

1272

WARRANTY DEED from Sisters of the Holy Cross, Inc. to City of South Bend, Retention Area as shown on the Plat of Erskine Manor Estates, Section 1, in the S.W. $\frac{1}{4}$ of Section 19, Township 37 North, Range 3 East, recorded Dec. 19, 1980.

22 of Works

8116460

1272

Warranty Deed

This Indenture Witnesseth, That SISTERS OF THE HOLY CROSS, INC.

Transfer 5239
Taxing Unit 213
Date 9/15/81

of St. Joseph County, State of Indiana
CONVEY AND WARRANT to CIVIL CITY OF SOUTH BEND

of St. Joseph County in the State of Indiana
for the sum of One Dollar (\$1.00)
and other valuable considerations
the following REAL ESTATE situate in St. Joseph County, in the
State of Indiana, to-wit:

Retention Area as shown on the Plat of Erskine Manor Estates, Section One (1), in the Southwest Quarter (1/4) of Section Nineteen (19), Township Thirty-seven (37) North, Range Numbered Three (3) East, recorded December 19, 1980 in the office of the Recorder of St. Joseph County, Indiana, as Instrument No. 8022525.

Subject to public utility easement as shown on the plat of said subdivision.

Grantors certify that no Indiana Gross Income Tax is due or payable as a result of this transfer.

APPROVED
BOARD OF PUBLIC WORKS

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

SEP 14 1981
John E. Leszczynski
Richard L. Hill
Joseph E. Kernan

IN WITNESS WHEREOF, the said grantor s above named have hereunto

set their hands and seal s this 17th day of March A.D., 19 81

L. S. SISTERS OF THE HOLY CROSS, INC. L. S.
L. S. By: Sister Olivia Marie L. S.
Sister M. Bertrand, C.S.C. Sec. Sister Olivia Marie, C.S.C. President
L. S. L. S.
L. S. L. S.

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, came

SISTERS OF THE HOLY CROSS, INC., by Sister Olivia Marie, C.S.C.
and Sister M. Bertrand, C.S.C.

and acknowledged the execution of the above deed.

WITNESS my hand and Notarial Seal, this 17th day of March

My Commission Expires Jan. 8 1982

This instrument was prepared by Helen Dwyer Notary Public

John E. Monahan, Attorney A resident of county of St. Joseph

SEP 15 1 58 PM '81
ST. JOSEPH CO. INDIANA
RECORDED FOR RECORD
WANDA A. NOWAK
RECORDER

NOTARY PUBLIC
ST. JOSEPH CO. INDIANA

8116460

WARRANTY DEED

FROM

SISTERS OF THE HOLY

CROSS, INC.

TO

CIVIL CITY OF SOUTH BEND

Received for record this

day of _____, 19_____

at _____ o'clock M., and

Recorded in Book No. _____ page _____

Recorder _____ County.

Duly entered for taxation this _____

day of _____, 19_____

Auditor's fee \$ _____

Auditor _____ County.

THE ABSTRACT AND TITLE CORPORATION

226 West Jefferson
South Bend, Indiana 46601

INDEXED

8116460

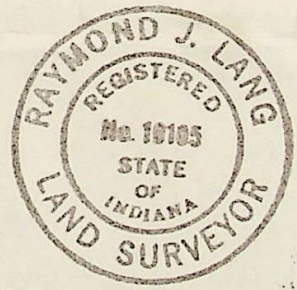
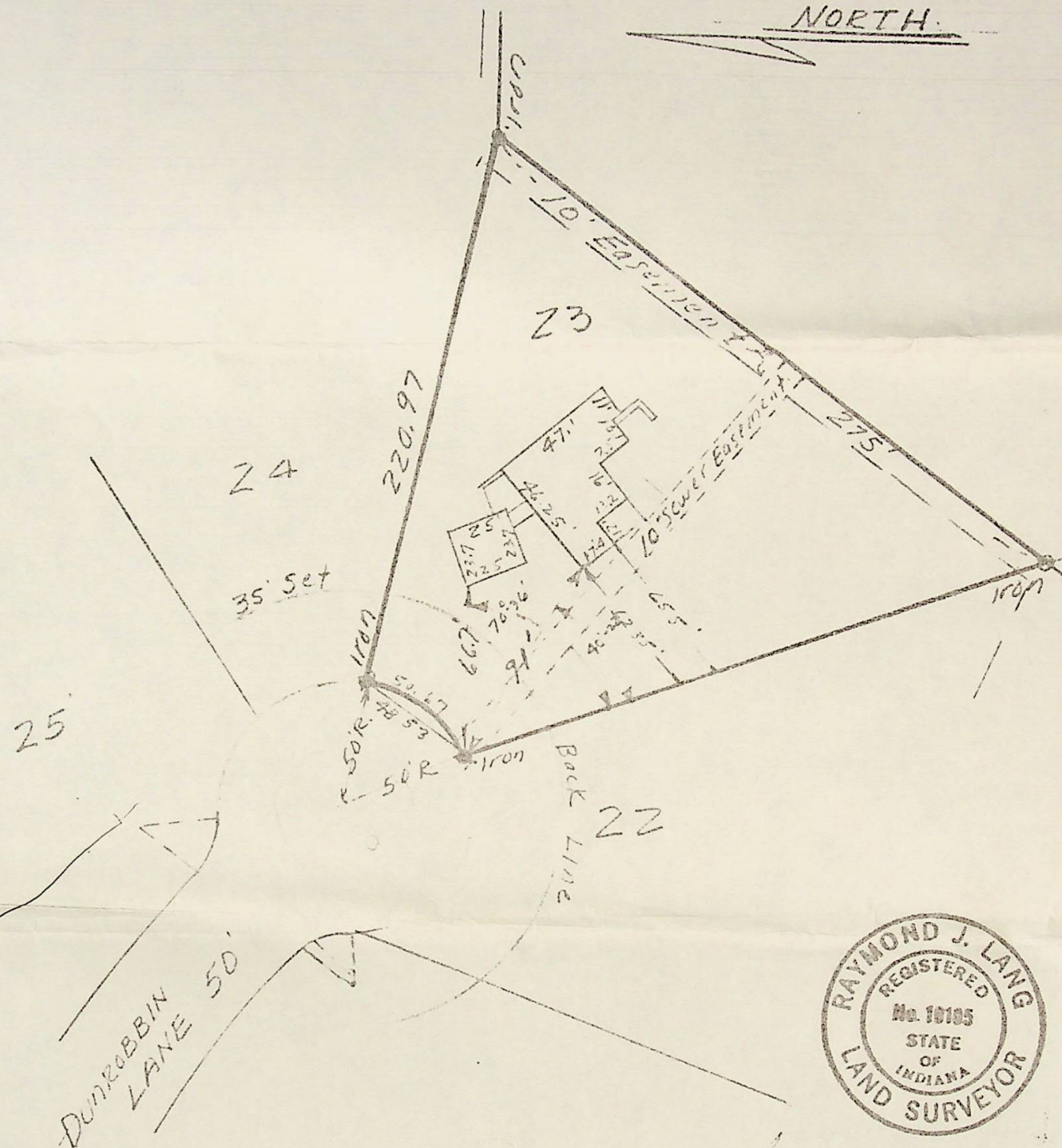
FILED IN VANLINDEN RECORDS SEP 15 1 58 PM '81 ST. JOSEPH CO. INDIANA FILED FOR RECORD



109w

1272 N

NORTH



This is to certify that we surveyed the above property and find that the buildings stand strictly within the title lines and that there are no encroachments

Raymond J. Lang

Raymond J. Lang

Survey Of Lot 23
Ridgedale South Addition
South Bend Indiana

for
James Robert & Patricia Ann McCaffery

RAYMOND J. LANG
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER

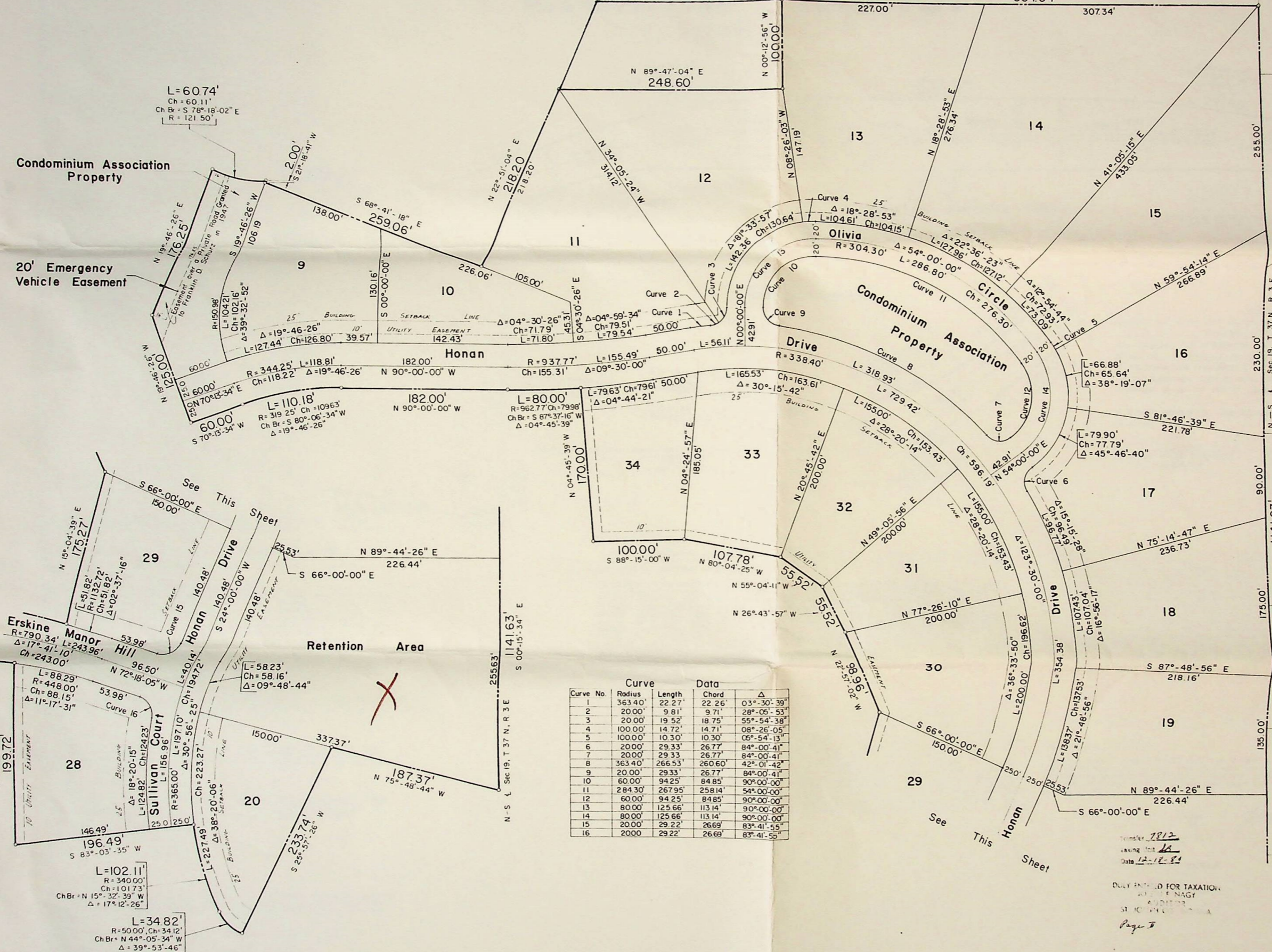
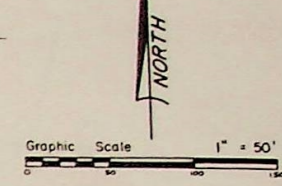
SCALE	DATE	BOOK	PAGE
1"=60	5-1970	273	24

8379

Erskine Manor Section 1

N 89°-47'-04" E
534.34'

Twickenham Hills
Sec. G
Book 18 Page 1



Curve No.	Radius	Length	Chord	Δ
1	363.40'	22.27'	22.26'	03°-30'-39"
2	20.00'	9.81'	9.71'	28°-05'-53"
3	20.00'	19.52'	18.75'	55°-54'-38"
4	100.00'	14.72'	14.71'	08°-26'-05"
5	100.00'	10.30'	10.30'	06°-54'-13"
6	20.00'	29.33'	26.77'	84°-00'-41"
7	20.00'	29.33'	26.77'	84°-00'-41"
8	363.40'	266.53'	260.60'	42°-01'-42"
9	20.00'	29.33'	26.77'	84°-00'-41"
10	60.00'	94.25'	84.85'	90°-00'-00"
11	284.30'	267.95'	258.14'	54°-00'-00"
12	60.00'	94.25'	84.85'	90°-00'-00"
13	80.00'	125.66'	113.14'	90°-00'-00"
14	80.00'	125.66'	113.14'	90°-00'-00"
15	20.00'	29.22'	26.69'	83°-41'-55"
16	20.00'	29.22'	26.69'	83°-41'-55"

See Sheet No. 1 of 2

See Sheet No. 1 of 2



Transfer 7812
 Issued 12-12-84
 Date 12-12-84

DUTY PAID FOR TAXATION
 KENT S. KASER & ASSOC., INC.
 PROFESSIONAL ENGINEERS
 SOUTH BEND, INDIANA

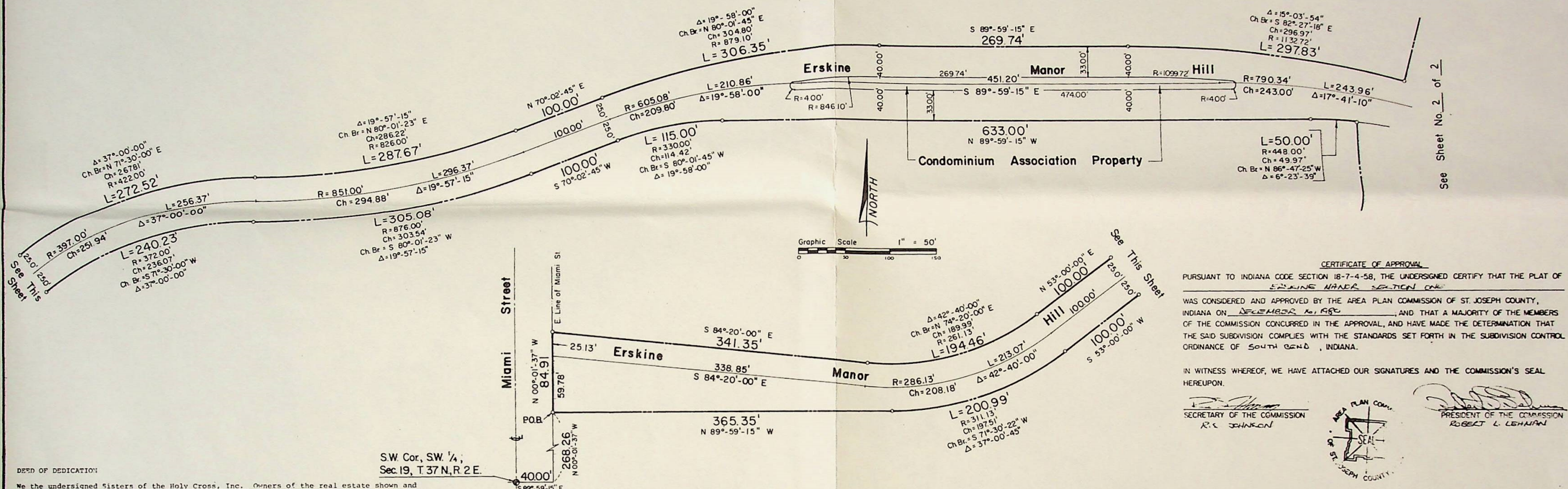
Prepared By
KENT S. KASER & ASSOC., INC.
 Professional Engineers
 South Bend, Indiana

2

Dec 19 1980
FILED

Erskine Manor

Section 1



See Sheet No. 2 of 2

DEED OF DEDICATION

We the undersigned Sisters of the Holy Cross, Inc. Owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as **ERSKINE MANOR ESTATES, SECTION 1**. All streets, alleys, roadway easements and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front building set back lines are hereby established as shown on this plat, between which line and the property line of the streets, there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement", reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but the owners 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.

The Emergency Vehicle access easement shown on this plat is hereby dedicated for the purpose of allowing "Authorized Emergency Vehicles", as defined by the Motor Vehicle and Traffic Code of the City of South Bend, Indiana, unrestricted access between Hogan Drive and Garland Road.

No structures, improvements or landscaping are to be erected, planted or maintained within the Emergency Vehicle Access Easement without the expressed authorization of the Board of Public Works (Safety) of the City of South Bend, Indiana

OWNER'S CERTIFICATION

This is to certify that the undersigned are the owners of the land described in the annexed plat, and that they 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 same under the style and title thereon indicated.

Name: Sisters of the Holy Cross, Inc.
 Address: Sisters of the Holy Cross Generalate, St. Mary's Notre Dame, Indiana 46556
 Dated this 14th day of October, 1980.

NOTARIZATION STATEMENT

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

Before me, the undersigned notary public, in and for the County and State, personally appeared Sister M. Bertrand, Secretary-Treasurer of Sisters of the Holy Cross, Inc., and separately and severally acknowledged the foregoing instrument as her voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this 14th day of October, 1980.
 My Commission Expires Jan 8 1982
 Notary Public Helen Lwyer

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter (4) of Section 19, Township 37 North, Range 3 East of the second principal meridian in the City of South Bend, St. Joseph County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (4) of said section 19, said point being on the centerline of Miami Street; thence South 89°-59'-15" East, 40.00 feet to a point on the east right-of-way line of Miami Street; thence North 00°-01'-37" West along the east right-of-way line of Miami Street, 268.26 feet to the point of beginning of this description. Thence continuing North 00°-01'-37" West along said East line of Miami Street, 84.91 feet; thence South 84°-20'-00" East, 341.35 feet to a point of curve; thence Northeasterly along a curve to the left an arc distance of 194.46 feet, having a radius of 261.13 feet, a chord of 189.99 feet and a chord bearing of North 74°-20'-00" East; thence North 53°-00'-00" East, 100.00 feet to a point of curve; thence Easterly along a curve to the right an arc distance of 272.52 feet to a point of reverse curve, having a radius of 422.00 feet, a chord of 267.81 feet and a chord bearing of North 77°-30'-00" East; thence Northeasterly along a curve to the left an arc distance of 297.67 feet, having a radius of 326.00 feet, a chord of 286.22 feet and a chord bearing of North 80°-01'-23" East; thence North 70°-02'-45" East, 100.00 feet to a point of curve; thence Easterly along a curve to the right an arc distance of 306.35 feet, having a radius of 379.10 feet, a chord of 304.89 feet and a chord bearing of North 80°-01'-45" East; thence South 89°-59'-15" East, 269.74 feet to a point of curve; thence Southeasterly along a curve to the right an arc distance of 349.65 feet, having a radius of 1132.72 feet, a chord of 148.26 feet and a chord bearing of South 81°-08'-40" East; thence North 15°-04'-39" East, 175.27 feet; thence North 22°-57'-02" West, 98.96 feet; thence North 26°-43'-57" West, 55.52 feet; thence North 55°-04'-11" West, 55.52 feet; thence North 80°-04'-25" West, 107.78 feet; thence South 88°-15'-00" West, 100.00 feet; thence North 04°-45'-39" West, 170.00 feet; thence Westerly along a curve to the right an arc distance of 80.00 feet, having a radius of 962.77 feet, a chord of 78.99 feet and a chord bearing of South 87°-37'-16" West; thence North 90°-00'-00" West, 192.00 feet to a point of curve; thence Westerly along a curve to the left an arc distance of 110.18 feet, having a radius of 319.25 feet, a chord of 109.63 feet and a chord bearing of South 80°-06'-47" West; thence South 70°-13'-34" West, 60.00 feet; thence North 19°-46'-26" West, 125 feet; thence North 19°-46'-26" East, 176.25 feet to the southerly right-of-way line of Garland Road; thence Easterly along said southerly line of Garland Road along a curve to the left an arc distance of 60.74 feet, having a radius of 121.50 feet, a chord of 60.11 feet and a chord bearing of South 78°-18'-02" East; thence South 21°-18'-41" West, 2.00 feet; thence South 68°-41'-18" East, 259.06 feet;

thence North 22°-51'-04" East, 218.20 feet; thence North 89°-47'-04" East 248.60 feet; thence North 00°-12'-56" West, 100.00 feet; thence North 89°-47'-04" East, 534.34 feet to the West line of the recorded plat of Wyckham Hills, Section "A", thence South 00°-15'-34" East along the West line of Wyckham Hills, Section "G" and Section "H", 1141.63 feet; thence North 75°-48'-44" West, 137.37 feet; thence South 25°-57'-26" West, 231.74 feet; thence Northwesterly along a curve to the right, an arc distance of 34.82, having a radius of 50.00 feet, a chord of 34.12 feet and a chord bearing of North 44°-05'-34" West; thence continuing Northwesterly along a curve to the right, an arc distance of 102.11 feet, having a radius of 340.00 feet, a chord of 101.73 feet and a chord bearing of North 15°-32'-39" West; thence South 83°-03'-35" West, 196.49 feet; thence North 00°-15'-34" West, 199.72 feet; thence Westerly along a curve to the left, an arc distance of 50.00 feet, having a radius of 443.00 feet, a chord of 49.97 feet and a chord bearing of North 86°-47'-25" West; thence North 89°-50'-15" West, 633.00 feet to a point of curve; thence Westerly along a curve to the left, an arc distance of 115.00 feet, having a radius of 330.00 feet, a chord of 114.42 feet and a chord bearing of South 80°-01'-45" West; thence South 70°-02'-45" West, 100.00 feet to a point of curve; thence Westerly along a curve to the right, an arc distance of 305.08, having a radius of 876.00 feet, a chord of 303.54 feet and a chord bearing of South 80°-01'-23" West; thence Southwesterly along a curve to the left, an arc distance of 249.23 feet, having a radius of 372.00 feet, a chord of 236.07 feet and a chord bearing of South 71°-30'-15" West; thence South 53°-00'-00" West, 100.00 feet to a point of curve; thence Westerly along a curve to the right, an arc distance of 200.99 feet, having a radius of 311.13, a chord of 197.51 feet and a chord bearing of South 71°-30'-22" West; thence North 89°-59'-15" West, 365.35 feet to the point of beginning containing 21.66 acres more or less and being subject to an easement of record granted to Franklin D. Schurz and Martha M. Schurz.

LAND SURVEYOR CERTIFICATE

I Kent S. Kaser, 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 October 14, 1980; 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.

7812
 12-15-80
 Kent S. Kaser, RLS 10075

DULY ENTERED FOR TAXATION
 AUDITOR
 ST. JOSEPH CO., INDIANA
 Paid \$300 12/15/80
 Page I.



Prepared By
KENT S. KASER & ASSOC., INC.
 Professional Engineers
 South Bend, Ind. 46601
 Land Surveying
 Ind. 46601