

LATHROP STREET AND OLD CLEVELAND ROAD MINOR SUBDIVISION

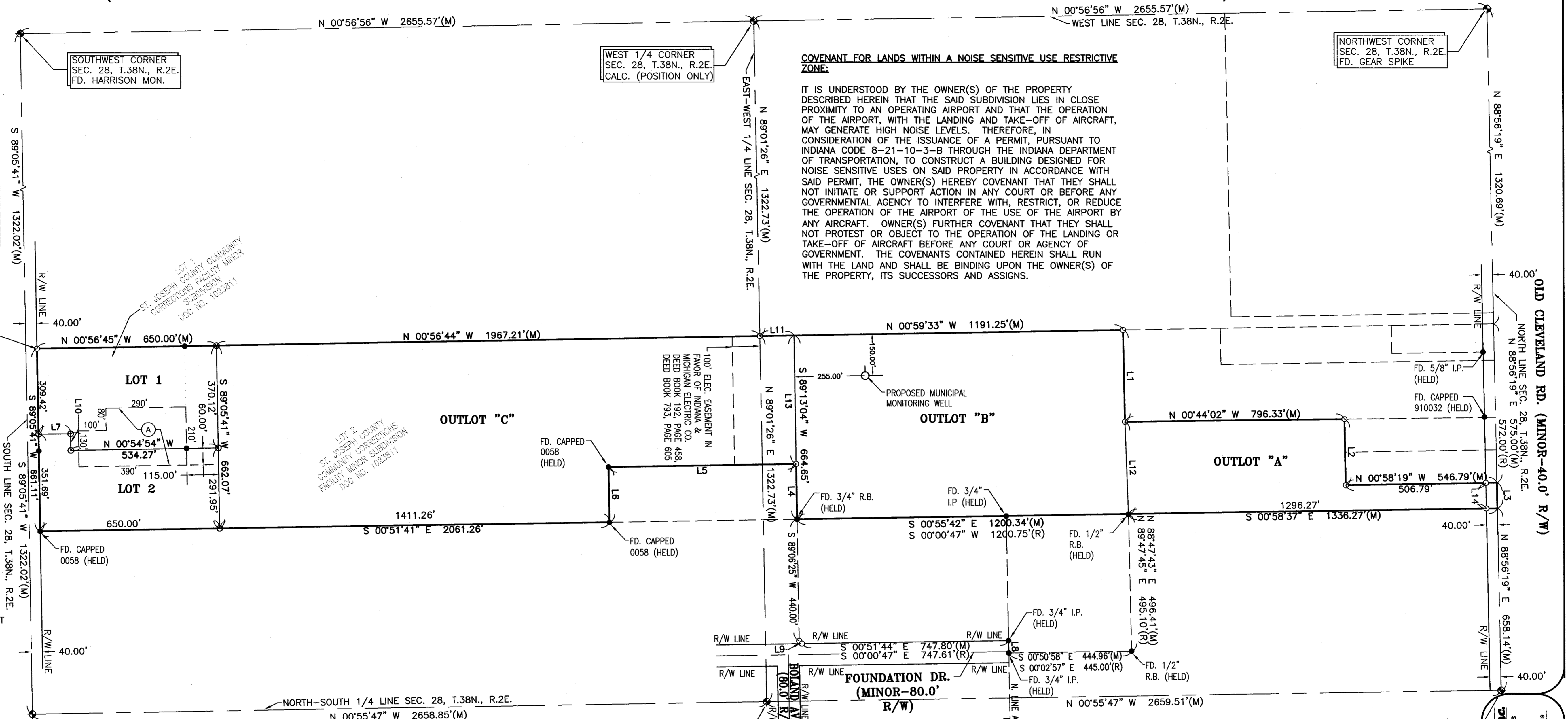
PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST,

CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

(INCLUDING A RE-SUBDIVISION OF LOT 1 AND LOT 2 OF "ST. JOSEPH COUNTY COMMUNITY CORRECTIONS FACILITY MINOR SUBDIVISION")

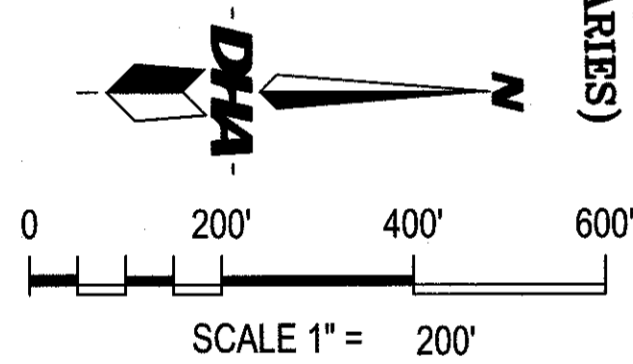
2020-17513
RECORDED AS PRESENTED ON
06/25/2020 02:42 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
POST: 2 FEES: 30.00

LINE	BEARING	DISTANCE
L1 M	N 88°56'19" E	332.21'
L1 R	N 90°00'00" E	330.00'
L2 M	N 88°56'18" E	239.00'
L2 R	N 90°00'00" E	239.00'
L3 M	N 88°56'19" E	92.50'
L3 R	N 90°00'00" E	92.50'
L4 M	S 89°13'04" W	200.00'
L5 M	S 00°53'52" E	678.98'
L6 M	N 89°08'09" E	200.16'
L7	N 00°54'54" W	116.00'
L8 M	S 88°44'41" W	44.92'
L9 M	S 44°07'20" W	14.15'
L9 R	S 44°59'46" W	14.15'
L10	N 89°20'27" E	60.35'
L11	N 00°59'33" W	124.17'
L12	N 87°56'08" E	333.85'
L13	S 89°13'04" W	464.65'
L14	N 88°56'19" E	92.47'



COVENANT FOR LANDS WITHIN A NOISE SENSITIVE USE RESTRICTIVE ZONE:

IT IS UNDERSTOOD BY THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN THAT THE SAID SUBDIVISION LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT, WITH THE LANDING AND TAKE-OFF OF AIRCRAFT, MAY GENERATE HIGH NOISE LEVELS. THEREFORE, IN CONSIDERATION OF THE ISSUANCE OF A PERMIT, PURSUANT TO INDIANA CODE 8-21-10-3-B THROUGH THE INDIANA DEPARTMENT OF TRANSPORTATION, TO CONSTRUCT A BUILDING DESIGNED FOR NOISE SENSITIVE USES ON SAID PROPERTY IN ACCORDANCE WITH SAID PERMIT, THE OWNER(S) HEREBY COVENANT THAT THEY SHALL NOT INITIATE OR SUPPORT ACTION IN ANY COURT OR BEFORE ANY GOVERNMENTAL AGENCY TO INTERFERE WITH, RESTRICT, OR REDUCE THE OPERATION OF THE AIRPORT OR THE USE OF THE AIRPORT BY ANY AIRCRAFT. OWNER(S) FURTHER COVENANT THAT THEY SHALL NOT PROTEST OR OBJECT TO THE OPERATION OF THE LANDING OR TAKE-OFF OF AIRCRAFT BEFORE ANY COURT OR AGENCY OF GOVERNMENT. THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER(S) OF THE PROPERTY, ITS SUCCESSORS AND ASSIGNS.



EASEMENT LEGENDS:

(A) DRAINAGE EASEMENT PER DOCUMENT NO. 1023811 IN FAVOR OF LOT 1 AND LOT 2.

SURVEYORS & ENGINEERS:
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

SUBDIVIDERS:
BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY
227 W. JEFFERSON BOULEVARD
SOUTH BEND, IN 46601

MONUMENTATION:

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- x = CHISELED "X" ON CONCRETE

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF "ST. JOSEPH COUNTY COMMUNITY CORRECTIONS FACILITY MINOR SUBDIVISION" AS RECORDED IN DOCUMENT NUMBER 1023811 IN THE OFFICE OF THE ST. JOSEPH COUNTY, INDIANA RECORDER; THENCE ALONG THE WEST LOT LINE OF LOT 1 AND LOT 2 OF SAID SUBDIVISION FOR THE NEXT TWO (2) COURSES, NORTH 00°56'45" WEST, A DISTANCE OF 650.00 FEET, AND NORTH 00°56'44" WEST, A DISTANCE OF 1,967.21 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF SAID SECTION AND THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°59'33" WEST, A DISTANCE OF 124.17 FEET; THENCE NORTH 00°59'33" WEST, A DISTANCE OF 1191.25 FEET; THENCE NORTH 88°56'19" EAST (REC. NORTH 90°00'00" EAST), A DISTANCE OF 332.21 FEET (REC. 330.00 FEET); THENCE NORTH 00°44'02" WEST, A DISTANCE OF 796.33 FEET; THENCE NORTH 88°56'18" EAST (REC. NORTH 90°00'00" EAST), A DISTANCE OF 239.00 FEET; THENCE NORTH 00°58'19" WEST, A DISTANCE OF 546.79 FEET TO THE CENTERLINE OF OLD CLEVELAND ROAD AND THE NORTH LINE OF SAID SECTION; THENCE NORTH 88°56'19" EAST (REC. NORTH 90°00'00" EAST) ALONG SAID CENTERLINE AND NORTH LINE, A DISTANCE OF 92.50 FEET; THENCE SOUTH 00°58'37" WEST, A DISTANCE OF 1336.27 FEET; THENCE SOUTH 00°55'42" EAST (REC. SOUTH 00°00'47" WEST), A DISTANCE OF 1200.34 FEET (REC. 1200.75 FEET); THENCE SOUTH 89°13'04" WEST, A DISTANCE OF 200.00 FEET; THENCE ALONG THE EAST LOT LINE OF SAID LOT 2 AND ITS' NORTHERLY EXTENSION FOR THE NEXT THREE (3) COURSES, SOUTH 00°53'52" EAST, A DISTANCE OF 678.98 FEET, AND NORTH 89°08'09" EAST, A DISTANCE OF 200.16 FEET, AND SOUTH 00°51'41" EAST, A DISTANCE OF 2061.26 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LATHROP STREET AND THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LINE FOR THE NEXT TWO (2) COURSES, SOUTH 89°05'41" WEST (REC. SOUTH 89°31'13" WEST), A DISTANCE OF 291.34' FEET (REC. 291.30 FEET); AND SOUTH 89°05'41" WEST A DISTANCE OF 369.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.05 ACRES MORE OR LESS AND CONSISTING OF TWO (2) LOTS AND THREE (3) OUTLOTS. SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

MUNICIPAL MONITORING WELL NOTE:

THE MUNICIPAL MONITORING WELL SHOWN ON OUT LOT "B" OF THIS PLAT IS FOR THE USE OF THE CITY OF SOUTH BEND, INDIANA. THE OWNER AND THEIR ASSIGNS OF SAID OUTLOT SHALL ALLOW THE CITY OF SOUTH BEND ACCESS TO SAID MONITORING WELL FOR ACQUIRING REQUIRED TESTING DATA, ANY REQUIRED MAINTENANCE, INCLUDING BUT NOT LIMITED TO REPLACEMENT AND ABANDONMENT AND CLOSING OUT SAID WELL. NO DEVELOPMENT, OR CHANGING OR GRADES, OR IMPROVEMENTS SHALL BE DONE WITHIN 30 FEET OF SAID MONITORING WELL WITHOUT THE APPROVAL OF THE CITY OF SOUTH BEND ENGINEERING DEPARTMENT.



DATE	DRAWN BY:	REVISIONS		SHEET
1/2/19	GGS			1
	CHECKED BY:			OF
	MJD	DATE	BY	
		5/8/20	GGS	REVISED PER NON-CONFORMANCE
	PROJ. MANGR:	5/22/20	GGS	ADDED MONITORING WELL
180191.4	MJD	6/16/20	GGS	ADDED STREET CLASSIFICATIONS

180191.4 MS.dwg
6/23/2020 10:20 AM

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Danch, Harner & Associates, Inc.
Professional Engineers
Landscape Architects & Land Planners
Office: (574) 234-4003 / (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

LATHROP STREET AND OLD CLEVELAND ROAD MINOR SUBDIVISION
 PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
 (INCLUDING A RE-SUBDIVISION OF LOT 1 AND LOT 2 OF "ST. JOSEPH COUNTY COMMUNITY CORRECTIONS FACILITY MINOR SUBDIVISION")

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS 5th DAY OF June, 2020.

BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY
 227 W. JEFFERSON BOULEVARD
 SOUTH BEND, IN 46601

By: *Donald Fleming*
 BY:

BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY
 227 W. JEFFERSON BOULEVARD
 SOUTH BEND, IN 46601

NOTARIZATION STATEMENT:

STATE OF INDIANA]
 COUNTY OF ST. JOSEPH]

SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN

EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF June, 2020.

MY COMMISSION EXPIRES 5-21-23

Francisco C. Folin
 FRANCISCO C. FOLIN
 NOTARY PUBLIC
 RESIDENT OF ST. JOSEPH COUNTY



Transfer 1110
 Taxing Unit German
 Date 06-25-2020

DULY ENTERED FOR TAXATION
 ST. JOSEPH CO. INDIANA
 SUBJECT TO FINAL ACCEPTANCE
 FOR TRANSFER

DEED OF DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

LATHROP STREET AND OLD CLEVELAND ROAD MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS" ARE RESERVED FOR THE USES AS DESIGNATED FOR THE USE OF THE PUBLIC UTILITIES AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, R.L. HARNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA: THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 28TH DAY OF SEPTEMBER, 2018: THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF CITY OF SOUTH BEND, INDIANA.

R.L. Harner

R.L. HARNER #910032



"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."
RON L. HARNER

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE LATHROP STREET AND OLD CLEVELAND ROAD MINOR SUBDIVISION WAS GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON JUNE 25, 2020, DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

Angela M. Smith
 Secretary of the Commission
 Angela M. Smith



GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

DATE		DRAWN BY:		REVISIONS			
1/2/19	GGS	SCALE	CHECKED BY:	DATE	BY	REVISED	PER NON-COMFORMANCE
NA	MJD	FILE #	PROJ. MANGR:	5/8/20	GGS		
180191.4	MJD						

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 Land Surveyors • Professional Engineers
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 Office: (574)234-4003 / (800)954-4119
 1842 Commerce Drive • South Bend, IN 46608
DHA

SHEET 2 OF 2

180191.4 MS.dwg
5/8/2020 10:38 AM