

#1314

EASEMENT from City of South Bend to  
Valley American Bank & Trust Co.  
RE: "ST. JOSEPH STATION"

- a). to encompass encroachment into Michigan St. of existing basement extension and existing overhead canopy.
- b). to encompass encroachment into LaSalle St. of existing basement extension.
- c). to encompass encroachment into LaSalle St. of existing overhead canopy.

# RECORDER'S RECEIPT

No

8804

South Bend, Ind.,

Dec 29 1983

Received of

Bd of Works

NO.	AMOUNT
DEEDS	
MORTGAGES	
MECHANICS LIENS	
U.C.C. FILING	
RELEASES	
ASSIGNMENTS	
POWERS OF ATTORNEY	
ART. OF INCORP.	
PLATS	
MARGINAL RELEASES	
MARGINAL ASSIGNMENTS	
MISCELLANEOUS	

3 Repeal Docs

16.50

COPIES OF THE FOLLOWING:

DEED — No.	
MTG. — No.	
— No.	
— No.	
— No.	
— No.	

TOTAL

\$

16.50

CHECK

\$

CASH

\$

REFUND

\$

M. A.

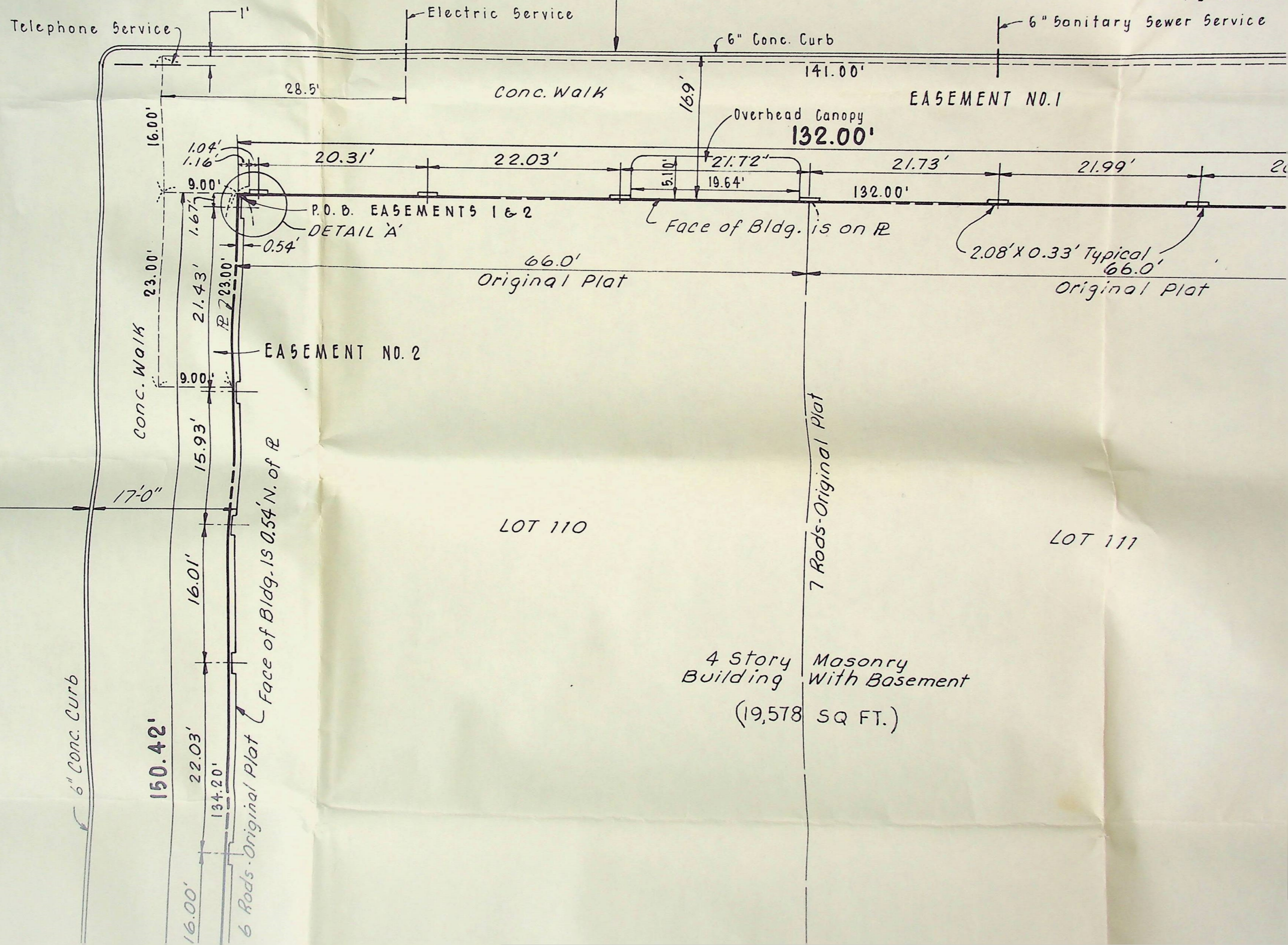
WANDA A. NOWAK  
ST. JOSEPH COUNTY RECORDER

NOTE:  
All Utility Lines are Below Grade

MICHIGAN ST.  
(99' R/W)  
U.S. RTE. 33

(Bituminous Pav)

4 1/2" Water



LASALLE ST.  
(82.5' R/W)

LOT 110

LOT 111

4 Story Masonry Building With Basement  
(19,578 SQ FT.)

6" Conc. Curb

Conc. Walk

66.0' Original Plat

66.0' Original Plat

7 Rods-Original Plat

Face of Bldg. is 0.54' N. of R

6 Rods-Original Plat

150.42'

22.03'

134.20'

16.01'

15.93'

21.43'

16.00'

20.31'

22.03'

Overhead Canopy  
132.00'

21.73'

21.99'

6" Conc. Curb

Electric Service

Telephone Service

6" Sanitary Sewer Service

EASEMENT NO. 1

P.O.D. EASEMENTS 1 & 2  
DETAIL 'A'

Face of Bldg. is on R

2.08' x 0.33' Typical

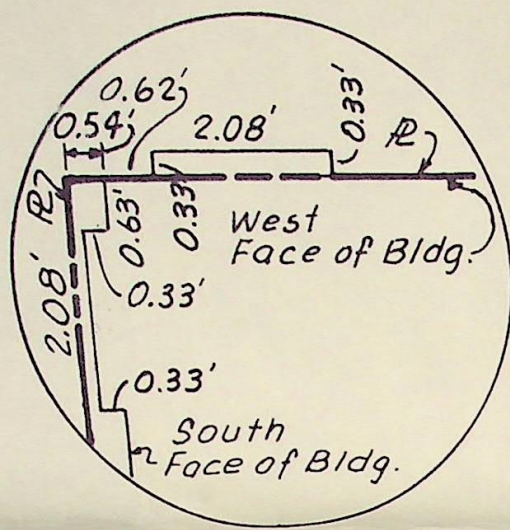
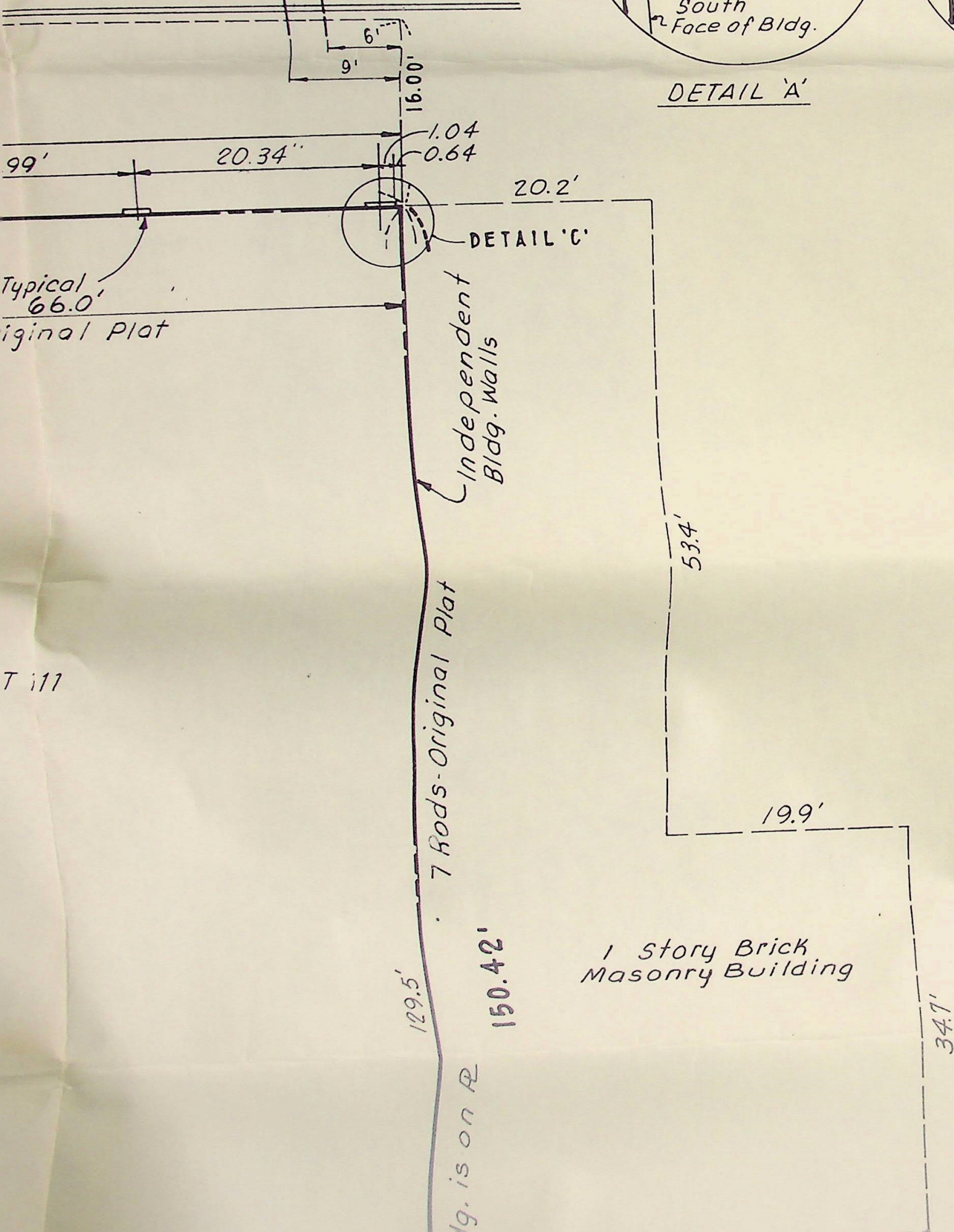
65.2' F.F.F.

50.3' F.F.F.

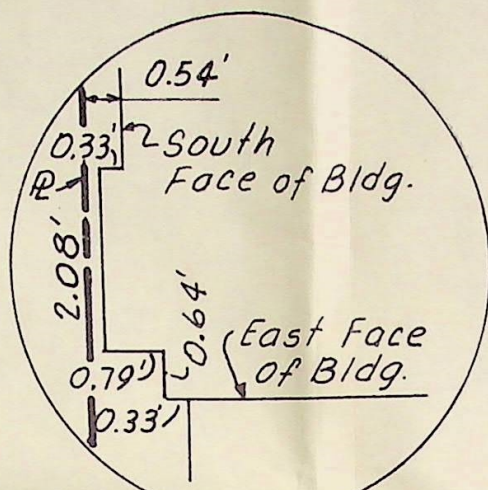
17'-0"

ous Pav't.)

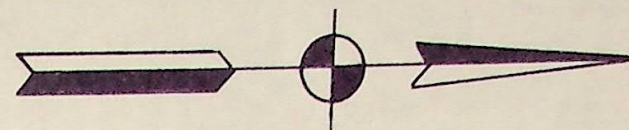
4 1/2" Water Service  
Sewer Service  
4" Gas Service



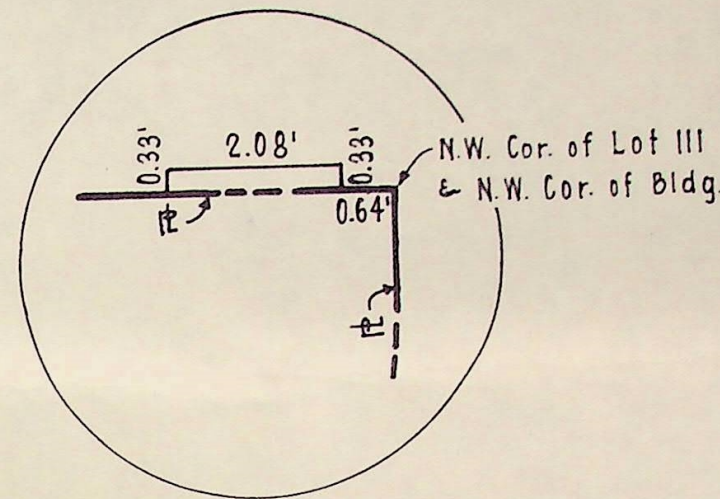
DETAIL 'A'



DETAIL 'B'



Scale: 1"=10'



DETAIL 'C'

DESCRIPTION OF PROPERTY

Lots One Hundred Ten (110) and One Hundred Eleven (111) as shown on the Original Plat of the Town, now City of South Bend, in Plat Book 1, Page 1, in the office of the Recorder of St. Joseph County, Indiana.

Together with accretions thereto as described below, beginning at the Northeast corner of said Lot 111; thence East along the North line of Lot 111 extended, 34.92 feet; thence South 132.00 feet to a point on the South line of Lot 110 extended East; thence West along said extended lot line, 51.42 feet to the Southeast corner of Lot 110; thence Northerly along the originally platted East lines of said Lots 110 and 111 to the Point of Beginning. The above described lots and accretions contain 19,855 sq. ft. more or less.

Also, including the following described easements:

Easement No. 1

An Easement for a basement extension, an overhead canopy and any building pilasters which extend West of the West property line of Lots 110 and 111 into the right of way of Michigan St. described as follows: Beginning at the Southwest corner of Lot 110 as shown on the Original Plat of the Town, now City of South Bend, thence South along the West line of said Lot 110 extended, 9.00 feet; thence West 16.00 feet; thence North, parallel with the West line of Lots 110 and 111 in said Original Plat, 141.00 feet; thence East 16.00 feet to the Northwest corner of said Lot 111; thence South along the West line of said Lots 110 and 111, 132.00 feet to the Point of Beginning of this description. Containing 2,256 sq. ft. more or less.

Easement No. 2

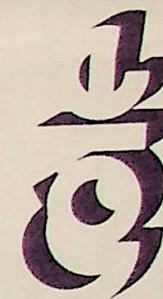
An Easement for a basement extension into the right of way of LaSalle Street described as follows:

Beginning at the Southwest corner of said Lot 110; thence East along the South line of said Lot 110, 23.00 feet; thence South 9.00 feet; thence West parallel with the South line of said Lot 110, 23.00 feet to a point on the West line of said Lot 110 extended South; thence North along said lot line extended 9.00 feet to the Point of Beginning. Containing 207 sq. ft. more or less.

Easement No. 3

An Easement for the extension of an overhead canopy into the right of way of LaSalle Street described as follows:

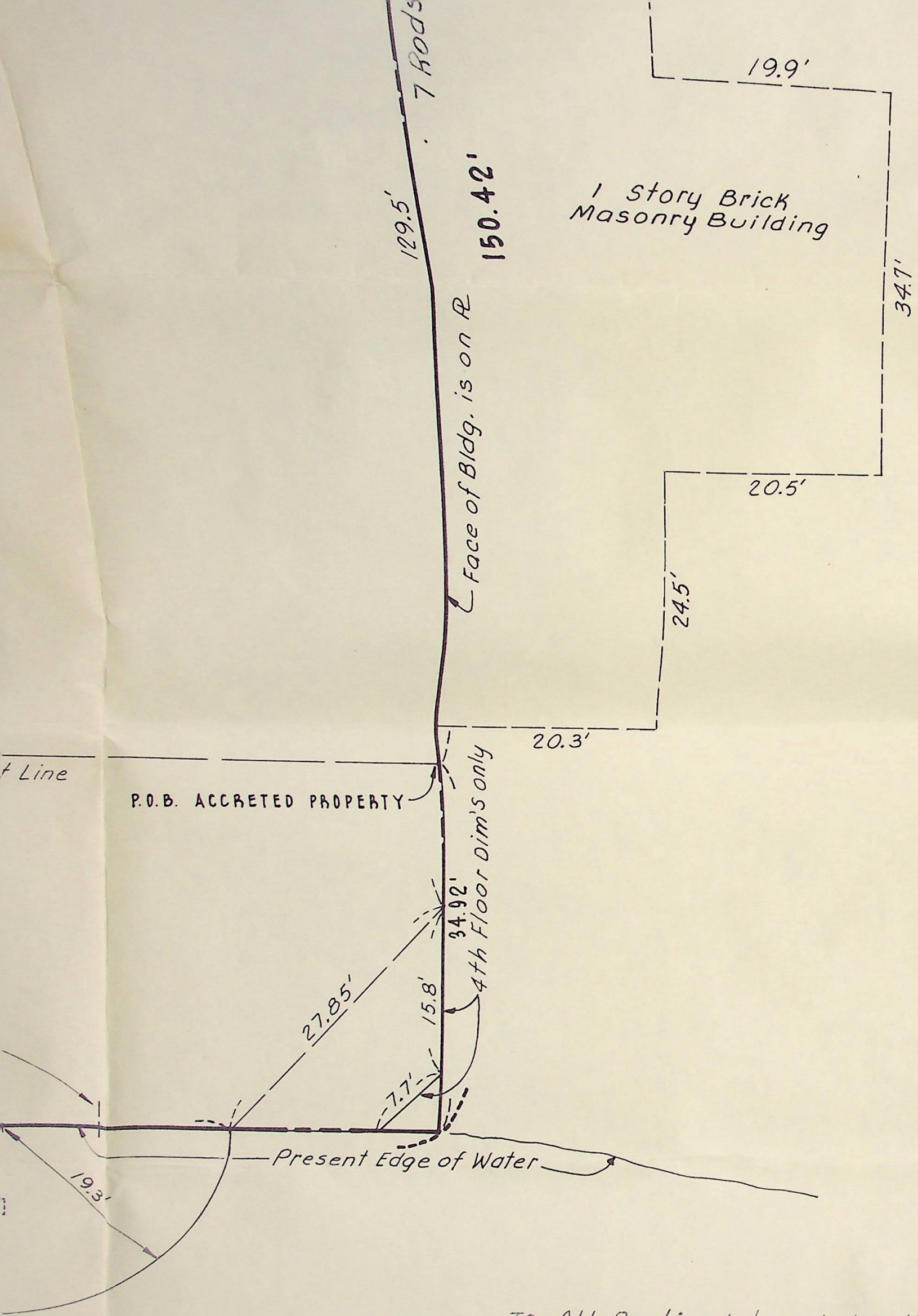
Commencing at the Southwest corner of said Lot 110; thence East along the South line of said Lot 110 extended of said Lot 110, 134.20 feet to the



engineers / architects / planners  
south bend, indiana 46615  
indianapolis, 46240  
merrillville, 46410  
chesterton, 46304

RB	ck by D. Sev.	date	no	by	date
		12/21-83	0394	D. Sev.	12-13-83
				D. Sev.	12-15-83
				RTN	12-16-83

visions  
Dimensions & Descriptions Added  
Revised Easement No. 1  
Revised Easement No. 1



line of said Lot 110 extended, 9.00 feet; thence South along the West North, parallel with the West line of Lots 110 and 111 in said Original Plat, 141.00 feet; thence East 16.00 feet to the Northwest corner of said Lot 111; thence South along the West line of said Lots 110 and 111, 132.00 feet to the Point of Beginning of this description. Containing 2256 sq. ft. more or less.

Easement No. 2

An Easement for a basement extension into the right of way of LaSalle Street described as follows:

Beginning at the Southwest corner of said Lot 110; thence East along the South line of said Lot 110, 23.00 feet; thence South 9.00 feet; thence West parallel with the South line of said Lot 110, 23.00 feet to a point on the West line of said Lot 110 extended South; thence North along said lot line extended 9.00 feet to the Point of Beginning. Containing 207 sq. ft. more or less.

Easement No. 3

An Easement for the extension of an overhead canopy into the right of way of LaSalle Street described as follows:

Commencing at the Southwest corner of said Lot 110; thence East along the South line and the South line extended of said Lot 110, 134.20 feet to the Point of Beginning of this description; thence continuing East along said South line extended 11.30 feet; thence South 8.40 feet; thence West parallel to said South line extended 11.30 feet; thence North 8.40 feet to the Point of Beginning. Containing 94.92 sq. ft. more or less.

Above property appears on U.S. Department of Housing and Urban Development Flood Hazard Boundry Map H-01-07, but property does not appear in the "Flood Hazard Area" shown on the map.

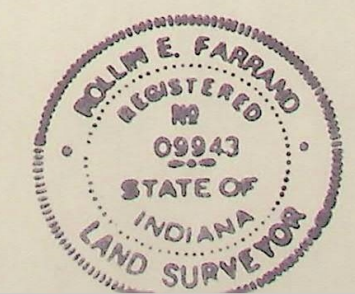
CERTIFICATION

I hereby certify that the survey prepared by me entitled "St. Joseph Station Plat of Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises enter the premises through adjoining public streets; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps." This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.

Rollin E. Farrand, L.S. 12-14-83  
 ROLLIN E. FARRAND L.S.

To All Parties Interested in the Title to Above Premises  
 I do hereby certify that I have surveyed the above described tract of land and that the above plat is a correct representation of said survey.

Rollin E. Farrand, L.S.  
 Registered Land Surveyor - No. 00043  
 COLE ASSOCIATES, INC.



drawn RB	ck by D. Sev	date 11/12/83	no 10394
no revisions	Dimensions & Descriptions Added	by D. Sev	date 12-13-83
	Revised Easement No. 1	by D. Sev	date 12-15-83
	Revised Easement No. 1	by RTN	date 12-16-83

**ST. JOSEPH STATION**  
**PLAT OF SURVEY**  
 300 NORTH MICHIGAN ST.  
 SOUTH OF INDIANA

sheet **1**

ST.

LASALLE  
(82.5' R/W)

(Bituminous Pav't.)

6" CONC. CURB

150.42'

16.00'

15.97'

21.99'

11.30'

17.50'

17.50'

22.03'

16.00'

15.97'

21.99'

17.71'

8.40'

17.50'

134.20'

16.00'

15.97'

51.42'

8.40'

8.40'

17.50'

22.30'

16.00'

15.97'

22.30'

2.2'

11.30'

17.50'

18.68'

16.00'

15.97'

22.30'

22.30'

11.30'

17.50'

11.30'

16.00'

15.97'

22.30'

11.30'

11.30'

17.50'

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11.30'

16.00'

15.97'

22.30'

11.30'

11.30'

17.50'

11.30'

16.00'

15.97'

22.30'

11.30'

11.30'

17.50'

4 story Masonry Building With Basement  
(19,578 SQ FT.)

Original Lot Line

P.O.B. ACCRET

ACCRETED PROPERTY

Entrance to Parking

Conc. Drive

P.O.B. EASEMENT NO. 3

Overhead Canopy

EASEMENT NO. 3

DETAIL 'B'

Roof Drain Discharge Pipes into River

Face of Bldg. is on it

5 Supporting Columns in River Bed for Ramp Overhang

Driving Ramp  
(From Street Level to Basement)  
(Overhangs River)  
88.5'

Bridge

St. Joseph River

*Held Bd of Works*

8324924

*#1314 (a)*

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

DEC 29 8 57 AM '83

FILM NO. \_\_\_\_\_  
WANDA A. HONAK  
RECORDER

2

AGREEMENT FOR EASEMENT

THIS AGREEMENT has been made and entered into this 19th day of December, 1983, by and between the City of South Bend, a municipal corporation of the State of Indiana, (hereinafter referred to as "Grantor") and Valley American Bank & Trust Company, a duly organized corporation of the State of Indiana, (hereinafter referred to as "Grantee").

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) cash in hand paid and other valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee an easement for the purpose of allowing the existence, operation and maintenance of structural appurtenances in, under, and over the following described real estate:

Beginning at the Southwest Corner of said Lot 110 as shown on the Original Plat of the Town, now City of South Bend, thence South along the West line of said Lot 110 extended, 9.00 feet; thence West 16.00 feet; thence North, parallel with the West line of Lots 110 and 111 in said Original Plat, 141.00 feet; thence East 16.00 feet to the Northwest corner of said Lot 111; thence South along the West line of said Lots 110 and 111, 132.00 feet to the Point of Beginning of this description. Containing 2256 sq. ft. more or less.

The easement described herein is to encompass the encroachment into Michigan Street of an existing basement extension and an existing overhead canopy, and for no other purpose. This easement shall be in effect so long as the existing structure remains on Lots 110 and 111 as shown on the original Plat of the Town, now City of South Bend, in Plat Book 1, Page 1, in the office of the Recorder of St. Joseph County, Indiana.

The rights hereby granted shall extend to and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the grantor sets his hand and seal this 19th day of December, 1983.

CITY OF SOUTH BEND by its  
BOARD OF PUBLIC WORKS

John E. Leszczynski  
JOHN E. LESZCZYNSKI

Richard L. Hill  
RICHARD L. HILL

Joseph E. Kernan  
JOSEPH E. KERNAN

ATTEST:

Sandra M. Parmerlee  
SANDRA M. PARMERLEE, CLERK

ST. JOSEPH COUNTY )  
STATE OF INDIANA ) SS:

Before me, a Notary Public, in and for said County and State, personally appeared JOHN E. LESZCZYNSKI, RICHARD L. HILL AND JOSEPH E. KERNAN

known to me and constituting the Board of Public Works, City of South Bend, Indiana, who acknowledged the execution of the above and foregoing instrument as their free act and deed this 19th day of December, 1983.

Sandra M. Parmerlee  
Sandra M. Parmerlee, Notary Public  
resident of St. Joseph County, IN

My Commission Expires:

June 18, 1984

This instrument was prepared by Carolyn V. Pfotenhauer, Assistant City Attorney, 1400 County-City Bldg., South Bend, Indiana 46601



8324924

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

DEC 29 8 57 AM '83

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

INDEXED

ST. JOSEPH COUNTY )  
STATE OF INDIANA )

before me, a Notary Public, in and for said County and State, personally appeared \_\_\_\_\_

known to me and constituting the head of said family, City of \_\_\_\_\_, Indiana, who acknowledged the execution of the above and foregoing instrument as their free act and deed this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_  
Notary Public  
Resident of St. Joseph County, IN



50  
5/m

Hold Bd of Works

#2

8324925

#1314 (b)

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

DEC 29 8 57 AM '83

FILM NO. \_\_\_\_\_  
WANDA A. HOWAK  
RECORDER

2

AGREEMENT FOR EASEMENT

THIS AGREEMENT has been made and entered into this 19th day of December, 1983, by and between the City of South Bend, a municipal corporation of the State of Indiana, (hereinafter referred to as "Grantor") and Valley American Bank & Trust Company, a duly organized corporation of the State of Indiana, (hereinafter referred to as "Grantee").

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) cash in hand paid and other valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee an easement for the purpose of allowing the existence, operation and maintenance of structural appurtenances in and under the following described real estate:

Beginning at the Southwest corner of said Lot 110; thence East along the South line of said Lot 110, 23.00 feet; thence South 9.00 feet; thence West parallel with the South line of said Lot 110, 23.00 feet to a point on the West line of said Lot 110 extended South; thence North along said lot line extended 9.00 feet to the Point of Beginning. Containing 207 sq. ft. more or less.

The easement described herein is to encompass the encroachment into LaSalle Street of an existing basement extension, and for no other purpose. This easement shall be in effect so long as the existing structure remains on Lots 110 and 111 as shown on the original Plat of the Town, now City of South Bend, in Plat Book 1, Page 1, in the office of the Recorder of St. Joseph County, Indiana.

The rights hereby granted shall extend to and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the grantor sets his hand and seal this  
19th day of December, 1983.

CITY OF SOUTH BEND by its  
BOARD OF PUBLIC WORKS

John E. Leszczynski  
JOHN E. LESZCZYNSKI

Richard L. Hill  
RICHARD L. HILL

Joseph E. Kernan  
JOSEPH E. KERNAN

ATTEST:

Sandra M. Parmerlee  
SANDRA M. PARMERLEE, CLERK

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

Before me, a Notary Public, in and for said County and  
State, personally appeared JOHN E. LESZCZYNSKI, RICHARD L. HILL  
AND JOSEPH E. KERNAN

known to me and constituting the Board of Public Works, City of South  
Bend, Indiana, who acknowledged the execution of the above and  
foregoing instrument as their free act and deed this 19th day of  
December, 1983.

Sandra M. Parmerlee  
Sandra M. Parmerlee, Notary Public  
resident of St. Joseph County, IN

My Commission Expires:

June 13, 1984

This instrument was prepared by Carolyn V. Pfothenauer, Assistant  
City Attorney, 1400 County-City Bldg., South Bend, Indiana 46601

8324925

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

Dec 29 8 57 AM '83

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

INDEXED

*[Signature]*  
JOHN E. [unclear]

*[Signature]*  
RICHARD T. [unclear]

*[Signature]*  
JOSEPH E. [unclear]

ATTEST:

*[Signature]*  
SARAH W. [unclear], CLERK

ST. JOSEPH COUNTY )  
) 28 )  
STATE OF INDIANA )

Before me, a Notary Public, in and for said County and

State, personally appeared \_\_\_\_\_

known to me and constituting the Board of Public Works, City of South

Bend, Indiana, who acknowledged the execution of the above and

foregoing instrument as their free act and deed this 27th day of

December, 1983.

*[Signature]*  
Notary Public,  
Resident of St. Joseph County, IN



This instrument was prepared by [unclear] W. [unclear], Assistant  
 City Attorney, 1400 County City Bldg., South Bend, Indiana 46601

Bd of Works

8324926

#3

#1314(c)

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

DEC 29 8 57 AM '83

FILM NO.  
WANDA A. NOWAK  
RECORDER

2

AGREEMENT FOR EASEMENT

THIS AGREEMENT has been made and entered into this 19th day of December, 1983, by and between the City of South Bend, a municipal corporation of the State of Indiana, (hereinafter referred to as "Grantor") and Valley American Bank & Trust Company, a duly organized corporation of the State of Indiana, (hereinafter referred to as "Grantee").

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) cash in hand paid and other valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee an easement for the purpose of allowing the existence, operation and maintenance of structural appurtenances in and over the following described real estate:

Commencing at the Southwest corner of said Lot 110; thence East along the South line and the South line extended of said Lot 110, 134.20 feet to the Point of Beginning of this description; thence continuing East along said South line extended 11.30 feet; thence South 8.40 feet; thence West parallel to said South line extended 11.30 feet; thence North 8.40 feet to the Point of Beginning. Containing 94.92 sq. ft. more or less.

The easement described herein is to encompass the encroachment into LaSalle Street of an existing overhead, canopy, and for no other purpose. This easement shall be in effect so long as the existing structure remains on Lots 110 and 111 as shown on the original Plat of the Town, now City of South Bend, in Plat Book 1, Page 1, in the office of the Recorder of St. Joseph County, Indiana.

The rights hereby granted shall extend to and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the grantor sets his hand and seal this 19th day of December, 1983.

CITY OF SOUTH BEND by its  
BOARD OF PUBLIC WORKS

John E. Leszczynski  
JOHN E. LESZCZYNSKI

Richard L. Hill  
RICHARD L. HILL

Joseph E. Kernan  
JOSEPH E. KERNAN

ATTEST:

Sandra M. Parmerlee  
SANDRA M. PARMERLEE, CLERK

ST. JOSEPH COUNTY )  
STATE OF INDIANA ) SS:

Before me, a Notary Public, in and for said County and State, personally appeared JOHN E. LESZCZYNSKI, RICHARD L. HILL AND JOSEPH E. KERNAN

known to me and constituting the Board of Public Works, City of South Bend, Indiana, who acknowledged the execution of the above and foregoing instrument as their free act and deed this 19th day of December, 1983.

Sandra M. Parmerlee  
Sandra M. Parmerlee, Notary Public  
resident of St. Joseph County, IN

My Commission Expires:  
June 18, 1984

This instrument was prepared by Carolyn V. Pfothenhauer, Assistant City Attorney, 1400 County-City Bldg., South Bend, Indiana 46601

8324926

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

Dec 29 8 57 AM '83

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

INDEXED

JOHN E. KREMER

JOHN E. KREMER

JOHN E. KREMER

ATTEST:

SARINA M. FARMER, CLERK

ST. JOSEPH COUNTY, IN  
STATE OF INDIANA

before me, a Notary Public, in and for said County and State, personally appeared \_\_\_\_\_ and \_\_\_\_\_

knows to be and constituting the Board of Public Works, City of South Bend, Indiana, who acknowledged the execution of the above and foregoing instrument as their free act and deed this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Notary Public, Notary Public, Resident of St. Joseph County, IN

