

#1397

PLAT OF DEDICATION - Kensington
Farms East P.U.D., Section 3,
Part 9 (Aberdeen Dr. &
Stonehedge Lane)



CITY of SOUTH BEND

ROGER O. PARENT, Mayor

COUNTY-CITY BUILDING

SOUTH BEND, INDIANA 46601

John E. Leszczynski
Director, Public Works

(219) 284-9251

April 22, 1987

Board of Public Works
County-City Building
South Bend, IN 46601


RE: PLAT OF DEDICATION

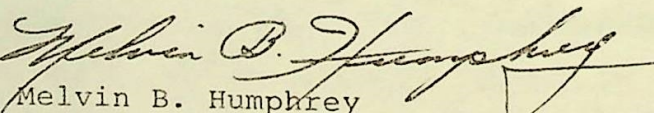
Members of the Board:

Please accept this Plat of Dedication for portions of Stonehedge Lane, Aberdeen Drive and Farnsworth Dr. on behalf of the City of South Bend, Ind.

Public improvements are under construction and are the responsibility of Jack Hickey Association. A letter of credit is on file with the Board of Public Works for the completion of these improvements.

Very truly yours,


Michael P. Meeks, Director
Division of Engineering


Melvin B. Humphrey
Bureau of Design & Administration

JJP/MBH/slm

871 3762

ST. JOSEPH CO. INDIANA
FILED
Nov 11 2 55 PM '87
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#1397

PLAT OF DEDICATION KENSINGTON FARMS EAST P.U.D. SECTION 3, PART 9 ABERDEEN DRIVE AND STONEHEDGE LANE

Part of the Southeast Quarter of Section 31, Township
37 North, Range 3 East, Centre Township, St. Joseph
County, Indiana

for
Jack Hickey Associates, Inc.
5737 S. Ironwood Dr.
South Bend, Indiana 46614

EASEMENT AND RIGHT-OF-WAY

In consideration of the sum of _____ Dollars cash in hand paid, receipt whereof is hereby acknowledged, the undersigned hereby grant, bargain, sell, convey, transfer, deliver unto the Civil City of South Bend, a permanent easement and right-of-way for the following purposes: namely, the right to enter upon the hereinafter described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild roads, streets, highways, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over, and across the ground embraced within the right-of-way hereinafter described, further a permanent easement and right-of-way including the perpetual right thereupon the real estate hereinafter described, at any time that it may see fit, for the purpose of constructing, maintaining and repairing, installing and renewing any water, sewer, and other utility facilities, whether used in conjunction with general street purposes, or for the sole purpose of constructing, maintaining, installing, repairing, and replacing and/or renewing such sewer or other facilities for all purposes whatsoever, including but not by way of limitation, drainage structures for both sanitary and storm sewer ground embraced within the right-of-way hereinafter described, which is located within the boundaries of a tract or parcel of land situated in the County of St. Joseph, State of Indiana, briefly described as follows:

A parcel of land being a part of the Southeast Quarter of Section 31, Township 37 North, Range 3 East, City of South Bend, Centre Township, St. Joseph County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Southeast Quarter; thence South 0°-06'-30" West, along the East line of said Quarter Section, a distance of 1418.51 feet; thence North 89°-53'-30" West along the Northernly right-of-way line of Somersworth Drive, a distance of 266.00 feet to the place of beginning for this description; thence continuing North 89°-53'-30" West, along said Northernly right-of-way line, a distance of 101.02 feet; thence Northeastly along a curve to the left having a radius of 20.00 feet, a central angle of 101°-32'-13" and limited in length by a chord of 30.98 feet that bears North 39°-20'-24" East to a point of compound curvature; thence Northwesterly along a curve to the left having a radius of 120.00 feet, a central angle of 8°-27'-47" and limited in length by a chord of 17.71 feet that bears North 15°-39'-37" West to a point of tangency; thence North 19°-53'-30" West a distance of 182.46 feet to a point of curvature; thence Northwesterly along a curve to the right having a radius of 420.47 feet, a central angle of 16°-24'-58" and limited in length by a chord of 120.00 feet that bears North 12°-06'-16" West to a point of reverse curvature; thence Northwesterly along a curve to the left having a radius of 20.00 feet, a central angle of 86°-23'-54" and limited in length by a chord of 27.35 feet that bears North 46°-41'-33" West to a point of reverse curvature; thence Northwesterly along a curve to the right having a radius of 232.83 feet, a central angle of 28°-24'-42" and limited in length by a chord of 114.25 feet that bears North 75°-41'-08" West to a point of tangency; thence North 61°-28'-46" West, a distance of 405.72 feet to a point of curvature; thence Northwesterly along a curve to the left having a radius of 375.79 feet, a central angle of 14°-37'-14" and limited in length by a chord of 95.63 feet that bears North 68°-47'-23" West; thence North 13°-54'-00" East, a distance of 60.00 feet; thence Southeastly along a curve to the right having a radius of 435.79 feet, a central angle of 14°-37'-14" and limited in length by a chord of 110.90 feet that bears South 68°-47'-23" East to a point of tangency; thence South 61°-28'-46" East, a distance of 405.72 feet to a point of curvature; thence Southeastly along a curve to the left having a radius of 170.85 feet, a central angle of 28°-24'-41" and limited in length by a chord of 84.85 feet that bears South 75°-41'-08" East to a point of compound curvature; thence Northeastly along a curve to the left having a radius of 20.00 feet, a central angle of 90°-00'-00" and limited in length by a chord of 20.00 feet that bears North 46°-41'-33" East to a point of tangency; thence South 89°-53'-30" East, a distance of 60.00 feet; thence South 0°-06'-30" West, a distance of 153.28 feet to a point of curvature; thence Southeastly along a curve to the left having a radius of 360.47 feet, a central angle of 20°-00'-00" and limited in length by a chord of 125.19 feet that bears South 9°-55'-30" East to a point of tangency; thence South 19°-53'-30" East, a distance of 182.46 feet to a point of curvature; thence Southeastly along a curve to the right having a radius of 180.00 feet, a central angle of 14°-15'-39" and limited in length by a chord of 44.69 feet that bears South 12°-46'-41" East to a point of reverse curvature; thence Southeastly along a curve to the left having a radius of 20.00 feet, a central angle of 84°-15'-39" and limited in length by a chord of 26.85 feet that bears South 47°-45'-41" East to the place of beginning containing 1.62 acres more or less.

To have and to hold the said easement and right-of-way unto the Civil City of South Bend, Indiana, and unto its successors and assigns forever.

And the said Grantors hereby covenant with the Civil City of South Bend, Indiana, that they are lawfully seized and possessed of the abovescribed tract or parcel of land that they have a good and lawful right to sell and convey; that it is free from all encumbrances; and that they will warrant and forever defend the title in quiet possession thereof against the lawful claims of all persons whomsoever.

And as a further consideration for the payment of the purchase price, above stated, the Grantors hereby release all claims for damages, from whatsoever cause, incidental to the exercise of any of the rights herein granted, from the beginning of the world until this date.

It is understood and agreed by the parties hereto, that whatever in the foregoing instrument the singular number is used, it will be read as plural, if and when necessary, and that wherever words of neuter gender are employed, they will likewise apply to the masculine gender, whenever the context requires.

[Signature]
Jack Hickey Associates, Inc.
By A. J. Hickey, President

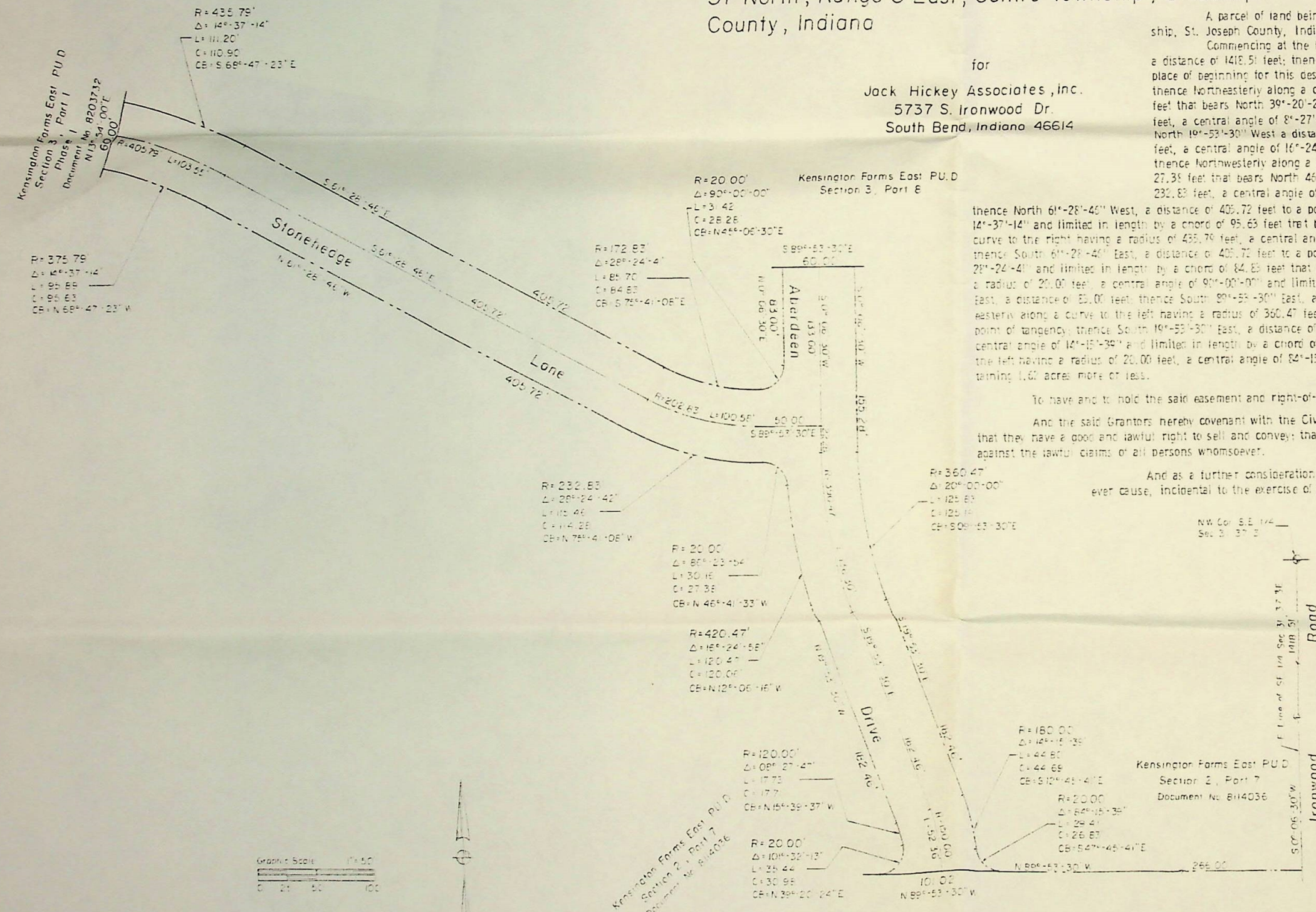
CORPORATE CERTIFICATION
I, Rosemary Hickey, certify that I am Secretary of the Corporation executing this easement and right-of-way agreement.
That A. J. Hickey who signed this agreement on behalf of the Corporation was the President of said Corporation; that said agreement was duly signed for and on behalf of said Corporation by authority of its governing body and is within the scope of corporate powers.

[Signature]
Rosemary Hickey, Secretary

STATE OF INDIANA)
ST. JOSEPH COUNTY) SS
Before me, a Notary Public in and for the aforesaid County and State personally appeared A. J. Hickey and Rosemary Hickey, known to be President and Secretary respectively of Jack Hickey Associates, 5737 South Ironwood Drive, South Bend, Indiana, 46614, who on behalf of said Corporation acknowledged the execution of the above and foregoing instrument to be its voluntary act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 1987.
My commission expires _____, 1988.
Notary is a resident of St. Joseph County, Indiana.

Lang Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46618
Phone (317) 233-1844
Land Surveying



Kensington Farms East P.U.D.
Section 3
Document No. 7925154
APPROVED
BOARD OF PLAT NOISE