

844

DEED OF DEDICATION from Robert
R. Allen and Dorothy A. Allen
to City of South Bend. (West
of Miami, opposite Scottsdale
Mall).

BOOK PAGE 156

192973

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

JUL 30 9 04 AM '75

BOOK 804 PAGE 154-156
EUGENE A. BASKER
RECORDER

INDEXED

RECORDED
INDEXED

JUL 30 1975

RECORDED

INDEXED

Book of Public Works #12

844

Transfer 1741
Taxing Unit Centre
Date 7-20-75

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

BOOK 804 PAGE 154
192973

DEED OF DEDICATION

IN CONSIDERATION of the payment of One (\$1.00) Dollar in cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert R. Allen and Dorothy A. Allen, Husband and Wife, of South Bend, St. Joseph County, Indiana, hereinafter referred to as the "Grantors", being the owners of the following described real estate, hereby release, quit-claim and dedicate to the City of South Bend, Indiana, a municipal corporation, for the use of the public for vehicular and pedestrian traffic, the following described real estate in the City of South Bend, County of St. Joseph, State of Indiana, a plat of which real estate entitled "Plat of Dedication" is attached hereto and made a part hereof as Exhibit "A" hereto:

All that part of the Southeast Quarter of Section 25, Township 37 North, Range 2 East, Centre Township, St. Joseph County, Indiana, being more particularly described as follows:

Commencing at the intersection of the center lines of Ireland Road (R.O.W.) and Miami Highway (80' R.O.W.); thence South 00°00'00" West, along the said centerline of Miami Highway, 774.70 feet; thence South 88°38'34" West, 40.01 feet to the Point of Beginning; thence South 00°00'00" West, 40.00 feet West of and parallel to the centerline of said Miami Highway, 60.02 feet; thence South 88°38'34" West, 15.57 feet to a point of curve; thence Northwesterly along a curve convex to the Southwest with a radius of 384.15 feet, a central angle of 21°44'18" and an arc length of 145.75 feet to a point of tangent; thence North 69°37'08" West, tangent to the aforescribed curve, 15.00 feet to a point of curve; thence Northwesterly along a curve convex to the Northeast, with a radius of 170.51', a central angle of 21°44'18" and an arc length of 64.69 feet to a point of tangent; thence South 88°38'34" West, 262.07 feet; thence North 00°00'00" East 60.02 feet; thence North 88°38'34" East, 260.65 feet to a point of curve; thence Southeasterly along a curve with a radius of 230.51 feet, a central angle of 21°44'18" and an arc length of 87.46 feet to a point of tangent; thence South 69°37'08" East, tangent to the aforescribed curve, 15.00 feet to a point of curve; thence Southeasterly along a curve convex to the Southwest, with a radius of 324.15 feet; a central angle of 21°44'18" and an arc length of 122.98 feet to a point of tangent; thence North 88°38'34" East, tangent to the aforescribed curve 16.99 feet to the Point of Beginning. The foregoing described tract contains 0.693 of an acre, more or less, and is subject to all previously dedicated easements of record.

An appropriate and suitable surface for the above described real estate, installed to South Bend city standards, shall be initially provided by the Grantors at the expense of the Grantors herein.

The dedication of the above described real estate shall

become effective upon the endorsement hereon and the recording of this instrument by the Board of Public Works of the City of South Bend, Indiana, as is provided hereinbelow.

This Deed of Dedication is also given for the purpose of correcting that certain Plat of Dedication with respect to the above described real estate which was recorded on June 19, 1975, in St. Joseph County, Indiana, Plat Book 29, Page A.

Robert R. Allen
Robert R. Allen

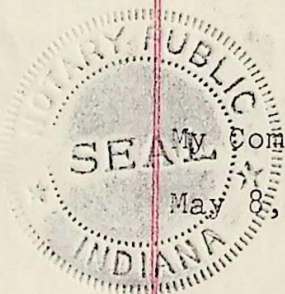
Dorothy A. Allen
Dorothy A. Allen

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert R. Allen and Dorothy A. Allen, Husband and Wife, and acknowledged the execution of the foregoing Deed of Dedication.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 24th day of July, 1975.

Stephen A. Seal
Stephen A. Seal, Notary Public



ACCEPTANCE OF DEDICATION

The Board of Public Works of the City of South Bend, Indiana, hereby accepts and approves the release, quit-claim and dedication of the above described real estate in the City of South Bend, Indiana, for the use of the public for vehicular and pedestrian traffic and agrees to take full responsibility for the maintenance and upkeep of said real estate and the street to be constructed thereon by the Grantors, from and after the date on which the Grantors have com-

pleted the installation pursuant to South Bend city standards of an appropriate and suitable surface for the above described real estate.

BOARD OF PUBLIC WORKS OF
THE CITY OF SOUTH BEND, INDIANA

Rollin E. Farrand
Rollin E. Farrand

James R. Seitz
James R. Seitz

James V. Barcome
James V. Barcome

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

JUL 30 9 04 AM '75

BOOK PAGE
EUGENE A. BASKER
RECORDER

Attest:

Patricia DeClercq
Patricia DeClercq, Clerk

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me personally appeared Rollin E. Farrand, James R. Seitz and James V. Barcome, who are known to me to be all of the members of the Board of Public Works of the City of South Bend, Indiana, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed and that they are authorized to do so on behalf of the Board of Public Works of the City of South Bend, Indiana.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 28 day of July, 1975.

Eleanor L. Miller
Notary Public



My Commission expires:
July 23, 1977

192974

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

JUL 30 9 04 AM '75
BOOK 29 PAGE A
EUGENE A. BASKIN
RECORDER

PLAT OF DEDICATION

DESCRIPTION

SOUTH-BEND

All that part of the Southeast Quarter of Section 25, Township 37 North, Range 2 East / Centre Town, particularly described as follows:

Commencing at the intersection of the center lines of Ireland Road (R. O. W.) and Miami Highway, 774.70 feet; thence South $88^{\circ}38'34''$ West, 40.01 feet to the Point of Beginning; thence West of and parallel to the centerline of said Miami Highway, 60.02 feet; thence South $88^{\circ}38'34''$ West, a curve convex to the Southwest with a radius of 384.15 feet, a central angle of $21^{\circ}44'18''$ and an arc length of 170.51', a central angle of $21^{\circ}44'18''$ and an arc length of 64.69 feet to a point of tangent; thence East, 60.02 feet; thence North $88^{\circ}38'34''$ East, 260.65 feet to a point of curve; thence Southeasterly along a curve convex to the Southwest, with a radius of 324.15 feet; a central angle of $21^{\circ}44'18''$ and an arc length of 87.46 feet to a point of tangent; thence South $69^{\circ}37'08''$ East, tangent to the curve, 15.00 feet to a point of curve; thence Southeasterly along a curve convex to the Southwest, with a radius of 324.15 feet; a central angle of $21^{\circ}44'18''$ and an arc length of 87.46 feet to a point of tangent; thence North $88^{\circ}38'34''$ East, tangent to the curve, 16.99 feet to the Point of Beginning. Contains 0.699 of an acre, more or less, and is subject to all previously dedicated easements of record.

DEED OF DEDICATION

We the undersigned, ROBERT R. & DOROTHY A. ALLEN, owner of the real estate shown and described in the within plat, do hereby dedicate said real estate in accordance with the within plat.

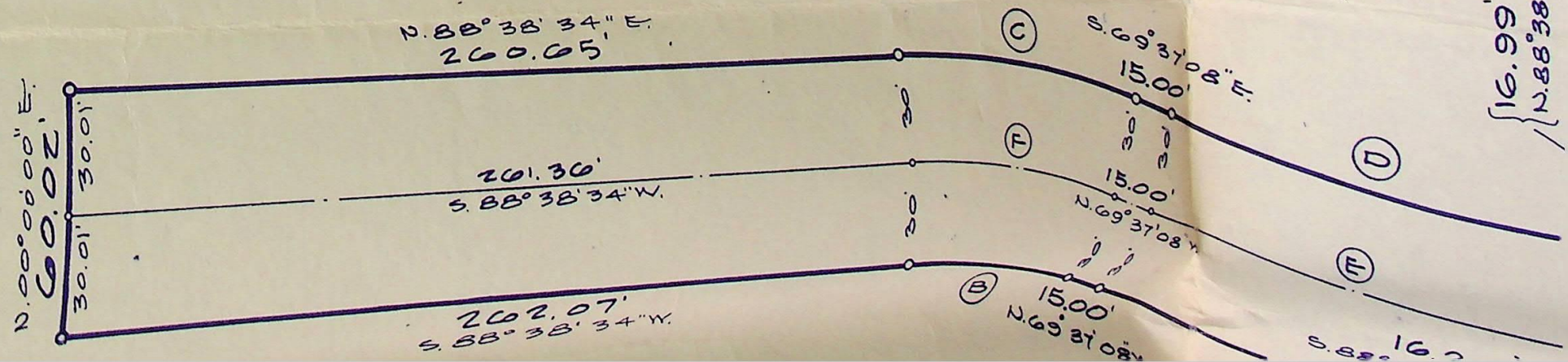
This is to certify that the undersigned is the owner of the land described in the annexed plat, and that the land is subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge the same in the style and title thereon indicated.

NAME: DOCTOR ROBERT R. ALLEN
3104 Robin Hood Lane
South Bend, IN

Dated this 13th day of July, 1975

Dorothy A. Allen
DOROTHY A. ALLEN

E-E IRELAND ROAD
AND MIAMI HWY. }



PLAT OF DEDICATION

DESCRIPTION

SOUTH-BEND R. 3-A

All that part of the Southeast Quarter of Section 25, Township 37 North, Range 2 East, Centre Township, St. Joseph County, Indiana, being more particularly described as follows:
 Commencing at the intersection of the center lines of Ireland Road (P. O. W.) and Miami Highway (80' R. O. W.); thence South 00°00'00" West, along the said centerline of Miami Highway, 774.70 feet; thence South 88°38'34" West, 40.01 feet to the Point of Beginning; thence South 00°00'00" West, 40.00 feet West of and parallel to the centerline of said Miami Highway, 60.02 feet; thence South 88°38'34" West, 15.57 feet to a point of curve; thence Northwest along a curve convex to the Southwest with a radius of 384.15 feet, a central angle of 21°44'18" and an arc length of 145.75 feet to a point of tangent; thence North 69°37'08" West, tangent to the aforescribed curve, 15.00 feet to a point of curve; thence Northwest along a curve convex to the Northeast, with a radius of 170.51', a central angle of 21°44'18" and an arc length of 64.69 feet to a point of tangent; thence South 88°38'34" West, 262.07 feet; thence North 00°00'00" East, 60.02 feet; thence North 88°38'34" East, 260.65 feet to a point of curve; thence Southeast along a curve with a radius of 230.51 feet, a central angle of 21°44'18" and an arc length of 87.46 feet to a point of tangent; thence South 69°37'08" East, tangent to the aforescribed curve, 15.00 feet to a point of curve; thence Southeast along a curve convex to the Southwest, with a radius of 324.15 feet, a central angle of 21°44'18" and an arc length of 122.98 feet to a point of tangent; thence North 88°38'34" East, tangent to the aforescribed curve 16.99 feet to the Point of Beginning. The foregoing described tract contains 0.699 of an acre, more or less, and is subject to all previously dedicated easements of record.

DEED OF DEDICATION

We the undersigned, ROBERT R. & DOROTHY A. ALLEN, owner of the real estate shown and described herein, do hereby lay off, plat and dedicate said real estate in accordance with the within plat.

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has 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 same under the style and title thereon indicated.

NAME: DOCTOR ROBERT R. ALLEN
 3104 Robin Hood Lane
 South Bend, IN

Dated this 13 day of June, 1975

STATE OF INDIANA
 COUNTY OF ST. JOSEPH S.S.

DOROTHY A. ALLEN

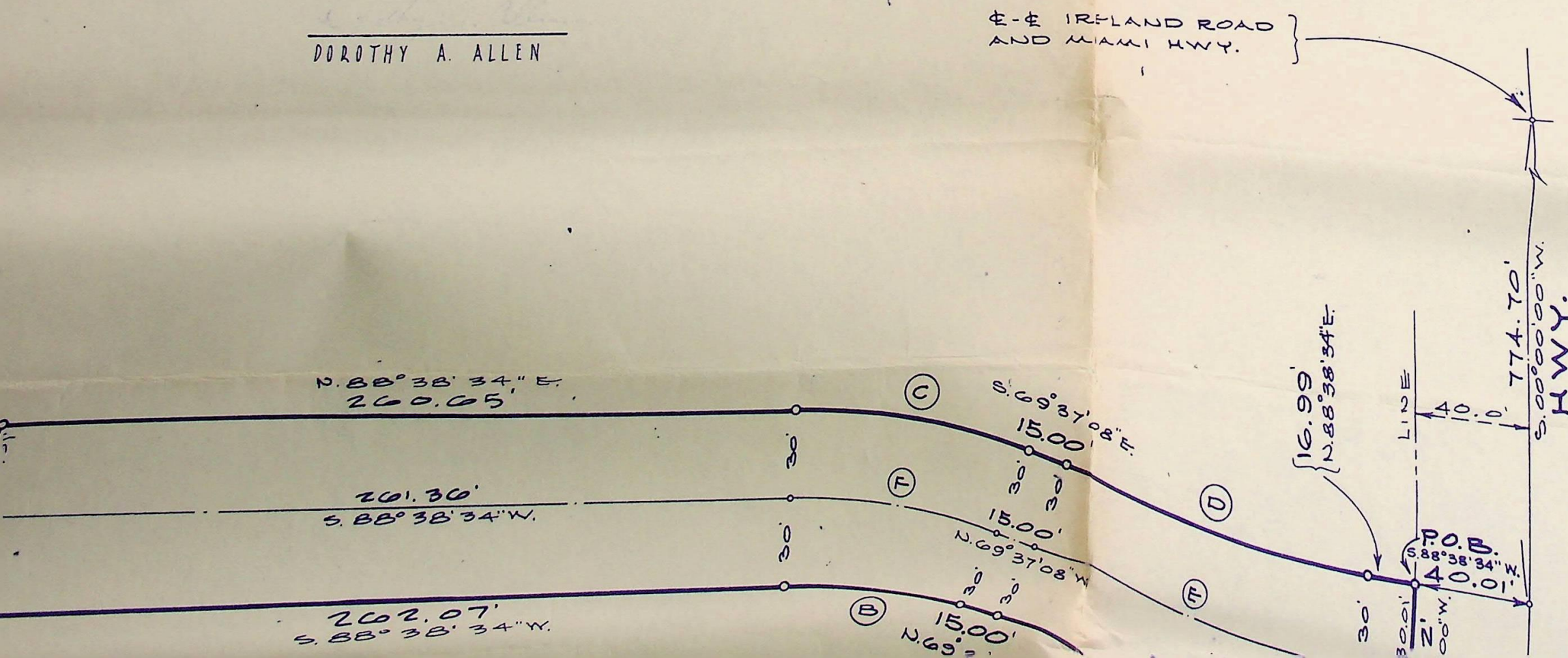
NOTARY

Before me the undersigned Notary Public, in and separately and severally acknowledged the purposes therein expressed.

Witness my hand and Notarial Seal this 1

My Commission Expires: May 25, 1978

Eileen Beamer
 Notary Public



DICATION

SOUTH-BEND R.S.A.

age 2 East / Centre Township, St. Joseph County, Indiana, being more

D. W.) and Miami Highway (80' R. O. W.); thence South 00°00'00" West, along the 40.01 feet to the Point of Beginning; thence South 00°00'00" West, 40.00 feet ce South 88°38'34" West, 15.57 feet to a point of curve; thence Northwesterly along of 21°44'18" and an arc length of 145.75 feet to a point of tangent; thence North curve; thence Northwesterly along a curve convex to the Northeast, with a radius nt of tangent; thence South 88°38'34" West, 262.07 feet; thence North 00°00'00" ; thence Southeasterly along a curve with a radius of 230.51 feet, a central angle th 69°37'08" East, tangent to the aforescribed curve, 15.00 feet to a point of radius of 324.15 feet; a central angle of 21°44'18" and an arc length of 122.98 feet ibed curve 16.99 feet to the Point of Beginning. The foregoing described tract licated easements of record.

29 A
D
R

the real estate shown and described herein, do hereby lay off, plat and

in the annexed plat, and that he has caused the same to be surveyed and
rth, and does hereby acknowledge and adopt the same under the

h. day of June, 1975

STATE OF INDIANA
COUNTY OF ST. JOSEPH S.S.

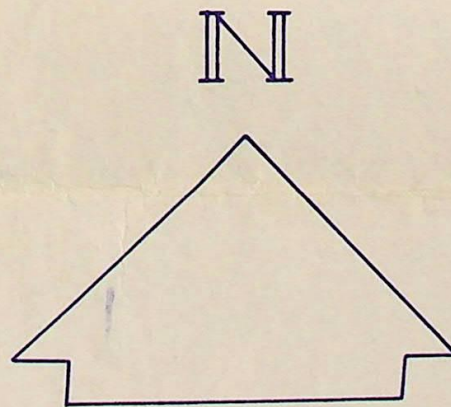
NOTARY PUBLIC

Before me the undersigned Notary Public, in and for the County and State, personally appeared Robert R. & Dorothy A. Allen and separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

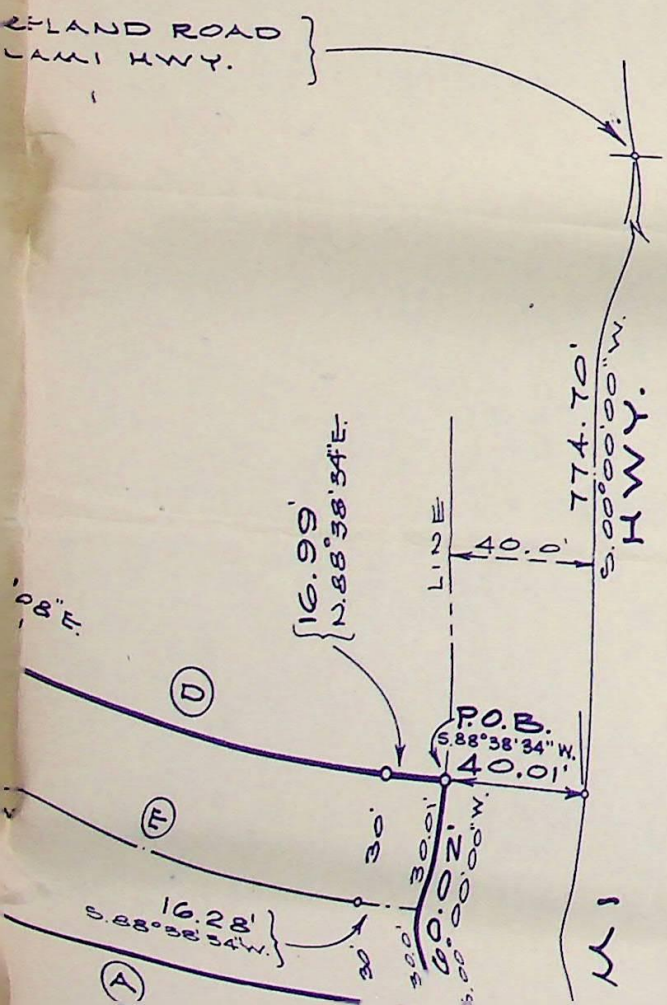
Witness my hand and Notarial Seal this 13th day of June, 1975.

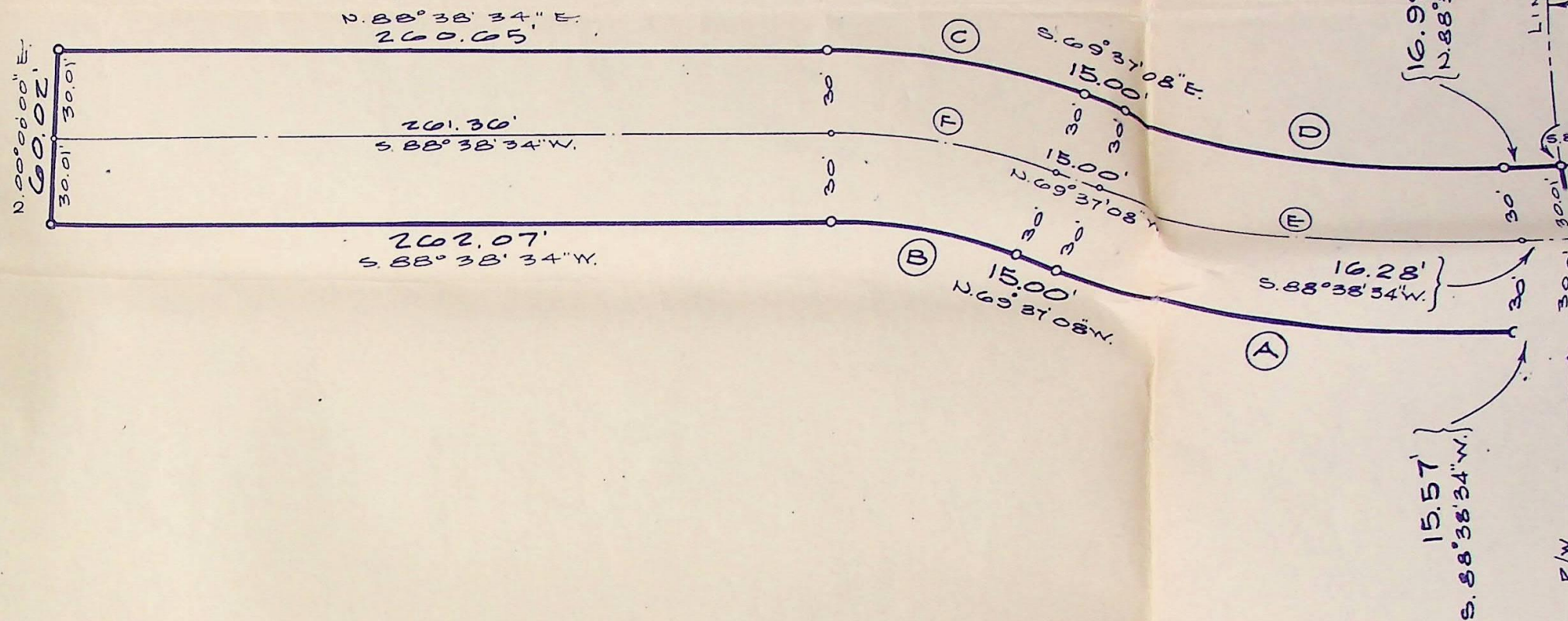
My Commission Expires: May 25, 1978

Eileen Beamer
Notary Public



GRAPHIC SCALE 1" = 50'





CURVE DATA

	DELTA	RADIUS	LENGTH	CHORD	TANGENT
A	21° 44' 18"	384.15	145.75	144.88	73.70
B	21° 44' 18"	170.51	64.69	64.30	32.74
C	21° 44' 18"	230.51	87.46	86.93	44.26
D	21° 44' 18"	324.15	122.98	122.25	62.24
E	21° 44' 18"	354.15	134.30	133.50	68.00
F	21° 44' 18"	200.51	76.07	75.02	38.50

Transfer 4742
 Taxing Unit Sp Centre
 Date 7-31-75

DULY ENTERED FOR TAXATION
 STEPHEN M. EGYHAZI
 AUDITOR
 ST. JOSEPH CO., INDIANA

filed 7-30-75 *pd.* \$3.00

EXHIBIT "A"

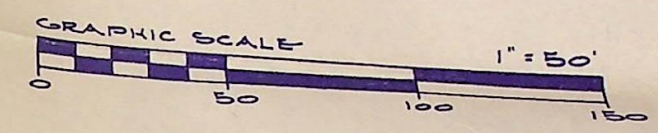
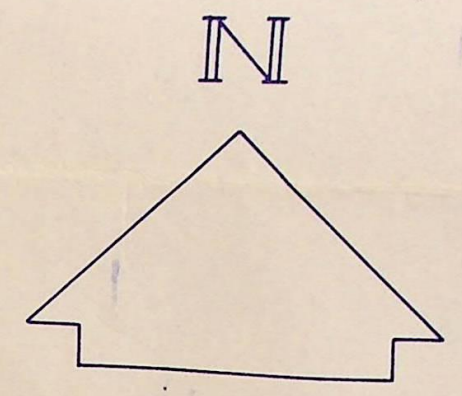
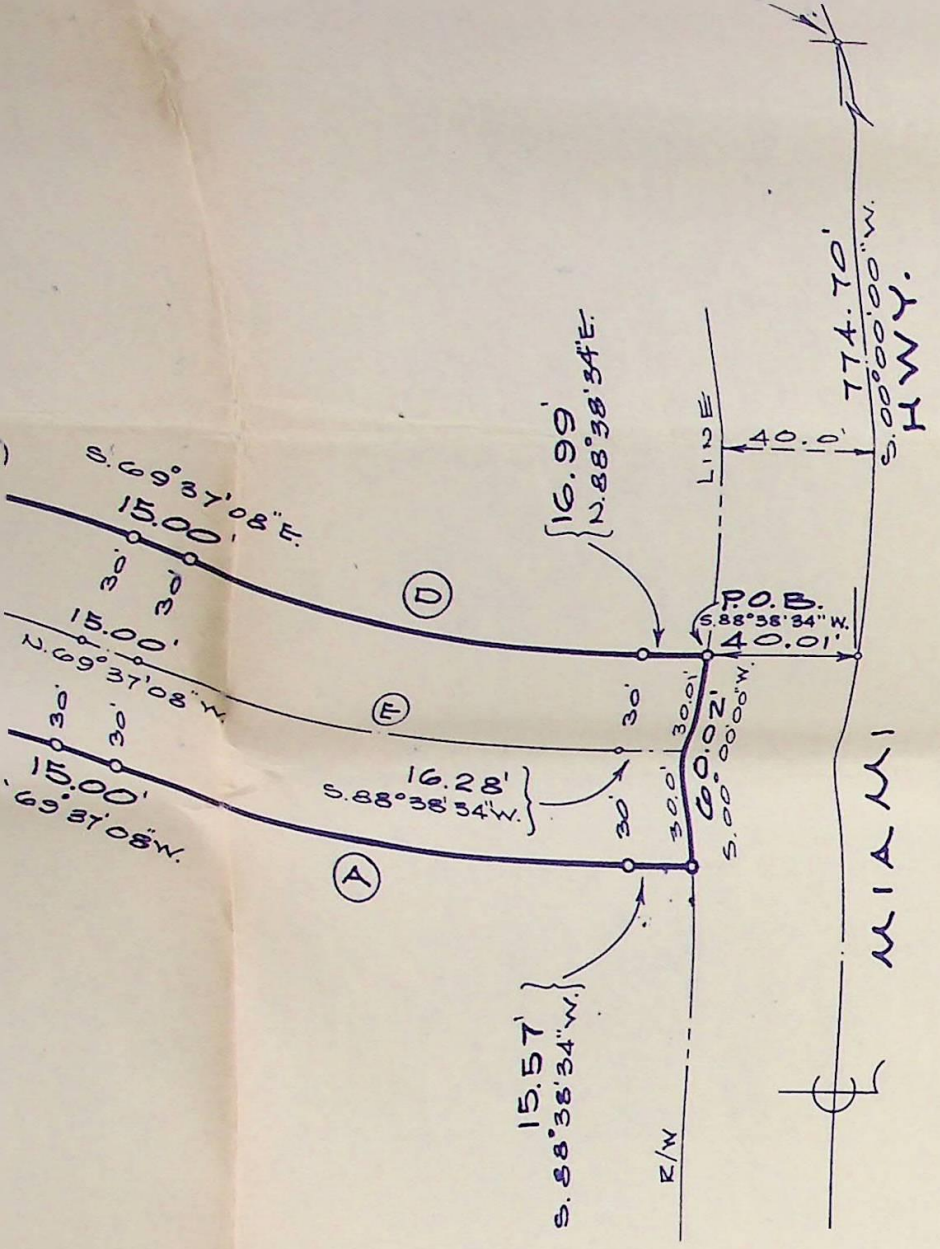
REVISION 6-5-7

and separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this 13th day of June, 1975.

My Commission Expires: May 25, 1978

Eileen Beamer
Notary Public



LAND SURVEYOR'S CERTIFICATE

I, ROBERT J. RICHARDSON, hereby certify that I am a 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 June 5, 1975; that all the monuments will be installed in accordance with the provisions of the platting ordinance; and that their location, size, type and material are accurately shown.

Robert J. Richardson
ROBERT J. RICHARDSON
Registered Land Surveyor #10251



Prepared By:
ENGINEERING PLANNING SERVICES, INC.
CONSULTING ENGINEERS
MISHAWAKA SOUTH BEND

DATA

LENGTH	CHORD	TANGENT
3.75	144.88	73.70
4.60	64.30	32.74
7.40	86.93	44.26
10.28	122.15	62.24
13.10	133.36	68.00
15.97	75.02	38.50

~~3720
10 Center
6-17-75
Pl. 3.00 6/19/75~~

HIBIT "A"

REVISION 6-5-75 WELCH

DRAWN BY: 48

Rev. 6-5-75
DATE: 6-21-75

SHEET 2 OF 4
JOB NO: 9024 (10092)