MARTIN'S ADDITION TO THE CITY OF SOUTH BEND FIRST REPLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, T. 37 N., R. 2 E.
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY INDIANA

(BEING A REPLAT OF LOTS 25 THROUGH 30, AND 13 THROUGH 18, INCLUDING VACATED ALLEYS ADJACENT TO SAID LOTS
AND A VACATED PORTION OF MICHIGAN STREET ALL BEING PART OF THE RECORDED PLAT OF MARTIN'S ADDITION TO THE CITY OF SOUTH BEND)

LEGAL DESCRIPTION

A PART OF THE SOUTH-WEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER 25 OF THE PLAT OF "MARTIN'S ADDITION TO THE CITY OF SOUTH BEND" AS RECORDED IN PLAT BOOK #3 PAGE #28 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WESTERN AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N. 89°59'52" E., 432.50 FEET; THENCE S. 30°55'36" E., 23.61 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 676.95 FEET, AND HAVING AN ARC DISTANCE OF 246.79 FEET, TO THE END OF A CHORD BEARING S. 19°08'37" W., AND HAVING A DISTANCE OF 245.42 FEET; THENCE S. 89°59'58" W., 19.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S. 00°08'02" E., 158.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MONROE STREET, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF LOT NUMBER 18 OF SAID PLAT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 90°00'00" W., 344.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF LOT NUMBER 30 OF SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N. 00°08'02" W., 410.14 FEET, 410.00 FEET RECORD, TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES MORE OR LESS AND COMPRISED OF THREE (3) LOTS. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

BUILDING SETBACK NOTE:

BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

BUILDING ENCROACHMENT NOTE:

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION EXCEPT FOR THOSE SHOWN.

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNERS, ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. COMMUNITY PANEL NO. 180231 1004 C, FEBRUARY 17, 1988, ZONE C.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
1. WESTERN AVENUE	COLLECTOR	AS SHOWN
2. MICHIGAN STREET	COLLECTOR	AS SHOWN
3. MONROE STREET	COLLECTOR	AS SHOWN
4. MAIN STREET	COLLECTOR	AS SHOWN

WATER AND SEWER NOTE:

LOTS A, B AND C SHOWN ON THE PLAT SHALL BE CONNECTED TO MUNICIPAL WATER AND SANITARY SEWER LINES LOCATED ADJACENT TO THE SITE ALONG MONROE STREET, MAIN STREET AND MICHIGAN STREET.

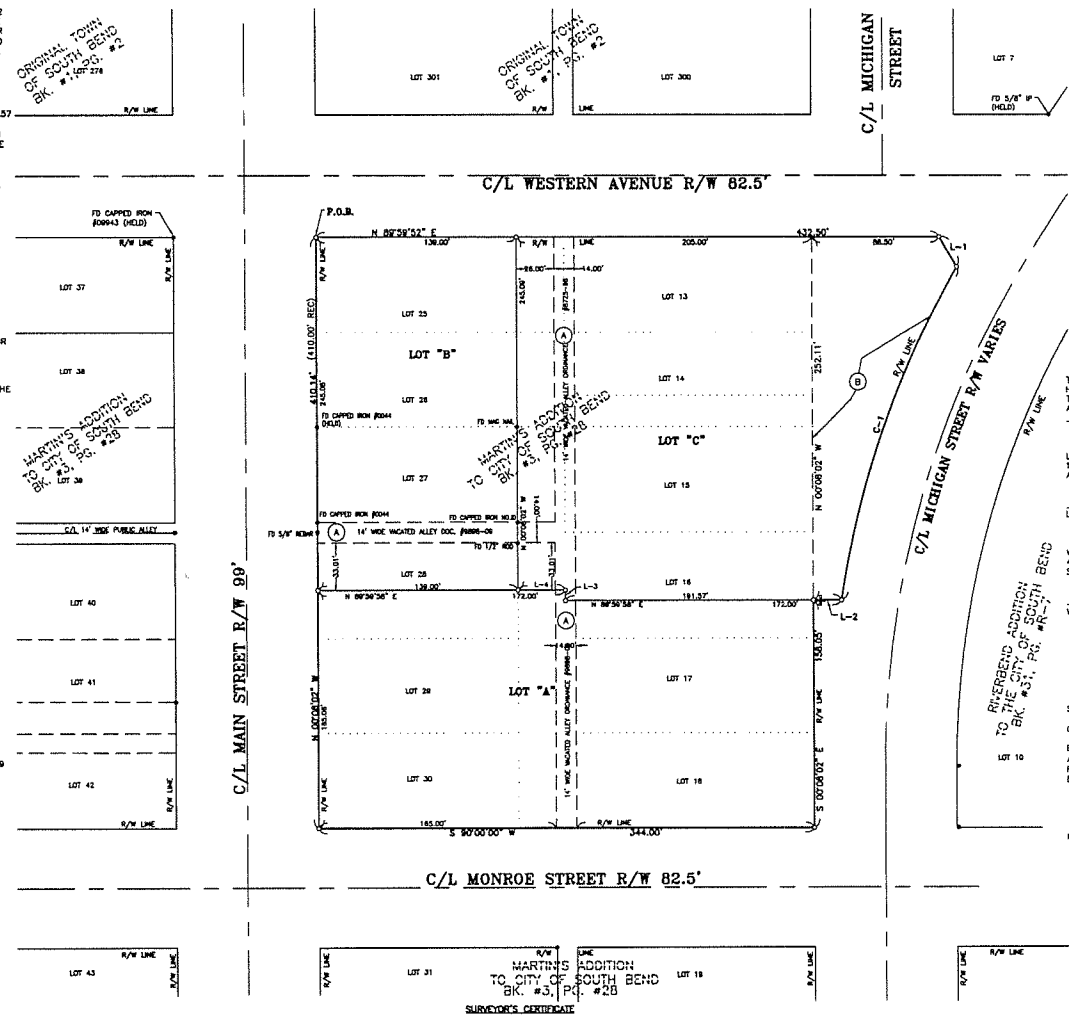
REPLAT NOTE:

THE REASON FOR THIS SUBDIVISION REPLAT IS TO RE-CONFIGURE THE ORIGINAL LOTS AND VACATED RIGHTS-OF-WAY INTO THREE (3) LARGER LOTS.

VARIANCE NOTE:

THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION AT ITS _____ _____ 2009 MEETING GRANTED THE FOLLOWING:

1.) A VARIANCE TO NOT BE REQUIRED TO TIE THE ABOVE MENTIONED SUBDIVISION PLAT TO THE STATE PLANE COORDINATE SYSTEM OF THE ST. JOSEPH COUNTY SUBDIVISION CONTROL ORDINANCE.



LINE	BEARING	DISTANCE
L-1	S 30°55'36" E	23.61'
L-2	S 89°59'58" W	19.57'
L-3	N 00°08'02" W	7.01'
L-4	S 89°59'58" W	33.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	676.95'	246.79'	245.42'	S 19°08'37" W

(A) 14' WIDE UTILITY EASEMENT

(B) VACATED PORTION OF MICHIGAN STREET BY VACATION ORDINANCE #9898-09
AREA IS ALSO DESIGNATED AS A UTILITY EASEMENT.

DEED OF DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

MARTIN'S ADDITION TO THE CITY OF SOUTH BEND—FIRST REPLAT

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. 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 AND 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 THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, 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 PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS _____ OF _____ 2009.

LUIS ROGELIO DIAZ SOTELO
1026 W. LINCOLN AVENUE
ANAHEIM, CA 92805

LUIS ROGELIO DIAZ SOTELO

MARIA LUISA DIAZ
1026 W. LINCOLN AVENUE
ANAHEIM, CA 92805

MARIA LUISA DIAZ

WESTERN AVENUE PARTNERS, LLC.
422 E. MONROE ST.
SOUTH BEND, IN 46601

WILLIAM A. PANZICA (MEMBER)

CITY OF SOUTH BEND
DEPT. OF REDEVELOPMENT
12TH FLOOR COUNTY-CITY BLDG.
227 WEST JEFFERSON BLVD.
SOUTH BEND, IN 6601

DONALD E. INKS

NOTARIZATION STATEMENT

STATE OF INDIANA)
SS:
COUNTY OF ST. JOSEPH)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2009.

MY COMMISSION EXPIRES JANUARY 2, 2015.

MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

SURVEYOR'S CERTIFICATE

I, R.L. HARNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY OR PLAT COMPLETED OR CERTIFIED BY ME THE _____ DAY OF _____ 2009 AND RECORDED AS DOCUMENT NO. _____; THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.

R.L. HARNER L.S. #910032

RECORDER'S NOTE:
I, RL HARNER, 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.

N

DHA

0 40 80 120

SCALE 1" = 40'

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects• Land Planners
1643 Commerce Drive • South Bend, IN 46628
Phone: 574/233-4052 / 260/356-4052 • Fax: 574/233-1178

DATE	REVISIONS		
1/12/09			
SCALE	DATE	BY	
1" = 40'	2/5/09	RJH	ALLEY VACATION DOC#
FILE #			
080190.4			

SHEET 1 OF 1

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

© Copyright 2009 Danch, Harner & Associates, Inc.