

Sec. 18-T37N-R3E



Vicinity Map
SCALE: 1" = 200'

Legal Description

A part of Lot 31 and Lot 19 in Roseland Park Addition, the plat of which is recorded in Plot Book 7, Page 37 in the Office of the Recorder of St. Joseph County, Indiana, a part of Lot 3 and Lot 4 in Denlow's Plat, the plat of which is recorded in Plot Book 8, page 43 in the Office of the Recorder of St. Joseph County, Indiana, a part of the vacated Sampson Street described in Ordinance No. 10631-18, all located in the Southeast Quarter of Section 18, Township 37 North, Range 3 East, Portage Township, St. Joseph County, Indiana, and being more particularly described as follows:
Commencing at a 3/4" iron pipe marking the northeast corner Lot 85 of Roseland Park Addition, said pipe also being on the south line of a 12 foot wide alley; thence North 0 degrees 00 minutes 51 seconds West, said bearing being the basis of bearing of the description with all other bearings herein relative thereto, 12.00 feet to the southeast corner of Lot 32 in said Addition and further being on the north line of a 12 foot wide alley to the point of beginning of this description; thence North 89 degrees 56 minutes 00 seconds West 194.94 feet along said north line to the southwest corner of Lot 3 in said Denlow's Plat; thence North 0 degrees 00 minutes 51 seconds East 194.94 feet along the west line of said Lot; thence South 89 degrees 56 minutes 00 seconds East 194.94 feet to the east line of Lot 32 in said Roseland Park Addition; thence South 0 degrees 00 minutes 51 seconds East 20.00 feet along said east line to the point of beginning and containing 3,899 square feet, more or less.

Deed of Dedication

A Part of the Southeast Quarter of Section 18 Township 37 North, Range 3 East, Portage Township, St. Joseph County, Indiana

Surveyor's Report:

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code (Title 12), the following observations and opinions are submitted regarding the various uncertainties of the locations of the lines and corners established on this survey as a result of: A) availability and condition of reference monuments, B) occupation or possession lines, C) clarity or ambiguity of the record description used and of adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines, and D) the relative positional accuracy of the measurements.

Comments: The purpose of this survey is to describe a tract of land that will be dedicated as right of way for this Deed of Dedication plat. The following subdivision plat were utilized to locate monumentation and determine the platted lot lines, existing rights of way and existing alleys:

- Roseland Park Addition, recorded in Plot Book 7, page 37 in the Office of the Recorder of St. Joseph County, Indiana.
- Denlow's Plat, recorded in Plot Book 8, page 43 in the Office of the Recorder of St. Joseph County, Indiana.
- Mary Martin's Addition, recorded in Plot Book 14, page 43 in the Office of the Recorder of St. Joseph County, Indiana.

Surveyor's Report Continued:

The lines of bearing for this survey are GPS derived utilizing the Indiana State Plane Coordinate System, East Zone, NAD83 Network.

Monumentation labeled as (I-LID) were used to define the locations of the existing lot lines, rights of way and alleys depicted on this plat.

Lot Lines of Location:

Due to availability and condition of reference monuments, Estimated uncertainty: 0.3 feet more or less.

Due to occupation or possession lines: Refer the drawing to see the relationship between improvements and the boundary lines, i.e., fence lines. Estimated uncertainty: None relative to the next tract being delineated.

Due to clarity or ambiguity of the record description uses and of adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines: Estimated uncertainty: None.

Deed of Dedication

We the undersigned, owner's of the real estate shown and referenced, do hereby dedicate to the public, for the uses designated herein, all streets, rights-of-way, alleys, future roadway easements and public open spaces shown and not heretofore dedicated.

Owner's Certificate

This is to certify that the undersigned are owner's of the land described in the Right of Way Dedication plat herein, and that they have caused the same to be surveyed as indicated thereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the Right of Way Dedication Plat under the style and title hereon indicated.

Dated this 26th day of April, 2022.

City of South Bend, Indiana
Dept. of Public Works
Suite 1300 N County-City Building
227 West Jefferson Blvd
South Bend, IN 46601

City of South Bend, Indiana
Department of Public Parks
219 South St. Louis Blvd
South Bend, IN 46517

CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS

- Mayor: Mark Neal, President
- Elizabeth A. Smith, President
- Gay A. Gale, Mayor
- Mary L. Miller, Mayor
- Heather Miller, Vice President
- Edna C. Gibson, Mayor
- Wendy M. Miller, Mayor

Handwritten signatures and names of board members, including Mark Neal, Elizabeth A. Smith, Gay A. Gale, and Mary L. Miller.

Witness my and Notary Seal this 26th day of April, 2022

Laura D. Hensley
Notary Public residing in St. Joseph County

LAURA D. HENSLEY
Notary Public - Seal
St Joseph County - State of Indiana
Commission Number NP072150
My Commission Expires Mar 3, 2029

My commission expires March 3, 2029

Notarization Statement

State of Indiana: IN
County of St. Joseph

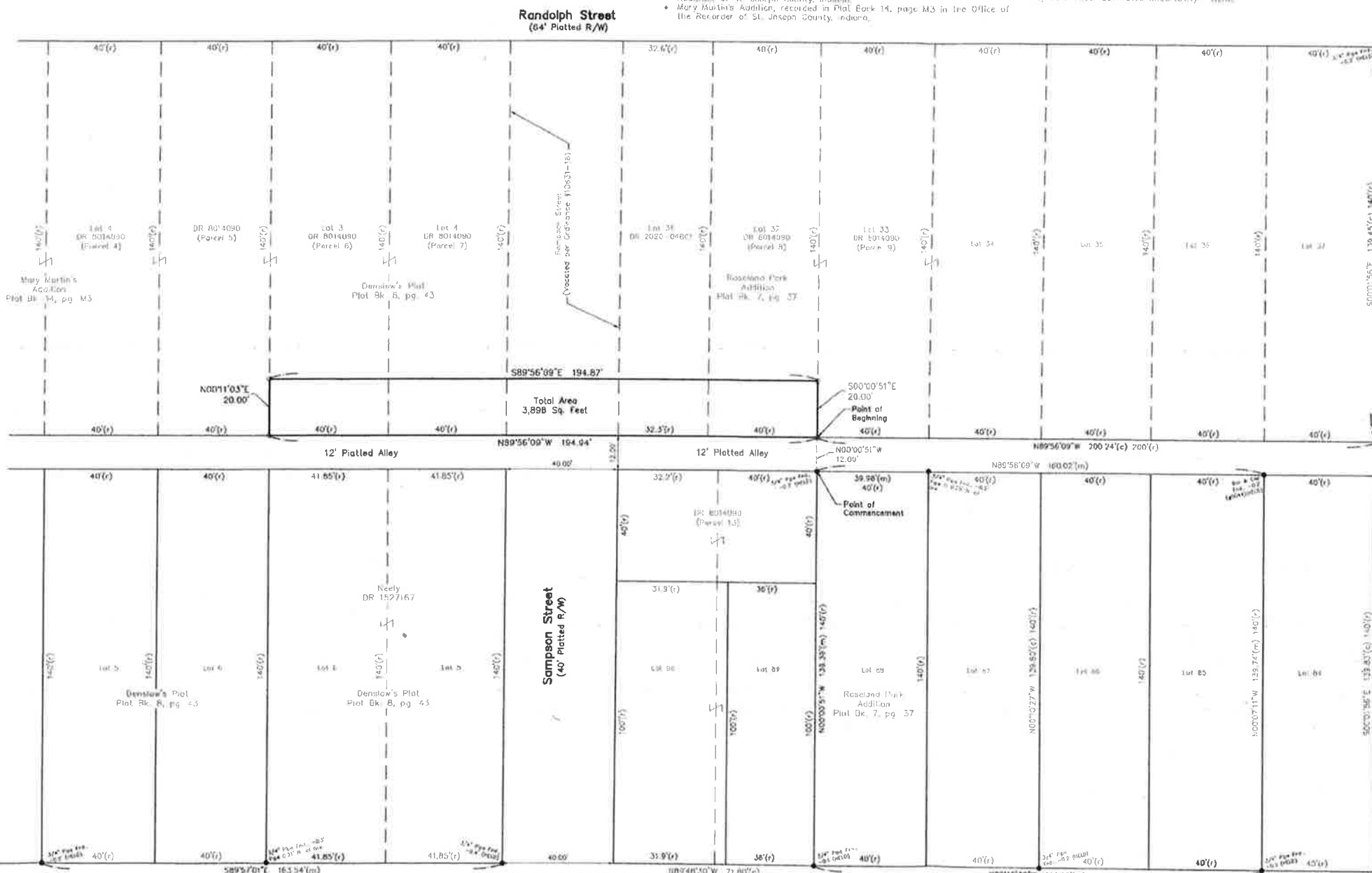
Before me the undersigned Notary Public, in one for said County and State and personally appeared and stated persons, and each separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my and Notary Seal this 18th day of April, 2022.

Kathryn L. Hough
Notary Public, residing in St. Joseph County

My commission expires: 11/17/2028

KATHRYN L HOUGH
Notary Public - Seal
St Joseph County - State of Indiana
Commission Number NP0729997
My Commission Expires Nov 17, 2028

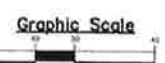


- Legend**
- Existing Monument (Only Unknown Unless Otherwise Noted)
 - 5/8" Round and Cap Set (Diameter 20700014)
 - Colorable Dimension
 - Record Dimension
 - Measured Dimension
 - Mon. to an ally square
 - etc of plot, above ground (1st)

Surveyor's Certification

I, Jeffrey S. Bowers, Registered Land Surveyor, licensed in accordance with the laws and constitution of the State of Indiana, hereby certify to the City of South Bend Board of Public Works and the City of South Bend Department of Public Parks that this Deed of Dedication Plat represents a survey done by me as under my supervision, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

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



City of South Bend Project No.: 120-049

JONES PETER RAFINSKI

City of South Bend
227 W. Jefferson Blvd., Suite 1300 N
South Bend, IN 46601

City of South Bend, Dept. of Public Works
City of South Bend Dept. of Public Parks

SCALE: 1" = 20'
DATE: 01/20/2022
DRAWN BY: mb
CHECKED BY: mdc
JOB NO: 2021-0027

Deed of Dedication
Sampson St. Extension
SEC: SE 1/4 Sec. 18-T37N-R3E, Portage Twp.

X-3134