



BID PACKET

DOW KNOB ESTATES BRICK RANCH & BUILDING LOT

MULTIPAR ONLINE AUCTION

**17711 CARTER PLACE
BORDEN, IN 47106**

ONLINE BIDDING ENDS

TUESDAY, MAY 5 @ 6PM

BID ONLINE AT [HARRITGROUP.COM](https://www.harrittgroup.com)

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

17711 CARTER PLACE, BORDEN, IN 47106

Bidding Ends Tuesday, May 5 @ 6PM

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.

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).

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on Tuesday, April 28, 2026.

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, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder 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.

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD 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 Monday, June 15, 2025**. 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. *FEMA 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.*

GAS & OIL LEASES

Subject to (if) any and all non-productive gas and oil leases.

SURVEY

Property is being sold *with Boundary Retracement Survey* dated 9/3/2025, provided by the seller and prepared by Nathan R. Grimes, PE, PLS.

DRIVEWAY RIGHT OF WAY

Property is sold subject to any and all easements of record including the right to use for ingress and egress a 50 foot roadway from Lot No. 3 of the unrecorded plat of Dow Knob Estates to State Highway No. 60.

PROTECTIVE COVENANTS & RESTRICTIONS

Property is being sold subject to protective covenants and restrictions for Dow Knobs Estates. See attached document.

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.

LP GAS TANK

LP gas tank is leased through United Propane Gas. Seller has prepaid the current year's \$50 rental fee; however, this fee is non-transferable. The buyer must establish a new account and pay a new annual rental fee. Any remaining fuel in the tank will transfer to Buyer at no cost.

POSSESSION

The seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

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.

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 14 through Tuesday, May 5, 2026.

AGENCY

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

SELLER

The Coffey Living Trust

MULTIPAR AUCTION METHOD

The **MULTIPAR AUCTION METHOD** is used to sell multiple parcels (tracts) of real estate at auction – first offering each tract individually, and then in combination. The final sales price is determined by the combination which realizes the highest bid.

RULES

- 1 COMBINATION BIDS ALLOWED AFTER ALL INDIVIDUAL LOTS HAVE A BID**
- 2 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

* EXAMPLE 2 – Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

EXTENDED BIDDING

- If a bid is placed in the last 10 minutes, the auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

BEING LOT NOS. 2 & 3 OF THE UNRECORDED PLAT OF DOW
 KNOBS ESTATES AND ALSO PART OF SECTION NO. 12,
 TOWNSHIP 1 SOUTH, RANGE 5 EAST, WOOD TOWNSHIP, CLARK
 COUNTY, IN

LEGEND

- ⊙ SET GRIMES PIN + CAP
- FOUND 1/2" PIPE
- ⊕ FOUND 1/2" FINCHED PIPE
- △ FOUND T-POST
- R RECORD DIMENSION/ACRES
- M MEASURE DIMENSION/ACRES
- AR ADJOINER RECORD DIMENSION

202519167 25.00
 09/09/2025 08:41 AM 1 PGS
 SURVEY-OVERSIZE
 STEVE GILL, CLARK COUNTY RECORDER IN
 RECORDED AS PRESENTED



SURVEYOR'S REPORT

This survey is prepared for The Coffey Living Trust, as requested by Claudia Coffey. The property is described in instrument nos. 202502852 & 202502853 as the Clark County Recorder's Office, being lot nos. 2 & 3 of the unrecorded plat of Dow Knobs Estates and also a part of Section No. 12, Township 1 South, Range 5 East, Wood Township, Clark County, Indiana. The purpose of this survey is to perform a boundary retracement survey on said tracts of land.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 805 IAC 1-12 (Rule 12) the following observations and opinions are submitted regarding the various uncertainties at the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RELATIVE POSITIONAL ACCURACY (SURVEY CLASSIFICATION)

There may be unwritten rights associated with these uncertainties.

REFERENCE SURVEY INFORMATION:

Deed information was obtained from the Clark County Recorder's Office along with the following surveys and plats:
 1) Unrecorded Plat of Dow Knobs Estates, by H. R. Ditzschelcher & Co., Dated 8-27-1975.

FINDINGS OF FACTS:

- 1) All monuments found and/or set as shown on the attached survey plat were held this survey, unless otherwise noted.
- 2) All monuments are 0.30' above or below existing grade unless noted.

THEORY OF LOCATION:

1) All found monuments were held and/or set as shown on plat.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on the survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS:

As shown on Plat.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS:

As shown on Plat.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:

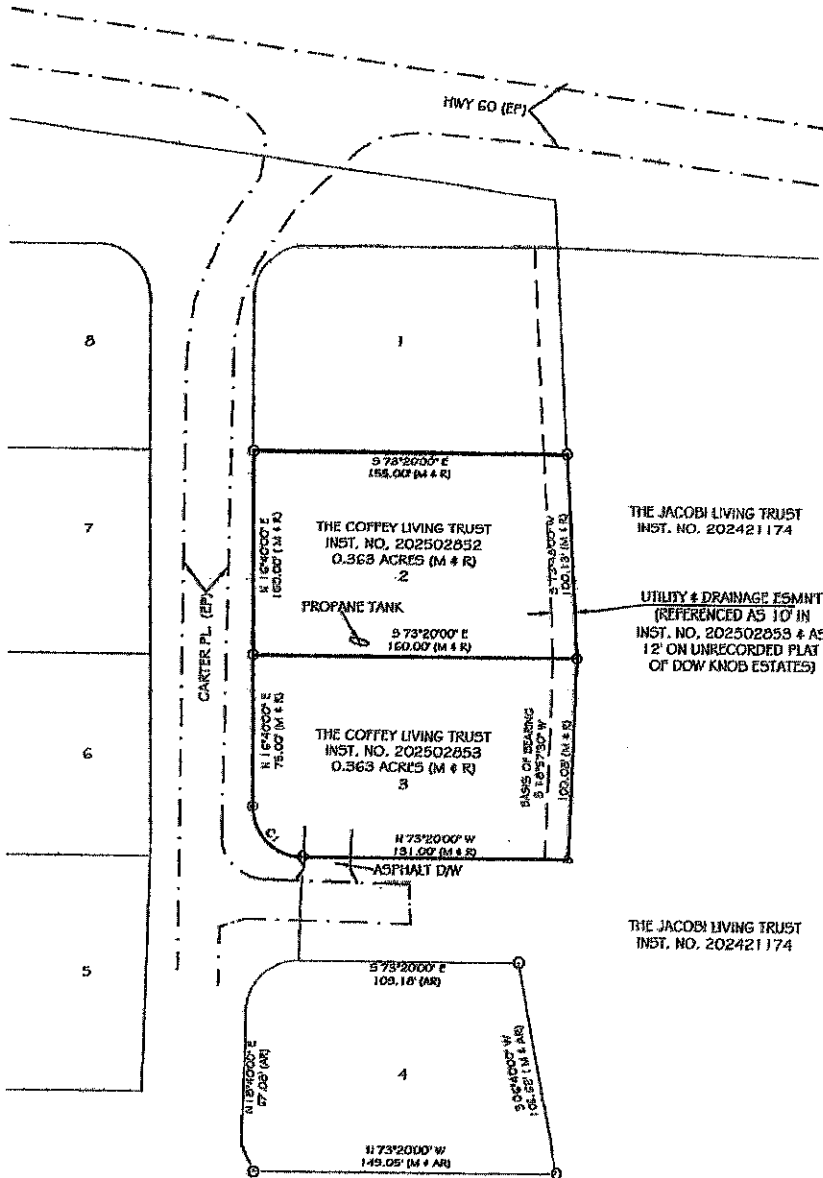
Propane tank for house on lot 3 is located on lot 2 up to 2.3' as shown on plat.

SURVEY CLASSIFICATION: This subject tract has within its area classified as a Rural Survey and is within the relative positional accuracy specifications of 0.25 feet plus 200 parts per million.

BASIS OF BEARINGS: The basis of bearings for this survey are based on nearest deed of record.

Notes: To the subject land owner, the adjoining land owner may have unwritten rights to the land outside of any fences or no occupation lines that you may or may not be occupying. Before receiving any fences or improvements, I recommend that you consult with an attorney. Contact Renaissance Design Build, Inc. if you have any questions.

Field work completed 8-29-2025



CURVE TABLE

CURVE	RADIUS (M + R)	ARC LENGTH (M + R)	CHORD LENGTH (M + R)	CHORD BEARING (M + R)	DELTA ANGLE (M + R)
C	25.00'	39.27'	35.36'	N 28°20'00" W	90°00'00"

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this Document unless required by law.

Nathan R. Grimes
 NATHAN R. GRIMES

SURVEYOR'S NOTE:

1. NO TITLE WORK WAS DONE OR PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR RIGHTS-OF-WAY MAY BE REVEALED IF TITLE SEARCH IS DONE.
2. NO UTILITIES (ABOVE OR BELOW GRADE) WERE LOCATED OR SHOWN ON THIS PLAT.

LAND SURVEYOR'S CERTIFICATION

This survey was performed wholly under the direction of Nathan R. Grimes, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements set forth in 805 Indiana Administrative Code 1-12-1 Minimum Standards of Competent Practice of Land Surveying.

Nathan R. Grimes

NATHAN R. GRIMES, PE, PLS LS#21000194



Drawn by: BAS	Chk by: NG	Scale: 1" = 60'
Date: 9-3-2025	Project No: 2025-188	
BOUNDARY RETRACEMENT SURVEY		
THE COFFEY LIVING TRUST 1771 I CARTER PLACE BORDEN, IN 47106		
RENAISSANCE DESIGN BUILD, INC. 117 S Indiana Avenue Sellersburg, IN 47172 Tel: 812-246-5897 www.rdbi-inc.com		

10-13-01-200-059.000-035

The Coffey Living Trust

17711 CARTER PLACE

510, 1 Family Dwell - Platted Lot

wood twp base res. - 035/1 1/2

General Information

Parcel Number 10-13-01-200-059.000-035
Local Parcel Number 13-00039-003-0

Tax ID:

Routing Number 003.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Clark

Township WOOD TOWNSHIP

District 035 (Local 013) WOOD TOWNSHIP

School Corp 0935 HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10125001 wood twp base res. - 035

Section/Plat

Location Address (1) 17711 CARTER PLACE BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 27, 2025

Review Group 4

Ownership

The Coffey Living Trust
17711 Carter Place
Borden, IN 47106

Legal

DOW KNOB ESTATES LOT 3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/29/2025 and 01/01/1900.

Notes

9/27/2021 GENERAL : REASSESSMENT -- LG/KS - NO CHANGE
8/30/2017 GENERAL : (17-18) owner withdrawl appeal
8/3/2012 GENERAL : CHANGED MEAS ON MSTP, ADDED 2X7 MSTP/RFX, CHANGED GRADE/EFFYR ON DWELL, ADDED MAS FRPLCE PER REASSESSMENT 2012 PAY 2013
2/19/2003 : RTA 2-19-03
2/19/2003 : BMC 12-14-01

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1
Style N/A
Finished Area 1407 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	234	\$15,000
Wood Deck	276	\$5,900
Stoop, Masonry	35	\$1,800
Stoop, Masonry	24	\$1,800
Stoop, Masonry	14	\$1,800
Canopy, Roof Extension	14	\$800

Plumbing

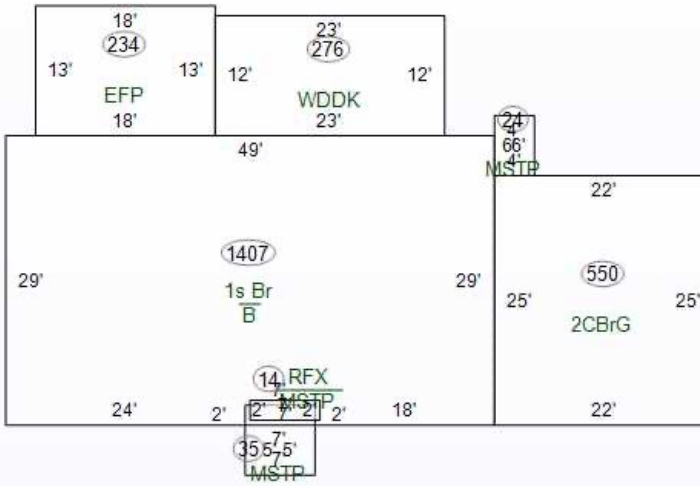
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms 3
Living Rooms
Dining Rooms
Family Rooms 1
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1407	1407	\$142,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1407	0	\$43,200	
Crawl				
Slab				

Total Base \$185,400

Adjustments 1 Row Type Adj. x 1.00 \$185,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1200	\$18,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1407	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$215,100

Sub-Total, 1 Units

Exterior Features (+)	\$27,100	\$242,200
Garages (+) 550 sqft	\$22,300	\$264,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87

Replacement Cost \$230,115

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	1	Brick	C	1969	1980	45	A			0.87		2,814 sqft	\$230,115	30%	\$161,080	0%	100%	1.6700	1.000	100.00	0.00	0.00	\$269,000

Client Detail

17711 Carter Place, Borden, IN 47106

Listing #: **202607359**

Total Finished Sqft: **2,704**

Above Grade Finished SqFt: **1,407**

\$0
Active (04/13/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Wood
Subdivision:	Yes	School Dst:	Borden/Henryville
Subdiv Nm:	Dow Knob Estates	Parcel#:	13000390030
Beds:	3	Lot Sz:	0.72 / 31,363
Baths:	3 (2 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,407	Lot Dim:	200 X 160
Tot Fin SF:	2,704	Year Built:	1969
New Const:	No	Annual Tax:	1,744
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	29,700	HOA \$:	/
Improvements:	269,000		
Total Assess:	298,700		
Directions:	I-65 to Hamburg Exit #7 Hwy. 60. West 11 miles on Hwy. 60 to left on Carter Place. Home and Lot on left. Or just 3 miles east of downtown Borden.		
Legal:	Dow Knob Estates Lot 3 & Dow Knob Estates Lot 2		
Tot Deductions:	\$147,560	Deduction Type	<u>Comment</u>
		Supplemental Homestd	99560

Remarks

DOW KNOB ESTATES BRICK RANCH & BUILDING LOT | MULTIPAR ONLINE AUCTION - BIDDING ENDS: TUESDAY, MAY 5 @ 6PM. Buy as a whole or individually. Tract 1 - Updated move-in-ready 3 bedroom - 2 3/4 bath brick ranch with full finished walkout basement, enclosed 13 x 18 sunroom with hot tub, and 2-car attached garage on 0.36 acres, and Tract 2 - Adjoining 0.36-acre restricted building lot, perk tested and septic approved. Buy one or both! Boundary Retracement Survey. Roof replaced July 2025. 50' roadway access off Carter Place. This property presents opportunities for the homeowner, builder or the investor. Located just five minutes to Huber attractions in Starlight, the nearby Deam Lake State Park, and the Covered Bridge Golf Course in Sellersburg. 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 (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Finished, Full, Walkout
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Location:	Basement
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick Over Frame, Cedar Siding		
Exterior Feat:	Deck, Landscaped, Paved Driveway, Sunroom, Thermopane windows		
Interior Feat:	1st Floor Main, Bath Main, Built-in Bookcase, Ceiling Fan(s), Family Room, Pantry		
Road Type:	Paved		
		Road Frontage:	200

Measurements

Above Grade Finished:	1,407.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,297.0	TFLS:	2,704
Below Grade Unfinish:	110.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **22 x 25** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	15.5 x 13.6	1st Floor	Luxury Vinyl Plank	
Kitchen	15.6 x 9.9	1st Floor	Luxury Vinyl Plank	
Dining Area	9.9 x 12	1st Floor	Luxury Vinyl Plank	
Main Bedroom	11.6 x 11.5	1st Floor	Luxury Vinyl Plank	
Bathroom Full	7.10 x 3.11	1st Floor	Tile	
Bedroom	11.6 x 11.5	1st Floor	Luxury Vinyl Plank	
Bedroom	11.7 x 9.9	1st Floor	Luxury Vinyl Plank	Built in Bookshelf

Bathroom Full	7.3 x 7.10	1st Floor	Luxury Vinyl Plank	
Family Room	25.2 x 27.10	LL/Basement	Carpet	
Family Room	17 x 13.4	LL/Basement	Carpet	
Other	20.2 x 9.7	LL/Basement	Luxury Vinyl Plank	Laundry Room with Shower & Sink
Other	6.2 x 2.3	LL/Basement	Carpet	Toilet Room

Utilities

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

Heat Type: **Forced Air**
 Cooling Type: **Central Air**
 Fuel Type: **LP Gas**

General Information

Possession: **At Closing**
 Flood: **No**

Covenants & Restr: **Yes**
 Sign: **Yes**

All information deemed reliable but not guaranteed.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 17711 Carter Place, Borden, IN 47106

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

(i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

(i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) [] Buyer has received copies of all information listed above.

(d.) [] Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) [] Buyer has (check (i) or (ii) below):

(i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) [X] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

17711 Carter Place, Borden, IN 47106

(Property Address)



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
 Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
 (SALES)

For use only by members of the Indiana Association of REALTORS®

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BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

Claudia A. Coffey _____ *3-17-2026*
 SELLER'S SIGNATURE _____ DATE _____

Claudia Coffey, Co-Trustee, The Coffey Living Trust
 PRINTED

Greta Smith _____ *3/17/26*
 SELLER'S SIGNATURE _____ DATE _____

Greta Smith Co-Trustee, The Coffey Living Trust

Greta Smith
 PRINTED

Douglas Harritt _____ *3-17-2026*
 LISTING BROKER _____ DATE _____

Douglas Harritt, Harritt Group, Inc.

*Only required if the Buyer's Broker receives compensation from the Seller.



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 Form #37. Copyright IAR 2026



17711 Carter Place, Borden, IN 47106

(Property Address)
 Page 2 of 2 (Lead-Based Paint – Sales)
 COPYRIGHT IAR 2026

10-13-01-200-065.000-035

The Coffey Living Trust

CARTER PLACE

500, Vacant - Platted Lot

wood twp base res. - 035/1 1/2

General Information

Parcel Number 10-13-01-200-065.000-035
Local Parcel Number 13-00039-002-0

Tax ID:

Routing Number 002.000

Property Class 500 Vacant - Platted Lot

Year: 2025

Location Information

County Clark

Township WOOD TOWNSHIP

District 035 (Local 013) WOOD TOWNSHIP

School Corp 0935 HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10125001 wood twp base res. - 035

Section/Plat

Location Address (1) CARTER PLACE BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 27, 2025

Review Group 4

Ownership

The Coffey Living Trust 17711 Carter Place Borden, IN 47106

Legal

DOW KNOB ESTATES LOT 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 01/29/2025 and 09/08/1999.

Notes

9/27/2021 GENERAL : REASSESSMENT -- LG/KS - NO CHANGE
2/19/2003 : RTA 2-19-03
2/19/2003 : BMC 12-14-01
9/8/1999 : VACANT LAND

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

Client Detail

Lot 2 Carter Place, Borden, IN 47106

Listing #: 202607368

\$0

Active (04/13/26)



Prop Type:	Vacant Land	Lot Sz:	15,681.60
County:	Clark	Lot Sz Src:	Survey
Subdiv:	Yes	DOM:	0
Subdiv Nm:	Dow Knob Estates	Lot Dim:	100 x 160
Township:	Wood	Irreg. Dim:	Yes
Acres:	0.3600	Annual Tax:	23
Zoning:	Residential	Land Assess:	\$1,800
Mobile/Modular:		Improvements:	\$0
Wooded YN:	No	Total Assess:	\$1,800
Exempt:		Timber Acreage:	
Road Type:	Paved	Pasture Acreage:	
Road Frontage:	100	Possible Financing:	Other
HOA:			
Financing Comment:	See Auction Terms		

Parcel#: 13000390020

Lot Description: **Cul-De-Sac**

Legal: **DOW KNOB ESTATES LOT 2**

Directions: **I-65 to Hamburg Exit #7 Hwy. 60. West 11 miles on Hwy. 60 to left on Carter Place. Lot on left. Or just 3 miles east of downtown Borden.**

Remarks

DOW KNOB ESTATES BRICK RANCH & BUILDING LOT | MULTIPAR ONLINE AUCTION - BIDDING ENDS: TUESDAY, MAY 5 @ 6PM. Buy as a whole parcel Tract 1 & Tract 2, or individually. Tract 2 -0.36 Acre Building Lot (Adjoins House Tract 1), perk tested and septic approved. Protected by covenants and restrictions. Boundary Retracement Survey. This property presents opportunities for the homeowner, builder or the investor. 5 Minutes to Huber Attractions in Starlight, Deam Lake State Park & Covered Bridge Golf Course. 20 Miles to Kennedy & East End Louisville Bridges. 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 (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Utilities

Water Type: **Public Available**
Sewer Type: **Septic Approved**

Electricity:

General Information

Possession: **At Closing**
Restrictions: **Yes**
Flood: **No**

Seller Will Lease:
Sign: **Yes**
Terms:

All information deemed reliable but not guaranteed.



Clark County Health Department

Dr. Eric B. Yazel, Health Officer

1201 Wall Street | Jeffersonville, IN 47130 | (812) 282-7521
www.clarkhealth.net

October 17, 2025

Claudia Coffey
 17711 Carter Place
 Borden, IN 47106

CC: Greta Smith

Re: Site Survey #2025114
 Parcel #10-13-01-200-065.000-035
 Carter Place, Borden, In

APPROVAL

Number of Bedrooms: **3**

Dear Claudia Coffey:

A representative of the Clark County Health Department (CCHD) met an onsite sewage system (OSS) installer for a preconstruction meeting at the above referenced property. The design plan for the property satisfactorily meets the minimum requirements of Indiana’s OSS codes, and the site is approved for system installation.

If you are applying for a New Construction OSS Permit, you may still need to pay the \$150.00 OSS Permit Fee, since only the \$25.00 Application Fee is due at time of application to get approval. Please ensure the correct and total fees have been paid for the OSS Permit. If the permit fees have not been paid in full it could delay the final inspection of the OSS installation. The OSS Fees are as follows:

New Construction Permit:	Repair/Replacement Permit:
\$25.00 Application Fee <i>*Due at time of application</i>	\$150.00 OSS Permit Fee <i>*Due at time of application; No application fee</i>
\$150.00 OSS Permit Fee <i>*Can be paid with application fee or after receipt of approval letter when submitting copy of plan commission’s building permit</i>	

If you are submitting this approval letter to get a building permit from the Clark County Plan Commission, a copy of their permit shall be emailed to clarkhealth@clarkcounty.in.gov or otherwise delivered to CCHD for our documentation. When applicable, if the Clark County Plan Commission’s building permit is not received by CCHD it could delay the final inspection of the OSS installation. If you have any questions, please call 812-282-7521 ext. 212 or 213 or email clarkhealth@clarkcounty.in.gov.

Clark County Health Department
 Environmental Public Health Division

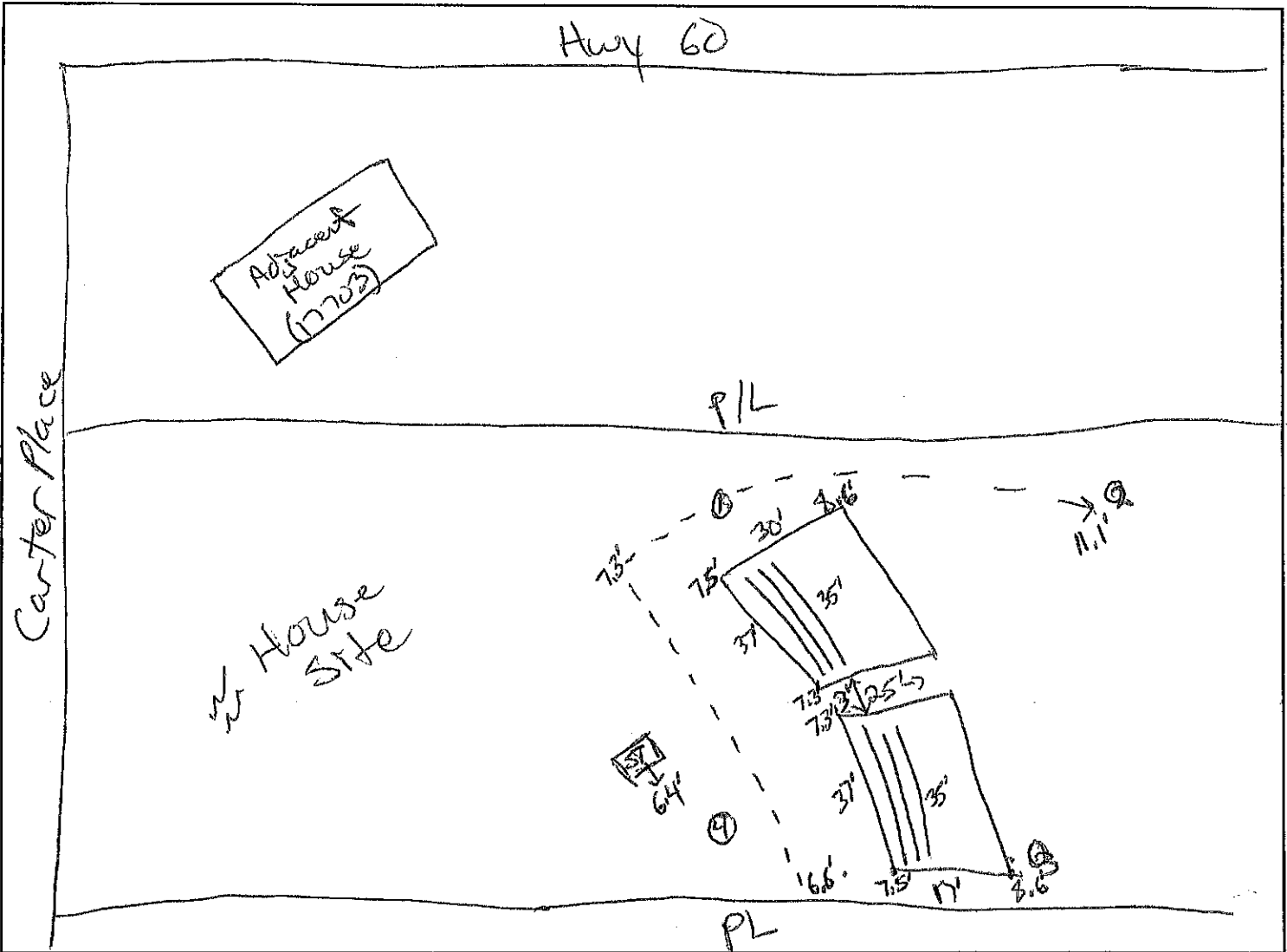
SS # 2025114
 Road Carter Place
 subd. _____
 Lot # 2

SEPTIC SYSTEM LAYOUT PLAN

Clark County Health Department
 Phone: (812) 282-7521
 Fax: (812) 288-2711
 www.clarkhealth.net

Contractor Conf. # (1) 2 3 4 5

Applicant: Claudia Coffey Soil Scientist: Spence Williams Installer: David Lyles



System Requirements: [circle, check or fill the blanks with requirements]		COMMENTS:
Gravity flow: <input checked="" type="checkbox"/>	ft ²	Dispersal area: <u>10-15</u> feet
Flood dose:	ft ²	Subsurface drainage type:
Elev. sand mound:	ft ²	<input checked="" type="checkbox"/> Intercepto / Perimeter / N/A
Chambers (full):	ft ²	Drain depth: <u>38</u> inches
Chambers (-25%):	ft ²	Drain outlet: <u>11.1</u> feet inches
<u>Fresh ABS 1206</u>	ft ²	Drain length: <u>150</u> feet
Septic tank with filter: <u>1000</u> gallons	gallons	Geotextile fabric required on subsurface drain pipe: <input checked="" type="checkbox"/> / N
Dose tank:	gallons	Surface swale required: <input checked="" type="checkbox"/> / N
Trench depth: <u>6</u> inches	inches	System area slope <u>3/64-6/64</u> %
Soil cover: <u>12</u> inches	inches	Engineer design: Y / <input checked="" type="checkbox"/> N

CCSC 6-1-1(A) No person or owner or person in possession of any property located in Clark County, Indiana, and which property is used, or is intended to be used for residential or business purposes shall: (1) Contract or alter or repair or allow to be contracted or altered or repaired, an on-site sewage disposal system without obtaining and possessing a current, unrevoked permit from the Board of Health. rev. 9/2024

Installer: (x) [Signature] Environmental Health Specialist: (x) [Signature] Date: 10/16/2025

Soil Scientist: <u>Spence Williams</u>	Road: <u>Carter Place, Lot #2</u>	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Complete Soil Evaluation
Applicant: <u>David Coffey</u>	Subdivision: <u>Carter Place, Lot #2</u>	<input type="checkbox"/> Repair/Replacement	<input type="checkbox"/> General Evaluation (no plot plan)
EHS: <u>Drew Roubenbush</u>	Lot/Tract # <u>2</u>	Date: <u>10/19/2025</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
STEP 1	Engineer Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	STEP 2 Site Approval: On site installer meeting required before approved (additional fees apply for multiple installer meetings)	
Soil Loading Rate: gpd/ft ²	Slope: <u>4-6</u> %	Installer meeting (1) (no fee) <u>10/16/2025</u>	Date: <u>10/16/2025</u> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial
Subsurface	<input type="checkbox"/> > 6% ESM denied	Installer meeting (2) (\$20 fee):	Date: <u>10/16/2025</u> <input type="checkbox"/> Approval <input type="checkbox"/> Denial
<input type="checkbox"/> 1.2	<input type="checkbox"/> > 15% SS Trench denied	Installer meeting (3) (\$20 fee):	Date: <u>10/16/2025</u> <input type="checkbox"/> Approval <input type="checkbox"/> Denial
<input type="checkbox"/> 0.75	Proposed System Types:	EHS: (1) <u>Drew Roubenbush</u> (2) _____ (3)	
<input type="checkbox"/> 1.06	<input type="checkbox"/> Gravity flow	STEP 3 Plan Commission (submit info to CCHD) Building Permit # _____	
<input type="checkbox"/> 1.05	<input type="checkbox"/> Flood dose	STEP 4 Permit Requirements: <input checked="" type="checkbox"/> New Construction Fee (\$150) <input type="checkbox"/> Repair/Replacement Fee (\$150)	
<input type="checkbox"/> 0-2" 1.03	<input checked="" type="checkbox"/> Sand lined system	System Type: <input checked="" type="checkbox"/> Gravity Flow <input type="checkbox"/> Flood Dose <input checked="" type="checkbox"/> Sand Lined System <input type="checkbox"/> Elevated Sand Mound <input type="checkbox"/> Other <u>Presby AES</u>	
<input type="checkbox"/> 29-30" 1.025	<input checked="" type="checkbox"/> Elevated sand mound	<input type="checkbox"/> 25% Reduced Chambers <input type="checkbox"/> Non Reduced Chambers <input type="checkbox"/> Standard Chambers <input type="checkbox"/> Low Profile Chambers	
<input type="checkbox"/> 30" +1 < 0.25	<input type="checkbox"/> Other _____	Septic Tank: <input checked="" type="checkbox"/> 1000 <input type="checkbox"/> 1250 <input type="checkbox"/> 1500 <input type="checkbox"/> _____	Dose Tank: <input type="checkbox"/> 1000 <input type="checkbox"/> 1250 <input type="checkbox"/> 1500 <input type="checkbox"/> _____
<input type="checkbox"/> +1 > 1.2	<input type="checkbox"/> ft ² GRAVITY FLOW	<input type="checkbox"/> ft ² MOUND	<input type="checkbox"/> 266 ft ² Absorption area, <input type="checkbox"/> 6 in. Maximum trench/bed depth, <input type="checkbox"/> 6 in. Sand depth,
<input type="checkbox"/> Elevated	<input type="checkbox"/> ft ² 25% Reduction	<input type="checkbox"/> Basal area length	<input type="checkbox"/> 12 in. soil cover, <input type="checkbox"/> 35 in. Interceptor drain, <input checked="" type="checkbox"/> Swale
<input type="checkbox"/> 1.12	<input type="checkbox"/> Trench depth	<input type="checkbox"/> Basal area width	COMMENTS ↓ (Explanations on back side)
<input type="checkbox"/> 1.06	<input type="checkbox"/> Soil Cover	<input type="checkbox"/> Ft ² aggregate Bed	<input type="checkbox"/> (1) Soil test area must be expanded or another area tested
<input type="checkbox"/> 0-17" 1.05	<input type="checkbox"/> Drain " "	<input type="checkbox"/> Agg. bed width	<input type="checkbox"/> (2) Flood dose system required. System over 1500 ft ² OR limiting layer not ≥ 30 in. below
<input type="checkbox"/> 17-30" 1.025	<input type="checkbox"/> Interceptor Perimeter	<input type="checkbox"/> Agg. bed length	<input type="checkbox"/> Infiltrative surface (≥ 3 bedrooms)
<input type="checkbox"/> 30" +1 < 0.25	<input type="checkbox"/> ft ² FLOOD DOSE	<input type="checkbox"/> Lateral Length	<input type="checkbox"/> (3) Sand lined system required for gravity flow to achieve ≥ 30 in. separation from infiltrative
<input type="checkbox"/> +1 > 1.2	<input type="checkbox"/> ft ² 25% Reduction	<input type="checkbox"/> # of Laterals	<input type="checkbox"/> (4) Due to limited slope, subsurface drain may not outlet
<input type="checkbox"/> Water Tables	<input type="checkbox"/> Trench depth	<input type="checkbox"/> 7-14" Plow depth	<input type="checkbox"/> (5) Structures on the lot may not allow the required 10 - 25 ft dispersal area
<input type="checkbox"/> 23" 1.1 [24" 1.2	<input type="checkbox"/> Soil Cover	<input type="checkbox"/> 12" Sand depth	<input type="checkbox"/> (6) Written legal description must be submitted before permit will be issued
<input type="checkbox"/> 9" 1.3 [17" 1.4	<input type="checkbox"/> Drain " "	<input type="checkbox"/> 12-18" Soil Cover	<input type="checkbox"/> (7) Plot plan of house site and other structures must be submitted
Limiting Layer:	<input type="checkbox"/> Interceptor Perimeter	<input type="checkbox"/> Interceptor Perimeter	<input type="checkbox"/> (8) FEMA map shows area may be in flood zone (A). Surveyor certification required
<input type="checkbox"/> 36" 1.1 [32" 1.2	<input type="checkbox"/> 127' ft SAND LINED	<input type="checkbox"/> 1206' ft SAND LINED	<input type="checkbox"/> (9) Site may be a wetland. Wetland delineation required
<input type="checkbox"/> 30" 1.3 [34" 1.4	<input type="checkbox"/> 210 Linear ft of pipe	<input type="checkbox"/> 210 Linear ft of pipe	<input type="checkbox"/> (10) Soil fill is at a depth which prohibits approval of any type of system
Type: <u>Fe-5 pipe</u>	<input type="checkbox"/> 6" Bed/Trench depth	<input type="checkbox"/> 6" Bed/Trench depth	<input type="checkbox"/> (11) Subsurface drain shall be 36 in below adjacent trench, depth determined at conference
Bedrooms/DDE:	<input type="checkbox"/> 6" Sand below pipe	<input type="checkbox"/> 6" Sand below pipe	<input type="checkbox"/> (12) Absorption area and subsurface drain shall be flagged out before installer meeting
<input type="checkbox"/> 3 x 150 = 450 gpd	<input type="checkbox"/> 3" Sand above pipe	<input type="checkbox"/> 0" Sand above pipe	<input checked="" type="checkbox"/> SLS subsurface is split bed only on
Commercial <input type="checkbox"/> gpd	<input type="checkbox"/> 9" Soil Cover	<input type="checkbox"/> 12" Soil Cover	<input checked="" type="checkbox"/> Elev. SLS, same ft ² but 12" sand under
No Bedroom <input type="checkbox"/> gpd	<input type="checkbox"/> Drain " " 38"	<input type="checkbox"/> Drain " " 38"	<input checked="" type="checkbox"/> pipes.
Septic Tank: 1000 gallon	<input checked="" type="checkbox"/> Interceptor Perimeter	<input checked="" type="checkbox"/> Interceptor Perimeter	Notes: Site meets minimal standards for install.
Dose Tank: _____ gallon	<input type="checkbox"/> Presby AES Specs	<input type="checkbox"/> Infiltrator ATL Specs	

*Before any type of construction begins the homeowner, builder, and installer should all read the backside of this form
Rev. 08/2017
Copy sent: 10/19/2025, 10/17/25, 1/1/25

3935

RESTRICTIONS
DOW KNOB ESTATES

The undersigned, Mel P. Jacobi and Pearl Lee Jacobi, husband and wife, of Borden, Indiana, hereby impose the following restrictions upon each and every lot within the Plat of Dow Knob Estates, as the same appears of record in the office of the Recorder of Clark County, Indiana, in Plat Book 8, Page 62, and such restrictions are hereby declared to be covenants running with the land for the mutual benefit of all persons and corporations who may now or who may hereafter have any vested interest, legal or equitable, on any lot within said subdivision.

1. All lots in Dow Knobs Estates, shall be for one family residence only. The main structure of any residence erected on any lot, exclusive of porches and breezeways shall have a ground floor area of not less than 1,000 square feet for one-story dwelling, and not less than 1,800 for one and one-half story.
2. No noxious or offensive trade shall be carried on upon the lots of said subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent, shed, garage, barn or other outbuildings erected on said lots shall be used for a residence, temporarily or permanently, and no structure shall be moved onto any lot unless it shall conform to the restrictions herein set forth.
4. Vegetable gardens shall be permitted only within those areas within which a building could be erected. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
5. No structures shall be allowed to remain upon any lot within this subdivision in a partial state of completion for a substantially greater length of time than would normally be required for the completion of such a structure, having regard only for general circumstances and conditions in the vicinity and not circumstances and conditions peculiar to the owner or other person or persons responsible for such construction. No structure shall be occupied as a residence until entirely completed.
6. No building within this subdivision shall be erected or permitted to remain nearer than 40 feet to the right-of-way line of any dedicated street. There shall be two side yards per each lot, the minimum width of each side yard shall be 10% and 15% of the lot width. No building shall be located no closer to the back lot line than 25% of the lot depth.
7. No owner of any lot within said tract may require any other such owner to erect a line fence. No fence or screen planting over 36" high shall be permitted between the building set-back line and the front lot line. No fence may be erected on easement for storm water.
8. Lot owners are required to keep their lawns mowed whether the house is built or not.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
10. The covenants, conditions and restrictions herein contained shall run with all of the lots or parts of lots of this plat, and shall be binding on all owners of any lot, their heirs, executors, administrators, and assigns, and all persons claiming under them for a period of 25 years from the date the covenants are recorded, after which time said covenants shall automatically extend for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change said covenants in whole or in part.
11. Enforcement shall be by proceeding at law or in equity against any persons violating or attempting to any covenant either to restrain violation or to recover damages.
12. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions.

IN WITNESS WHEREOF the said Melvin F. Jacobi and Pearl Lee Jacobi have caused the execution hereof by affixing hereto their signatures this 24th day of April, 1975.

RECEIVED
 FOR RECORD
 MAY 15 7 54 AM '75
 RECORDED *Misc* DRA 7
 INSTR. NO. 3935
 JULIA LOVE
 RECORDER OF CLARK CO.

Melvin F. Jacobi (SEAL)
 Melvin F. Jacobi
Pearl Lee Jacobi (SEAL)
 Pearl Lee Jacobi

STATE OF INDIANA:

SS:

COUNTY OF CLARK :

Before the undersigned, a Notary Public in and for said county and state, this 24th day of April, 1975, personally appeared the within named Melvin F. Jacobi and Pearl Lee Jacobi, husband and wife, owners of the property known as Dow Knob Estates, and acknowledged the execution of the foregoing Restrictions.

WITNESS my hand and Notarial seal.

Barbara H. Jaeger
 NOTARY PUBLIC

My Commission Expires:

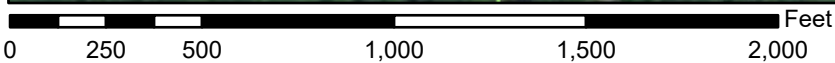
12-19-79

This instrument prepared by Robert H. Kempf, Jr., Attorney, Jeffersonville, Indiana.

National Flood Hazard Layer FIRMMette



85°54'35"W 38°26'57"N



1:6,000

85°53'58"W 38°26'29"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/31/2026 at 11:21 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.