

2022-27585
 RECORDED AS PRESENTED ON
 THIS DATE BY THE CLERK OF
 COUNTY RECORDS
 ST. JOSEPH COUNTY
 RECORDER
 FEE: \$1.00

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT
PENNY HILL HOMES MINOR SUBDIVISION
 WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON
September 19, 2022; 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 SIGNATURE AND THE COMMISSION'S SEAL HEREUPON:

Angela M. Smith
 ANGELA M. SMITH
 SECRETARY OF THE COMMISSION



PENNY HILL HOMES MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

Transfer 1756
 Taxing Unit SB
 Date 09/22/22

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON THE RECORDED PLAT OF THE REPLAT OF CHRISTOPHER KUPPLER'S SUBDIVISION OF LOTS 1 THROUGH 6 INCLUSIVE, IN COBB'S SUBDIVISION OF BANK OUTLOT 28, SAID POINT BEING A 5/8" REBAR IRON SET WITH FIRM No. 0415 CAP; THENCE SOUTH 89°25'12" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 81.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND BEING A 5/8" REBAR IRON SET WITH FIRM No. 0415 CAP; THENCE NORTH 00°30'18" WEST ALONG THE WEST LINE OF SAID LOT 3 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 172.52 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SUBDIVISION AND BEING A 5/8" REBAR IRON SET WITH FIRM No. 0415 CAP; THENCE NORTH 89°25'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 81.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND BEING A 5/8" REBAR IRON SET WITH FIRM No. 0415 CAP; THENCE SOUTH 00°30'18" EAST ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 172.52 FEET TO THE POINT OF BEGINNING.

DEED OF DEDICATION

THE UNDERSIGNED, PENNY HILL HOMES, LLC, JONATHAN NICOLETTI AND TAYLOR NICOLETTI, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: PENNY HILL HOMES MINOR SUBDIVISION. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR 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 OWNERS OF 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.

OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PENNY HILL HOMES, LLC, JONATHAN NICOLETTI AND TAYLOR NICOLETTI ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

Sarah Hill
 PENNY HILL HOMES, LLC
 BY SARAH HILL
 723 PARK AVENUE
 SOUTH BEND, INDIANA 46816

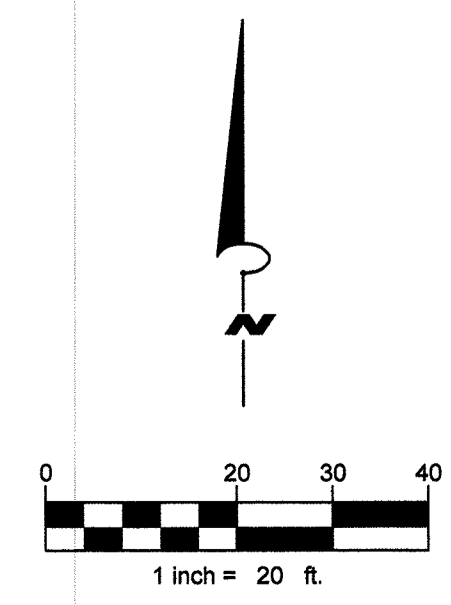
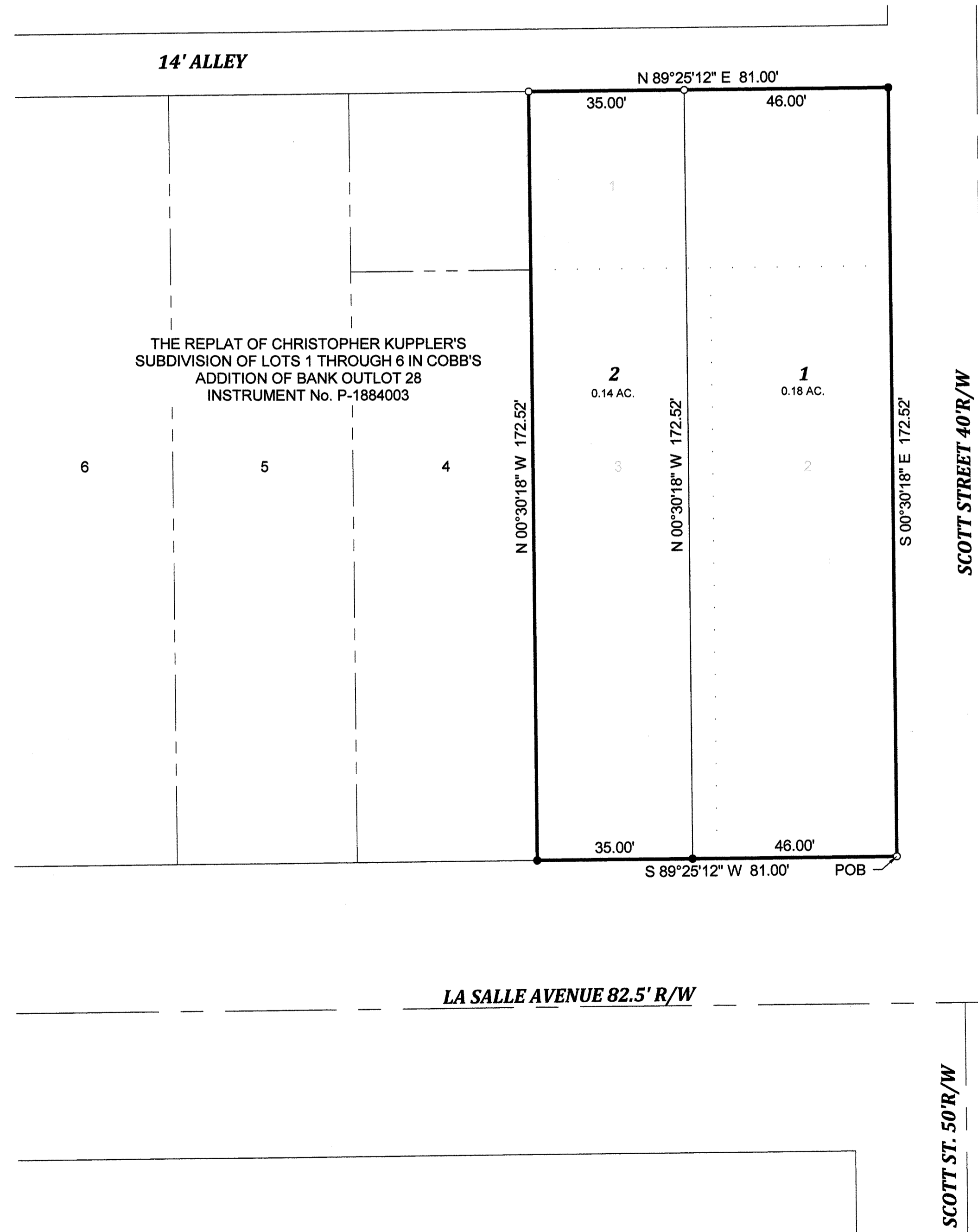
Jonathan Nicoletti
 JONATHAN NICOLETTI
 701 W. LASALLE AVENUE
 SOUTH BEND, INDIANA 46801

Taylor Nicoletti
 TAYLOR NICOLETTI
 701 W. LASALLE AVENUE
 SOUTH BEND, INDIANA 46801

DULY ENTERED FOR TAXATION
 ST. JOSEPH CO. INDIANA
 SUBJECT TO BOND AND PAYMENT OF TAXES

NOTES

1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. THESE LOTS ARE CURRENTLY SERVED BY MUNICIPAL WATER AND SANITARY SEWER.
7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0192D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS OF MINIMAL FLOODING AND TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. TAX KEY No. 018-1025-108801, 018-1025-1090 AND 018-1025-1091.



STATE OF INDIANA SS:
 COUNTY OF ST. JOSEPH
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PENNY HILL HOMES, LLC
 BY SARAH HILL
 JONATHAN NICOLETTI AND TAYLOR NICOLETTI AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF September, 2022.

Donna R. Simon
 DONNA R. SIMON, NOTARY PUBLIC
 EXPIRATION DATE: AUGUST 29, 2028.
 NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.



SURVEYOR'S CERTIFICATION
 I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 JULY 1, 2022, 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 ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terance D. Lang
 TERANCE D. LANG, PS No. 80040523



LA
 part of the
WIGHTMAN family
 715 S. MICHIGAN ST.
 SOUTH BEND, IN. 46801
 574.233.1841
 www.gowightman.com

PROJECT NAME:

08-02-2022 UPDATE OWNERS

REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
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DATE: 7-1-22

SCALE: 1" = 30'

DRAWN BY: JMS

CHECKED BY:

JOB No. 226441

PLAT