

#1427

AGREEMENT FOR EASEMENT between City
of South Bend and Charles W. &
Peggy Jo Trader, commencing at the
N.E. corner of Lot 19 Samuel's L.
Cottrell's Add. (JEFFERSON & EDDY)

(SEE EASEMENT)

AGREEMENT FOR EASEMENT

#1427

This agreement has been made and entered into this 25th day of July, 1988, by and between the City of South Bend, a municipal corporation of the State of Indiana, (hereinafter referred to as "Grantor") and Charles W. & Peggy Jo Trader (hereinafter referred to as "Grantee").

W I T N E S S E T H:

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 a permanent easement for the purpose of allowing the existence, operation and maintenance of structural appurtenances in and under the following described real estate:

Commencing at the Northeast corner of Lot 19 Samuel's L. Cottrell's Addition, South Bend Indiana. Thence West along the North property line of said Lot 19 a distance of 23.6 feet to a point which point is the true point of beginning of this legal description thence North 00 degrees 00 minutes 00 East .45 feet thence West 38.8 feet to a point which point is .5 feet North of the North lot line of said Lot 19 thence South 00 degrees 00 minutes 00 seconds with a distance of .5 feet to a point on the North line of said Lot 19 thence East along the North property line of said Lot a distance of 38.8 feet to the point of beginning and containing 18.43 Sq. Feet (.00042 acres)

The easement described herein is to encompass an encroachment as shown on drawing numbered 4816 prepared and certified by Terance D. Lang on June 24, 1988 which is attached and made a part of this document. This easement shall be in effect so long as the existing structure remains on lot 19 as shown on the Lang Survey drawing.

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 seals this 25th day of July, 1988.



CITY OF SOUTH BEND by its BOARD OF PUBLIC WORKS

John E. Leszczynski
John E. Leszczynski

Patricia DeClercq
Patricia DeClercq

Katherine Humphreys
Katherine Humphreys

Attest:

Sandra M. Parmerlee
Sandra M. Parmerlee, Clerk

ST. JOSEPH COUNTY)
STATE OF INDIANA)

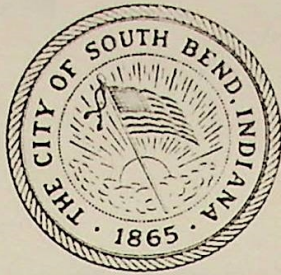
Before me, a Notary Public, in and for said County and State,
personally appeared John E. Leszczynski, Patricia DeClercq, and
Katherine Humphreys known to me and constituting the Board of
Public Works, City of South Bend, Indiana, who acknowledged the
execution of the above and foregoing instrument as their free act
and deed this 25th day of July, 1988.

Maryrose Putz
Maryrose Putz Notary Public
Resident of St. Joseph County

My Commission expires:

February 18, 1989

This instrument was prepared by Marva Leonard-Dent, Assistant City
Attorney, City of South Bend, 1400 County-City Building, 227 W.
Jefferson Boulevard, 46601.



City of South Bend
Joseph E. Kernan, Mayor

Board of Public Works

July 27, 1988

MR. & MRS. CHARLES W. TRADER
1507 Ash Drive West
Elkhart, Indiana 46514

RE: AGREEMENT FOR EASEMENT

Dear Mr. & Mrs. Trader:

Enclosed is an Agreement for Easement which the Board of Public Works approved and executed at their meeting held on July 25, 1988 which provides a permanent easement for the portion of your property at Jefferson and Eddy Streets which encroaches into the public right-of-way.

I would appreciate your recording this Agreement for Easement with the St. Joseph County Recorder's office and providing a copy of the "recorded" Easement to this office when it becomes available.

If you have any further questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

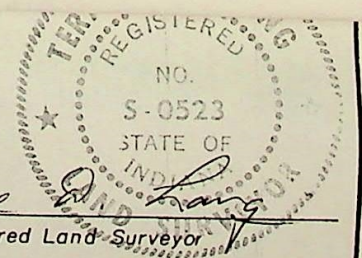
BOARD OF PUBLIC WORKS

Sandra M. Parmerlee
Sandra M. Parmerlee, Clerk

smp
Enc.

IS NOT IN A FLOOD
HAZARD AREA.

This drawing conforms with the Surveyor Location Report minimum requirements as certified on page two of this report. Any encroachments are specifically noted above. This report is of limited accuracy and should not be used for construction or for establishing boundary or fence lines.



Registered Land Surveyor

Creekside Mortgage Surveys, Inc.

3320 Lincolnway East • Mishawaka, Indiana 46544
Phone (219) 255-6556

PAGE 1 OF 2

Scale 1" = 30'

Date 6-24-88

Drawn by KAM

Drawing no. 4816

MEMORANDUM

TO: Sandra Parmerlee
 FROM: MARVA LEONARD-DENT *md*
 DATE: 7-21-88

Report
 ...ll's Addition
 ...nd, Indiana

Attached please find the Agreement for Easement requested of John by Chuck Trader.

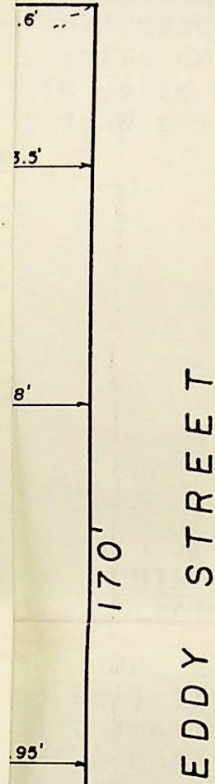
Once the Board executes the document, please mail it to Mr. Trader at:

1507 Ash Drive West
 Elkhart, IN 46514

Thanks in advance for your assistance.

cc: John L.

Encroachment

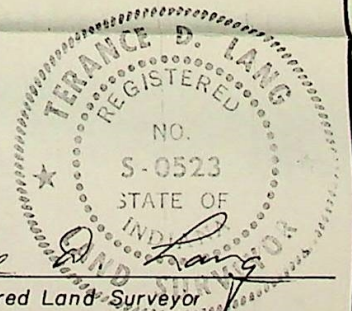


85'

JEFFERSON BLVD.

THE PRIMARY STRUCTURE SHOWN ON THIS DRAWING IS NOT IN A FLOOD HAZARD AREA.

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Terance D. Lang
 Registered Land Surveyor

Creekside Mortgage Surveys, Inc.

3320 Lincolnway East • Mishawaka, Indiana 46544
 Phone (219) 255-6556

PAGE 1 OF 2	Scale 1" = 30'	Date 6-24-88	Drawn by KAM	Drawing no. 4816
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1587 Ash Dr W.

ELKHART, IN.

46615

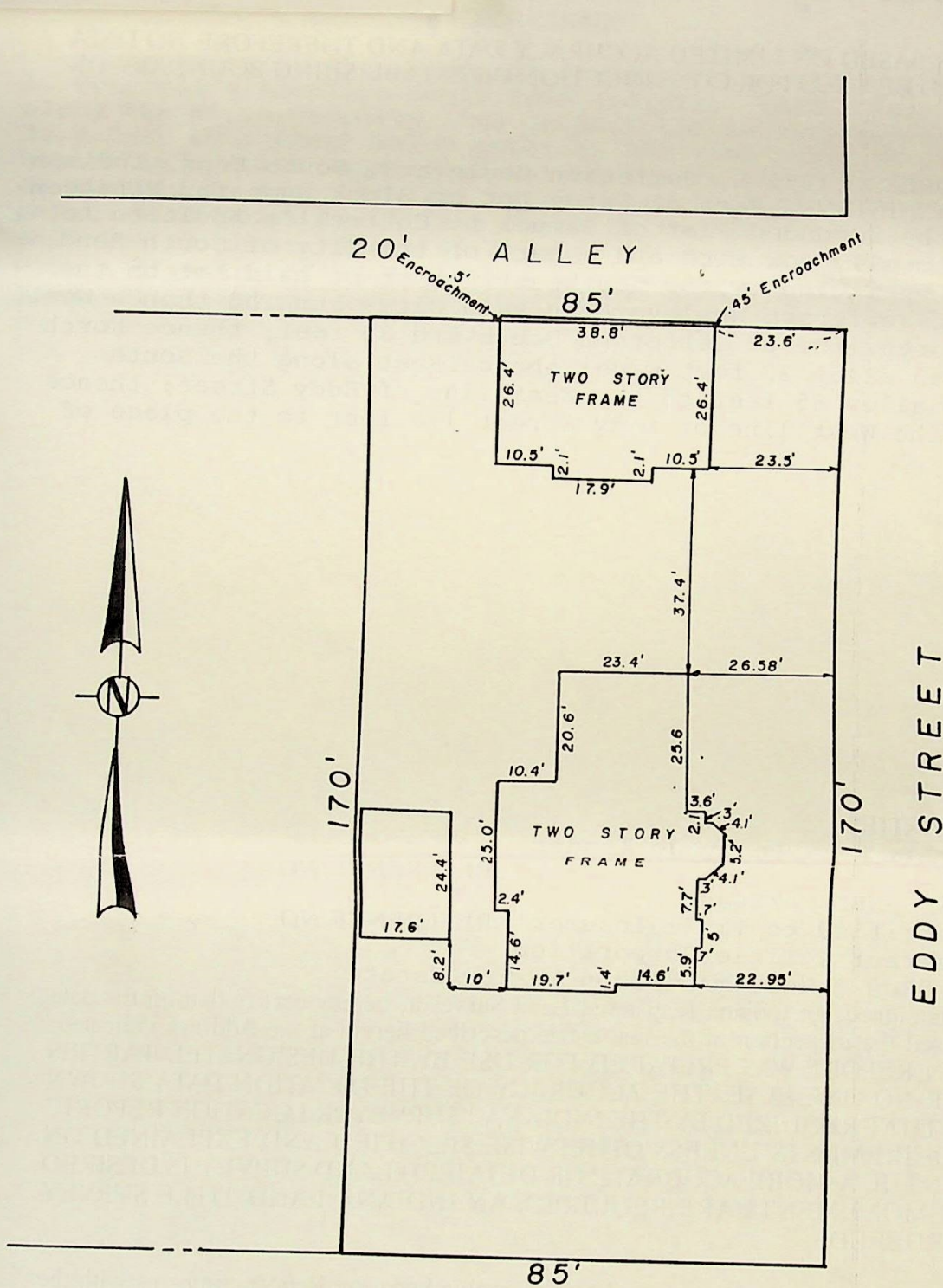
(219) 262-4432

* PECCY 570

Charles W. Trader
Vice President
Account Executive

Survey Location Report

Samuel's L. Cottrell's Addition
Jefferson Boulevard, South Bend, Indiana

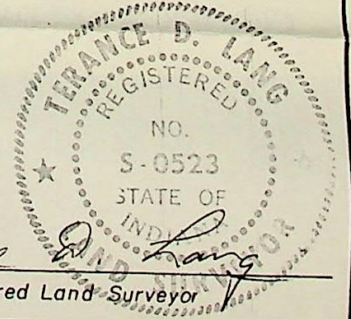


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HAZARD AREA.

JEFFERSON BLVD.

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Terance D. Lang
Registered Land Surveyor

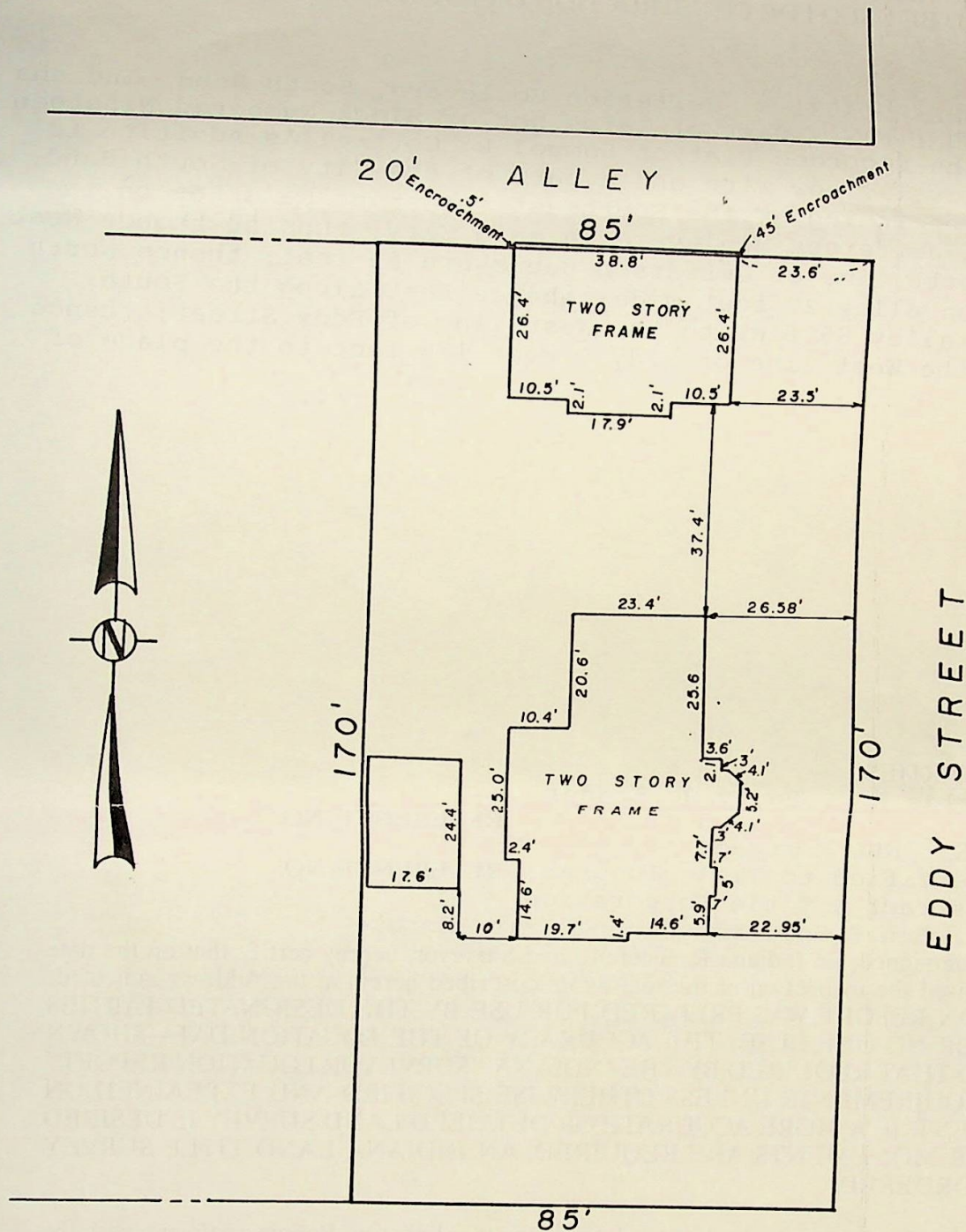


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PAGE 1 OF 2	Scale 1" = 30'	Date 6-24-88	Drawn by KAM	Drawing no. 4816
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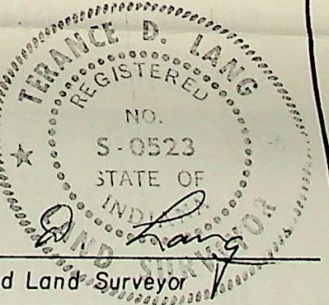
Surveyor Location Report

Part of Lot No. 19, Samuel's L. Cottrell's Addition
1031 E. Jefferson Boulevard, South Bend, Indiana



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STRUCTURE SHOWN
ON THIS DRAWING
IS NOT IN A FLOOD
HAZARD AREA.

JEFFERSON BLVD.



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Registered Land Surveyor

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PAGE 1 OF 2

Scale 1" = 30'

Date 6-24-88

Drawn by KAM

Drawing no. 4816

Surveyor Location Report

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 1031 E. Jefferson Boulevard, South Bend, Indiana
PROPERTY DESCRIPTION: Part of Large Lot or Block Numbered Nineteen as shown on the recorded Plat of Samuel L. Cottrell's Addition to the Town of Lowell, now with and a part of the City of South Bend, described as beginning at the Southeast corner of said Lot on the North line of Jefferson Boulevard in said City; running thence West along said North line of Jefferson Boulevard 85 feet; thence North 170 feet to an alley 20 feet wide; thence East along the South line of said alley 85 feet to the West line of Eddy Street; thence South along the West line of Eddy Street 170 feet to the place of beginning.

DESIGNATED PARTIES

BUYER: Charles W. & Peggy Jo Trader
MORTGAGEE REFERENCE NO.
OR ASSIGNEES: NBD Mortgage
TITLE CO.: Certified to Title Insurer REFERENCE NO.
OTHER: Abstract & Title Corporation
ORDERED BY: Ron @ Holleman Olson Realty Estate

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.

I further certify that to the best of my knowledge this Location Report conforms with the SURVEYOR LOCATION REPORT Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

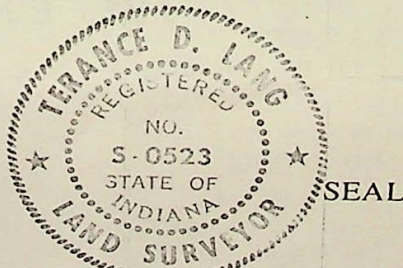
CERTIFICATION DATE June 24, 1988

SURVEYORS SIGNATURE

Terance D. Lang

SURVEYORS JOB NO.

4816



Creekside Mortgage Surveys, Inc.

3320 Lincolnway East • Mishawaka, Indiana 46544

Phone (219) 255 6556