

#1393

P A DEDICATION - age
NAV - 03



CITY of SOUTH BEND

ROGER O. PARENT, Mayor

COUNTY-CITY BUILDING

SOUTH BEND, INDIANA 46601

John E. Leszczynski
Director, Public Works

(219) 284-9251

November 6, 1986

Board of Public Works
1316 County-City Bldg.
South Bend, IN 46601

Gentlemen:

Please accept the dedication of some additional right-of-way at the intersection of Portage way and Sugar Maple Lane on behalf of the City of South Bend.

The additional right-of-way is necessary for a safer intersection.

Sincerely,

Joseph J. Pluta, Director
Division of Engineering

JJP/slm

#1393

PLAT OF DEDICATION

PORTAGE WAY ROAD

SECTION 27, T38N, R2E
CITY OF SOUTH BEND, INDIANA

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE N 1/2 OF SECTION 27, T 38 N, R 2 E, CITY OF SOUTH BEND, COUNTY OF ST. JOSEPH, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 27; THENCE S 00°01'30" W ALONG THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 1999.65 FEET; THENCE S 89°58'30" E A DISTANCE OF 2954.33 FEET TO THE CENTERLINE OF PORTAGE ROAD; THENCE N 23°16'15" W ALONG THE CENTERLINE OF PORTAGE ROAD A DISTANCE OF 682.67 FEET; THENCE S 66°43'45" W A DISTANCE OF 108.10 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND BEING CONCAVE NORTHERLY; THENCE ALONG SAID CURVE AN ARC LENGTH OF 93.52 FEET, A CHORD LENGTH OF 92.87 FEET, AND A CHORD BEARING OF S 78°22'31" W; THENCE N 89°58'30" W A DISTANCE OF 1248.77 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 180.58 FEET AND BEING CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE AN ARC LENGTH OF 151.62 FEET, A CHORD LENGTH OF 147.21 FEET AND A CHORD BEARING OF N 65°58'17" E TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING BEING THE NW CORNER OF PORTAGE WAY ROAD AS SHOWN ON THE RECORDED PLAT OF DEDICATION OF PORTAGE WAY ROAD, RECORDED DOCUMENT NO. 8420794 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; SAID POINT OF BEGINNING BEING A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 180.58 FEET AND BEING CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE AN ARC LENGTH OF 32.00 FEET, A CHORD LENGTH OF 31.96 FEET, AND A CHORD BEARING OF N 36°50'28" E; THENCE S 37°47'10" E A DISTANCE OF 32.37 FEET TO THE NORTH LINE OF PORTAGE WAY ROAD; THENCE N 89°58'30" W ALONG THE NORTH LINE OF PORTAGE WAY ROAD A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.011 ACRES, MORE OR LESS.

DEED OF DEDICATION:
WE THE UNDERSIGNED, PORTAGE PLACE ASSOCIATES, AN INDIANA PARTNERSHIP, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND DEDICATE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

OWNERS CERTIFICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT, HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 29TH DAY OF OCTOBER, 1986.

PORTAGE PLACE ASSOCIATES
AN INDIANA PARTNERSHIP
404 COLUMBIA
SOUTH BEND, INDIANA 46601
BY: *J. T. Phair*
JOHN T. PHAIR, PARTNER

STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN T. PHAIR, PARTNER IN PORTAGE PLACE ASSOCIATES, AN INDIANA PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION TO THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID PARTNERSHIP FOR THE PURPOSES THEREIN EXPRESSED.

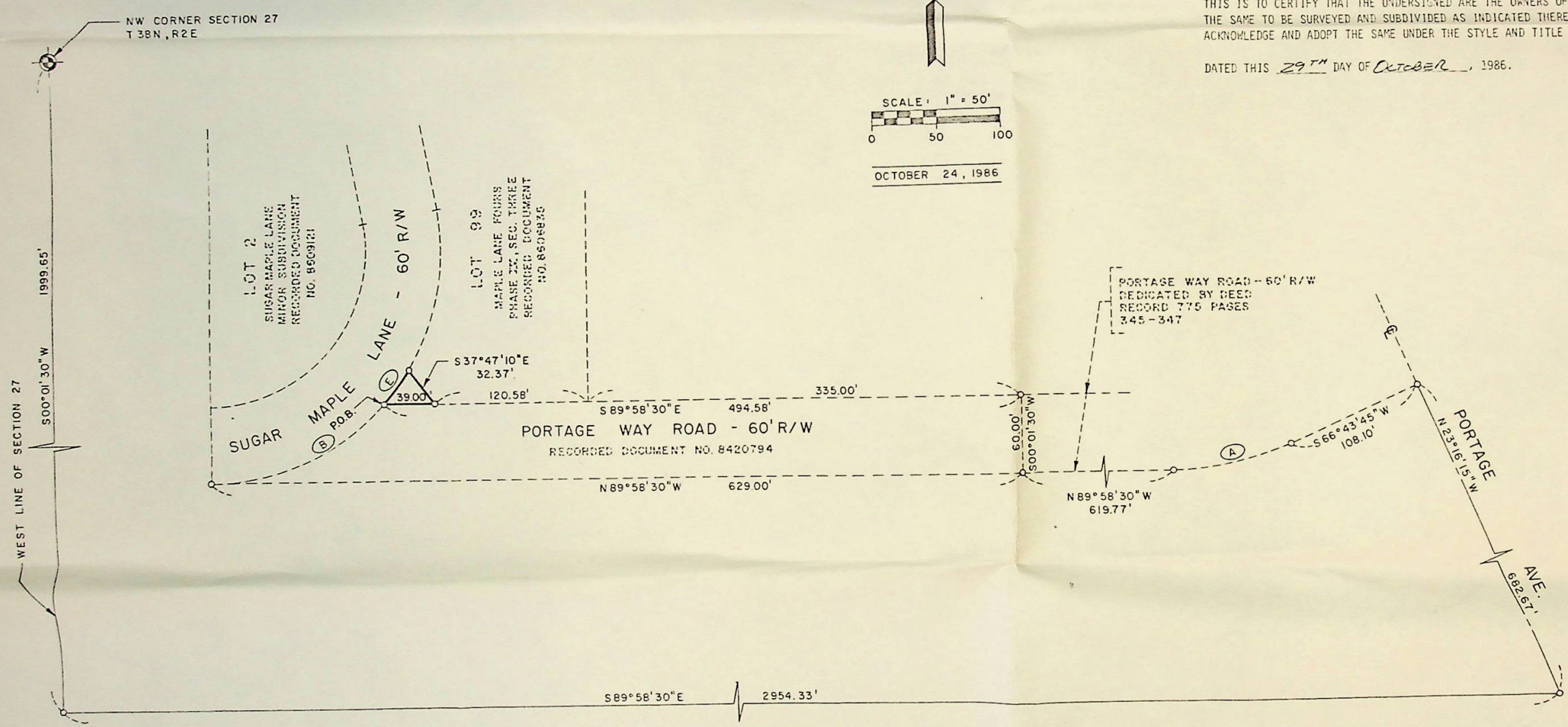
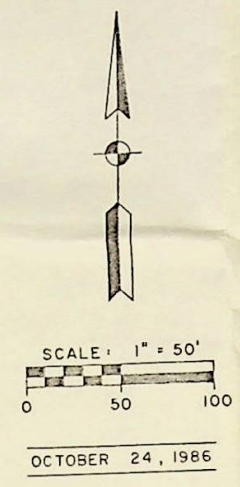
WITNESS MY HAND AND NOTARIAL SEAL THIS 29TH DAY OF OCTOBER, 1986.
Robert D. Palm
MY COMMISSION EXPIRES JUNE 6, 1989
RESIDENT OF ST. JOSEPH COUNTY

LAND SURVEYOR'S CERTIFICATE:
I, ROBERT D. PALM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON OCTOBER 24, 1986; THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDANCE OF THE CITY OF SOUTH BEND, INDIANA.

Robert D. Palm
ROBERT D. PALM
REG. L.S. NO. 50307
STATE OF INDIANA



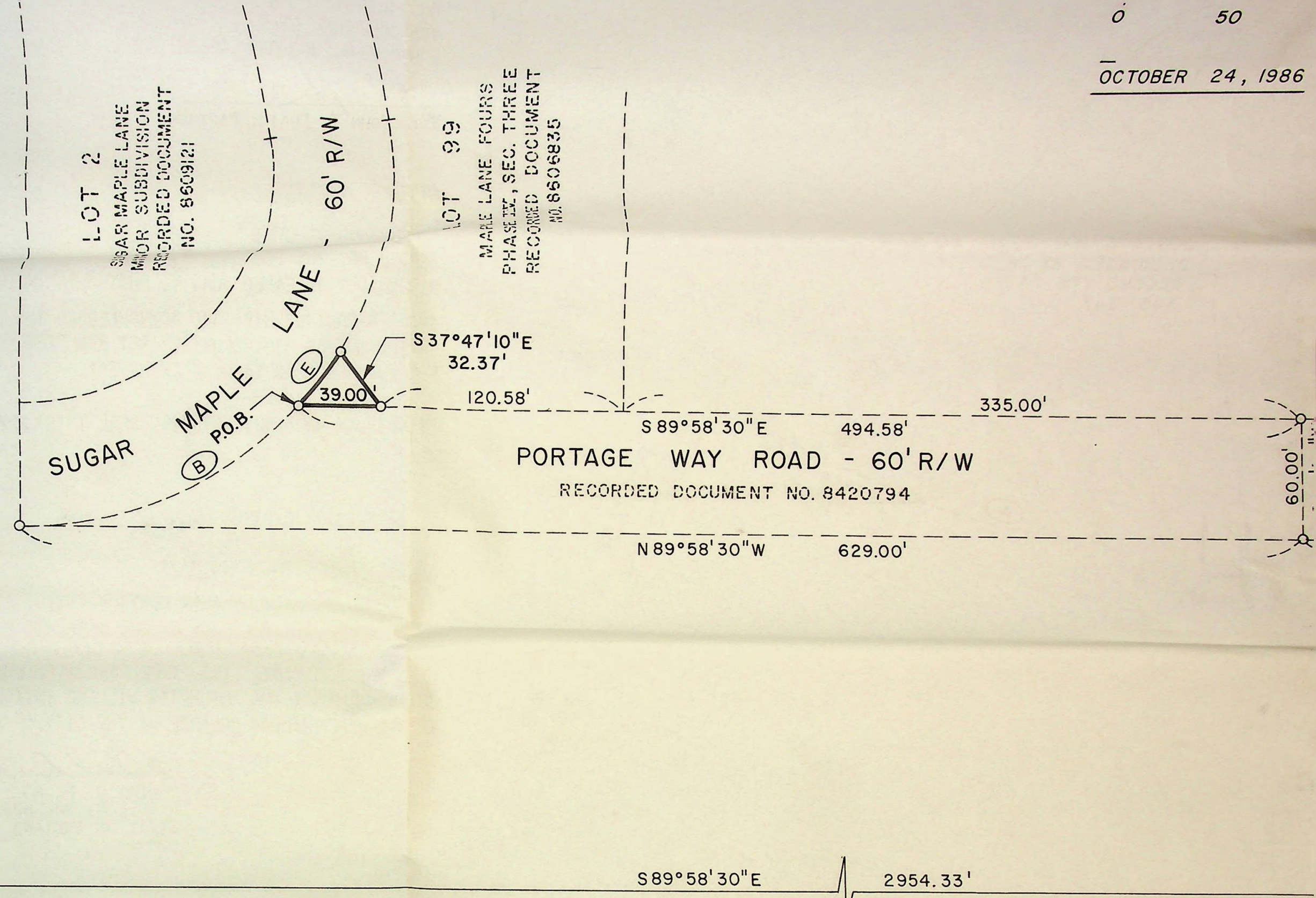
APPROVED
BOARD OF PUBLIC WORKS
NOV 10 1986
Robert D. Palm



CURVE DATA					
CURVE	R	L	C	Δ	CHORD BEARING
(A)	230.00'	93.52'	92.87'	23°17'45"	S 78°22'31" W
(B)	180.58'	151.62'	147.21'	48°06'26"	N 65°58'17" E
(C)	180.58'	32.00'	31.96'	10°09'12"	N 36°50'28" E

PLAT OF DEDICATION PORTAGE WAY ROAD		
SCALE 1" = 50'	APPROVED BY	DRAWN BY RDP
DATE 10-24-86		REVISED
SURVEYORS	PALM & ASSOCIATES New Carlisle, Indiana	ENGINEERS
		DRAWING NUMBER

WEST LINE OF SECTION 27
 S00°01'30"W 1999.65'



S89°58'30"E 2954.33'

CURVE DATA					
CURVE	R	L	C	Δ	CHORD BEARING
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ST. JOSEPH COUNTY
INDIANA
FILED FOR RECORD

NOV 14 10 45 AM '86

FILM NO. 1117
TAWA A. ACHAW
RECORDER

#1393

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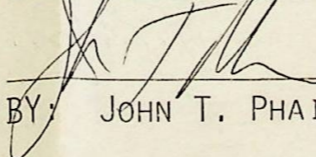
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AN INDIANA PARTNERSHIP
404 COLUMBIA
SOUTH BEND, INDIANA 46601


BY: JOHN T. PHAIR, PARTNER

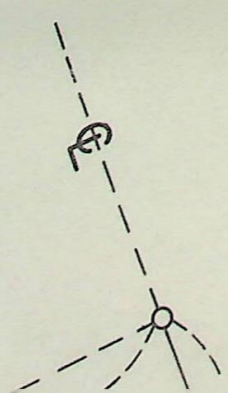
STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS

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WITNESS MY HAND AND NOTARIAL SEAL THIS 29TH DAY OF OCTOBER, 1986.



PORTAGE WAY ROAD -- 60' R/W
DEDICATED BY DEED
RECORD 775 PAGES
345-347



BY: JOHN T. PHAIR, PARTNER

STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS

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Robert D. Palm
RESIDENT OF ST. JOSEPH COUNTY

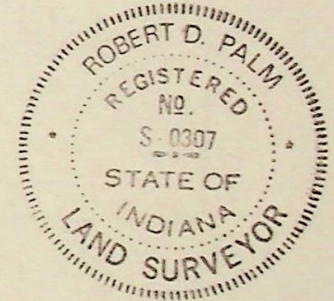


MY COMMISSION EXPIRES JUNE 6, 1989

LAND SURVEYOR'S CERTIFICATE:

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Robert D. Palm
ROBERT D. PALM
REG. L.S. NO. S0307
STATE OF INDIANA

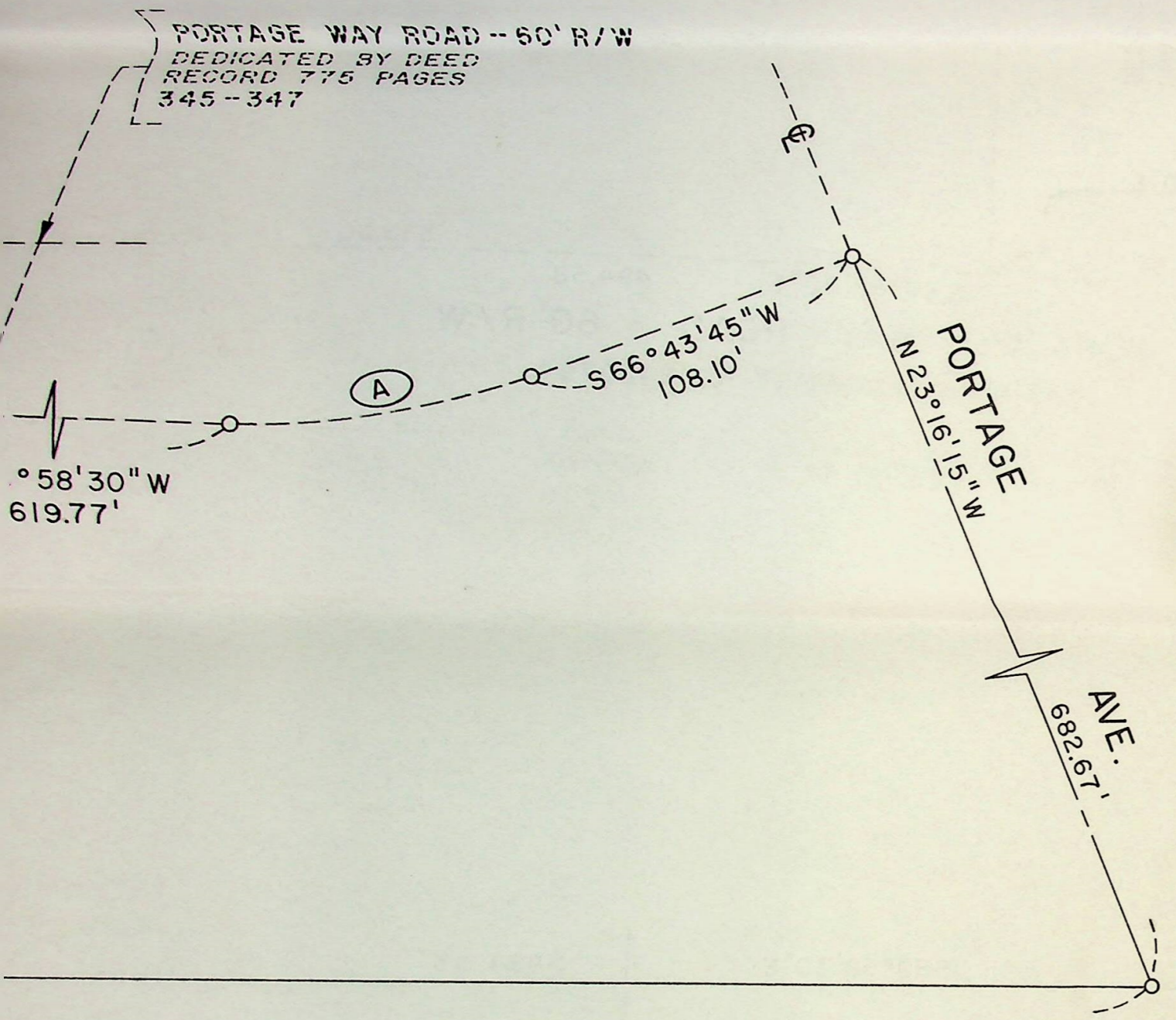


APPROVED
BOARD OF PUBLIC WORKS

NOV 10 1986
[Signature]

Transfer 8292
Taxing Unit LB
Date 11-14-86
\$3.00
11-14-86

DULY ENTERED FOR TAXATION
BEVERLY D. CRONE
AUDITOR
ST. JOSEPH CO. INDIANA



PLAT OF DEDICATION PORTAGE WAY ROAD		
SCALE: 1" = 50'	APPROVED BY:	DRAWN BY R.D.P.
DATE: 10-24-86		REVISED
SURVEYORS PALM & ASSOCIATES New Carlisle, Indiana		ENGINEERS
		DRAWING NUMBER