Copperwaite, PLS# 20200046, of Paul Primavera and Associates, Job #14-13109, dated October 4, 2017.

By	Description	Date	Revision	Description
			7:	
			8:	
			4:	Revised building lines
			3:	Revised building and lot lines
			2:	Revised labeling and lot lines
			1:	Revised labeling and lot lines

**SECONDARY PLAT**  
 KNOB HILL LLC  
 PART OF SECTION 35, T-2-S,  
 R-5-E, GEORGETOWN TOWNSHIP,  
 FLOYD COUNTY, INDIANA

301 E. CHESTNUT ST.  
 CORYDON, IN. 47112  
 TEL: (812) 758-4124  
 FAX: (812) 758-6740  
 PAUL PRIMAVERA & ASSOCIATES

Date:	05/23/2024
Drafted By:	CDT
Checked By:	JMC
Directory:	T:\2014\13109\SEC 9
File:	13109-FP9
Job No.:	14-13109
Drawing No.:	1 OF 3



RODNEY BROWN  
DRAWER 19  
INST. 4280

NE CORNER, SE 1/4  
SEC. 35, T2S, R5E

FUTURE DEVELOPMENT

COMMON AREA K  
15,108 SQ. FT.

COMMON AREA A  
1.566 ACRES M/L

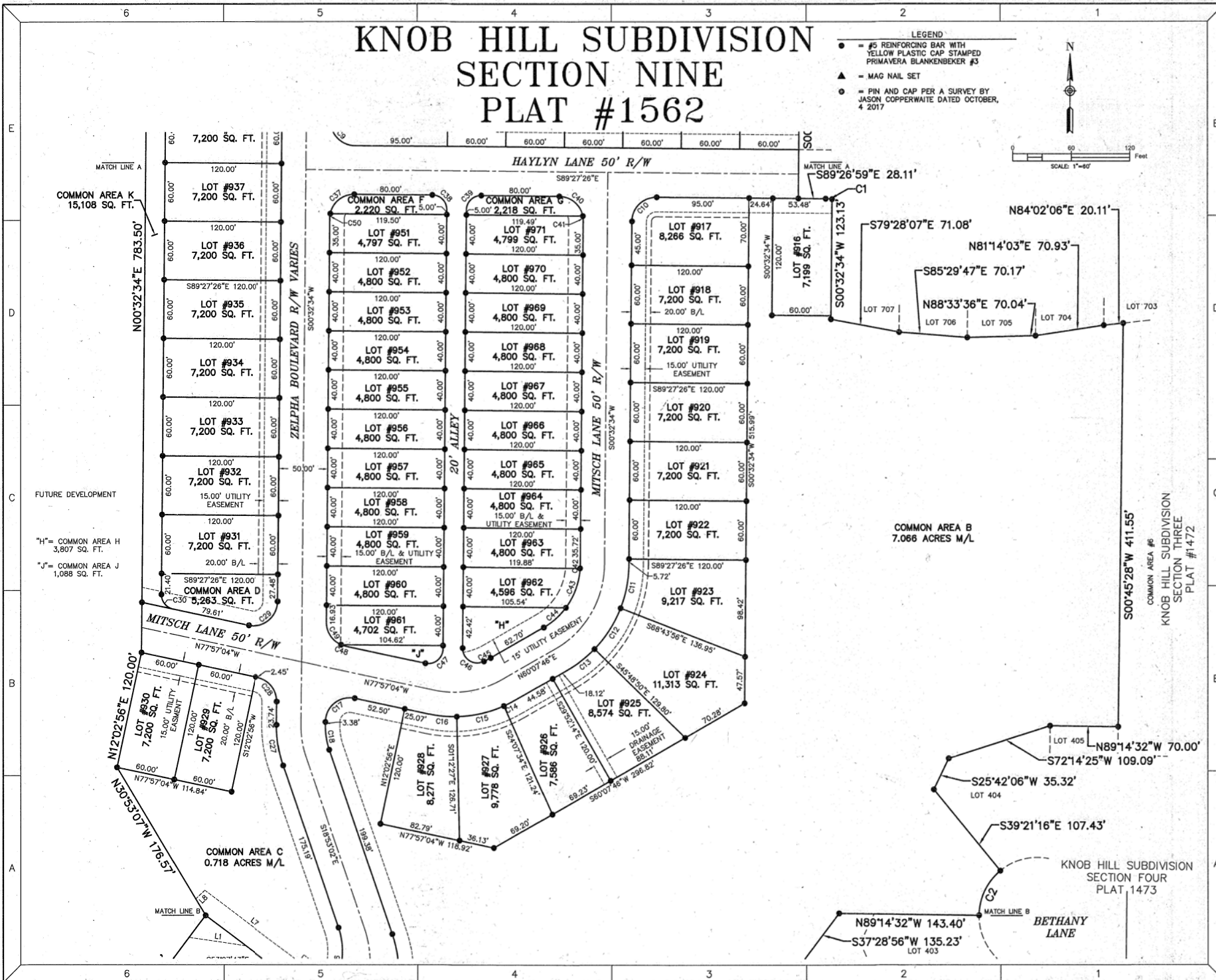
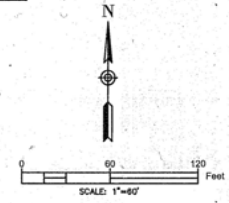
COMMON AREA F  
2,220 SQ. FT.

COMMON AREA G  
2,218 SQ. FT.

COMMON AREA A

# KNOB HILL SUBDIVISION SECTION NINE PLAT #1562

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  - ▲ = MAG NAIL SET
  - = PIN AND CAP PER A SURVEY BY JASON COPPERWAITE DATED OCTOBER, 4 2017



By	Description	Date	Revision	Description	Date	Revision
			7:			
			6:			
			5:			
			4:			
			3:			
			2:			
			1:			

**SECONDARY PLAT**  
KNOB HILL, LLC  
PART OF SECTION 35, T-2-S,  
R-5-E, GEORGETOWN TOWNSHIP,  
FLOYD COUNTY, INDIANA

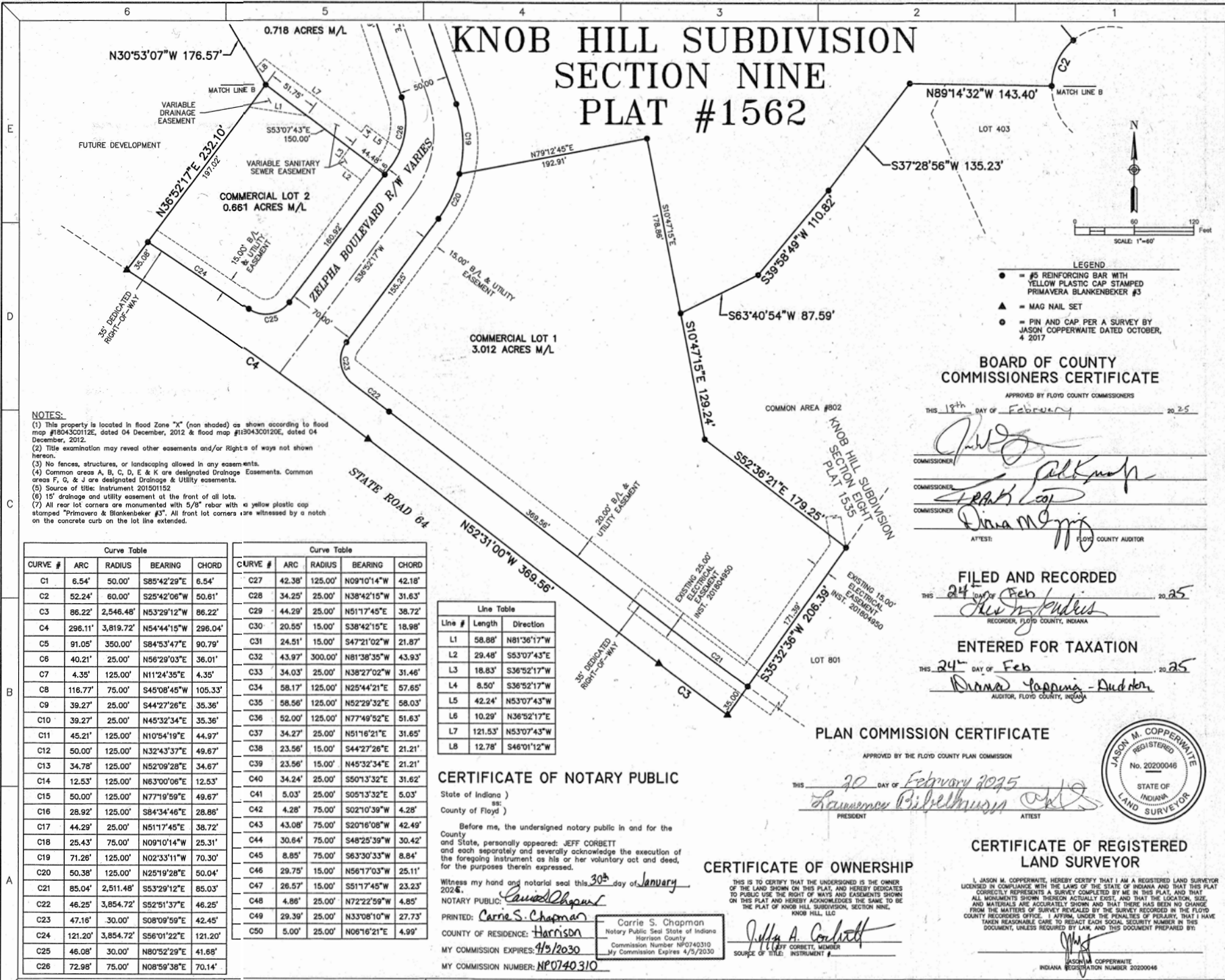
301 E. CHESTNUT ST.  
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TEL: (812) 738-4124  
FAX: (812) 738-6740

PAUL PRIMAVERA  
& ASSOCIATES

Date:	05/23/2024
Drafted By:	CDT
Checked By:	JMC
Directory:	T:\2014\13109\SEC 9
File:	13109-PP9
Job No.:	14-13109
Drawing No.:	2 OF 3



# KNOB HILL SUBDIVISION SECTION NINE PLAT #1562



**NOTES:**  
 (1) This property is located in flood zone "X" (non shaded) as shown according to flood map #180430012E, dated 04 December, 2012 & flood map #1304300120E, dated 04 December, 2012.  
 (2) Title examination may reveal other easements and/or rights of ways not shown hereon.  
 (3) No fences, structures, or landscaping allowed in any easements.  
 (4) Common areas A, B, C, D, E & K are designated Drainage Easements. Common areas F, G, & J are designated Drainage & Utility easements.  
 (5) Source of title: Instrument 201001152  
 (6) 15' drainage and utility easement at the front of all lots.  
 (7) All rear lot corners are monumented with 5/8" rebar with a yellow plastic cap stamped "Primavera & Blankenbeker #3". All front lot corners are witnessed by a notch on the concrete curb on the lot line extended.

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**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**  
 APPROVED BY FLOYD COUNTY COMMISSIONERS  
 THIS 18<sup>th</sup> DAY OF February 20 25  
 [Signatures of Commissioners]  
 COMMISSIONER: [Signature]  
 COMMISSIONER: [Signature]  
 COMMISSIONER: [Signature]  
 ATTEST: [Signature] FLOYD COUNTY AUDITOR

**FILED AND RECORDED**  
 THIS 24<sup>th</sup> DAY OF Feb 20 25  
 [Signature]  
 RECORDER, FLOYD COUNTY, INDIANA  
**ENTERED FOR TAXATION**  
 THIS 24<sup>th</sup> DAY OF Feb 20 25  
 [Signature]  
 AUDITOR, FLOYD COUNTY, INDIANA

**PLAN COMMISSION CERTIFICATE**  
 APPROVED BY THE FLOYD COUNTY PLAN COMMISSION  
 THIS 20<sup>th</sup> DAY OF February 20 25  
 [Signature]  
 PRESIDENT  
 ATTEST: [Signature]



**CERTIFICATE OF REGISTERED LAND SURVEYOR**  
 I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN THIS PLAT, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDS OFFICE. I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO PREVENT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:  
 [Signature]  
 JASON M. COPPERWAITE  
 INDIANA REGISTRATION NUMBER 20200046

**Line Table**

Line #	Length	Direction
L1	58.88'	N81°36'17"W
L2	29.48'	S53°07'43"E
L3	18.83'	S36°52'17"W
L4	8.50'	S36°52'17"W
L5	42.24'	N53°07'43"W
L6	10.29'	N36°52'17"E
L7	121.53'	N53°07'43"W
L8	12.78'	S46°01'12"W

**CERTIFICATE OF NOTARY PUBLIC**  
 State of Indiana )  
 County of Floyd )  
 Before me, the undersigned notary public in and for the County and State, personally appeared: JEFF CORBETT and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 30<sup>th</sup> day of January 2025.  
 NOTARY PUBLIC: [Signature]  
 PRINTED: Carrie S. Chapman  
 COUNTY OF RESIDENCE: Harrison  
 MY COMMISSION EXPIRES: 4/5/2030  
 MY COMMISSION NUMBER: NP0740310

**CERTIFICATE OF OWNERSHIP**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF KNOB HILL SUBDIVISION, SECTION NINE, KNOB HILL, LLC.  
 [Signature]  
 JEFF CORBETT, MEMBER  
 SOURCE OF TITLE: INSTRUMENT #

**Curve Table**

CURVE #	ARC	RADIUS	BEARING	CHORD
C1	6.54'	50.00'	S85°42'29"E	6.54'
C2	52.24'	60.00'	S25°42'06"W	50.61'
C3	86.22'	2,546.48'	N53°29'12"W	86.22'
C4	296.11'	3,819.72'	N54°44'15"W	296.04'
C5	91.05'	350.00'	S84°53'47"E	90.79'
C6	40.21'	25.00'	N56°29'03"E	36.01'
C7	4.35'	125.00'	N11°24'35"E	4.35'
C8	116.77'	75.00'	S45°08'45"W	105.33'
C9	39.27'	25.00'	S44°27'26"E	35.36'
C10	39.27'	25.00'	N45°32'34"E	35.36'
C11	45.21'	125.00'	N10°54'19"E	44.97'
C12	50.00'	125.00'	N32°43'37"E	49.67'
C13	34.78'	125.00'	N52°09'28"E	34.67'
C14	12.53'	125.00'	N63°00'06"E	12.53'
C15	50.00'	125.00'	N77°19'59"E	49.67'
C16	28.92'	125.00'	S84°34'46"E	28.86'
C17	44.29'	25.00'	N51°17'45"E	38.72'
C18	25.43'	75.00'	N09°10'14"W	25.31'
C19	71.26'	125.00'	N02°33'11"W	70.30'
C20	50.38'	125.00'	N25°19'28"E	50.04'
C21	85.04'	2,511.48'	S53°29'12"E	85.03'
C22	46.25'	3,854.72'	S52°51'37"E	46.25'
C23	47.16'	30.00'	S08°09'59"E	42.45'
C24	121.20'	3,854.72'	S56°01'22"E	121.20'
C25	46.08'	30.00'	N80°52'29"E	41.68'
C26	72.98'	75.00'	N08°59'38"E	70.14'

**Curve Table**

CURVE #	ARC	RADIUS	BEARING	CHORD
C27	42.38'	125.00'	N09°10'14"W	42.18'
C28	34.25'	25.00'	N38°42'15"W	31.63'
C29	44.29'	25.00'	N51°17'45"E	38.72'
C30	20.55'	15.00'	S38°42'15"E	18.98'
C31	24.51'	15.00'	S47°21'02"W	21.87'
C32	43.97'	300.00'	N81°38'35"W	43.93'
C33	34.03'	25.00'	N38°27'02"W	31.46'
C34	58.17'	125.00'	N25°44'21"E	57.65'
C35	58.56'	125.00'	N52°29'32"E	58.03'
C36	52.00'	125.00'	N77°49'52"E	51.63'
C37	34.27'	25.00'	N51°16'21"E	31.65'
C38	23.56'	15.00'	S44°27'26"E	21.21'
C39	23.56'	15.00'	N45°32'34"E	21.21'
C40	34.24'	25.00'	S50°13'32"E	31.62'
C41	5.03'	25.00'	S05°13'32"E	5.03'
C42	4.28'	75.00'	S02°10'39"W	4.28'
C43	43.08'	75.00'	S20°16'08"W	42.49'
C44	30.64'	75.00'	S48°25'39"W	30.42'
C45	8.85'	75.00'	S63°30'33"W	8.84'
C46	29.75'	15.00'	N56°17'03"W	25.11'
C47	26.57'	15.00'	S51°17'45"W	23.23'
C48	4.86'	25.00'	N72°22'59"W	4.85'
C49	29.39'	25.00'	N33°08'10"W	27.73'
C50	5.00'	25.00'	N06°16'21"E	4.99'

By: \_\_\_\_\_ Date: \_\_\_\_\_ Description: \_\_\_\_\_  
 Revision: 7: \_\_\_\_\_ 8: \_\_\_\_\_ 9: \_\_\_\_\_ 10: \_\_\_\_\_ 11: \_\_\_\_\_  
 Reviewed build line: 07/29/2025  
 Reviewed labelling and lot lines: 07/09/2025  
 Reviewed labelling and lot lines: 08/23/2024

**SECONDARY PLAT**  
 KNOB HILL, LLC  
 PART OF SECTION 35, T-2-S,  
 R-5-E, GEORGETOWN TOWNSHIP,  
 FLOYD COUNTY, INDIANA

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 TEL: (812) 738-4124  
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 PAUL PRIMAVERA & ASSOCIATES

Date: 05/23/2024  
 Drafted By: JMC  
 Checked By: CDT  
 Directory: T: 2014-13109-SEC 9  
 File: 13109-PP9  
 Job No.: 14-13109  
 Drawing No. 3 OF 3





# Section 9