STAFF REPORT
Floyd County Plan Commission

Docket Number: FC-05-26-25
Petitioner: Johnny & Lesa Copas, Representative Jason Copperwaite
Location: 5657 W Luther Road, Floyds Knobs, IN 47119
Parcel: 22-02-02-400-167.009-002
Request: Administrative Subdivision Replat
Zoning District: Residential Suburban
Date: 06/22/2026

Overview:
The petitioner is requesting an administrative subdivision replat of the Shaw Ridge Administrative Subdivision to split lot 203 into two lots.

Staff finds that the technical standards are met:

1. The plat as submitted (**DOES** / DOES NOT) comply with the lot size standards because: (Art. III; § 4A)
    - The lot dimensions adhere to the development standards of the RS zoning district, which follows the RR standards when sewer is not present. Minimum lot size 37,000 square feet, minimum lot width 100 feet, minimum lot frontage 100 feet.

2. The plat as submitted (**DOES** / DOES NOT) comply with the street design standards because: (Art. III; § 5A)
    - No new streets are being created.

3. The plat as submitted (**DOES** / DOES NOT**)** comply with the easements standards because: (Art. III; § 5A)
    - Access will be through a public road or a private access easement.

4. The plat as submitted (DOES / **DOES NOT**) comply with the block standards because: (Art. III; § 4B)
    - A modification to allow a separate driveway is submitted that would allow this to comply.

5. The plat as submitted (DOES / DOES NOT) provide street improvements as required by ordinance because: (Art. III; § 5A)
    - No new streets are being created

6. The plat as submitted (DOES / DOES NOT) comply with water supply standards because: (Art. III; § 6)
    - A letter of intent to serve is provided by the Floyds Knobs Water Company.

7. The plat as submitted (IS / IS NOT) suitable for sewage and waste water containment because: (Art. III; § 7)
    - The Floyd County Health Department has submitted a letter of no objection for septic on this site.

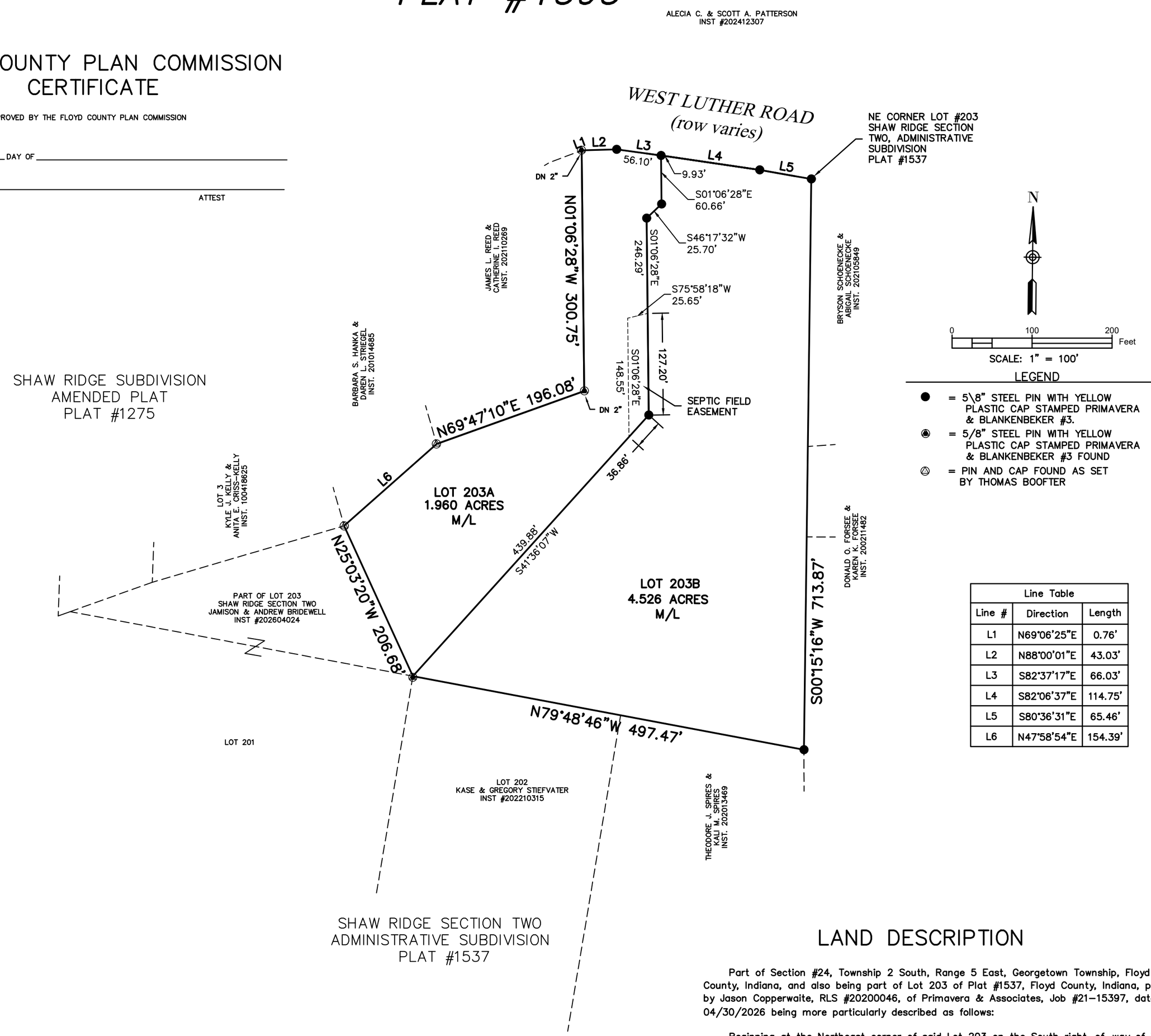
STAFF REPORT
Floyd County Plan Commission

Staff Comments:
If the modification is approved, this administrative subdivision meets all technical standards.

View of the existing driveway from W Luther Rd

View of the existing driveway from W Luther Rd

RE-PLAT OF PART OF LOT #203
SHAW RIDGE SECTION TWO
ADMINISTRATIVE
SUBDIVISION – PLAT #1537
PLAT #1593



LEGEND

- ● = 5\8" STEEL PIN WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & BLANKENBEKER #3.
- ◉ = 5/8" STEEL PIN WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & BLANKENBEKER #3 FOUND
- △ = PIN AND CAP FOUND AS SET BY THOMAS BOOFTER

Line Table		
Line #	Direction	Length
L1	N69°06'25"E	0.76'
L2	N88°00'01"E	43.03'
L3	S82°37'17"E	66.03'
L4	S82°06'37"E	114.75'
L5	S80°36'31"E	65.46'
L6	N47°58'54"E	154.39'

FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS _____ DAY OF _____

PRESIDENT ATTEST

LAND DESCRIPTION

Part of Section #24, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, and also being part of Lot 203 of Plat #1537, Floyd County, Indiana, prepared by Jason Copperwaite, RLS #20200046, of Primavera & Associates, Job #21–15397, dated 04/30/2026 being more particularly described as follows:

Beginning at the Northeast corner of said Lot 203 on the South right–of–way of West Luther Road, thence leaving said right–of–way South 00° 15' 16" West 713.87 feet along the East line of Lot 203 to the Southeast corner of Lot 203, thence North 79° 48' 46" West 494.47 feet along the South line of Lot 203, thence North 25° 03' 20" West 206.68 feet to a point on the West line of Lot 203, thence North 47° 58' 54" East 154.39 feet along the West line of Lot 203; thence North 69° 47' 10" East 196.08 feet along the West line of Lot 203; thence North 01° 06' 28" West 300.75 feet along the West line of Lot 203 to the Northwest corner of Lot 203 on the South right–of–way of West Luther Road; thence along said right–of–way as follows: North 69° 06' 25" East 0.76 feet; thence North 88° 00' 01" East 43.03 feet; thence South 82° 37' 17" East 66.03 feet; thence South 82° 06' 37" East 114.75 feet; thence South 80° 36' 31" West 65.46 feet, to the point of beginning, containing in all 6.486 Acres, more or less.

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 RE–PLAT OF PART OF LOT #203 OF SHAW RIDGE SECTION TWO, ADMINISTRATIVE SUBDIVISION
JOHNNY W. COPAS & LESA A. COPAS

JOHNNY W. COPAS LESA A. COPAS
SOURCE OF TITLE: INSTRUMENT #202207384

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 JOHNNY W. COPAS & LESA A. COPAS AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

MY COMMISSION EXPIRES_____, 20

SIGNATURE OF NOTARY_____

FILED AND RECORDED

THIS _____ DAY OF _____, 20

RECORDER, FLOYD COUNTY, INDIANA

ENTERED FOR TAXATION

THIS DAY OF _____, 20

AUDITOR, FLOYD COUNTY, INDIANA

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN

INSTRUMENT _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS _____ DAY OF _____ 20___

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: FLOYD COUNTY AUDITOR

JASON M. COPPERWAITE
REGISTERED
No. 20200046
STATE OF
INDIANA
LAND SURVEYOR

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 MAY, 2022 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 RECORDERS OFFICE. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

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DocId:8113554
Tx:4061415

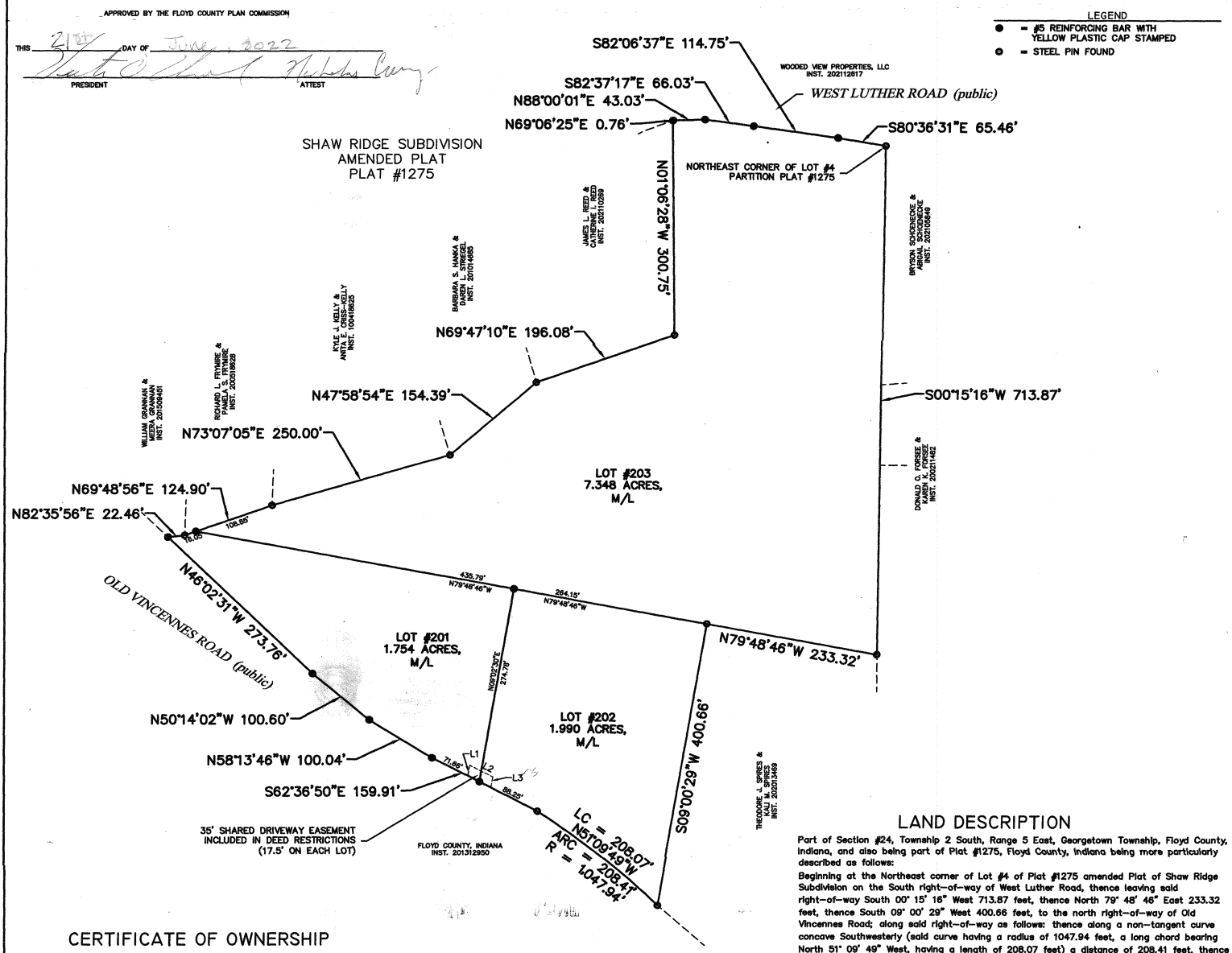
202207384
FLOYD CO. RECORDER
LOIS ENDRIS
06/22/2022 02:22 PM
Pages 1

SHAW RIDGE SECTION TWO ADMINISTRATIVE SUBDIVISION – PLAT #1537

N

0 100 200 Feet

LEGEND
● = #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED
⊙ = STEEL PIN FOUND



FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS 21st DAY OF June, 2022

PRESIDENT ATTEST

LAND DESCRIPTION

Part of Section #24, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, and also being part of Plat #1275, Floyd County, Indiana being more particularly described as follows:

Beginning at the Northeast corner of Lot #4 of Plat #1275 amended Plat of Shaw Ridge Subdivision on the South right–of–way of West Luther Road, thence leaving said right–of–way South 00° 15' 16" West 713.87 feet, thence North 79° 48' 46" East 233.32 feet, thence South 09° 00' 29" West 400.66 feet, to the north right–of–way of Old Vincennes Road; along said right–of–way as follows: thence along a non–tangent curve concave Southwesterly (said curve having a radius of 1047.94 feet, a long chord bearing North 51° 09' 49" West, having a length of 208.07 feet) a distance of 208.41 feet, thence North 62° 36' 50" West 159.91 feet, thence North 58° 13' 46" West 100.04 feet, thence North 50° 14' 02" West 100.60 feet, thence North 46° 02' 31" West 273.76 feet, thence North 82° 35' 56" East 22.46 feet; thence North 69° 48' 56" 124.90 East feet; thence North 73° 07' 05" East 250.00 feet; thence North 47° 58' 54" East 154.39 feet; thence North 69° 47' 10" East 196.08 feet; thence North 01° 06' 28" West 300.75 feet to the South right–of–way of West Luther Road; thence along said right–of–way as follows: North 69° 06' 25" East 0.76 feet; thence North 88° 00' 01" East 43.03 feet; thence South 82° 37' 17" East 66.03 feet; thence South 82° 06' 37" East 114.75 feet; thence South 80° 36' 31" West 65.46 feet, to the point of beginning, containing in all 11.092 Acres, more or less.

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 SHAW RIDGE SUBDIVISION.
COPAS HOMES, LLC

JOHN COPAS
SOURCE OF TITLE: INSTRUMENT #201503102

Line Table		
Line #	Length	Direction
L1	15.00'	N09°02'30"E
L2	35.00'	S62°36'50"E
L3	15.00'	N09°02'30"E

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 JOHN COPAS
AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 22 DAY OF June, 2022

MY COMMISSION EXPIRES 2/28/29, 20

SIGNATURE OF NOTARY

THE PROTECTIVE COVENANTS FOR THIS PLAT ARE RECORDED IN

INSTRUMENT

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS 21st DAY OF June, 20 22

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: FLOYD COUNTY AUDITOR

FILED AND RECORDED

THIS 22nd DAY OF June, 2022

RECORDER, FLOYD COUNTY, INDIANA

ENTERED FOR TAXATION

THIS 22nd DAY OF June, 2022

AUDITOR, FLOYD COUNTY, INDIANA

JASON M. COPPERWAITE
REGISTERED
No. 20200046
STATE OF INDIANA
LAND SURVEYOR

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 MAY, 2022 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 RECORDERS OFFICE. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046

T:\2021\15397\15397FP.DWG

Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Application for Primary Approval of a Subdivision

Please Note:
This Application is a document of public record. Any information disclosed on this Application is available for review by the public. Incomplete Applications will not be accepted. Pre-submission meeting with Building and Development Staff are strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

1. General Information:

Subdivision Name:	Re-Plat of Part of Lot 203 - Shaw Ridge Section II
Applicant Address:	5657 W. Luther Road, Floyds Knobs, IN 47119
Applicant Phone:	(812) 989-3362
Applicant Email:	lesacopas@aol.com
Applicant Address:	Johnny Copas & Lesa Copas

Applicant's Interest in Property:

Owner ☑ Option Holder ☐ Purchase Agreement ☐ Legal Representative ☐ Other ☐

Owner(s) of Property: (complete this section if *owner* is different than applicant)

Owner Name:	Same as Applicant
Owner Address:	
Owner Phone:	
Owner Email:	

Consultant Contact Information:

Consultant Name:	
Consultant Address	
Consultant Phone Number:	
Consultant Email:	

Applicant's Representative:

Representative Name:	Jason M. Copperwaite
Representative Address	1000 Bell Lane, New Albany, IN 47150
Representative Phone:	812-738-4124
Representative Email:	jcopperwaite@ppa-eng.com

2. Site Information:

Parcel ID Number:	22-02-02-400-167.009-002
Address of Property/Location:	5657 W. Luther Road, Floyds Knobs, IN 47119
Current Use of Property:	Single Residential Home
Current Zoning District:	RS - Residential Subdivision

Subdivision Type:

Administrative ☑ Major ☐ Conservation ☐

Total Acreage of Subdivision:	6.486
Number of Lots:	2
Sanitary Sewer or Septic:	Septic

3. Required Documents:

Required Documents for an Administrative Subdivision:

- ☑ Plat detailing proposed lot, street, and easement layout meeting all requirements of the Subdivision Control Ordinance
- ☑ Deed
- ☐ Affidavit of Ownership (if applicable)
- ☑ Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- ☑ $350.00 Filing fee

Required Documents for a Major Subdivision:

- ☐ Plat detailing proposed lot. Street, and easement layout meeting all requirements of the Subdivision Control Ordinance
- ☐ Deed
- ☐ Affidavit of Ownership (if applicable)
- ☐ Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- ☐ Proof of permit obtainment or permit application from INDOT, IDNR, ACOE, IDEM, or any other responsible permitting body (if applicable)
- ☐ Site plan detailing topography, wetlands, flood hazard areas, steep slopes (those exceeding 16%), and soils
- ☐ Preliminary drainage plan detailing proposed storm water infrastructure
- ☐ Traffic study (if applicable)
- ☐ Geotechnical Report (if applicable)
- ☐ Filing fee ($350.00 plus $12 per lot)

Required Documents for a **Conservation Subdivision**:

Please note: the below are required in addition to the above major subdivision requirements

Pre-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Conceptual Site Plan on most current aerial map and a topographic map scaled 1”=100’. Each map shall illustrate the following:
  - Conceptual Open Space areas (Hatched areas)
  - Conceptual roadways
  - Conceptual lot layout
  - Conceptual drainage facilities
  - Conceptual public recreational space
- ☐ Utility and Service Providers listed
- ☐ Adjoining Property Owner list (one (1) property deep)
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site

Final-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Proposed Plat on most current aerial map scaled 1”=100’. Plat shall illustrate the following:
  - Conceptual Open Space areas (Hatched areas)
  - Conceptual roadways
  - Conceptual lot layout
  - Conceptual drainage facilities
  - Conceptual recreational facilities
- ☐ Technical Review Committee Report
- ☐ Plat Review Committee Report
- ☐ Traffic Study
- ☐ Drainage Report
- ☐ Utility and Service Providers letters (including additional sanitary sewer documentation)
- ☐ Adjoining Property Owners list (Two (2) property deep)
- ☐ Draft Restrictions and Covenants
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site
- ☐ Any Supporting Documentation
- ☐ Any Proposed Written Commitments
- ☐ Open Space Acceptance Documentation

4. Signature:

The undersigned states that the above information is true and correct.

Name: Johnny Copas Lesa Copas

Signature: Johnny Copas Lesa Copas Date: April 13, 2026

SUBSCRIBED AND SWORN BEFORE ME

THIS 13th DAY OF April, 2026

Jason Lowell Powers

NOTARY PUBLIC COUNTY OF Harrison

MY COMMISSION EXPIRES 8-23-2030

SEAL

JASON LOWELL POWERS
Commission Number NP0743242
My Commission Expires
AUGUST 23, 2030

UNOFFICIAL COPY

4

201503103 4
FLOYD CO. IN RECORDER - LOIS ENDRIS
03/24/2015 02:21:05PM
201503103 Pages:4
Transaction # 54868

FLOYD COUNTY ASSESSOR

MAR 24 2015

QUITCLAIM DEED

GRANTEE'S ADDRESS: 5454 Old Vincennes Road
Floyds Knobs, IN 47119

MAIL TAX STATEMENTS TO: 5454 Old Vincennes Road
Floyd Knobs, IN 47119
Key # 002-04430-04
Parcel # 22-02-02-400-167.000-002

THIS INDENTURE WITNESSETH: That JOHNNY W. COPAS and LESA A. COPAS, husband and wife, Grantors, of the County of Floyd, State of Indiana,

CONVEY AND QUITCLAIM

unto JOHNNY W. COPAS and LESA A. COPAS, husband and wife, Grantees, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, all their right, title, and interest in and to the real estate situate in the County of Floyd, State of Indiana, described as follows, to-wit:

Part of Section #24, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, and having previously been Lot #4 of Plat #1275 (vacated) and said lot being more particularly described as follows:

Commencing at the Northeast corner of said Lot #4, thence with the Southern dedicated right of way of West Luther Road and being 30.00 feet from the center of said road as follows: North 86° 00' 00" West 44.71 feet, North 87° 30' 07" West 114.75 feet, North 88° 00' 47" West 66.03 feet, South 82° 36' 32" West 43.03 feet, South 63° 42' 55" West 43.85 feet, South 52° 01' 46" West 53.53 feet, South 52° 08' 44" West 84.37 feet, South 57° 35' 15"West 70.22 feet, South 60° 37' 55" West 77.82 feet, South 61° 55' 28" West 93.48 feet, thence leaving said right of way along the Eastern line of Lot #3 of said subdivision South 21° 51' 37" East 294.82 feet, thence along the Southern line of Lots #3, #2 and #1 of said subdivision as follows: South 67° 43' 36" West 250.00 feet, South 64° 25' 27" West 124.90 feet, South 77° 12' 33" West 124.51 feet to the Southwestern corner of Lot #1, thence leaving said Southern line South 03° 44' 30" East 2.46 feet to a point on the Northern right of way of Old Vincennes Road as dedicated, said right of way being 30.00 feet North of the center of Old Vincennes Road, thence with said right of way as follows: South 63° 19' 25" East 101.30 feet, South 63° 58' 26" East 105.27 feet, South 63° 05' 33" East 101.28 feet, South 61° 50' 48" East 116.90 feet, South 60° 07' 11" East 119.54 feet, South 60° 04' 43" East 139.16 feet, South 59° 32' 40" East 90.41 feet, South 58° 19' 10" East 57.30 feet, South 53° 41' 49" East 59.92 feet, South 50° 25' 33" East 59.35 feet, South 48° 48' 36" East 60.42 feet, South 47° 50' 51" East 121.89 feet, South

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

MAR 24 2015

AUDITOR FLOYD CO. IND.

UNOFFICIAL COPY

48° 21' 08" East 77.81 feet, South 48° 19' 44" East 147.69 feet; thence N. 05° 55' 18" W. 1420.76 feet to the point of beginning, containing 17.099 Acres, more or less.

Subject to any and all easements and/or restrictions of public record which may apply to the above described real estate. Also subject to the Restrictive Covenants attached as Exhibit "B".

Excepting therefrom, a 0.86 acre tract conveyed to Barbara S. Hanka and Daren L. Striegel by deed recorded as Instrument #201014685 of the Floyd County, Indiana records.

Excepting therefrom, a 0.757 acre tract conveyed to Floyd County, Indiana by deed recorded as Instrument #200912618 of the Floyd County, Indiana records.

Excepting therefrom, a 3.01 acre tract more particularly described as follows: A 3.01 acre part of Section 24, Township 2 South, Range 5 East in Georgetown Township, Floyd County, Indiana, and being also a part of the tract previously known as Lot 4 of Plat 1275 (now vacated), said 3.01 acre tract being more particularly described as follows:
Commencing at a spike in Old Vincennes Road marking the Southeast corner of Lot 4 of Plat 1275 and running thence N. 05° 55' 18" W. with the East line of said Lot 4 for a distance of 63.81 feet to a point on the new right-of-way of Old Vincennes Road as conveyed to Floyd County, Indiana from Johnny W. Copas and Lesa A. Copas by deed recorded as Instrument #201312950 of the Floyd County records, The True Point of Beginning of the tract herein described; thence along said new right-of-way the following three courses: N. 45° 42' 00" W. a distance of 194.55 feet; N. 45° 32' 37" W. a distance of 107.17 feet; N. 51° 55' 57" W. a distance of 54.33 feet; thence leaving said new right-of-way line N. 16° 57' 01" W. a distance of 198.50 feet to a 5/8" re-bar set with I.D. cap "T.J. Boofter S-0133" (hereafter referred to as a set re-bar); thence N. 02° 50' 01" E. a distance of 214.59 feet to a set re-bar; thence N. 88° 06' 07" E. a distance of 237.81 feet to a set re-bar on the eastern line of said Lot 4; thence S. 05° 55' 18" E. with said eastern line for a distance of 660.03 feet to the True Point of Beginning, containing 3.01 acres.

Containing after said exceptions a total of 12.472 acres.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever as tenants by the entireties.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 19th day of March, 2015.

Johnny W. Copas (SEAL)
JOHNNY W. COPAS

Lesa A. Copas (SEAL)
LESA A. COPAS

UNOFFICIAL COPY

STATE OF INDIANA)
) SS:
COUNTY OF FLOYD)

BEFORE me, a Notary Public, in and for said County and State, personally appeared JOHNNY W. COPAS and LESA A. COPAS and acknowledged the execution of the foregoing as their free and voluntary act and deed for the use and purposes mentioned herein.

Witness my hand and seal, this 19th day of March, 2015.

Melanie P. Prior
NOTARY PUBLIC

My Commission Expires:
April 13, 2016

Resident of FLOYD Co., IN.

Melanie P. Prior
PRINTED SIGNATURE

THIS INSTRUMENT PREPARED BY:
JOHN A. KRAFT, ATTY.
YOUNG, LIND, ENDRES & KRAFT

This deed prepared without the benefit of a title search.

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

BY: Karen S. Hughes

UNOFFICIAL COPY

Exhibit B

The following Restrictive Covenants shall run with the property (with any transfer of ownership).

Restrictive Covenants

1. One dwelling shall be permitted to be built on this tract of land.

2. No Offensive Activity or Nuisance: No obnoxious or offensive activity of any sort or kind shall be carried on upon this tract of land which may be or may at any time become a nuisance to the surrounding neighbors.

3. Residential purposes only, no temporary residence or businesses: No building shall be used for any purpose except a single family residence. No dwelling of a temporary character such as a trailer, tent, shack, garage, basement or other building shall be used at any time as a residence, either temporarily or permanently. No modular, double-wide or pre-fab home shall be erected on the property.

4. Animals: No swine or poultry shall be raised, bred or kept on the property.

5. Garbage & Refuse Disposal: No trash, garbage or other refuse shall be kept within the property except in neat and sanitary containers. Any incinerator or other equipment for the storage or disposal of such material shall be kept in clean, neat and sanitary condition.

6. Storage of Motor Vehicles, Trailers & Boats: No camping trailers or recreational vehicle of any type or any boat or other motor vehicle shall be parked on a regular basis or stored in front of a line described as a line extending from each side property line perpendicular to the rear corner of the residential structure constructed on said property. No un-operative vehicles or parts thereof may be kept or stored on any part of the property.

7. Commercial Vehicles: No commercial vehicles, construction, or like equipment or mobile or stationary trailers of any kind shall be parked or stored on property on a permanent basis.

8. Septic Systems & Fuel Tanks: All septic systems or other forms of sewage treatment must be installed with the approval of the Clark County Department of Health. All fuel tanks shall be located behind home and buried below finish grade or hidden from street view by decorative fencing or shrubbery.

ENFORCEMENT: These Restrictive Covenants shall be enforced either in law, by the way of seeking damages, or in equity, either by injunction or specific performance. If at any time, either y statutory law passed in the State of Indiana, or by an order of Court one or more of these Covenants shall be held illegal or of no force it will in no way affect the remaining Covenants which shall continue in full force and effect.

FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website www.floydcounty.in.gov

Telephone (812) 948-4726
Fax (812) 948-2208

March 7, 2022

Floyd County Department of Building & Development Services
City County Bldg. Room 22
New Albany, IN 47150

To Whom It May Concern:

Our office has received the soil evaluations for Shaw Ridge subdivision, which is currently part of the property located at 5657 W. Luther Road, parcel #22-02-02-400-067.000-002. The parcel, which is owned by Johnny & Lesa Copas, will be split into three lots as seen in the attachment. Onsite System Minimum Design Specification sheets have been provided from FCHD for proposed Lots #201 and 202. The specification sheets are for planning purposes only and do not constitute an approval.

Our department has no objections to the subdivision. Septic permits for the subdivision will be issued on a lot by lot basis. If you have any further questions please contact me at 812-948-4726 ext. 661.

Respectfully,

Dawn Stackhouse

Dawn Stackhouse
Environmental Supervisor, FCHD
812-948-4726 ext. 661
dstackhouse@floydcounty.in.gov

Harrison **REMC**

Your Touchstone Energy® Cooperative

January 20, 2022

J Jason M. Copperwaite, P.E., P.S., FAA-UAS
Paul Primavera & Associates
301 E. Chestnut Street
Corydon, IN 47112

Dear Jason,

Regarding Shaw Ridge, Section 2 in Floyds Knobs, IN. Harrison REMC does have the electrical facilities and will be the provider of the electric service.

If you have any questions; please contact the office.

Sincerely,

Jason Flock
Harrison REMC
812.738.4115 Office
jflock@harrisonremc.com

CenterPoint® Energy

3/15/2022

Paul Primavera & Associates
301 E Chestnut St.
Corydon, IN 47112

Re: Shaw Ridge Section 2

To whom it may concern::

The preliminary information for Shaw Ridge Section 2 in Floyds Knobs, IN was received on 3/15/2022 by CenterPoint Energy. A determination has been made that CenterPoint has natural gas facilities in the area to provide service subject to our standard policies and procedures.

This shall not be construed as approval of the preliminary plat/plans for said project, but rather a statement that facilities to provide service are available. A final approved engineering drawing and service load requirements must be submitted to CenterPoint to determine if capacity exists to meet the requested load.

If you have further questions please feel free to contact me.

Sincerely,

Joel Boser
Account Manager
812-948-4902

03/15/2022

Greg Stevens
AT&T
510 E Spring St
New Albany, IN 47151
Office: 812-948-7179
Cell:502-817-1899

RE: Letter of utility availability

Project: Shaw Ridge, Section Two
Floyds Knobs, IN 47122

To whom it may concern,

This letter is in response to your request for information on the availability of AT&T service at the above-mentioned development. This letter acknowledges that the above referenced project is in an area served by AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the above-mentioned project, but an acknowledgement that AT&T has service in this area.

If you have any further questions on the terms and conditions of services available to the above stated property, please give me a call.

Sincerely,

Greg Stevens

Greg Stevens
Outside Plant Engineer
C:502-817-1899
O:812-948-7179

Good day,

FKWC would be willing to have a dual meter set placed on the connecting property line. It would contain 2- 3/4" meter setters, one for each lot.

Danny Standiford
3/23/2022

Danny Standiford
Floyds Knobs Water Company, Inc.
floydsknobswater.com