

#1246

EASEMENT FROM THE S.B. MEDICAL  
FOUNDATION, INC. TO CITY OF SOUTH  
BEND - COMMENCING AT THE N.E. CORNER  
OF LOT 197 OF THE ORIGINAL PLAT OF  
SOUTH BEND.

(SEE EASEMENT)

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E A S E M E N T   A G R E E M E N T

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THIS AGREEMENT, made and entered into this 19th day of December, 1979, by and between the South Bend Medical Foundation, Inc., an Indiana not-for-profit corporation, of St. Joseph County, Indiana, hereinafter designated Medical Foundation, and the City of South Bend of St. Joseph County, Indiana, hereinafter known as City.

WHEREAS, the Medical Foundation is the owner in fee simple of the following described real estate situate in St. Joseph County in the State of Indiana, to wit:

Lots 197 and 198 as shown on the Recorded Plat of the Original Plat of South Bend, Indiana;

and.

WHEREAS, the City currently has two alleys running through the aforementioned real estate which are to be vacated: the first such alley lying between Lafayette Boulevard and Main Street, running North and South from the South line of Navarre Street to a point 99' South, described as follows,

Beginning at the Northwest corner of Lot 197 as shown on the Recorded Plat of the Original Plat of South Bend, Indiana; thence South along the West line of Lots 187 and 188 in said Recorded Plat, 99' to the Southwest corner of the North one-half (1/2) of said Lot 188; thence West 14' to the Southeast corner of the North one-half (1/2) of Lot 197 as shown on said Recorded Plat; thence North along the East line of Lots 197 and 198 in said Recorded Plat, 99' to the Northeast corner of said Lot 198; thence East 14' to the place of beginning;

and the second such alley lying between Navarre Street and Marion Street running East and West from the East line of Lafayette Boulevard to the West line of the North and South alley between Lafayette Boulevard and Main Street which is described as follows,

Beginning at the Southwest corner of Lot 196 as shown on the Recorded Plat of the Original Plat of South Bend, Indiana; thence East along the South line of said Lot 196, 165' to the Southeast corner of said Lot; thence South 14' to the Northeast corner of Lot 195 as shown on said Recorded Plat; thence West along the North line of said Lot 195, 165' to the Northwest corner of said Lot 195; thence North 14' to the place of beginning;

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ST. JOSEPH CO.  
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AUGUST H. COOREMAN  
RECORDER

and,

WHEREAS, the City is in need of an easement for ingress and egress as a result of the aforementioned alley vacation.

NOW THEREFORE, in consideration of the mutual promises granted and benefits received through the execution of this Agreement, it is mutually covenanted, stipulated and agreed by and between the parties hereto as follows:

1. That the Medical Foundation hereby grants to the City an easement for ingress and egress over a parcel of land described as follows,

Commencing at the Northeast corner of Lot 197 of the Original Plat of South Bend; thence South along the East line of said Lot 197 a distance of 45' to the true point of beginning; thence West along a line parallel to the North line of said Lot a distance of 165' to a point on the West line of said Lot 197; thence South a distance of 14' along the West line of said Lot; thence East along a line parallel to the North line of said Lot a distance of 154'; thence Southeasterly a distance of 13.04' more or less to the Southeast corner of said Lot; thence North along the West line of said Lot a distance of 21' to the point of beginning.

2. That the City hereby accepts such easement from the Medical Foundation.

3. That the City hereby grants unto the Medical Foundation an easement for ingress and egress over the parcel of land described in Paragraph 1. above.

4. That the Medical Foundation hereby accepts the easement granted by the City in Paragraph 3 above.

5. That it is further understood and agreed that the said easement described above is to be held by the representative grantees and their successors and assigns as appurtenant to the land owned by the Medical Foundation.

6. That all easements granted by the parties hereto shall automatically terminate at such time when all real estate contained in the block which is bounded by Navarre Street on the North, Main Street on the East, Marion Street on the South, and Lafayette



