

1180

EASEMENT to City of South Bend from
SSF South Bend Associates and Robert
J. Basney and Ann E. Pasney. A
series of storm sewer easements
over a tract of land located in the
S.W. $\frac{1}{4}$ of Section 25, Township 37
North, Range 2 East, Centre Township,
St. Joseph County.

*drawing on shelf
in ~~hand~~ THIS PACKET
H.*

Hand

Return to D. A. Wells 1316 Co

BOOK _____ PAGE _____
AUGUST H. COOREMAN
RECORDER

7825700

1180

Nov 22 1 16 PM '78

EASEMENT

ST. JOSEPH CO.

INDIANA
FILED FOR RECORD

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, SSF SOUTH BEND ASSOCIATES, an Indiana General Partnership, by Walter R. Samuels, General Partner, hereinafter referred to as "SSF," SOUTH BEND K-M ASSOCIATES, an Indiana Limited Partnership, by Paul Green, General Partner, hereinafter referred to as "K-M," and ROBERT J. BASNEY and ANN E. BASNEY, hereinafter referred to as "the Basneys," hereby severally grant, bargain, sell, convey, transfer and deliver unto the Civil City of South Bend, a municipal corporation of the State of Indiana, permanent easements for the following purposes, namely, the right to enter upon the hereinafter described lands and grade, level, fill, drain, pave, build, maintain, repair and rebuild storm water retention facilities on, over, and across the lands embraced within the easements hereinafter described at any time that it may see fit and, including but not limited thereto, the construction, maintenance, installing and renewing of any water, sewer, or other utility facilities, which easements are separate easements situated and located within the boundaries of the tracts or parcels of land within the City of South Bend, County of St. Joseph, State of Indiana, described as follows:

A series of storm sewer easements over a tract of land located in the Southwest Quarter of Section 25, Township 37 North, Range 2 East, Centre Township, St. Joseph County, Indiana, described as follows: Commencing at a point on the South Right-of-Way line of Ireland Road and 918.56 feet East of the Easterly Right-of-Way line of Michigan Street (U.S. Highway 31), said point being designated as 0.00 South and 0.00 East and the Northwest corner of Basney Ford of South Bend, Incorporated.

From South Bend K-M Associates to said City the following:

Easement "A" - A storm sewer and water line easement 27.88 feet wide, 7.50 feet South of and 19.88 feet North of the following described line. The North line of said easement being contiguous with a property line of Basney Ford of South Bend, Incorporated. Beginning at a point 540.50 feet South and 107.47 feet West; thence North 90°00'00" East, 360.00 feet to a point of terminus at 540.50 feet South and 252.53 feet East.

Easement "B" - A storm sewer easement, 15.00 feet wide, 7.50 feet either side of the following described line; Beginning at a point 540.50 feet South and 204.09 feet East; thence South $04^{\circ}59'18''$ East, 138.00 feet to a point 677.98 feet South and 216.09 feet East; thence South $00^{\circ}00'00''$ West, 216.00 feet to a point 893.98 feet South and 216.09 feet East; thence North $86^{\circ}12'49''$ East, 113.50 feet to a point of terminus at 886.48 feet South and 329.34 feet East.

Easement "D" - A storm sewer easement 15.00 feet wide, 7.50 feet either side of the following described line; Beginning at a point 763.50 feet South and 901.87 feet West; thence South $88^{\circ}41'52''$ East, 220.00 feet to a point 768.50 feet South and 681.93 feet West; thence North $53^{\circ}16'40''$ East, 194.00 feet, to a point 652.50 feet South and 526.43 feet West; thence North $90^{\circ}00'00''$ East, 165.80 feet to a point 652.50 feet South and 360.63 feet West; thence North $01^{\circ}28'20''$ East, 11.94 feet to a point of terminus at 640.56 feet South and 360.32 feet West.

Easement "F" - A storm sewer easement 15.00 feet wide, 7.50 feet either side of the following described line; Beginning at a point 677.98 feet South and 216.09 feet East; thence North $38^{\circ}37'29''$ East, 71.50 feet to a point of terminus at 622.12 feet South and 260.72 feet East. Excepting therefrom that part of the aforescribed easement described as follows: Beginning at a point 640.55 feet South and 249.03 feet East; thence North $02^{\circ}00'00''$ East, 16.55 feet; thence North $38^{\circ}37'29''$ East, 8.41 feet; thence South $51^{\circ}22'31''$ East, 15.00 feet; thence South $38^{\circ}37'29''$ West, 17.60 feet; thence South $90^{\circ}00'00''$ West 6.56 feet to the point of beginning.

From SSF South Bend Associates to said City the following:

Easement "E" - A storm sewer easement 15.00 feet wide, 7.50 feet either side of the following described line. Beginning at a point 499.29 feet South and 356.69 feet West; thence North $06^{\circ}14'17''$ West, 171.50 feet to a point of terminus at 328.81 feet South and 375.06 feet West.

Easement "H" - A storm sewer easement 15.00 feet wide, 7.50 feet either side of the following described line; Beginning at a point 640.56 feet South and 360.32 feet West; thence North $01^{\circ}28'20''$ East, 141.32 feet to a point 499.29 feet South and 356.69 feet West; thence North $90^{\circ}00'00''$ East, 162.06 feet to a point of terminus at 499.29 feet South and 194.63 feet West.

From Robert J. Basney and Ann E. Basney to said City the following:

Easement "C" - A storm sewer easement 15.00 feet wide, described as follows: Beginning at a point 520.62 feet South and 106.78 feet West; thence North $02^{\circ}00'00''$ East, 54.40 feet; thence North $90^{\circ}00'00''$ East, 15.00 feet; thence South $02^{\circ}00'00''$ West, 54.40 feet; thence South $90^{\circ}00'00''$ West, 15.00 feet to the point of beginning, being within the title lines of Basney Ford of South Bend, Incorporated.

Easement "G" - A storm sewer easement 15.00 feet wide described as follows: Beginning at a point 640.55 feet South and 249.03 feet East; thence North 02°00'00" East, 16.55 feet; thence North 38°37'29" East, 8.41 feet; thence South 51°22'31" East, 15.00 feet; thence South 38°37'29" West, 17.60 feet; thence South 90°00'00" West, 6.56 feet to the point of beginning being within the title lines of Basney Ford of South Bend, Incorporated.

There is attached hereto, made a part hereof, and marked Exhibit "A" an original drawing consisting of one page prepared by Engineering Planning Services, Inc., dated September 7, 1978, disclosing the location of each of such easements as well as the legal description thereof.

EXECUTED this 30th day of September, 1978.

SSF SOUTH BEND ASSOCIATES, an Indiana General Partnership

By Walter R. Samuels
Walter R. Samuels, General Partner

SOUTH BEND K-M ASSOCIATES, an Indiana Limited Partnership

By Paul Green
Paul Green, General Partner

Robert J. Basney
Robert J. Basney

Ann E. Basney
Ann E. Basney

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

Before me, a Notary Public in and for such County and State, on the 17 day of ~~September~~ ^{November}, 1978, appeared Walter R. Samuels, the General Partner of SSF South Bend Associates, an Indiana General Partnership, and Paul Green, General Partner of South Bend K-M Associates, an Indiana Limited Partnership, and each acknowledged the execution of the above and foregoing Easement to be his

voluntary act and deed on behalf of his respective involved Partner-
ship.



Harold W. Schulkind
Notary Public

My Commission expires:

A resident of Queens
County, New York

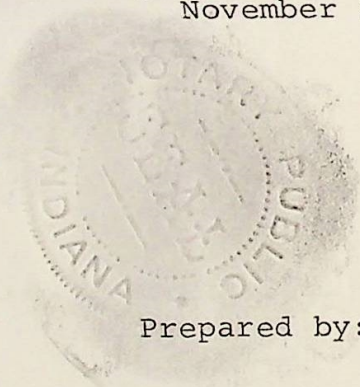
HAROLD W. SCHULKIND
Notary Public, State of New York
No. 41-3538300
Qualified in Queens County
Cert. filed in New York County
Commission Expires March 30, 1978

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

Before me, a Notary Public in and for such County and State, on
the 21st day of November, 1978, appeared Robert J. Basney and
Ann E. Basney and each acknowledged the execution of the above and
foregoing Easement to be their voluntary act and deed.

My Commission expires:
November 25, 1978

Joseph A. Roper
Joseph A. Roper, Notary Public
A resident of St. Joseph County,
Indiana



Prepared by: Joseph A. Roper, Attorney
316 First Bank Building
South Bend, Indiana 46601

Plus 1 Page Plat

INDEXED



[Faint signature]
A resident of
County, New York

from expires:

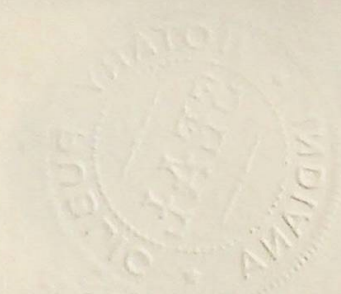
Commission Expires March 30, 1978
Notary Public
State of New York

STATE OF INDIANA)
ST. JOSEPH COUNTY)

Before me, a Notary Public in and for such County and State, on
the 11 day of September, 1977, appeared Robert J. Barney and
Ann E. Barney and each acknowledged the execution of the above and
foregoing instrument to be their voluntary act and deed.

[Faint signature]
A Notary Public in and for
the County of St. Joseph, Indiana

My Commission Expires
November 25, 1978



Witnessed by: Joseph E. Robert, Attorney
316 First Bank Building
South Bend, Indiana 46601

570 to
M.X. 68

IRELAND

ROAD

918.56'

STORM SEWER EASEMENT
SOUTH BEND K-M ASSOCIATES
DESCRIPTION

A series of storm sewer easements over a tract of land located in the Southwest Quarter of Section 25, Township 37 North, Range 2 East, Centre Township, St. Joseph County, Indiana. Described as follows: Commencing at a point on the South Right-of-Way line of Ireland Road and 918.56 feet East of the Easterly Right-of-Way line of Michigan Street (U. S. Highway 31), said point being designated as 0.00 South and 0.00 East and the Northwest corner of Basney Ford of South Bend, Incorporated.

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SSF SOUTH BEND ASSOCIATES
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Easterly B/W Line of Michigan St. - U.S. Hwy 31

MICHIGAN ST. - U.S. 31

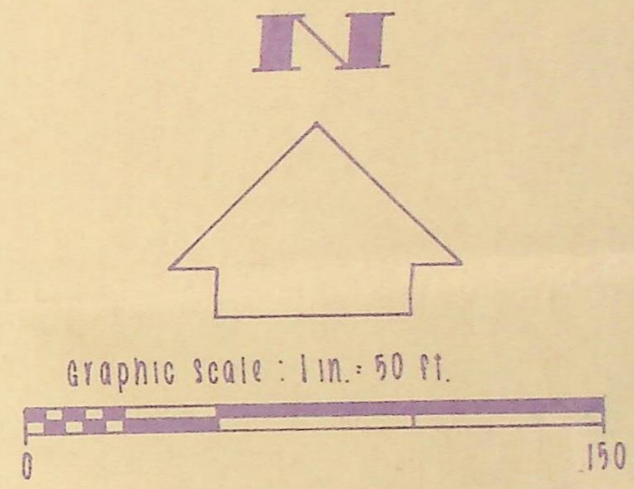


North Line of SW 1/4 of Section 25, T.37 N., R.2 E. (C of Ireland Road)

South R/W Line of Ireland Road



Point of Commencement
NW Corner of Basney Ford



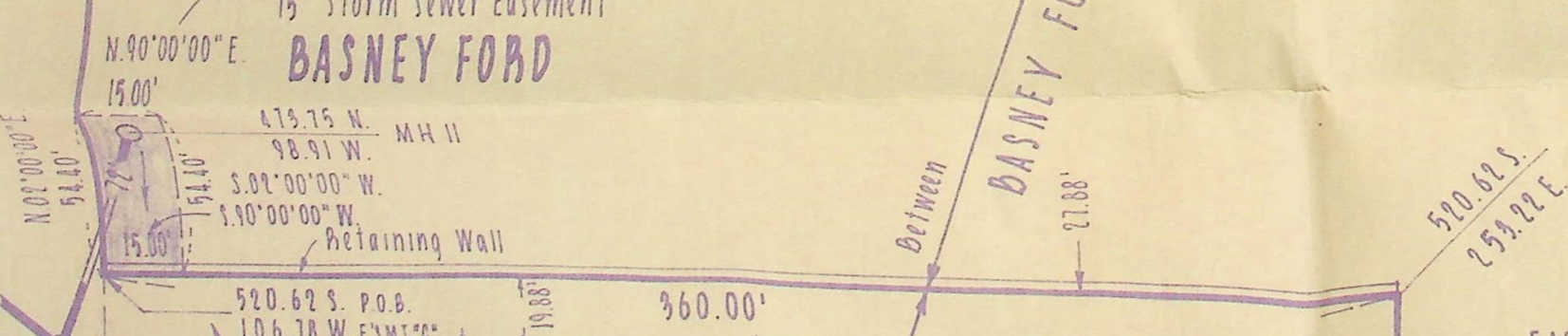
STORM SEWER EASEMENT
BASNEY FORD OF SOUTH BEND
DESCRIPTION

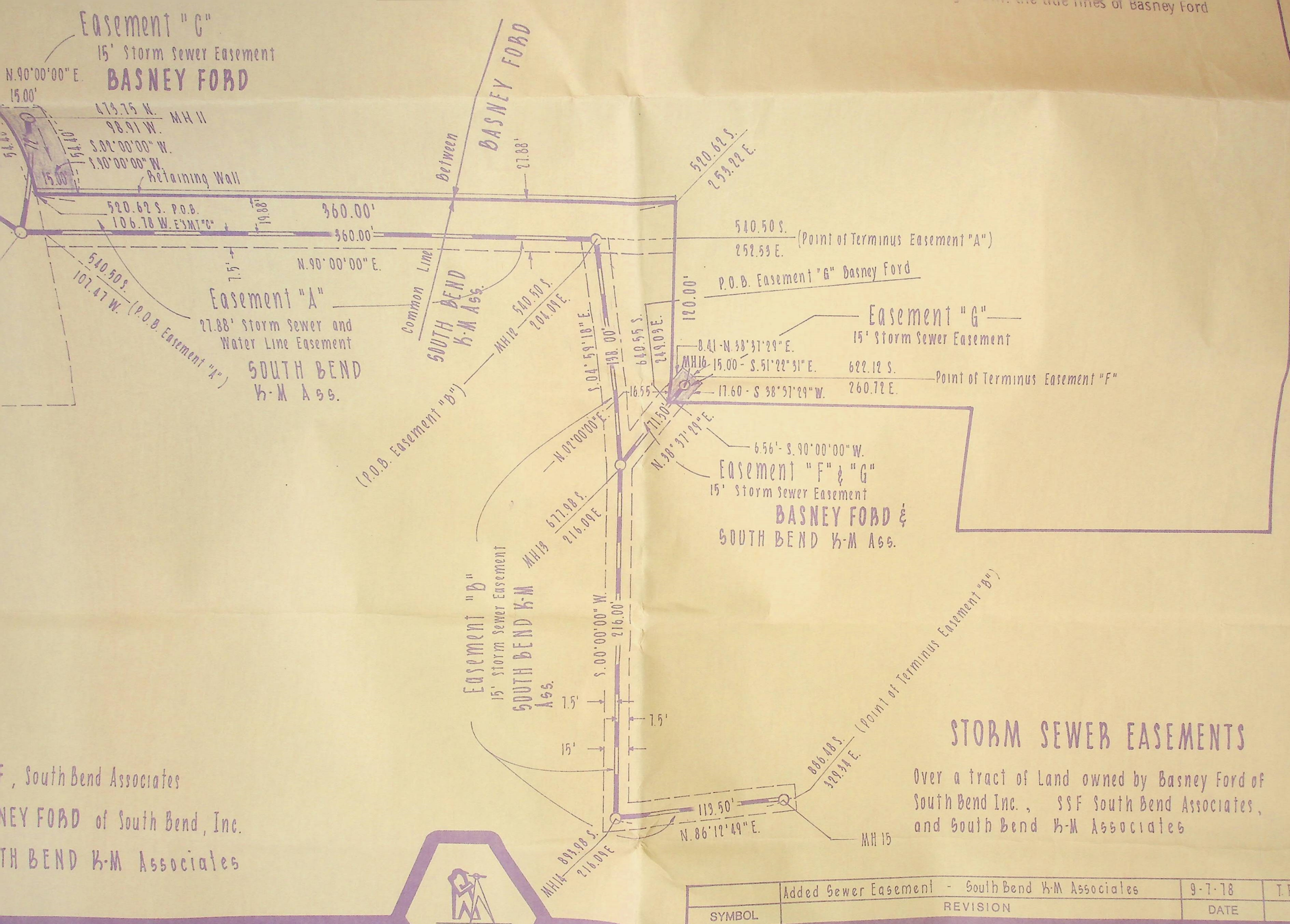
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Easement "C"
15' Storm Sewer Easement
BASNEY FORD





South Bend Associates
BASNEY FORD of South Bend, Inc.
 SOUTH BEND K-M Associates

STORM SEWER EASEMENTS

Over a tract of Land owned by Basney Ford of South Bend Inc., SSF South Bend Associates, and South Bend K-M Associates



	Added Sewer Easement - South Bend K-M Associates	9-7-78	T.P.L.
SYMBOL	REVISION	DATE	BY
Engineering Planning Services Inc.			
Mishawaka		South Bend	
Drawn	H. D. Brown	Date	8/21/78
Scale	1 in. = 50 ft.	Job No.	12347-x
		Ch'kd.	Date
		Sheet	1 of 1

MICHIGAN ST. U.S. HIGHWAY 31

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STORM SEWER EASEMENT DESCRIPTION
 A series of storm sewer easements
 SSF SOUTH BEND ASSOCIATES

Commencing at a point on the South side of the Easterly Right-of-Way line of Michigan Street (U.S. Highway 31), said point being designated as 0.00 South and 0.00 East and the Northwest corner of Basney Ford of South Bend, Incorporated.

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EASEMENTS A, B, D AND F:
 EASEMENTS C AND G:
 EASEMENTS E AND H:

LEGEND
 SOUTH BEND K-M ASSOCIATES
 BASNEY FORD OF SOUTH BEND, INC. (Shaded Portion)
 SSF SOUTH BEND ASSOCIATES (Hatched Portion)

SSF, South Bend
 BASNEY FORD of
 SOUTH BEND K-