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QUIT-CLAIM DEED from Gardner-Rubush
Building Partnership to City of
South Bend, A part of Lot 5 of Fred
Keller's Sub of Lots in Burrough's
Subdivision of Bank Out Lot 115
in City of South Bend described
as follows: (SEE DEED)

(S.W. corner 605 Portage)

Hold
Bldg of Waco

#1271

MAIL DEED TO:

MAIL TAX BILLS TO:

COPYRIGHT
ST. JOSEPH COUNTY, INDIANA
BAR ASSOCIATION
PROPERTY FORM 103 - 1974

8115497

1

AUDITOR'S RECORD	
Transfer No.	4921
Taxing Unit	AB
Date	8/31/81

QUIT-CLAIM DEED

GARDNER-RUBUSH BUILDING PARTNERSHIP,
an Indiana partnership,
the Grantor

Releases and Quit-Claims to THE CITY OF SOUTH BEND, INDIANA,
a municipal corporation,

the Grantee

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration,

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,
in the State of Indiana, described as follows:

A part of Lot 5 of Fred Keller's Sub of Lots in Burrough's Subdivision of Bank Outlot 115 in the City of South Bend, St. Joseph County, Indiana, described as follows: Beginning at the Northeast corner of said lot; thence South 42°12' East along the Easterly line of said lot and also the Westerly line of Portage Avenue a distance of 53.20 feet; thence South 0°00' West 11.25 feet along said Easterly line of said lot to the Southeast corner of said lot; thence North 35°12' West, 62.20 feet to the point of beginning and containing 201 square feet, more or less.

FILM NO.
WANIA A. NOWAK
REORDER
AUG 31 1 47 PM '81
ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO., INDIANA

APPROVED
BOARD OF PUBLIC WORKS

AUG 31 1981
John E. Leszczynski
Richard L. Hill
Joseph E. Kernan
JOHN E. LESZCZYNSKI
RICHARD L. HILL
JOSEPH E. KERNAN

Signed and dated on August 25, 1981

State of INDIANA, ST. JOSEPH County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

VIRGINIA L. GARDNER and JOHN L. RUBUSH, known to me to be all of the partners of Gardner-Rubush Building Partnership, an Indiana partnership

GARDNER-RUBUSH BUILDING PARTNERSHIP,
Signature an Indiana partnership

Typed or printed name

By: *Virginia L. Gardner*
Signature Virginia L. Gardner

Typed or printed name

By: *John L. Rubush*
Signature John L. Rubush

Typed or printed name

and acknowledged the execution of the foregoing deed on August 25, 1981 for the partnership

Richard B. Urda, Jr., Notary Public
Signature
RICHARD B. URDA, JR.
Residing in St. Joseph County, Ind.
My commission expires _____

Signature

Typed or printed name

Richard D. Bonewitz, 316 First Bank Bldg., So. Bend, IN 46601

August 31, 1981

To: Area Plan Commission
From: Board of Public Works
Re: Jerry & Norma Baughman, 605 Portage -
Final Site Plan #744-81

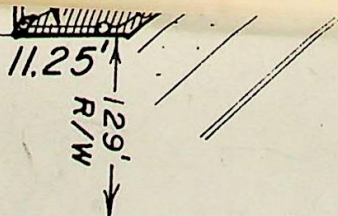
The Board of Public Works at its regular meeting held on August 31, 1981, accepted a quit-claim deed from Gardner-Rubush Building Partnership for the conveyance of certain right-of-way on the southwest corner of property located at 605 Portage Avenue.

According to your letter of August 19, 1981, addressed to Mr. Richard D. Bonewitz, the dedication of this property and the acceptance by the city was a requirement of the Area Plan Commission's approval of the final site plan for the doctor's office.

BOARD OF PUBLIC WORKS

Barbara J. Byers, Clerk

mp
Att.



pu



Edwin Voss
Registered Land Surveyor No. 12442

EDWIN VOSS Registered Land Surveyor 12442 3220 NORTHSIDE BLVD. SOUTH BEND, INDIANA 46615		SITE PLAN LOTS 4 & 5, FRED KELLER'S SUB. OF LOTS IN BURROUGH'S SUBD. OF B.O.L. 115 605 PORTAGE AVENUE SOUTH BEND, INDIANA	
DRAWN BY E.V.	SCALE 1" = 20'	DATE March 14, 1981	JOB No. 6052

CITY ATTORNEY'S OFFICE
INTER-OFFICE MEMO

TO: JOHN LESZCZYNSKI

DATE: August 11, 1981

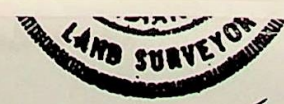
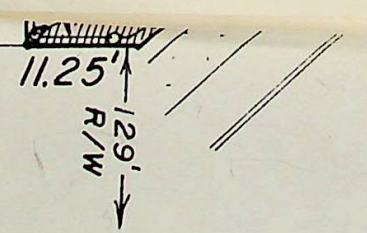
FROM: RICH HILL

SUBJECT: REZONING OF PORTAGE AVENUE PROPERTY FOR
UTILIZATION AS A DOCTOR'S OFFICE

I understand that your office suggested that the City receive an additional dedication of right-of-way from the owners of the above referred to property. This cannot take place until the purchasing parties (the physicians) actually get title to the property. I have confirmed that an additional dedication will take place with the attorney for the physicians as soon as they receive title.

If you have any questions, please let me know.

RLH/smp



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Registered Land Surveyor No. 12442

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Rev. 7/14/81 8.7

FROM THE DESK OF

RICHARD L. HILL
CITY ATTORNEY

August 11, 1981

BY FOR

Reopening long plat
with dedication;

at corner;
4 C.A. depths not
dedicated plat;

receive

ers of

ce until

title

dedication

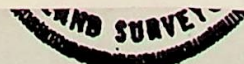
as soon

Chris B...

RLH/smp



11.25' ←
R/W
→ 129'



Edwin Vase
Registered Land Surveyor No. 12442

SITE PLAN
WELLER'S SUB OF LOTS



AREA PLAN COMMISSION
OF ST. JOSEPH COUNTY, IN

RICHARD S. JOHNSON
Executive Director

Room 1140 County-City Building

South Bend, Indiana 46601

(219) 284-9571

August 19, 1981

Mr. Richard D. Bonewitz, Attorney
316 First Bank Building
South Bend, IN 46601

RE: Jerry and Norma Baughman
605 Portage Avenue
FINAL SITE PLAN #744-81

Dear Mr. Bonewitz:

Please be advised that the Area Plan Commission, at its regular meeting of August 18, 1981, considered and approved the above-mentioned final site plan subject to the dedication of a portion of the property to the City of South Bend within thirty (30) days. That portion of land is shown on your final site plan drawing. If we have not received notice from the Board of Works prior to September 18, 1981 that this property has been dedicated to and accepted by the City, approval of your final site plan will be revoked.

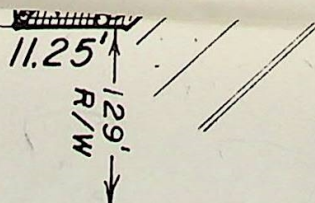
If you have any questions, please call.

Sincerely,

David B. Behr
Planner

cc: Board of Works
City Engineer

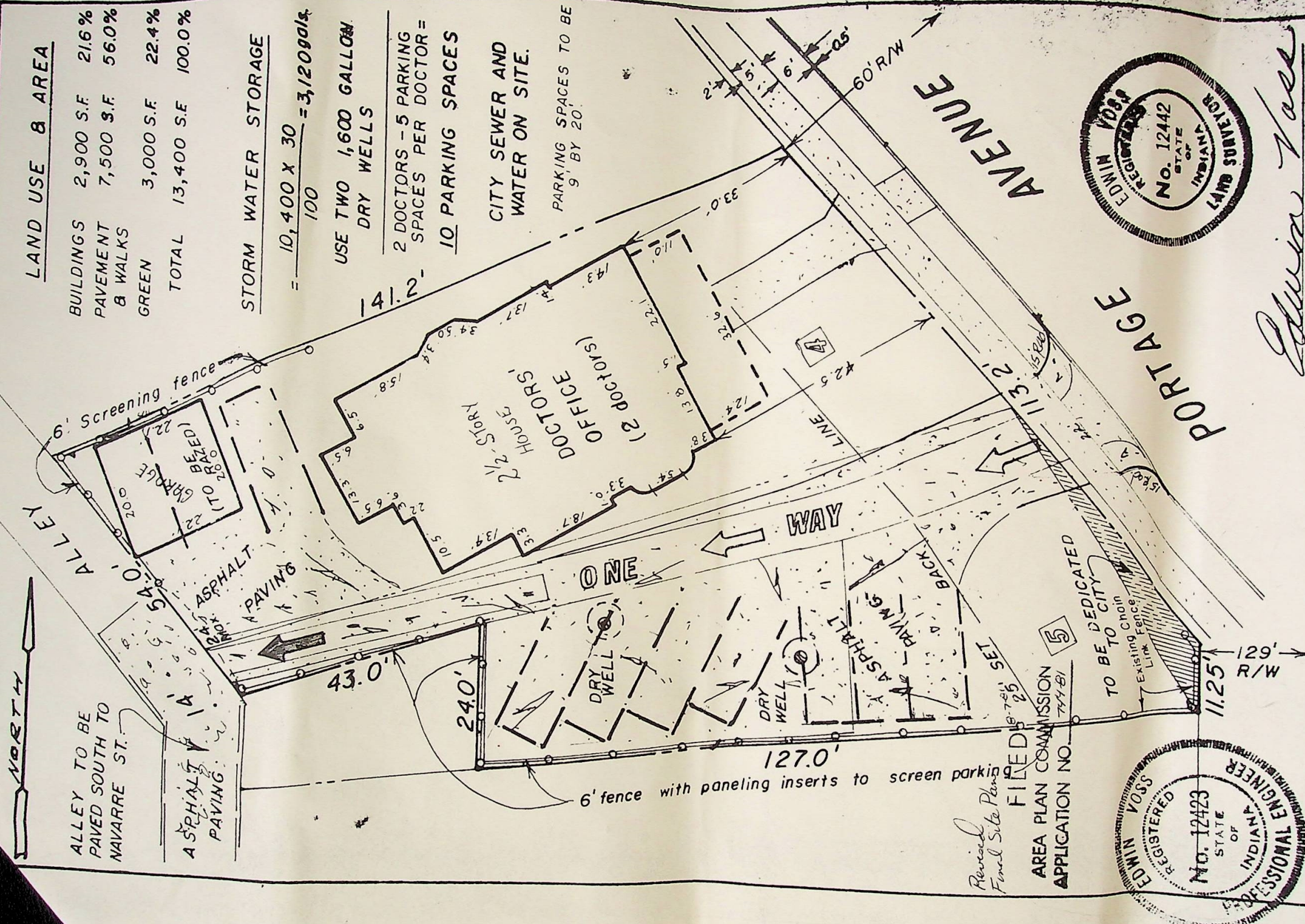
Serving: South Bend, Lakeville, New Carlisle, North Liberty, Roseland & St. Joseph, County, IN



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LAND USE & AREA

BUILDINGS	2,900 S.F.	21.6%
PAVEMENT & WALKS	7,500 S.F.	56.0%
GREEN	3,000 S.F.	22.4%
TOTAL	13,400 S.F.	100.0%

STORM WATER STORAGE
 = $\frac{10,400 \times 30}{100} = 3,120 \text{ gals.}$

USE TWO 1,600 GALLON DRY WELLS
 2 DOCTORS - 5 PARKING SPACES PER DOCTOR = 10 PARKING SPACES

CITY SEWER AND WATER ON SITE.
 PARKING SPACES TO BE 9' BY 20'

6' Screening fence
 GRADLE (1) TO BASE (2)
 200' 0"

DOCTORS' OFFICE (2 DOCTORS)
 2 1/2 STORY HOUSE
 141.2'
 113.2'
 127.0'

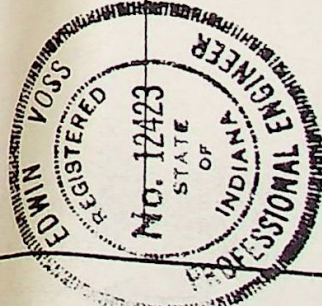
ALLEY TO BE PAVED SOUTH TO NAVARRE ST.
 ASPHALT PAVING

ASPHALT PAVING
 43.0'
 240'

ONE WAY
 BACK PAVING
 ASPHALT
 DRY WELL
 DRY WELL
 6' fence with paneling inserts to screen parking

PORTAGE AVENUE
 60' R/W
 11.25' W/R

Revised Final Site Plan
 FILED 10-25-81
 AREA PLAN COMMISSION
 APPLICATION NO. 744-B1



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	DATE March 14, 1981 JOB NO. 6052

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 8/16/81