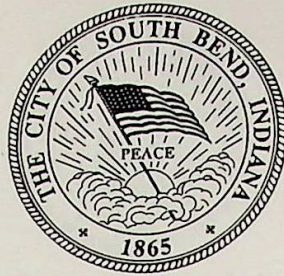


ORDINANCE #
9437-03

ALLEY VACATION

THE PUBLIC INGRESS/
EGRESS EASEMENT TO
BE VACATED IS THE 1ST/
E/W EASEMENT SOUTH
(APPROX. 177 FT.) OF
WASHINGTON ST. FROM
MICHIGAN ST. EAST TO ST.
JOSEPH ST. FOR A DISTANCE
OF 333.70 FT., MORE OR LESS,
& WIDTH OF 30 FT. SAID
EASEMENT BEING PART OF HALL
OF FAME REPLAT OF LOT 5,
RIVER BEND ADDITION TO THE
CITY OF SOUTH BEND, ST. JOE COUNTY,
INDIANA



Office of the City Clerk

Loretta J. Duda, City Clerk

SEPTEMBER 10, 2003

MEMORANDUM

TO: Area Plan Commission
Board of Public Works
Building Department
Division of Engineering
Fire Department
Northern Indiana Public Service Company
Police Department
Street Department
Bureau of Traffic & Lighting - Mark
Community & Economic Development - Larry Magliozzi
County Auditor - Melinda
Ed Herman - Water Works - North Station

FROM: Loretta J. Duda, City Clerk

All proceedings with reference to Ordinance No. 9437-03 for the vacation of the following property:

THE PUBLIC INGRESS/EGRESS EASEMENT TO BE VACATED IS THE FIRST EAST/WEST EASEMENT SOUTH (APPROXIMATELY 177 FEET) OF WASHINGTON STREET FROM MICHIGAN STREET EAST TO ST. JOSEPH STREET FOR A DISTANCE OF 333.70 FEET, MORE OR LESS, AND WIDTH OF 30 FEET. SAID EASEMENT BEING PART OF HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

are closed and this area is vacated.

cc: Jim Betin - Northern Indiana Public Service Co.
South Bend Community School Corporation Transportation Dept.

455 County-City Building • South Bend, Indiana 46601 • 574/235-9221 • Fax 574/235-9173 • TDD 574/235-5567

Sandra Parmerlee
Chief Deputy

Janice Talboom
Deputy

Winona Hays
Ordinance Violation Clerk

1316 COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601-1830



PHONE 574/ 235-9251
FAX 574/ 235-9171
TDD 574/ 235-5567

CITY OF SOUTH BEND STEPHEN J. LUECKE, MAYOR

BOARD OF PUBLIC WORKS

July 24, 2003

Members of the Common Council
Council Chambers
County-City Building, 4th Floor
South Bend, Indiana 46601

RE: Property Vacation

Dear Members of the Council:

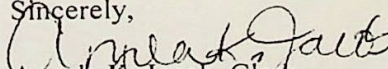
In accordance with Municipal Code Section 18-53.8, a **favorable recommendation, subject to the following conditions**, is being submitted to the Common Council concerning a property vacation on the following:

First east/west easement south of Washington Street from Michigan Street east to S. Joseph Street for a distance of 333.70 feet, more or less, and a width of 30 feet. Said easement being part of the Hall of Fame Replat of Lot 5, River Bend Addition to the City of South Bend, St. Joseph County, Indiana.

Favorable recommendations from the Area Plan Commission, Police Department, Fire Department, Sanitation, Community and Economic Development, Legal Department and the Department of Public Works have been received. Area plan stated this public ingress/egress easement be vacated subject to any utility easements that are necessary.

The Board of Public Works submits to you a **favorable recommendation** concerning this vacation, subject to any utility easements that may be necessary.

Sincerely,


Angela K. Jacob, Clerk

Attachments

c: Rosemary Mandrici, Assessor's Office
Melinda Stopczynski, Auditor's Office

APPROVED
Board of Public Works

JUL 24 2003
George A. Galot
Donald E. Salter
Carl P. Mitchell

ORDINANCE NO. _____

AN ORDINANCE TO VACATE THE FOLLOWING DESCRIBED PROPERTY:

THE PUBLIC INGRESS/EGRESS EASEMENT TO BE VACATED IS THE FIRST EAST/WEST EASEMENT SOUTH (APPROXIMATELY 177 FEET) OF WASHINGTON STREET FROM MICHIGAN STREET EAST TO ST. JOSEPH STREET FOR A DISTANCE OF 333.70 FEET, MORE OR LESS, AND WIDTH OF 30 FEET. SAID EASEMENT BEING PART OF HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

STATEMENT OF PURPOSE AND INTENT

Purseant to Indiana Code Section 36-7-3-12, the Common Council is charged with the authority to hear all petitions to vacate public ways or public places within the City.

The following Ordinance vacates the above described public property.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, as follows:

SECTION I. The Common Council of the City of South Bend having held a public hearing on the petition to vacate the following property:

THE PUBLIC INGRESS/EGRESS EASEMENT TO BE VACATED IS THE FIRST EAST/WEST EASEMENT SOUTH (APPROXIMATELY 177 FEET) OF WASHINGTON STREET FROM MICHIGAN STREET EAST TO ST. JOSEPH STREET FOR A DISTANCE OF 333.70 FEET, MORE OR LESS, AND WIDTH OF 30 FEET. SAID EASEMENT BEING PART OF HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

hereby determines that it is desirable to vacate said property.

SECTION II. The City of South Bend hereby reserves the rights and easements of all utilities and the Municipal City of South Bend, Indiana, to construct and maintain any facilities, including, but not limited to, the following: electric, telephone, gas, water, sewer, surface water control structures and ditches, within the vacated right-of-way, unless such rights are released by the individual utilities.

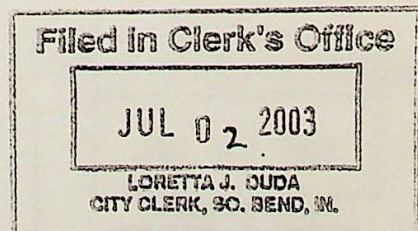
SECTION III. The following property may be injuriously or beneficially affected by such vacating:

LOT "A" OF THE PLAT OF "HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA."
LOTS #38 & #43 OF THE ORIGINAL PLAT OF THE TOWN, (NOW CITY) OF SOUTH BEND"

SECTION IV. The purpose of the vacation of the real property is to allow for the addition to an existing building located on Michigan Hill Street. The addition will cross the proposed vacated Public Ingress & Egress Easement which runs from Michigan Street on the West to St. Joseph Street on the East.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

Member of the Common Council



PETITION TO VACATE PUBLIC RIGHTS-OF-WAY
(STREETS/ALLEYS)

TO: THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA

DATE: JUNE 25, 2003

I (WE), THE UNDERSIGNED PROPERTY OWNER(S), PETITION YOU TO VACATE:

A. THE 30 FT. WIDE PUBLIC INGRESS & EGRESS EASEMENT DESCRIBED AS:

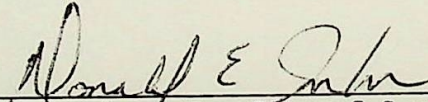
THE PUBLIC INGRESS/EGRESS EASEMENT TO BE VACATED IS THE FIRST EAST/WEST EASEMENT SOUTH (APPROXIMATELY 177 FEET) OF WASHINGTON STREET FROM MICHIGAN STREET EAST TO ST. JOSEPH STREET FOR A DISTANCE OF 333.70 FEET, MORE OR LESS, AND WIDTH OF 30 FEET. SAID EASEMENT BEING PART OF HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

B. THE STREET DESCRIBED AS:

NAME (signed & printed) & ADDRESS LOT #

City of South Bend for the
Use and benefit of its Department
of Redevelopment
1200 County-City Building
South Bend, Indiana 46601

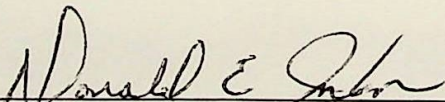
Lot # 43 of the Original
Plat of The Town (Now City)
of South Bend



Don Inks - For City of South Bend

South Bend Redevelopment Authority
1200 County-City Building
South Bend, Indiana 46601

Lot "A" of the Hall of Fame
Replat of Lot 5, River Bend
Addition to the City of South
Bend



Don Inks - For South Bend Redevelopment
Authority

Parking Facilities of South Bend
6th Floor
First Bank Building
South Bend, Indiana 46601

Lot # 38 of the Original
Plat of The Town (Now City)
of South Bend

Filed In Clerk's Office

JUL 12 2003

LORETTA J. DUDA
CITY CLERK, SO. BEND, IN.

OFFICE OF THE CITY CLERK

CONTACT PERSON (S)

NAME: Danch, Harner & Associates, Inc.
2422 Viridian Drive, Suite 201
South Bend, Indiana 46628
(574) 234-4003

RETURN TO:

OFFICE OF THE CITY CLERK
LORETTA J. DUDA, CITY CLERK
ROOM 455-COUNTY-CITY BUILDING
SOUTH BEND, IN 46601
574-235-9221

Filed In Clerk's Office

JUL n 2 2003

LORETTA J. DUDA
CITY CLERK, SO. BEND, IN.

OFFICE OF THE CITY CLERK

TO: BOARD OF PUBLIC WORKS

DATE: JULY 8, 2003

JUL 09 2003

I am referring to you the following vacation:

50-03 A BILL TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE PUBLIC INGRESS/EGRESS EASEMENT TO BE VACATED IS THE FIRST EAST/WEST EASEMENT SOUTH (APPROXIMATELY 177 FEET) OF WASHINGTON STREET FROM MICHIGAN STREET EAST TO ST. JOSEPH STREET FOR A DISTANCE OF 333.70 FEET, MORE OR LESS, AND WIDTH OF 30 FEET. SAID EASEMENT BEING PART OF HALL OF FAME REPLAT OF LOT 5, RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

For your information, the Common Council will have first reading on this vacation request on Monday, July 14, 2003. I assume the council will set this bill for public hearing at its regularly scheduled meeting of July 28, 2003.

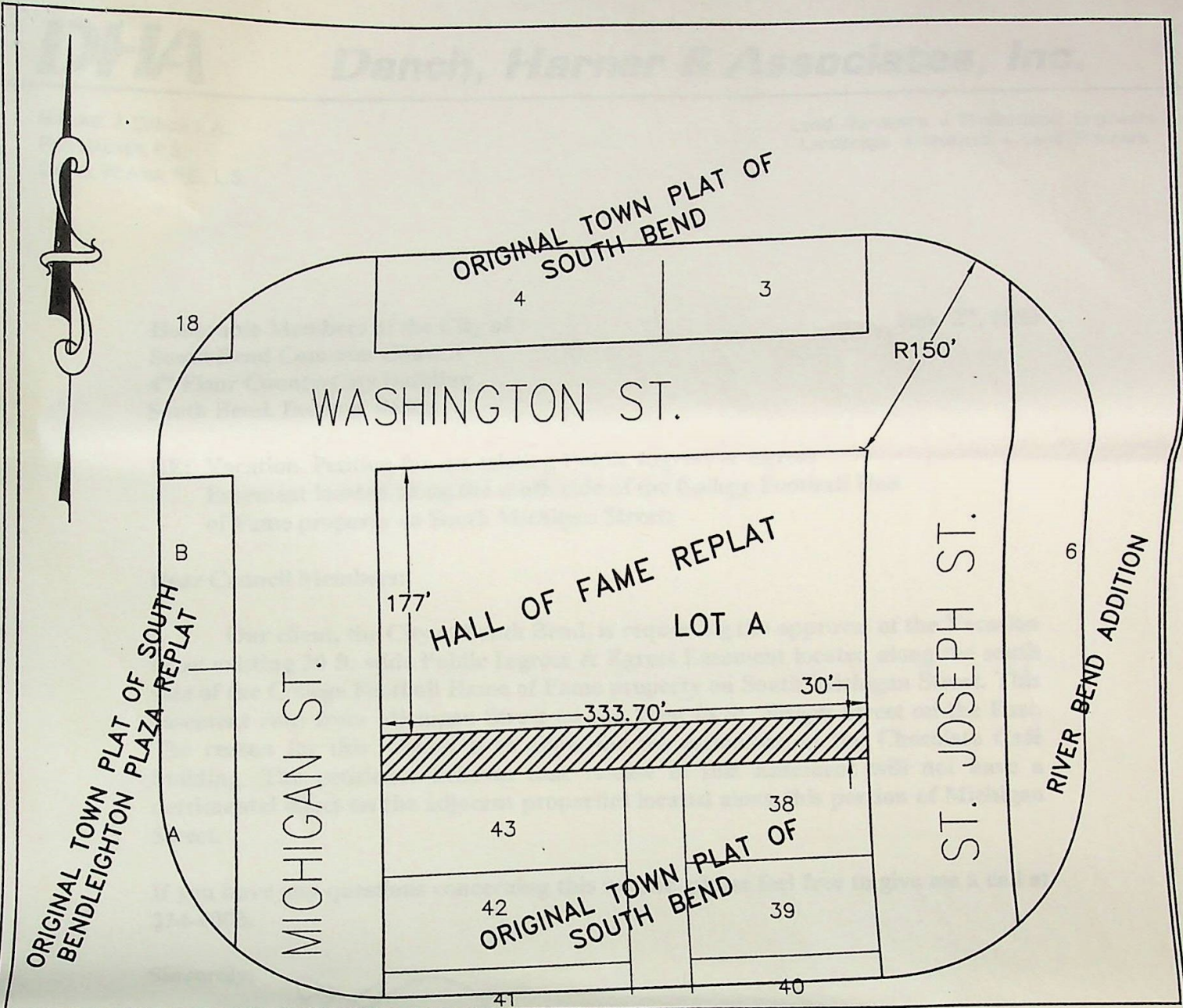
If you have any questions, please do not hesitate to contact this office.

Thanks!

CITY CLERK
LORETTA J. DUDA

DEPUTY

Jamie Talboom



LEGAL DESCRIPTION:

The public Ingress/Egress easement to be vacated is the first East/West easement South (approximately 177 feet) of Washington Street from Michigan Street East to St. Joseph Street for a distance of 333.70 feet, more or less, and width of 30 feet. Said easement being part of Hall of Fame Replat of Lot 5, River Bend Addition to the City of South Bend, St. Joseph County, Indiana.

Filed In Clerk's Office

JUL 07 2003

LORETYA J. DUDA
CITY CLERK, SO. BEND, IN.



Danch, Harner & Associates, Inc.

MICHAEL J. DANCH, L.A.
RON HARNER, P.S.
DANIEL W. AKIN, P.E., L.S.

Land Surveyors ■ Professional Engineers
Landscape Architects ■ Land Planners

June 27, 2003

Honorable Members of the City of
South Bend Common Council
4th Floor County-City Building
South Bend, Indiana 46601

RE: Vacation Petition for an existing Public Ingress & Egress
Easement located along the south side of the College Football Hall
of Fame property on South Michigan Street:

Dear Council Members:

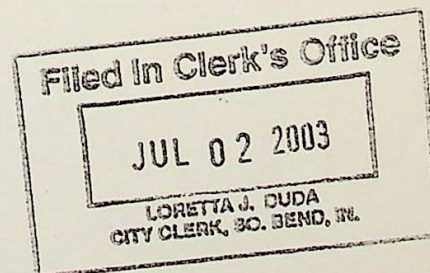
Our client, the City of South Bend, is requesting the approval of the Vacation of an existing 30 ft. wide Public Ingress & Egress Easement located along the south side of the College Football Hame of Fame property on South Michigan Street. This easement runs from Michigan Street on the West to St. Joseph Street on the East. The reason for this request is to allow for the expansion of the Chocolate Café building. The petitioner believes that release of this Easement will not have a detrimental effect on the adjacent properties located along this portion of Michigan Street.

If you have any questions concerning this matter, please feel free to give me a call at 234-4003.

Sincerely,

Michael J. Danch
President
Danch, Harner & Associates

File # 030110 "C" Md.



INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS

JUL 14 2003

TO: Carl Littrell, Engineering Department
John Byorni, Area Plan Commission
Larry Magliozzi, Community & Economic Development
Bob Mathia, Community & Economic Development
Howard Buchanon, Fire Department
Jack Dillon, Solid Waste
Joe Markovich, Police Department
Tom Bodnar, City Attorney's Office

FROM: Angie Jacob, Clerk *AY*

RE: Alley Vacation

DATE: July 10, 2003

I would appreciate receiving your comments and recommendation concerning this vacation no later than July 23, 2003. Thank you for your cooperation.


COMMENTS & RECOMMENDATIONS:

No concerns - Solid Waste

BY: *John Dillon* DATE: *7-14-03*

**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

TO: Carl Littrell, Engineering Department
John Byorni, Area Plan Commission
Larry Magliozzi, Community & Economic Development
Bob Mathia, Community & Economic Development
Howard Buchanon, Fire Department
Jack Dillon, Solid Waste
Joe Markovich, Police Department
Tom Bodnar, City Attorney's Office

FROM: Angie Jacob, Clerk 

RE: Alley Vacation

DATE: July 10, 2003

I would appreciate receiving your comments and recommendation concerning this vacation no later than July 23, 2003. Thank you for your cooperation.

COMMENTS & RECOMMENDATIONS:

I strongly recommend approval of this
vacation. It will permit the expansion of the Liberalite Labs
and further the redevelopment of the downtown area.

BY: Bob Mathia

DATE: 7/15/03

SBPD TRAFFIC

**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

TO: Carl Littrell, Engineering Department
John Byorni, Area Plan Commission
Larry Magliozzi, Community & Economic Development
Bob Mathia, Community & Economic Development
Howard Buchanon, Fire Department
Jack Dillon, Solid Waste
Joe Markovich, Police Department
Tom Bodnar, City Attorney's Office

FROM: Angie Jacob, Clerk *AJ*

RE: Alley Vacation

DATE: July 10, 2003

I would appreciate receiving your comments and recommendation concerning this vacation no later than July 23, 2003. Thank you for your cooperation.

COMMENTS & RECOMMENDATIONS:

No Objections

BY: Capt Markovich **DATE:** 7-15-03

**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

TO: Carl Littrell, Engineering Department
John Byorni, Area Plan Commission
Larry Magliozzi, Community & Economic Development
Bob Mathia, Community & Economic Development
Howard Buchanon, Fire Department
Jack Dillon, Solid Waste
Joe Markovich, Police Department
Tom Bodnar, City Attorney's Office

FROM: Angie Jacob, Clerk *AJ*

RE: Alley Vacation

DATE: July 10, 2003

I would appreciate receiving your comments and recommendation concerning this vacation no later than **July 23, 2003**. Thank you for your cooperation.

COMMENTS & RECOMMENDATIONS:

RECOMMEND APPROVAL

BY:

Larry Magliozzi

DATE:

7-14-03

**INTER-OFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

TO: Carl Littrell, Engineering Department
John Byorni, Area Plan Commission
Larry Magliozzi, Community & Economic Development
Bob Mathia, Community & Economic Development
Howard Buchanon, Fire Department
Jack Dillon, Solid Waste
Joe Markovich, Police Department
Tom Bodnar, City Attorney's Office

FROM: Angie Jacob, Clerk *AJ*

RE: Alley Vacation

DATE: July 10, 2003

I would appreciate receiving your comments and recommendation concerning this vacation no later than July 23, 2003. Thank you for your cooperation.

COMMENTS & RECOMMENDATIONS:

No objection

BY: *Carl C Littrell* **DATE:** *7/14/03*

Area Plan Commission of St. Joseph County

1140 County-City Building
227 West Jefferson Blvd.
South Bend, Indiana 46601

Robert W. Sante
Executive Director

John W. Byorni
Assistant Director

Phone 574 235-9571

Fax 574 235-9813

July 21, 2003

The Board of Public Works
13th Floor, County-City Building
South Bend, Indiana 46601

JUL 22 2003

RE: Public Ingress/Egress Easement Vacation – The first East/West easement approximately 177' South of Washington Street from Michigan Street East to St. Joseph Street for a distance of approximately 333.7', more or less, and a width of 30'.

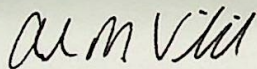
Dear Board Members:

The staff has reviewed this petition relative to IC 36-7-3-13. It is the staff's opinion that:

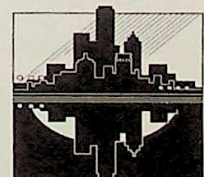
- (1) The vacation *would not* hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation *would not* make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation *would not* hinder the public's access to a church, school, or other public building or place.
- (4) The vacation *would not* hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

The Staff recommends this public ingress/egress easement be vacated subject to any utility easements that are necessary.

Sincerely,



Andrew Videkovich
Planner





Danch, Harner & Associates, Inc.

MICHAEL J. DANCH, L.A.
RON HARNER, P.S.
DANIEL W. AKIN, P.E., L.S.

Land Surveyors ■ Professional Engineers
Landscape Architects ■ Land Planners

MAY 13 2003

May 11, 2003

Mr. Carl Littrell
City of South Bend Engineering Department
for the Board of Public Works
13th Floor County-City Building
South Bend, Indiana 46601

RE: Release of Vacated Rights-of-way Easement Rights & Utility Easement Rights for the proposed Hall of Fame Replat & original Town of South Bend Replat and same Vacated Rights-of-way Easement Rights & Utility Easement Rights shown on the Recorded Hall of Fame Replat by Doc. No. 9506776 :

Dear Mr. Littrell:

Please accept this letter as our firm's written request on behalf of our client, the City of South Bend, to have your company make a field inspection of the existing Utility/Ingress & Egress/Public Vacated Alley over the high-lighted portion of shown Lot # 1 and # 2 of the proposed Plat of "Hall of Fame Replat & original Town of South Bend Replat" located at the Southeast corner of Michigan Street and Washington Street, South Bend, Indiana. The City desires to re-configure the lot lines on the attached Replat drawing to create shown Lots # land # 2. In order to do so, release of easement rights must be acquired for the highlighted portion of the existing easements present on Lot # 1 and # 2.

The Replat procedure requires that any right-of-ways and or easements be cleared of any potential easement rights. This process requires that we receive a written verification from each Utility Company confirming that there are no existing utility lines in the vacated street right-of-ways and Utility Easements and that the Utility Company releases any easements rights in said Vacated rights-of-way and Easements. For your convenience, I have also attached a copy of the originally recorded Plat for the "Hall of Fame Replat" which shows the same easement areas we are requesting a release of easement rights.

We would appreciate that once a field inspection or a check of your utility line location records is completed, that you would send written verification on your letterhead to us stating that you have no utility lines in the vacated street right-of-way and utility easements and that your Company releases any easements in said area. We have also attached the letter you can use to address this issue, which we can give to the Area Plan Commission.

If you have any questions concerning this matter, please feel free to give me a call at (574) 234-4003.

Sincerely,

Michael J. Danch
President
Danch, Harner & Associates, Inc.

File # 030110 "C" Md.

Sample Letter on your letterhead to Area Plan Commission

Area Plan Commission
of St. Joseph County
11th Floor County-City Building
South Bend, Indiana 46601

May 11, 2003

RE: Release of Vacated Rights-of-way Easement Rights & Utility Easement Rights
for the proposed Hall of Fame Replat & original Town of South Bend Replat:

Dear Board Members:

Please accept this letter as our written confirmation that we have determined based on a visual inspection/check of our utility records, we have no utility lines in the above described Vacated Rights-of-way Utility Easement Rights for the proposed Hall of Fame Replat & original Town of South Bend Replat:

If you have any questions concerning this matter, please feel free to contact me at *.

Sincerely,

HALL OF FAME REPLAT & ORIGINAL

(BEING A REPLAT OF LOT "A" :
OF LOT #43 OF THE ORIGINAL
PART OF THE NORTHWEST QUAR
CITY OF SOUTH BEND, PORTAGE TO

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST PORTAGE TOWNSHIP ST. JOSEPH COUNTY, INDIANA. LOT LETTERED "A" ON THE RECORDED PLAT OF HALL OF FAME REPLAY RECORDED ON DOCUMENT #9506778 IN THE ST. JOSEPH COUNTY RECORDERS OFFICE, ST. JOSEPH COUNTY, INDIANA. ALSO A PARCEL OF LAND 28-1/2 FEET WIDE FROM NORTH TO SOUTH TAKEN OFF OF AND FROM THE ENTIRE LENGTH OF THE NORTH SIDE OF LOT FORTY-THREE (43) OF THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF SOUTH BEND INDIANA, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF SAID RECORDER'S OFFICE, COMPRISED OF TWO (2) LOTS, CONTAINING 1.78 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD PLAIN NOTE:

THIS PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.L.D. FOR FLOOD INSURANCE. THIS PARCEL FALLS WITHIN A "C" ZONE AREA AS SHOWN ON COMMUNITY PANEL NO. 180231 0004 "C", DATED 02/17/88.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
1. MICHIGAN STREET	ARTERIAL	AS SHOWN
2. WASHINGTON STREET	ARTERIAL	AS SHOWN
3. ST. JOSEPH STREET	ARTERIAL	AS SHOWN

BUILDING ENCRoACHMENT NOTE:

THERE ARE NO ENCRoACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBMISSION EXCEPT THAT THE EXISTING COLLEGE FOOTBALL HALL OF FAME ENCRoACHES INTO THE SOUTH RIGHT-OF-WAY LINE ALONG WASHINGTON STREET 0.13 FEET AT THE NORTHWEST CORNER OF THE BUILDING, MORE OR LESS, AND 0.21 FEET AT THE NORTHEAST CORNER OF THE BUILDING MORE OR LESS.

WATER AND SEWER NOTE:

LOTS #1 AND #2 AS SHOWN ON THIS PLAT SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER FACILITIES LOCATED ADJACENT TO THE SITES ALONG ST. JOSEPH STREET, MICHIGAN STREET AND WASHINGTON STREET.

SUBDIVISION REPLAY NOTE:

THE REASON FOR THIS SUBDIVISION REPLAY IS TO TAKE THE EXISTING ONE (1) LOT AND CREATE TWO (2) LOTS FOR BUILDING PURPOSES ONE LOT 2.

o = 5/8" IRONS SET, P.K. NAILS IN ROAD

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNER(S), ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

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.

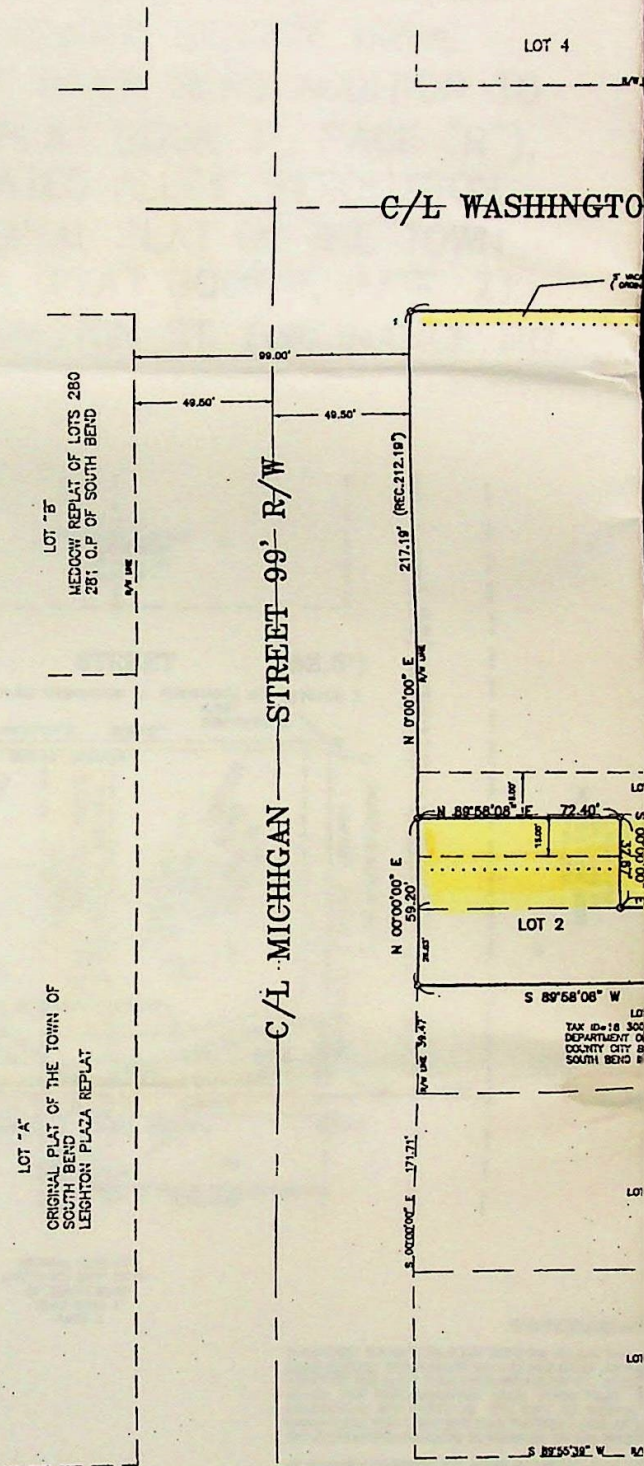
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND 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 SENSITIVE 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 OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSES 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.

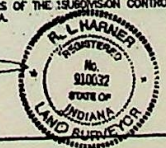
COPY TO RECORDING OFFICE - \$20.00 PER PAGE



SURVEYOR'S CERTIFICATE

I, RONALD 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 3RD DAY OF OCTOBER 2002; 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 THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

[Signature]
R.L. HARNER L.S. # 50503

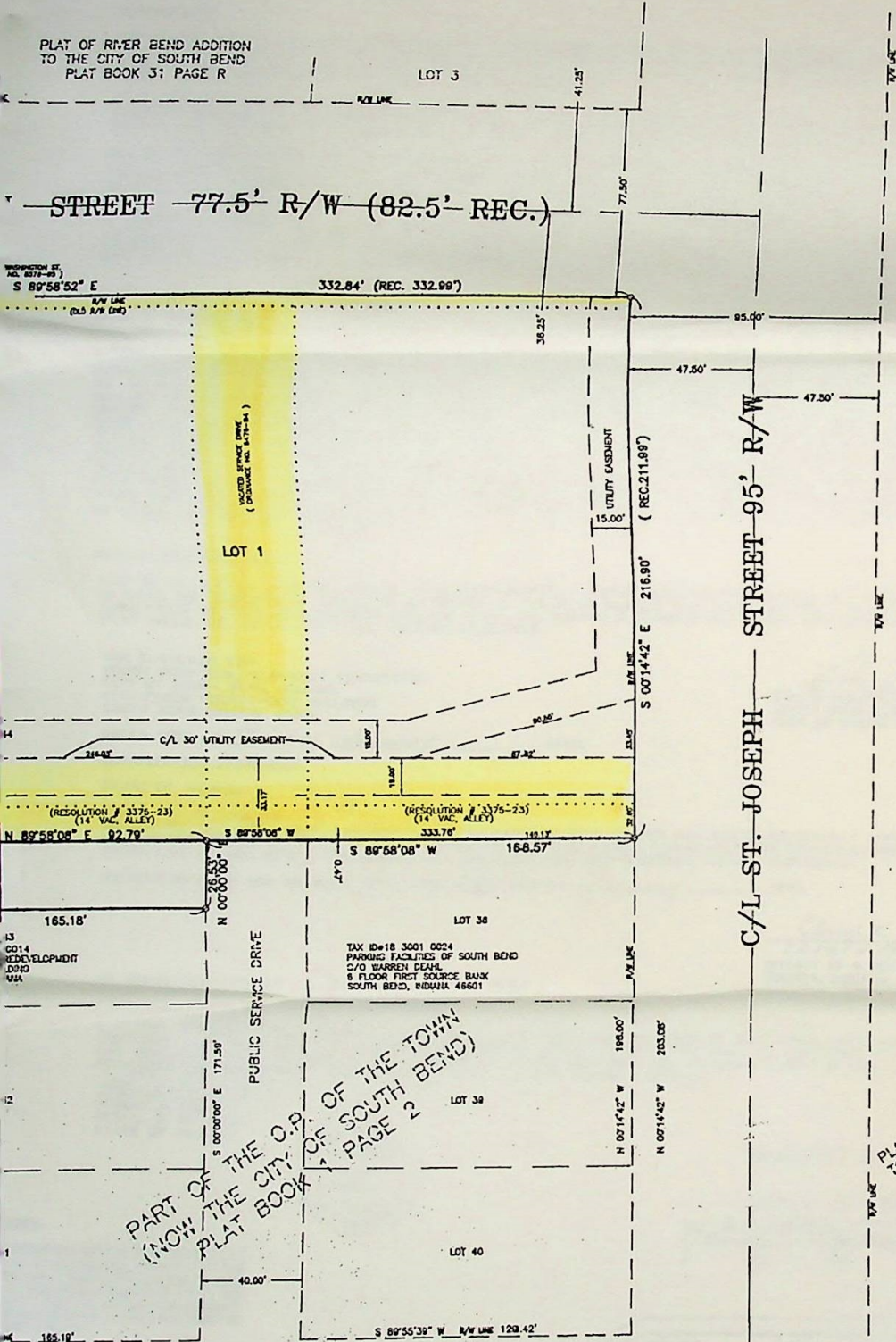


AL TOWN OF SOUTH BEND REPLAT

ALL OF FAME REPLAT & A PORTION
 TOWN OF SOUTH BEND, NOW CITY OF THE SOUTH BEND)
 T. 37 N., R. 2 E.
 TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

PLAT OF RIVER BEND ADDITION
 TO THE CITY OF SOUTH BEND
 PLAT BOOK 31: PAGE R

PLAT OF RIVER BEND ADDITION
 TO THE CITY OF SOUTH BEND
 PLAT BOOK 31: PAGE R



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 ORDINANCE OF THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

REPLAT OF LOT "A" HALL OF FAME REPLAT
 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 ERECTED 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 AGREEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS 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 14TH DAY OF MAY, 2002.

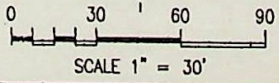
ANN KOLATA FOR -
 SOUTH BEND REDEVELOPMENT AUTHORITY - OWNER
 1200 COUNTY CITY BUILDING
 SOUTH BEND, INDIANA 46601

NOTARIZATION STATEMENT
 STATE OF INDIANA]
 COUNTY OF ST. JOSEPH]
 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 THEREON EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF MAY, 2002.

MY COMMISSION EXPIRES JANUARY 2, 2007.
 MICHAEL J. DANCH
 NOTARY PUBLIC
 RESIDENT OF ST. JOSEPH COUNTY

PART OF THE O.P. OF THE TOWN
 OF THE CITY OF SOUTH BEND)
 PLAT BOOK 2

PLAT OF RIVER BEND ADDITION
 TO THE CITY OF SOUTH BEND
 PLAT BOOK 31: PAGE R



DATE	SCALE	FILE #	DATE	BY
5-5-03	1"=30'	030110		

Danch, Harner & Associates, Inc.
 Land Surveyors - Professional Engineers
 Landscape Architects - Land Planners
 Office: 03/2324-0000 / (800)284-0000 • Fax: (571)234-1118
 2423 Wilson Drive, Suite 201 • South Bend, IN 46628

DHA

SHEET
 1 of 1

JEFFERSON BLVD. 82.5' R/W

HALL OF FAME REPLAT & ORIGINAL TOWN OF SOUTH BEND REPLAT

(BEING A REPLAT OF LOT "A" HALL OF FAME REPLAT & A PORTION OF LOT #43 OF THE ORIGINAL TOWN, NOW CITY OF THE SOUTH BEND) PART OF THE NORTHWEST QUARTER SECTION 12, T. 37 N., R. 2 E. CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST PORTAGE TOWNSHIP ST. JOSEPH COUNTY, INDIANA, LOT LETTERED "A" ON THE RECORDED PLAT OF HALL OF FAME REPLAT RECORDED ON DOCUMENT #506776 IN THE ST. JOSEPH COUNTY RECORDERS OFFICE, ST. JOSEPH COUNTY, INDIANA, ALSO A PARCEL OF LAND 26-1/2 FEET WIDE FROM NORTH TO SOUTH TAKEN OFF OF AND FROM THE ENTIRE LENGTH OF THE NORTH SIDE OF LOT FORTY-THREE (43) OF THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF SOUTH BEND INDIANA, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF SAID REORDERER'S OFFICE, COMPRISED OF TWO (2) LOTS, CONTAINING 1.78 ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD PLAIN NOTE:

THIS PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. THIS PARCEL FALLS WITHIN A "C" ZONE AREA AS SHOWN ON COMMUNITY PANEL NO. 180231 0004 "C", DATED 02/17/88.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
1. MICHIGAN STREET	ARTERIAL	AS SHOWN
2. WASHINGTON STREET	ARTERIAL	AS SHOWN
3. ST. JOSEPH STREET	ARTERIAL	AS SHOWN

BUILDING ENCRoACHMENT NOTE:

THERE ARE NO ENCRoACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION EXCEPT THAT THE EXISTING COLLEGE FOOTBALL HALL OF FAME ENCRoACHES INTO THE SOUTH RIGHT-OF-WAY LINE ALONG WASHINGTON STREET 0.13 FEET AT THE NORTHWEST CORNER OF THE BUILDING, MORE OR LESS, AND 0.21 FEET AT THE NORTHEAST CORNER OF THE BUILDING MORE OR LESS.

LOTS #1 AND #2 AS SHOWN ON THIS PLAT SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER FACILITIES LOCATED ADJACENT TO THE SITES ALONG ST. JOSEPH STREET, MICHIGAN STREET AND WASHINGTON STREET.

SUBDIVISION REPLAT NOTE:

THE REASON FOR THIS SUBDIVISION REPLAT IS TO TAKE THE EXISTING ONE (1) LOT AND CREATE TWO (2) LOTS FOR BUILDING PURPOSES ONE LOT 2.

o = 5/8" IRONS SET, P.X. NAILS IN ROAD

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNER(S), ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

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 MONITORING 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.

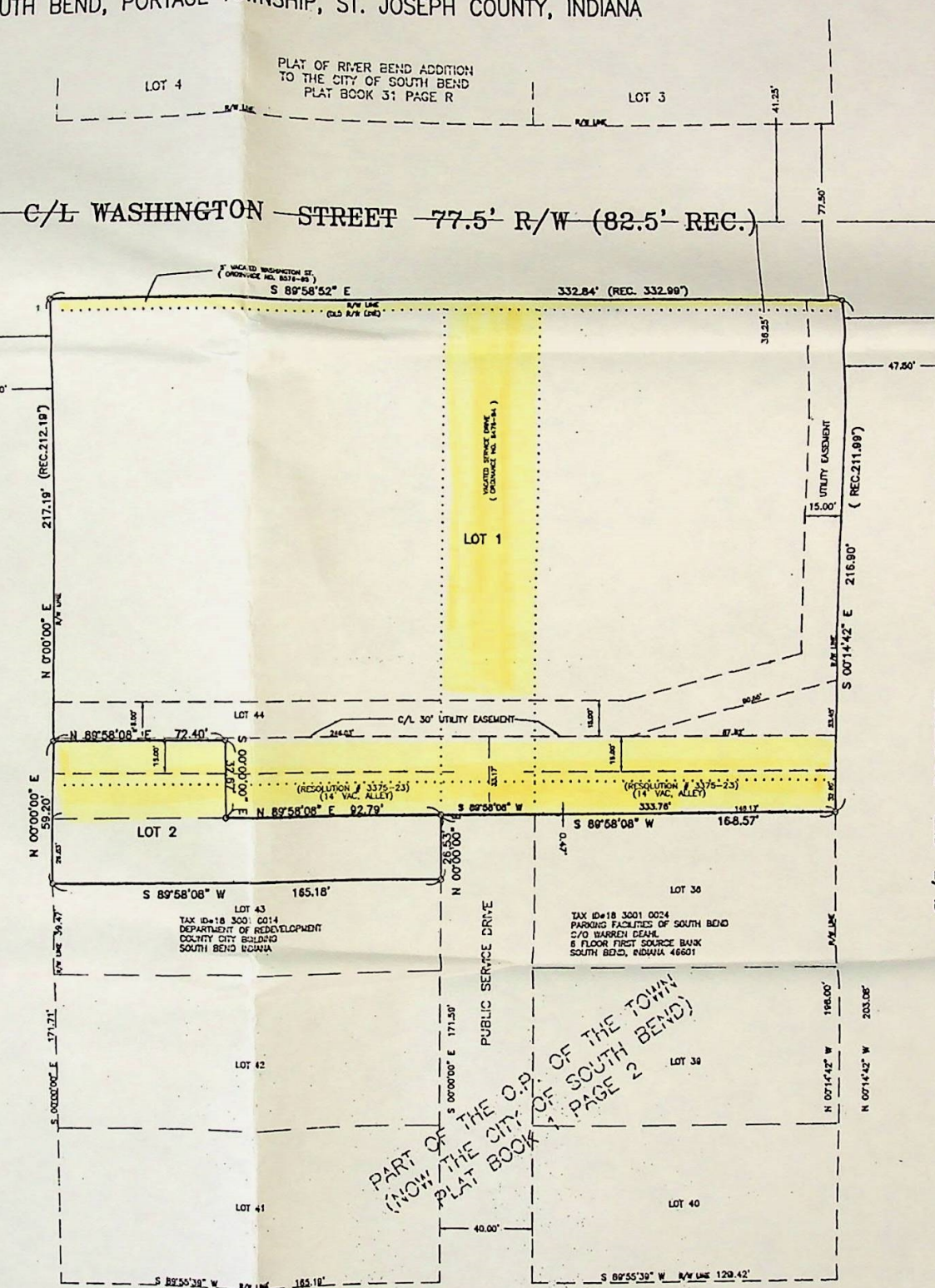
ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUEABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSES 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.

SURVEYOR'S CERTIFICATE

I, RONALD 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 3RD DAY OF OCTOBER 2002. 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 THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

R.L. HARNER L.S. # 50503



PLAT OF RIVER BEND ADDITION TO THE CITY OF SOUTH BEND PLAT BOOK 31 PAGE R

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

REPLAT OF LOT "A" HALL OF FAME REPLAT
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 DEDICATED 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 AGREEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE DEDICATED 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.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREON, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, 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 3RD DAY OF MAY, 2002.

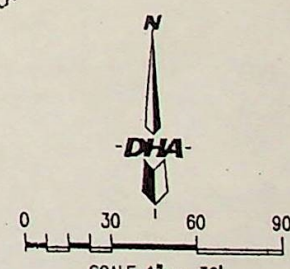
ANN KOLATA FOR—
SOUTH BEND REDEVELOPMENT AUTHORITY — OWNER
1300 COUNTY CITY BUILDING
SOUTH BEND, INDIANA 46601

NOTARIZATION STATEMENT
STATE OF INDIANA]
COUNTY OF ST. JOSEPH]
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 THEREON EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 3RD DAY OF MAY, 2002.

MY COMMISSION EXPIRES JANUARY 2, 2007.
MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

PLAT OF RIVER BEND ADDITION TO THE CITY OF SOUTH BEND PLAT BOOK 31 PAGE R

PART OF THE O.P. OF THE TOWN (NOW THE CITY OF SOUTH BEND) PLAT BOOK 1 PAGE 2



DATE	BY	REVISIONS
5-5-03		
SCALE	DATE	BY
1"=30'		
FILE #		
030110		

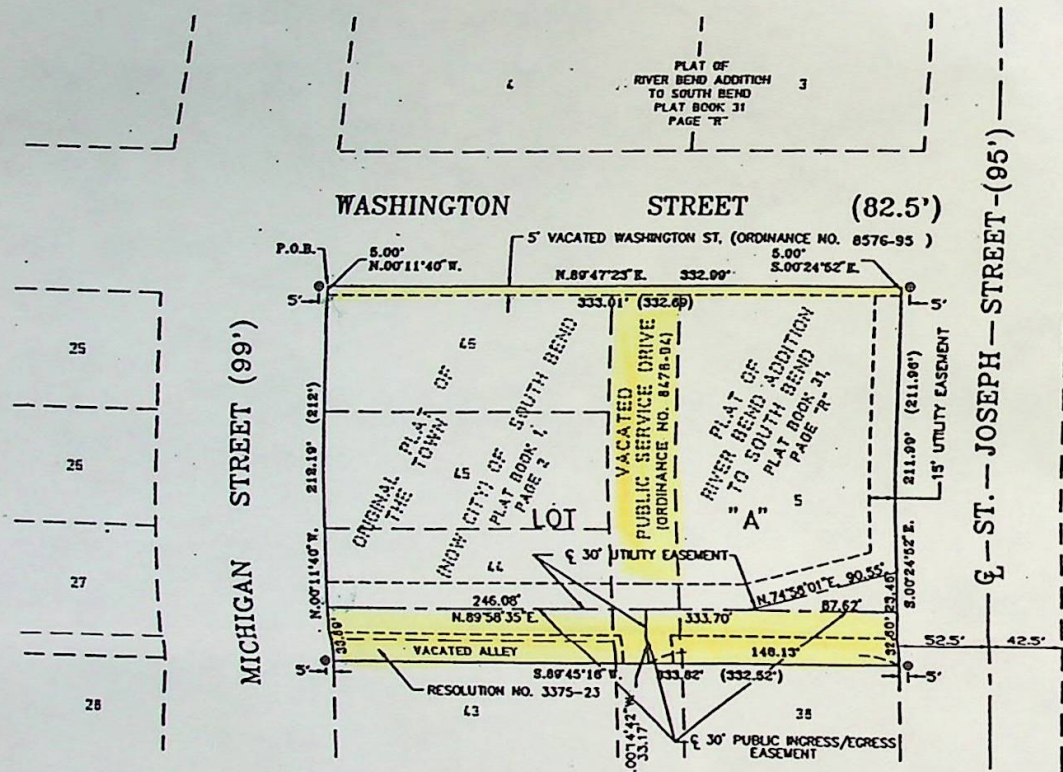
DHA
Danch, Harner & Associates, Inc.
Land Surveyors - Professional Engineers
Landscape Architects - Land Planners
2425 Victoria Drive, Suite 201 • South Bend, IN 46601
Phone: (317) 334-4000 / (317) 334-4003 • Fax: (317) 334-1112

SHEET 1 OF 1

HALL OF FAME REPLAT

PART OF THE NW 1/4 SECTION 12, T 37 N, R 2 E
PORTAGE TWP., CITY OF SOUTH BEND,
ST. JOSEPH COUNTY, INDIANA

REPLAT OF LOT 5 AND VACATED SERVICE DRIVE
(ORDINANCE NO. 8476-94) OF RIVER BEND ADDITION TO
THE CITY OF SOUTH BEND (PLAT BOOK 31, PAGE "R"),
LOTS 44, 45, 46 AND VACATED ALLEY (RESOLUTION
NO. 3375-23) OF THE ORIGINAL PLAT OF THE TOWN
(NOW CITY) OF SOUTH BEND (PLAT BOOK 1, PAGE 2),
AND VACATED PART OF WASHINGTON ST. (ORDINANCE NO.
8576-95)



NOTES:

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON BUILDING SETBACKS OR EASEMENTS CREATED IN THE REPLAT OF HEREIN SUBDIVISION.

ALL PLATTED EASEMENTS ARE SHOWN. THE LOCATION OF ANY NON PLATTED EASEMENTS IS LIMITED TO THE INFORMATION PROVIDED THIS SURVEYOR AND SUBJECT TO A FULL AND ACCURATE TITLE SEARCH.

THE BOUNDARY LINES OF THIS SUBDIVISION ARE SHOWN ON A PLAT OF SURVEY BY ROBERT D. PALM, REGISTERED LAND SURVEYOR, DATED APRIL 21, 1993, AND RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INSTRUMENT NO. 9401650

- ⊗ - INDICATES CHISEL "X" IN CONCRETE SET AT 5.00' OFFSET FROM LOT LINES AS SHOWN
- () - INDICATES DIMENSIONS FROM RECORDED PLATS THAT DIFFER FROM ACTUAL MEASURED DIMENSIONS

ORIGINAL PLAT OF THE TOWN (NOW CITY) OF SOUTH BEND PLAT BOOK 1 PAGE 2

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE HALL OF FAME REPLAT SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE STAFF OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON MARCH 13, 1995 AFTER THE DETERMINATION WAS MADE THAT THE SUBDIVISION COMPLETES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND, INDIANA SUBDIVISION CONTROL ORDINANCE; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED, OR THAT THE RIGHT OF APPEAL HAS BEEN WAIVED, IN WRITING, BY ALL INTERESTED PARTIES.

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

Robert D. Palm
ROBERT D. PALM
REG. L. S. NO. 50307
STATE OF INDIANA



Tom Overbeck
VICE CHAIRMAN OF THE COMMITTEE
TODD OVERBECK

DESCRIPTION:

LOT 5, THE VACATED 40 FOOT WIDE PUBLIC SERVICE DRIVE (VACATION AS PER ORDINANCE NO. 8476-94) LYING WEST OF AND ADJACENT TO SAID LOT 5, AND A PART OF THE VACATED WASHINGTON STREET (VACATION AS PER ORDINANCE NO. 8576-95) ALL IN THE PLAT OF RIVER BEND ADDITION TO THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, WHICH IS RECORDED IN PLAT BOOK 31, PAGE "R" IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

ALSO LOTS 44, 45, 46, THE VACATED ALLEY (VACATION AS PER RESOLUTION NO. 3375-23), AND A PART OF THE VACATED WASHINGTON STREET (VACATION AS PER ORDINANCE NO. 8576-95) OF THE ORIGINAL PLAT OF THE TOWN (NOW CITY) OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, WHICH IS RECORDED IN PLAT BOOK 1, PAGE 2 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 46 OF THE ORIGINAL PLAT OF THE TOWN (NOW CITY) OF SOUTH BEND; THENCE NORTH 00°11'40" WEST, ALONG THE EAST LINE OF MICHIGAN STREET, A DISTANCE OF 500 FEET; THENCE NORTH 89°47'23" EAST A DISTANCE OF 332.99 FEET TO THE WEST LINE OF ST. JOSEPH STREET; THENCE SOUTH 00°24'52" EAST, ALONG THE WEST LINE OF ST. JOSEPH STREET, A DISTANCE OF 500 FEET TO THE NORTHEAST CORNER OF LOT 5 OF RIVER BEND ADDITION TO THE CITY OF SOUTH BEND; THENCE CONTINUING SOUTH 00°24'52" EAST, ALONG THE WEST LINE OF ST. JOSEPH STREET, A DISTANCE OF 211.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°45'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF THE SAID VACATED ALLEY (RESOLUTION NO. 3375-23) A DISTANCE OF 333.82 FEET TO THE NORTHWEST CORNER OF LOT 43 OF THE ORIGINAL PLAT OF THE TOWN (NOW CITY) OF SOUTH BEND; THENCE NORTH 00°11'40" WEST, ALONG THE EAST LINE OF MICHIGAN STREET, A DISTANCE OF 212.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1.662 ACRES, MORE OR LESS.

DEED OF DEDICATION:

I (WE) THE UNDERSIGNED, THE SOUTH BEND REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF SOUTH BEND, DEPARTMENT OF REDEVELOPMENT, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, HEREBY LAY OFF, 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 THE HALL OF FAME REPLAT. 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 THEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED "EASEMENTS" ARE RESERVED FOR THE DESIGNATED USES 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 EASEMENT OF LAND, BUT OWNERS OF LAND 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 OTHER LOTS IN THIS SUBDIVISION.

OWNERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE SOUTH BEND REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF SOUTH BEND, DEPARTMENT OF REDEVELOPMENT, IS (ARE) THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT SHE (THEY) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

ANN E. KOLATA, FOR
SOUTH BEND REDEVELOPMENT COMMISSION
CITY OF SOUTH BEND, INDIANA
12TH FLOOR COUNTY-CITY BUILDING
SOUTH BEND, INDIANA 46601

Ann E. Kolata
ANN E. KOLATA, FOR
SOUTH BEND REDEVELOPMENT COMMISSION
CITY OF SOUTH BEND, INDIANA

DATED THIS 20TH DAY OF January, 1995.

NOTARIZATION STATEMENT:

STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANN E. KOLATA, DIRECTOR OF REDEVELOPMENT FOR THE CITY OF SOUTH BEND, INDIANA, AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HER (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF January, 1995.

Charles K. Phelps
CHARLES K. PHELPS
NOTARY IS A RESIDENT OF ST. JOSEPH
COUNTY, INDIANA

MY COMMISSION EXPIRES January 7, 1997.

LAND SURVEYOR'S CERTIFICATE:

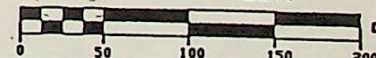
I, ROBERT D. PALM, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON APRIL 21, 1993 THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.

Robert D. Palm
ROBERT D. PALM
REG. L. S. NO. 50307
STATE OF INDIANA



JANUARY 6, 1995

SCALE IN FEET:



DULY ENTERED FOR TAXATION
BEVERLY D. CRONE
AUDITOR
ST. JOSEPH CO. INDIANA

REVISIONS:				FOR:			
HALL OF FAME REPLAT							
PROJECT: COLLEGE FOOTBALL HALL OF FAME SOUTH BEND, INDIANA							
SCALE: 1"=50'	DATE: 01/06/95	DRAWN: MES	CHECKED: RDP	BOOK: 65	PAGE: 59	TAPC NUMBER: 0	
PALM & ASSOCIATES Consulting Engineers & Land Surveyors 9660 E. U.S. Highway 20, P.O. Box 194 New Carlisle, In. 46552 (219) 654 - 3450				ROAD FILE: HALL OF FAME REPLAT SHEET NO.: 1/1			