

#1317

- a) STORM WATER EASEMENT from North Central Indiana Partnership to City of South Bend, a parcel of land situated in the N.W. 1/4 of Sec. 19, Township 38 N., Range 2 E. (SEE EASEMENT)
- b) STORM WATER EASEMENT from North Central Indiana Partnership to City of South Bend, a tract of land in the N. 1/2 of Sec. 19, Township 38 N., Range 2 E. (SEE EASEMENT)

(LANDMARK BUSINESS PARK)

RECORDER'S RECEIPT

No. 12558

South Bend, Ind.,

Mar 30 1984

Received of

Brd. of Parks

NO.	AMOUNT
DEEDS	
MORTGAGES	
MECHANICS LIENS	
U.C.C. FILING	
RELEASES	
ASSIGNMENTS	
POWERS OF ATTORNEY	
ART. OF INCORP.	
PLATS	
MARGINAL RELEASES	
MARGINAL ASSIGNMENTS	
MISCELLANEOUS	
2 Easements	11.00

COPIES OF THE FOLLOWING:

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

TOTAL

\$

11.00

CHECK

\$

CASH

\$

REFUND

\$

WANDA A. NOWAK
ST. JOSEPH COUNTY RECORDER

CITY of SOUTH BEND
ROGER O. PARENT, Mayor

COUNTY-CITY BUILDING SOUTH BEND, INDIANA 46601

RECEIVED
MAR 15 1984
CITY OF SOUTH BEND
DEPARTMENT OF ENGINEERING

John E. Leszczynski
Director, Public Works

(219) 284-9251

February 29, 1984

Mr. James P. Conboy, Jr.
Landmark of Indiana, Inc.
120 W. LaSalle
Suite 1003
South Bend, IN 46601

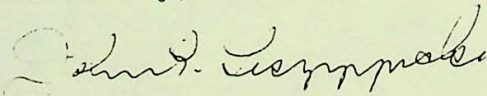
Re: Storm Water Easements

Dear Mr. Conboy:

Attached are the revised storm water easements. Please return the fully executed originals to this office. To release any one of these easements by the City only requires action by the Board of Public Works.

If you have any questions, please contact this office at your convenience. We would request the completion of the documents at your earliest convenience.

Sincerely,



John E. Leszczynski
Director, Public Works

Enc.

JEL/rw

3/15/84
To: Sandy
Would you please
put these on the Board
for Monday
JL

Hand. Bed. of York

#1317(a)

8405657

EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, North Central Indiana Development Partnership (hereinafter known as Grantor) hereby grants to the Civil City of South Bend, (hereinafter known as Grantee) an easement for the following purposes: The right to enter upon the land described herein and grade, level, fill, maintain and repair storm water retention facilities embraced within the easement as may be reasonably necessary for storm sewer purposes. The easement shall terminate at such time as the Grantor, or its successors or assigns deliver to the City of South Bend a permanent easement granting the City of South Bend other land or other facilities adequate to replace this easement, which land or other facilities shall provide storm water retention facilities which conform to the then existing building code of the City of South Bend and which constitute a reasonable replacement for this easement. The land which is the subject of the easement is described as follows:



A parcel of land situated in the Northwest Quarter (1/4) of Section Nineteen (19), Township Thirty-eight (38) North, Range Two (2) East, City of South Bend, German Township, St. Joseph County, Indiana more particularly described as follows:

Commencing at the North Quarter corner of said Section 19; thence South along the North-South centerline of said Section 19 a distance of 530.00 feet; thence West a distance of 70.00 feet more or less to the West Right-of-Way line of Technology Drive and the point of beginning; thence South along said West Right-of-Way line a distance of 500.00 feet; thence West and perpendicular to said West Right-of-Way line a distance of 200 feet; thence North and parallel to said West Right-of-Way line a distance of 200 feet; thence East 200 feet more or less to the point of beginning, containing 0.92 Acre, more or less.

FILM NO. WANDA A. HOWAK RECORDER

MAR 30 8 57 AM '84

ST. JOSEPH CO. INDIANA

Grantor hereby covenants that it is the owner in fee simple of said land and is lawfully seized thereof, has good faith right to grant and convey this easement and guarantees the quiet possession thereof.

This Easement shall be binding on the heirs, executors, administrators and assigns of the Grantor and upon the Grantee, its successors and assigns.

In witness whereof the Grantor has duly executed this instrument this 7th day of March, 1984.

NORTH CENTRAL INDIANA DEVELOPMENT PARTNERSHIP

James P. Conboy, Jr.
JAMES P. CONBOY, JR.,

Partner

David L. Matthews
DAVID L. MATTHEWS

Partner

State of Indiana)
)SS:
St. Joseph County)

Before me, a notary public, in and for said County and State, appeared James P. Conboy, Jr., and David L. Matthews, partners in North Central Indiana Development Partnership, who acknowledged the execution of the above and foregoing instrument as his free and voluntary act this 7th day of March, 1984.

Charlotte M. Kajzer
Charlotte M. Kajzer, Notary Public
resident of St. Joseph County, IN

My Commission Expires:

2-18-86

APPROVED
BOARD OF PUBLIC WORKS

MAR 19 1984

John D. Lippold
Michael...

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

8405657

FILM NO. _____
WANDA A. HOWAK
RECORDER

MAR 30 8 58 AM '84

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

INDEXED

IN WITH A WHEREAS FULLY EXECUTED THIS INSTRUMENT THIS DAY OF _____ 1984.

[Faint signatures and names]

PATNER

PATNER

State of Indiana)
(SS:
St. Joseph County)

before me, a notary public, to and for said County and State, appeared James P. Conroy, Jr., and David L. Matthews, partners in North Central Indiana Development Partnership, who acknowledged the execution of the above and foregoing instrument as his free and voluntary act this _____ day of _____, 1984.

Notary Public,
Resident of St. Joseph County, IN

My Commission Expires:

APPROVED
BOARD OF PUBLIC WORKS

MAR 29 1984

[Faint signatures]

This instrument was prepared by Carolyn V. [unclear]
Assistant City Attorney, South Bend, Indiana 46601

5.50

Held: Bed. of Rocks

#13176

8405656

2

EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, North Central Indiana Development Partnership (hereinafter known as Grantor) hereby grants to the Civil City of South Bend, (hereinafter known as Grantee) a permanent easement for the purpose of entering upon the hereinafter described land in order to establish and maintain a basin for the retention of surface water drainage over and upon the real estate described as follows:

A tract of land in the north half of Section 19, Township 38 north, Range 2 east, City of South Bend, German Township, St. Joseph County, Indiana, more particularly described as follows:

Commencing at the north quarter corner of said Section 19; thence S 00° 54' 38" E on and along the north-south centerline of said Section 19, 1842.87 feet to the intersection of said centerline with the southerly right-of-way line of the 60 foot radius cul-de-sac shown on the recorded plat of Landmark Business Park, Section One, said point being the true place of beginning; thence continuing S 00° 54' 38" E along said north-south centerline, 420.26 feet to the north right-of-way line of the Indiana east-west Toll Road; thence N 89° 43' 00" E along said north right-of-way, 130.00 feet; thence N 00° 54' 38" W, 210.00 feet; thence S 89° 43' 00" W, 110.00 feet; thence N 00° 54' 38" W, 215.73 feet to a point on the southerly right-of-way of the aforementioned cul-de-sac; thence along said southerly right-of-way line, along a 60 foot radius curve to the right, through a central angle of 19° 50' 39", a chord length of 20.68 feet which bears S 74° 23' 15" W, an arc distance of 20.78 feet to the place of beginning. Said tract contains 31558 square feet (0.724 acres), more or less.

Grantor hereby covenants that it is the owner in fee simple of said land and is lawfully seized thereof, has good faith right to grant and convey this easement and guarantees the quiet possession thereof.

This Easement shall be binding on the heirs, executors, administrators and assigns of the Grantor and upon the Grantee, its successors and assigns.

FILM NO. _____
WANDA A. NOWAK
RECORDER
MAR 30 8 57 AM '88
ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

8405656

In witness whereof the Grantor has duly executed this instrument this 7th day of March, 1984.

NORTH CENTRAL INDIANA DEVELOPMENT PARTNERSHIP

James P. Conboy, Jr.
JAMES P. CONBOY, JR.,
Partner

David L. Matthews
DAVID L. MATTHEWS
Partner

State of Indiana)
) SS:
St. Joseph County)

Before me, a notary public, in and for said County and State, appeared James P. Conboy, Jr., and David L. Matthews, partners in North Central Indiana Development Partnership, who acknowledged the execution of the above and foregoing instrument as his free and voluntary act this 7th day of March, 1984.

Charlotte M. Kajzer
Charlotte M. Kajzer, Notary Public
resident of St. Joseph County, IN

My Commission Expires:
2-18-86

APPROVED
BOARD OF PUBLIC WORKS

MAR 19 1984
John P. Sapp
Michael Kern

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