

#1430

RELEASE OF EASEMENT - Between Lots  
30 and 31 in Topsfield II.

(Storm Drainage)

#1480

8829339

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

OCT 19 8 24 AM '88

ST. JOSEPH CO.  
INDIANA  
FILED FOR REC'D

**INDEXED**

WHEREAS, the City of South Bend no longer has any need for the  
SOUTH BEND, INDIANA  
CITY OF SOUTH BEND, INDIANA  
BY THE BOARD OF PUBLIC WORKS

*[Faint signatures and text]*

OCT 19 8 24 AM '88  
WANDA A. NOWAK  
RECORDER

ATTEST:

Note: Original filed for recording on 10/19/88, document #8829339

*[Handwritten initials]*

NOT A  
SAY  
COM  
VIA  
IDEN  
OF  
QUAN

LARRY E. VANOSDOL REGISTERED LAND SURVEYOR		DATE: 11/17/82	
TOPSFIELD II - PART ONE		COUNTY: ST. JOSEPH	
PLAT OF THE SW 1/4 SEC 20, T22N, R3E		TOWNSHIP: PENN	
SOUTH BEND, INDIANA		RANGE: 3 EAST	



STATE OF INDIANA  
COMMISSIONER OF THE COMMISSION

JOSEPH SIMONT  
PRESIDENT OF THE COMMISSION

CERTIFICATE OF APPROVAL  
PLAT TO INDIANA CODE SECTION 18-7-4-58, THE UNDERSIGNED CERTIFY THAT THE  
APPROVAL WAS  
OBTAINED BY THE AREA PLANNING COMMISSION OF ST. JOSEPH COUNTY,  
AND THAT A MAJORITY OF THE MEMBERS OF  
SAID SUBDIVISION COMMISSION CONCURRED IN THE APPROVAL, AND HAVE MADE THE DETERMINATION THAT  
SUCH SUBDIVISION COMPLES WITH THE STANDARDS SET FORTH IN THE SUBDIVISION  
MAP ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA.

LARRY E. VANOSDOL  
REGISTERED LAND SURVEYOR  
INDIANA CERTIFICATE NO. 12881

I, LARRY E. VANOSDOL, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE  
WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY  
COMPLETED OR CERTIFIED BY ME ON AUGUST 1, 1981, THAT ALL MONUMENTS WILL BE INSTALLED IN  
ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE AND THAT THEIR LOCATION, SIZE,  
TYPE AND MATERIAL ARE ACCURATELY SHOWN.



MY COMMISSION EXPIRES 12/31/84  
RESIDENT OF ST. JOSEPH COUNTY  
LARRY E. VANOSDOL



BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED GERALD G. HAMMES, PRESIDENT OF ROMY HAMMES INC., FARABOON, INDIANA, AND  
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.  
FOR THE PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF FEBRUARY, 1982  
Gerald G. Hammes  
RESIDENT OF ST. JOSEPH COUNTY

STATE OF INDIANA )  
COUNTY OF ST. JOSEPH )  
SS: )  
BY GERALD G. HAMMES, PRESIDENT  
ROMY HAMMES INC.  
2013 WESTERN AVENUE  
SOUTH BEND, INDIANA

OWNERS CERTIFICATION  
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE  
ANNEXED PLAT, AND THAT THEY HAVE CARRIED 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 17th DAY OF FEBRUARY, 1982

DEED OF DEDICATION  
WE, THE UNDERSIGNED, ROMY HAMMES INC., AND NORVELLA G. FARABOON, OWNERS OF THE REAL ESTATE  
SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN  
ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS  
TOPSFIELD II, PART ONE, AND CONSISTS OF EIGHT LOTS NUMBERED 28 THRU 35, BOTH INCLUSIVE,  
TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC.  
FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH  
LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED NO BUILDING OR  
STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR  
THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES,  
DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES 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 STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION  
SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHT OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF  
THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION

LEGAL DESCRIPTION  
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 3 EAST,  
CITY OF SOUTH BEND, INDIANA, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:  
99 37' 29" E. ON AND ALONG THE NORTH LINE THEREOF 916.18 FEET, SAID POINT BEING THE TRUE  
PLACE OF BEGINNING; THENCE CONTINUING N 89° 37' 29" E. ALONG SAID NORTH LINE, 409.94 FEET;  
N 89° 39' 32" E. 20.81 FEET TO A POINT ON THE NORTH LINE OF TOPSFIELD ROAD; THENCE  
ALONG SAID 258.60 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 52' 14" - A  
CHORD LENGTH OF 106.96 FEET WHICH BEARS N 77° 58' 50" E. AN ARC DISTANCE OF 107.74 FEET  
THENCE N 65° 04' 08" E. 69.03 FEET TO THE PC OF A 228.62 FOOT RADIUS CURVE TO THE LEFT;  
44.1' CHORD LENGTH OF 228.62 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 58'  
TO THE LEFT, THROUGH A CENTRAL ANGLE OF 145.67 WHICH BEARS  
N 56° 55' 58" E. AN ARC DISTANCE OF 148.20 FEET; THENCE N 14° 45' 51" E. 150.00 FEET  
THENCE S 83° 01' 19" E. 72.07 FEET; THENCE N 00° 19' 39" W. 204.53 FEET TO THE PLACE OF BEGINNING. SAID  
TRACT CONTAINS 5.94 ACRES, MORE OR LESS.

FILED  
MAR 18 2 30 PM '82  
ST. JOSEPH, INDIANA

# TOPSFIELD II

## PART ONE

FILM NO. 2-597772  
 MAP NO. 2-597772  
 ST. JOSEPH COUNTY, INDIANA  
 FILED FOR RECORD

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 271 THENCE N 89° 37' 29" E ON AND ALONG THE NORTH LINE THEREOF 216.18 FEET, SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE CONTINUING N 89° 37' 29" E. ALONG SAID NORTH LINE, 409.94 FEET; THENCE S 00° 04' 28" W, 630.00 FEET TO A POINT ON THE NORTH LINE OF TOPSFIELD ROAD; THENCE N 89° 39' 32" W, 20.81 FEET TO THE PC OF A 258.60 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID 258.60 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23° 52' 14", A CHORD LENGTH OF 106.96 FEET WHICH BEARS N 77° 58' 50" W, AN ARC DISTANCE OF 107.74 FEET; THENCE N 64° 04' 08" W, 63.03 FEET TO THE PC OF A 223.62 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID 223.62 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 59' 44", A CHORD LENGTH OF 214.59 FEET WHICH BEARS S 85° 56' 30" W, AN ARC DISTANCE OF 223.37 FEET TO A POINT ON A 220.72 FOOT RADIUS CURVE; THENCE ALONG SAID 220.72 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36° 48' 16", A CHORD LENGTH OF 145.67 WHICH BEARS N 56° 55' 58" W, AN ARC DISTANCE OF 148.20 FEET; THENCE N 14° 45' 51" E, 150.00 FEET; THENCE S 33° 01' 19" E, 72.07 FEET; THENCE N 00° 19' 39" W, 172.41 FEET; THENCE N 39° 40' 21" E, 7.05 FEET; THENCE N 00° 19' 39" W, 204.53 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 5.94 ACRES, MORE OR LESS.

**DEED OF DEDICATION**

WE, THE UNDERSIGNED, ROMY HANNES INC. AND NORVELLA G. FARABAUGH, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS TOPSFIELD II, PART ONE, AND CONSISTS OF EIGHT LOTS NUMBERED 28 THRU 35, BOTH INCLUSIVE. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN ON THE PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHT OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

**OWNERS CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, 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 17th DAY OF February, 1982

ROMY HANNES INC.  
 MARYCREST BUILDING  
 2015 WESTERN AVENUE  
 SOUTH BEND, INDIANA  
 BY: *Gerald G. Hannes*  
 GERALD G. HANNES, PRESIDENT

NORVELLA G. FARABAUGH  
 2328 TOPSFIELD ROAD  
 SOUTH BEND, INDIANA  
 BY: *Norvella G. Farabaugh*  
 NORVELLA G. FARABAUGH

**STATE OF INDIANA**

COUNTY OF ST. JOSEPH )  
 SS:  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GERALD G. HANNES, PRESIDENT OF ROMY HANNES INC. AND NORVELLA G. FARABAUGH, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF February, 1982

*Barth E. Barnes*  
 BARTH E. BARNES  
 RESIDENT OF ST. JOSEPH COUNTY

MY COMMISSION EXPIRES April 7, 1984

**LAND SURVEYORS CERTIFICATE**

I, LARRY E. VANOSDOL, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON AUGUST 1, 1981, THAT ALL MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Larry E. Vanosdol*  
 LARRY E. VANOSDOL  
 REGISTERED LAND SURVEYOR  
 INDIANA CERTIFICATE NO. 12881

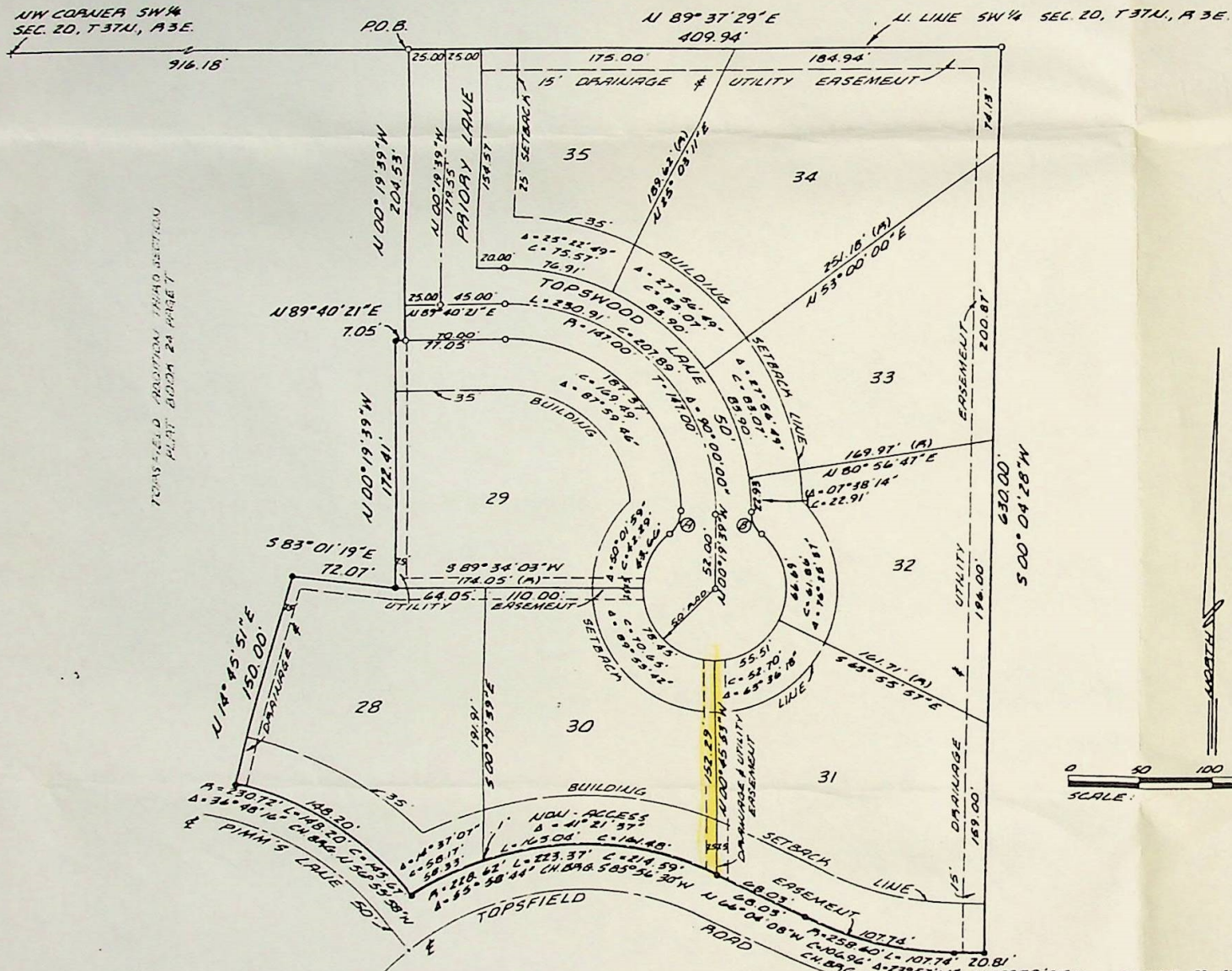
**CERTIFICATE OF APPROVAL**

PURSUANT TO INDIANA CODE SECTION 18-7-4-58, THE UNDERSIGNED CERTIFY THAT THE PLAT OF TOPSFIELD II, PART ONE WAS CONSIDERED AND APPROVED BY THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON August 1, 1981; AND THAT A MAJORITY OF THE MEMBERS OF THE COMMISSION CONCURRED IN THE APPROVAL, AND HAVE MADE THE DETERMINATION THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREOF.

*R. S. Johnson*  
 SECRETARY OF THE COMMISSION  
 R. S. JOHNSON

*Joseph Siner*  
 PRESIDENT OF THE COMMISSION  
 JOSEPH SINER



**CURVE DATA**

NO	RAO	DELTA	LEN	CHD
A	20.00	51° 55' 36"	18.13	17.51'
B	20.00	48° 56' 35"	17.08	16.57'

• DENOTES MARK FOUND & USED

**LARRY E. VANOSDOL AND ASSOCIATES**  
 REGISTERED LAND SURVEYORS  
 100 WEST LASALLE AVENUE  
 SOUTH BEND, INDIANA 46801

**TOPSFIELD II - PART ONE**

SCALE: 1" = 20'  
 DATE: 2/17/82  
 PLAT OF THE SW 1/4 SEC 20, T37N, R3E  
 PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA