

#1395

DEED OF DEDICATION - Airport  
Industrial Park Phase III,  
Block 11 (Sanitary Sewer &  
Storm Drainage Easements.



BOLAND DR.

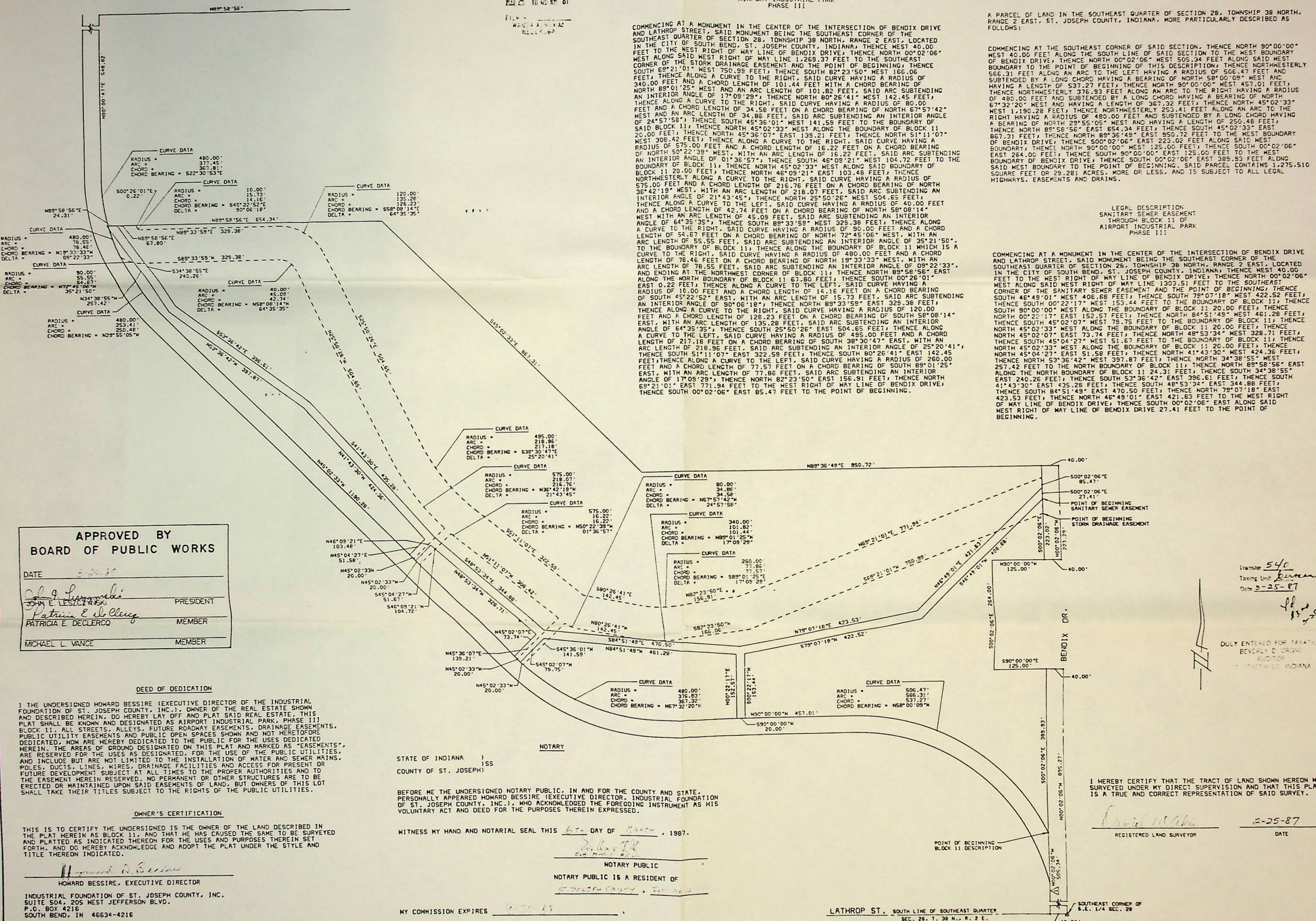
FILED IN RECORD  
MAR 25 10 46 AM '87

#1395

LEGAL DESCRIPTION  
STORM DRAINAGE EASEMENT  
THROUGH BLOCK 11 OF  
AIRPORT INDUSTRIAL PARK  
PHASE III

LEGAL DESCRIPTION  
BLOCK 11 - AIRPORT INDUSTRIAL PARK  
PHASE III

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH,  
RANGE 2 EAST, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:



COMMENCING AT A MONUMENT IN THE CENTER OF THE INTERSECTION OF BENDIX DRIVE  
AND LATHROP STREET, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, LOCATED  
IN THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, THENCE WEST 40.00  
FEET TO THE WEST RIGHT OF WAY LINE OF BENDIX DRIVE, THENCE NORTH 00°02'06"  
WEST ALONG SAID WEST RIGHT OF WAY LINE 1,269.37 FEET TO THE SOUTHWEST  
CORNER OF THE STORM DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE  
SOUTH 89°21'01" WEST 750.99 FEET, THENCE SOUTH 82°23'50" WEST 166.06  
FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF  
340.00 FEET AND A CHORD LENGTH OF 101.44 FEET WITH A CHORD BEARING OF  
NORTH 89°01'25" WEST AND AN ARC LENGTH OF 101.82 FEET, SAID ARC SUBTENDING  
AN INTERIOR ANGLE OF 17°09'29"; THENCE NORTH 80°26'41" WEST 142.45 FEET;  
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.00  
FEET AND A CHORD LENGTH OF 34.58 FEET ON A CHORD BEARING OF NORTH 67°57'42"  
WEST AND AN ARC LENGTH OF 34.86 FEET, SAID ARC SUBTENDING AN INTERIOR ANGLE  
OF 24°57'58"; THENCE SOUTH 45°36'01" WEST 141.55 FEET TO THE BOUNDARY OF  
SAID BLOCK 11, THENCE NORTH 45°02'33" WEST ALONG THE BOUNDARY OF BLOCK 11  
20.00 FEET; THENCE NORTH 45°36'07" EAST 139.21 FEET, THENCE NORTH 51°11'07"  
WEST 308.42 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A  
RADIUS OF 575.00 FEET AND A CHORD LENGTH OF 16.22 FEET ON A CHORD BEARING  
OF NORTH 50°22'39" WEST, WITH AN ARC LENGTH OF 16.22 FEET, SAID ARC SUBTENDING  
AN INTERIOR ANGLE OF 01°36'57"; THENCE SOUTH 46°08'21" WEST 104.72 FEET TO THE  
BOUNDARY OF BLOCK 11, THENCE NORTH 45°02'33" WEST ALONG SAID BOUNDARY OF  
BLOCK 11 20.00 FEET; THENCE NORTH 46°09'21" EAST 103.48 FEET, THENCE  
NORTHWESTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF  
575.00 FEET AND A CHORD LENGTH OF 216.78 FEET ON A CHORD BEARING OF NORTH  
36°42'19" WEST, WITH AN ARC LENGTH OF 218.07 FEET, SAID ARC SUBTENDING AN  
INTERIOR ANGLE OF 21°43'45"; THENCE NORTH 25°50'26" WEST 504.65 FEET;  
THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 40.00 FEET  
AND A CHORD LENGTH OF 42.74 FEET ON A CHORD BEARING OF NORTH 58°08'14"  
WEST WITH AN ARC LENGTH OF 45.09 FEET, SAID ARC SUBTENDING AN INTERIOR  
ANGLE OF 64°35'35"; THENCE SOUTH 89°33'58" WEST 325.38 FEET; THENCE ALONG  
A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET AND A CHORD  
LENGTH OF 54.67 FEET ON A CHORD BEARING OF NORTH 72°45'06" WEST, WITH AN  
ARC LENGTH OF 55.55 FEET, SAID ARC SUBTENDING AN INTERIOR ANGLE OF 09°22'33";  
TO THE BOUNDARY OF BLOCK 11, THENCE ALONG THE BOUNDARY OF BLOCK 11 WHICH IS A  
CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.00 FEET AND A CHORD  
LENGTH OF 78.46 FEET ON A CHORD BEARING OF NORTH 19°33'33" WEST, WITH AN  
ARC LENGTH OF 78.55 FEET, SAID ARC SUBTENDING AN INTERIOR ANGLE OF 09°22'33";  
ALONG THE NORTH BOUNDARY OF BLOCK 11, THENCE NORTH 89°58'56" EAST  
1303.51 FEET TO THE WEST RIGHT OF WAY LINE OF BENDIX DRIVE, THENCE NORTH 00°02'06"  
WEST ALONG SAID WEST RIGHT OF WAY LINE 1303.51 FEET TO THE SOUTHWEST  
CORNER OF THE SANITARY SEWER EASEMENT AND THE POINT OF BEGINNING, THENCE  
SOUTH 46°49'01" WEST 406.68 FEET; THENCE SOUTH 79°07'18" WEST 422.52 FEET;  
THENCE SOUTH 00°02'06" WEST 153.44 FEET TO THE BOUNDARY OF BLOCK 11, THENCE  
SOUTH 90°00'00" WEST ALONG THE BOUNDARY OF BLOCK 11 20.00 FEET; THENCE  
NORTH 00°22'17" EAST 152.57 FEET; THENCE NORTH 84°51'49" WEST 461.28 FEET;  
THENCE SOUTH 45°02'07" WEST 75.75 FEET TO THE BOUNDARY OF BLOCK 11, THENCE  
NORTH 45°02'33" WEST ALONG THE BOUNDARY OF BLOCK 11 20.00 FEET; THENCE  
NORTH 45°02'07" EAST 73.74 FEET; THENCE NORTH 48°53'34" WEST 328.71 FEET;  
THENCE SOUTH 45°04'27" WEST 51.67 FEET TO THE BOUNDARY OF BLOCK 11; THENCE  
NORTH 45°02'33" WEST ALONG THE BOUNDARY OF BLOCK 11 20.00 FEET; THENCE  
NORTH 45°04'27" EAST 51.58 FEET; THENCE NORTH 41°43'30" WEST 424.36 FEET;  
THENCE NORTH 53°36'42" WEST 397.67 FEET; THENCE NORTH 34°38'55" WEST  
423.42 FEET TO THE NORTH BOUNDARY OF BLOCK 11; THENCE NORTH 89°58'56" EAST  
ALONG THE NORTH BOUNDARY OF BLOCK 11 24.31 FEET; THENCE SOUTH 34°38'55"  
EAST 240.26 FEET; THENCE SOUTH 53°36'42" EAST 396.61 FEET; THENCE SOUTH  
41°43'30" EAST 425.28 FEET; THENCE SOUTH 48°53'34" EAST 344.88 FEET;  
THENCE SOUTH 84°51'49" EAST 470.50 FEET; THENCE NORTH 79°07'18" EAST  
423.53 FEET; THENCE NORTH 46°49'01" EAST 421.63 FEET TO THE WEST RIGHT  
OF WAY LINE OF BENDIX DRIVE, THENCE SOUTH 00°02'06" EAST ALONG SAID  
WEST RIGHT OF WAY LINE OF BENDIX DRIVE 27.41 FEET TO THE POINT OF  
BEGINNING.

LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT  
THROUGH BLOCK 11 OF  
AIRPORT INDUSTRIAL PARK  
PHASE III

COMMENCING AT A MONUMENT IN THE CENTER OF THE INTERSECTION OF BENDIX DRIVE  
AND LATHROP STREET, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, LOCATED  
IN THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, THENCE WEST 40.00  
FEET TO THE WEST RIGHT OF WAY LINE OF BENDIX DRIVE, THENCE NORTH 00°02'06"  
WEST ALONG SAID WEST RIGHT OF WAY LINE 1303.51 FEET TO THE SOUTHWEST  
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OF WAY LINE OF BENDIX DRIVE, THENCE SOUTH 00°02'06" EAST ALONG SAID  
WEST RIGHT OF WAY LINE OF BENDIX DRIVE 27.41 FEET TO THE POINT OF  
BEGINNING.

BOOK:	DESIGN: D.M.A.	DATE: 2/24/87
PAGE:	DRAWN: T.H.B.	SCALE: 1"=100'
DATE:	CHECKED: D.M.A.	
SYMBOL:	REVISION:	
ADDED OMITTED DIMENSIONS:		
JOB NO. 85-235.0		

BOUNDARY SURVEY OF BLOCK 11, SANITARY SEWER EASEMENT  
AND STORM DRAINAGE EASEMENT THROUGH BLOCK 11 IN AIRPORT  
INDUSTRIAL PARK PHASE III IN THE SOUTHWEST QUARTER OF  
SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, LOCATED  
IN THE CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

Transfer 540  
Taxing Unit  
Date 3-25-87

DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
SOUTH BEND, INDIANA

I HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN HEREON WAS  
SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT  
IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.  
  
[Signature]  
REGISTERED LAND SURVEYOR  
DATE 2-25-87

APPROVED BY  
BOARD OF PUBLIC WORKS

DATE 2-24-87  
[Signature] PRESIDENT  
[Signature] MEMBER  
MICHAEL L. VANCE MEMBER

DEED OF DEDICATION

I, THE UNDERSIGNED HOWARD BESSIRE (EXECUTIVE DIRECTOR OF THE INDUSTRIAL  
FOUNDATION OF ST. JOSEPH COUNTY, INC.), OWNER OF THE REAL ESTATE SHOWN  
AND DESCRIBED HEREIN, DO HEREBY LAY OFF AND PLAT SAID REAL ESTATE. THIS  
PLAT SHALL BE KNOWN AND DESIGNATED AS AIRPORT INDUSTRIAL PARK, PHASE III  
BLOCK 11, ALL STREETS, ALLEYS, FUTURE ROADWAY EASEMENTS, DRAINAGE EASEMENTS,  
PUBLIC UTILITIES AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE  
DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED  
HEREIN. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS",  
ARE RESERVED FOR THE USES AS DESIGNATED, FOR THE USE OF THE PUBLIC UTILITIES,  
AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS,  
POLES, DUCTS, LINES, WIRES, DRAINAGE FACILITIES AND ACCESS FOR PRESENT OR  
FUTURE DEVELOPMENT 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 EASEMENTS OF LAND, BUT OWNERS OF THIS LOT  
SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

OWNER'S CERTIFICATION

THIS IS TO CERTIFY THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN  
THE PLAT HEREIN AS BLOCK 11, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED  
AND PLATTED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET  
FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND  
TITLE THEREON INDICATED.

[Signature]  
HOWARD BESSIRE, EXECUTIVE DIRECTOR  
INDUSTRIAL FOUNDATION OF ST. JOSEPH COUNTY, INC.  
SUITE 504, 205 WEST JEFFERSON BLVD.  
P.O. BOX 4216  
SOUTH BEND, IN 46634-4216

NOTARY  
STATE OF INDIANA )  
COUNTY OF ST. JOSEPH )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,  
PERSONALLY APPEARED HOWARD BESSIRE (EXECUTIVE DIRECTOR, INDUSTRIAL FOUNDATION  
OF ST. JOSEPH COUNTY, INC.), WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS  
VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF March, 1987.

[Signature]  
NOTARY PUBLIC  
NOTARY PUBLIC IS A RESIDENT OF  
MY COMMISSION EXPIRES

LATHROP ST. SOUTH LINE OF SOUTHWEST QUARTER  
SEC. 28, T. 38 N., R. 2 E.  
ASSUMED DUE EAST AND WEST

CEWA  
CLYDE E. WILLIAMS & ASSOC., INC.  
PROFESSIONAL ENGINEERS - COMMUNITY PLANNERS - PHOTOGRAMMETRY  
SOUTH BEND, INDIANA  
WORKINGTON, OHIO

DRAWING NO.  
A.I.P. - 111  
B-11



CLYDE E. **RECEIVED** WILLIAMS & ASSOCIATES, INC.  
Professional 1987 Engineers

1843 COMMERCE DRIVE, SOUTH BEND, INDIANA 46629 PH. (219) 234-3126  }  
8925 NORTH MERIDIAN, INDIANAPOLIS, INDIANA 46260 PH. (317) 844-8900  } PLEASE REPLY TO  
130 EAST WILSON BRIDGE ROAD, SUITE 025, WORTHINGTON, OHIO 43085 PH. (614) 436-9029  }

TO MR. JOHN LESZCZYNSKI, CITY ENG. DATE MARCH 16, 1987  
JOB AIRPORT INDUSTRIAL PARK  
PHASE III - BLOCK II  
SAN. SEWER & STORM DRAINAGE  
EASEMENTS

GENTLEMEN:

WITH REFERENCE TO YOUR LETTER DATED \_\_\_\_\_  
OTHER: ENCLOSED - CORRECTIONS REQUESTED 3/12/87  
WE ARE SENDING  HERewith  UNDER SEPARATE COVER } AS FOLLOWS  
 OTHER \_\_\_\_\_

DESCRIPTION (NO. OF COPIES, DRAWING NO., SUBJECT, ORIGINATOR, ETC.)

1 - ORIGINAL MYLAR }  
2 - BLUE LINES } EASEMENT DESCRIPTIONS FOR BLOCK II

REMARKS:

FOR YOUR INFORMATION  MAKE CORRECTIONS, AS NOTED PLEASE RETURN \_\_\_\_\_ COPIES  
 NO EXCEPTIONS TAKEN  AMEND & RESUBMIT PLEASE RETURN \_\_\_\_\_ COPIES  
 REJECTION (SEE REMARKS) OTHER \_\_\_\_\_

COPIES SENT TO

FILE

Dan Akin

VERY TRULY YOURS,  
CLYDE E. WILLIAMS & ASSOCIATES, INC.



Clyde E. Williams & Associates, Inc.  
1843 Commerce Drive · South Bend, Indiana 46628 · (219) 234-3126  
Engineers · Planners · Photogrammetrists

RECEIVED

MAR 10 1987

March 6, 1987

CITY OF S  
DEPARTMENT

NG

Mr. John Leszczynski, City Engineer  
City of South Bend  
Engineering Department  
1316 County-City Building  
South Bend, IN 46601

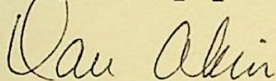
Reference: Airport Industrial Park, Phase III  
Block Easement Dedication

Dear Mr. Leszczynski:

We are enclosing an original mylar and two blue-line copies of the above described easement plat, per our conversation on March 6, 1987. Please present to the Board of Public Works for acceptance at your earliest convenience.

Please call if you have any questions.

Very truly yours,



D.W. Akin, P.E., L.S.

DWA/mn  
Encls.

copy: Howard Bessire  
Industrial Foundation  
w/encls.

CEWA



*Corrections  
have  
been  
made*

*3/17/87*

*Mel*

C.E.W. JOB NO. 85-235.0

**V E D**  
**ASSOCIATES, INC.**  
1987 Engineers

BEND  
ENGINEERING PH. (219) 234-3126  }  
PH. (317) 844-8900  } PLEASE REPLY TO  
43085 PH. (614) 436-9029  }

G. DATE MARCH 16, 1987  
JOB AIRPORT INDUSTRIAL PARK  
PHASE III - BLOCK 11  
SAN. SEWER & STORM DRAINAGE  
EASEMENTS

ED \_\_\_\_\_  
USED - CORRECTIONS REQUESTED 3/12/87

UNDER SEPARATE COVER  
} AS FOLLOWS

G NO., SUBJECT, ORIGINATOR, ETC.)

1 - ORIGINAL MYLAK  
2 - BLUE LINES } EASEMENT DESCRIPTIONS FOR BLOCK 11

REMARKS:

- FOR YOUR INFORMATION
  - MAKE CORRECTIONS, AS NOTED
  - NO EXCEPTIONS TAKEN
  - AMEND & RESUBMIT
  - REJECTION (SEE REMARKS)
  - OTHER \_\_\_\_\_
- PLEASE RETURN \_\_\_\_\_ COPIES  
PLEASE RETURN \_\_\_\_\_ COPIES

COPIES SENT TO

FILE

*Dan Akin*

VERY TRULY YOURS,  
CLYDE E. WILLIAMS & ASSOCIATES, INC.