



# CITY OF SOUTH BEND

## BOARD OF PUBLIC WORKS

May 12, 2026

Mr. Daniel P. Florin  
52674 Shellbark Ave  
South Bend, IN 46628  
[chris@christian-builders.com](mailto:chris@christian-builders.com)

RE: Consent to Annexation, Waiver of Rights to Remonstrate and  
Acknowledgement of City Compact Fees – Water/Sewer  
Key No: 71-04-18-200-128.000-003

Dear Mr. Florin:

At its May 12, 2026, meeting, the Board of Public Works approved the above referenced document and has been recorded with the St. Joseph County Recorder's Office. A copy is enclosed for your records.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk

Enclosures  
HH/cb



**CITY OF SOUTH BEND  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING**

**TO:** Hillary R. Horvath, Clerk  
Board of Public Works  
**FROM:** Permit Manager  
**SUBJECT:** Consent to Annexations

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All Consent to Annexations on the agenda have been reviewed and are within the guidelines of the Sewer and Water Extension Policy. These are not extensions, just connections to existing lines.



DocId:8437055

Tx:4296020

2026-06682  
RECORDED AS PRESENTED ON  
03/18/2026 03:40 PM  
CANDACE S. BROWN  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 3 FEES: 25.00

Hold Recorded copy for: Board of Public Works

CONSENT TO ANNEXATION, WAIVER OF RIGHT TO REMONSTRATE  
AND ACKNOWLEDGMENT OF MISCELLANOUS CITY FEES

In consideration for permission to tap into the municipal utility system (water and/or sewer) of the city of South Bend, Indiana, in order to provide sanitary sewer and/or water service to the following described property, (hereinafter referred to as the "Real Estate"), situated in St. Joseph County, Indiana.

Property Owner 1	<u>Daniel P. Florin</u>
Property Address	<u>51232 Fenwick Ct. South Bend IN 46637</u>
Tax ID/Key #	<u>71-04-18-200-128.000-003</u>
Legal Description	<u>Lot 52 Bradford Shares at Knollwood Sec 3</u> <u>Water/Sewer</u>
Mailing Address	<u>52674 Shellbark Ave South Bend IN 46628</u>
Phone/Email	<u>574-532-7519 chris@christian-builders.com</u>

owner(s) of the Real Estate, (hereinafter "Owner"), for themselves and their successors in title, assigns, and personal representatives, hereby irrevocably waive and release any and all right which they may now or hereafter have to remonstrate against or otherwise interfere with, or oppose any pending or future annexation of the Real Estate by the City of South Bend.

In further consideration and to induce the City of South Bend to allow Owner to tap into the municipal utilities (sewer and/or water) of the City of South Bend, Owner, for themselves and their successors and assigns, agrees and stipulates irrevocably to vest in the City of South Bend the permanent right, at the City's discretion, to annex the Real Estate at any future time by duly authorized ordinance.

Owner further agrees that any deeds, contracts, or other instruments of conveyance made by Owner, their successors or assigns shall contain the waiver and release provisions contained herein, which provisions shall run with the land.

**Pursuant to Chapter 17, Article 10, Sections 17-79 and 17-80 of the South Bend Municipal Code, Owner acknowledges and accepts the Owner's obligation to pay a wastewater and water system development charge based on expected usage. Further, the Owner acknowledges and agrees to pay the applicable surcharge established under Chapter 17, Article 10, Section 17-81 for wastewater service.**

The delivery of any instrument of conveyance from the Owner to any successor, grantee, vendee or contract purchaser is subject to the terms of this document and the acceptance of such instrument shall constitute an acceptance of the foregoing provisions by said grantee, vendee, or contract purchaser and their successors in title.

CITY OF SOUTH BEND, INDIANA  
BOARD OF PUBLIC WORKS

*[Handwritten Signature]*

(Property Owner 1 Signature)

Daniel P. Florin

Property Owner (Print Name)

*[Handwritten Signature]*

Elizabeth A. Maradik, President

*[Handwritten Signature]*

Murray L. Miller, Member

*[Handwritten Signature]*

Abigail E. Magas, Member

*[Handwritten Signature]*

Joseph R. Molnar, Vice President

*[Handwritten Signature]*

Breana N. Micou, Member

*[Handwritten Signature]*

Attest: Hillary R. Horvath, Clerk

Date: May 7, 2026

Date: March 5, 2026

STATE OF INDIANA )

) SS:

ST. JOSEPH COUNTY )

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel P. Florin (Property Owner) and acknowledged execution of the above and foregoing Consent to Annexation to be their voluntary act and deed.

In addition, before me, a Notary Public in and for said County and State, personally appeared Lisa DeLaCruz-Thomas, whose name is subscribed as a witness to the foregoing instrument, who being duly sworn by me, deposes and says that the foregoing instrument was delivered to the witness by Daniel P. Florin, Property Owner, and that said subscribing witness is not a party to the transaction and will not receive any interest in or proceeds from the property that is the subject of this transaction.

WITNESS my hand and Notarial Seal this 5<sup>th</sup> day of March, 2026.

My commission expires:

10.22.2026

*[Handwritten Signature]*

Notary Public

Resident of St. Joseph County, IN

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law: Michael Schmidt

Prepared By Chris Elmerick

