

**RESOLUTION NO. 0003-2023**

**A RESOLUTION OF THE SOUTH BEND BOARD OF PARK COMMISSIONERS  
AUTHORIZING ACTIONS ADJACENT TO SORIN PARK**

WHEREAS, the South Bend Board of Park Commissioners (the "Park Board") exists and operates pursuant to Ind. Code 36-10-3 and 36-10-4; and

WHEREAS, in accordance with IC 36-10-4 the exclusive control of all property within the City used for park purposes is vested in the Park Board; and

WHEREAS, the Youth Services Bureau ("YSB") holds certain real property located in the City and comprising a portion of the land and improvements more particularly described in Exhibit A (the "Property"); and

WHEREAS, it is necessary for YSB to obtain a subdivision of the premises described in Exhibit A in order to define certain portions of the Property as separate parcels; and

WHEREAS, once the Property is subdivided, YSB desires to donate a portion of the Property, as set forth in Exhibit A by a designation of shaded area labeled "Park Lot," to the Park Board for park purposes; and

WHEREAS, the Park Board desires to obtain this portion of the Property for park purposes; and

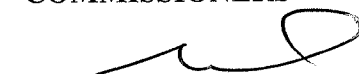
NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH BEND BOARD OF PARK COMMISSIONERS AS FOLLOWS:

1. The Park Board authorizes Mark Neal, President of the Board of Park Commissioners, to execute any document necessary for YSB to obtain a subdivision of the real property described in Exhibit A.

2. This Resolution will be in full force and effect upon its adoption by the Board.

ADOPTED at a meeting of the South Bend Board of Park Commissioners, held on July 17, 2023 at 219 S. St. Louis Blvd., South Bend, Indiana 46617.

**SOUTH BEND BOARD OF PARK  
COMMISSIONERS**

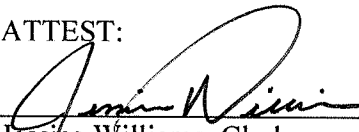
  
\_\_\_\_\_  
Mark Neal, President

  
\_\_\_\_\_  
Consuella Hopkins, Vice President

  
\_\_\_\_\_  
Sam Centellas, Member

\_\_\_\_\_  
Georgianne Walker, Member

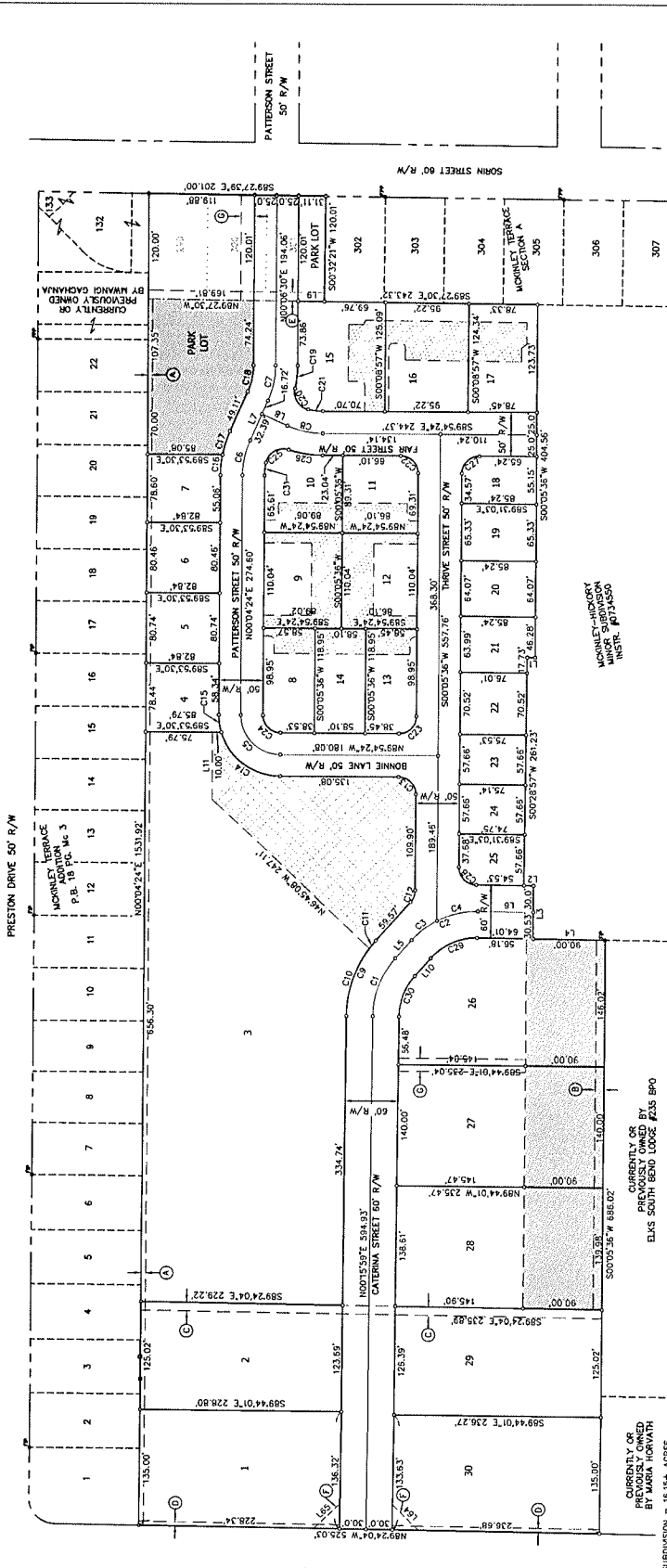
ATTEST:

  
\_\_\_\_\_  
Jessica Williams, Clerk

**EXHIBIT A**

# YOUTH SERVICE BUREAU MAJOR SUBDIVISION SECONDARY PLAT

LOT 3 OF MCKINLEY - HICKORY MINOR SUBDIVISION AND LOTS 299, 300 AND 301 OF MCKINLEY TERRACE ADDITION, SECTION A,  
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 3 EAST,  
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA



**NOTES**

1. AREA OF SUBDIVISION = 18.124 ACRES  
AREA OF LOTS = 1.334 ACRES  
AREA OF OPEN SPACE EASEMENTS = 1.334 ACRES  
AREA OF DRAINAGE/RETENTION EASEMENTS = 1.334 ACRES  
AREA OF LOTS = 1.334 ACRES
2. ENGINEERING REPORT: LOTS SHALL BE SERVED BY CITY OF SOUTH BEND MUNICIPAL WATER AND SANITARY SEWER.
3. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER AND PREVIOUS RECORDED PLATS ARE SHOWN HEREON.
4. ALL LOT CORNERS FOUND OR SET WITH 1/8" RICH DIAMETER REBAR ROD, 24" INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHE FIRM #0090", UNLESS INDICATED OTHERWISE.
5. THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES. BUILDING SETBACKS OR EASEMENTS CREATED IN THE PAST ARE TO REMAIN UNLESS OTHERWISE SHOWN.
6. BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
7. BE BOUNDARY SURVEY OF THE PARENT PARCEL IS RECORDED UNDER INSTRUMENT NO. 2022-18513, DATED 6/23/2022, IN THE OFFICE OF THE RECORDER OF THE ST. JOSEPH COUNTY, INDIANA.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE RATE MAP (FIRM), THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE.
9. ACCORDING TO THE 1880 ST. JOSEPH COUNTY POTENTIAL GEOLOGICAL HAZARD MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE.
10. THE DRAINAGE EASEMENTS DELINEATED ON THIS SUBDIVISION PLAT IS RESERVED FOR THE DEVELOPER OF SAID SUBDIVISION. ITS SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO CONSTRUCT AND MAINTAIN CONTIGUOUS DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO SWALES, PIPES, DRENCHERS AND BASINS.
11. DRAINAGE EASEMENTS AND OPEN SPACE EASEMENTS HAVE BEEN ESTABLISHED FOR THE BENEFIT OF THE REAL ESTATE SHOWN ARE RECORDED AS PART OF THIS PLAT. SEE SHEET 2 FOR EASEMENT DIMENSIONS.

**STREET CLASSIFICATION**

ARTERIAL ... MCKINLEY AVENUE (90' R/W)  
MINOR ... CATHERINA STREET (60' R/W)  
MINOR ... THRIVE STREET (50' R/W)  
MINOR ... FAIR STREET (50' R/W)  
MINOR ... PATTERSON STREET (50' R/W)

**LEGEND**

- (A) 5 FT. UTILITY EASEMENT PER D.B. 438, P.C. 11 & D.B. 676, P.C. 650
- (B) 10 FT. UTILITY EASEMENT PER D.B. 733, P.C. 610
- (C) 5 FT. NON-ACCESS EASEMENT
- (D) 5 FT. NON-ACCESS EASEMENT
- (E) 10 FT. EASEMENT PER D.B. 18, P.C. 40-2, TO BE VACATED
- (F) 50' EASEMENT
- (G) 15 FT. DRAINAGE EASEMENT
- (H) DRAINAGE/RETENTION EASEMENT AREA (SEE SHEET 2 OF 2 FOR DETAIL)
- (I) OPEN SPACE EASEMENT
- (J) SET REBAR W/ CAP "ABONMARCHE FIRM #0090"

**PROPERTY OWNER:**  
YOUTH SERVICE BUREAU  
3100 W. WASHINGTON  
SOUTH BEND, IN 46601

**SURVEYED BY:**  
ABONMARCHE CONSULTANTS, INC.  
3100 W. WASHINGTON  
SOUTH BEND, IN 46601

**GRAPHIC SCALE**  
1 inch = 60 feet

1 of 2

SEC. 5-137N-R3E

YOUTH SERVICE BUREAU MAJOR SUBDIVISION  
LOT 3 OF MCKINLEY - HICKORY MINOR SUBDIVISION  
SECTION A, PART OF THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND,  
PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

ABONMARCHE

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South Bend, IN 46601  
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# YOUTH SERVICE BUREAU MAJOR SUBDIVISION SECONDARY PLAT

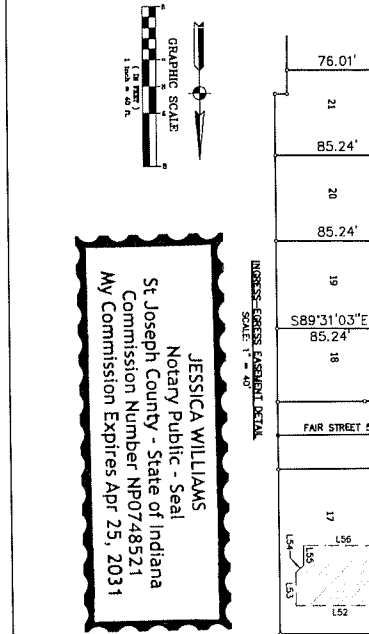
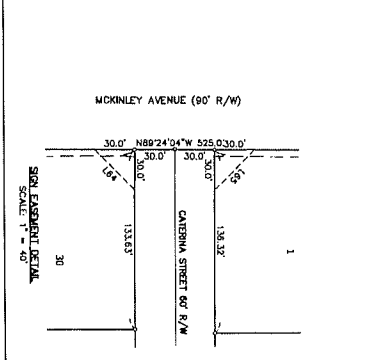
LOT 3 OF MCKINLEY - HICKORY MINOR SUBDIVISION AND LOTS 299, 300 AND 301 OF MCKINLEY TERRACE ADDITION, SECTION 5,  
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 3 EAST,  
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

**LEGAL DESCRIPTION:**  
PART OF LAND BEING LOT 3 OF HICKORY-HICKORY MINOR SUBDIVISION, SAID SUBDIVISION RECORDED IN BOOK 18, PAGE 487, OF THE PUBLIC RECORDS OF ST. JOSEPH COUNTY, INDIANA, AND ALSO PART OF LAND BEING LOTS 299, 300 AND 301 OF MCKINLEY TERRACE ADDITION, SAID ADDITION RECORDED IN BOOK 18, PAGE 487, OF THE PUBLIC RECORDS OF ST. JOSEPH COUNTY, INDIANA.

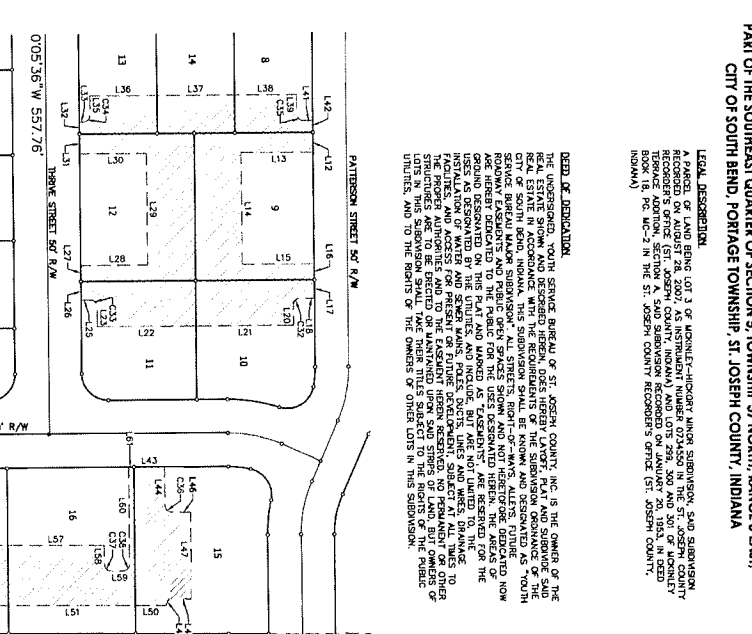
**DEED OF DEDICATION:**  
THE UNDERSIGNED, YOUTH SERVICE BUREAU OF ST. JOSEPH COUNTY, INC. IS THE OWNER OF THE ABOVE DESCRIBED LAND BEING LOT 3 OF HICKORY-HICKORY MINOR SUBDIVISION, SAID SUBDIVISION RECORDED IN BOOK 18, PAGE 487, OF THE PUBLIC RECORDS OF ST. JOSEPH COUNTY, INDIANA, AND ALSO PART OF LAND BEING LOTS 299, 300 AND 301 OF MCKINLEY TERRACE ADDITION, SAID ADDITION RECORDED IN BOOK 18, PAGE 487, OF THE PUBLIC RECORDS OF ST. JOSEPH COUNTY, INDIANA. THE UNDERSIGNED HEREBY DEDICATES AND CONVEYS TO THE CITY OF SOUTH BEND, INDIANA, THE SUBDIVISION SHOWN AS "YOUTH SERVICE BUREAU MAJOR SUBDIVISION" ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE USES AND PURPOSES SPECIFIED HEREIN. THE UNDERSIGNED HEREBY WARRANTS THAT THE SAID DEDICATION IS VALID AND EFFECTIVE AS OF THE DATE HEREOF. THE UNDERSIGNED HEREBY RELEASES AND AGREES TO HOLD HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF SOUTH BEND, INDIANA, IN CONNECTION WITH THE SAID DEDICATION. THE UNDERSIGNED HEREBY RELEASES AND AGREES TO HOLD HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF SOUTH BEND, INDIANA, IN CONNECTION WITH THE SAID DEDICATION. THE UNDERSIGNED HEREBY RELEASES AND AGREES TO HOLD HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF SOUTH BEND, INDIANA, IN CONNECTION WITH THE SAID DEDICATION.

CHORD #	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
C1	100.00'	48°23'42"	S09°59'45"W	70.25'
C2	65.30'	100.00'	S66°09'45"W	82.24'
C3	38.53'	100.00'	S28°11'22"W	38.32'
C4	48.78'	100.00'	S76°54'48"	48.88'
C5	70.87'	45.00'	S89°34'48"	63.53'
C6	41.81'	100.00'	S179°42'30"	41.32'
C7	41.50'	100.00'	S234°31'30"	41.26'
C8	41.58'	100.00'	S77°54'24"	41.26'
C9	64.07'	130.00'	S07°59'45"W	92.03'
C10	62.64'	130.00'	S07°59'45"W	92.03'
C11	11.42'	130.00'	S07°59'45"W	11.42'
C12	14.52'	20.00'	N02°54'33"E	14.21'
C13	31.42'	20.00'	S07°59'45"W	28.26'
C14	69.54'	70.00'	S77°54'24"	83.56'
C15	20.39'	70.00'	S81°15'14"	20.32'
C16	23.68'	125.00'	S10°51'21"	23.65'
C17	28.33'	125.00'	S17°25'23"W	28.27'
C18	31.17'	75.00'	S234°31'30"	30.84'
C19	26.56'	125.00'	S23°10'22"	26.51'
C20	31.11'	20.00'	S93°07'22"	28.07'
C21	17.10'	75.00'	S103°54'4"	17.07'
C22	31.42'	20.00'	S07°59'45"W	28.26'
C23	31.42'	20.00'	S07°59'45"W	28.26'
C24	31.41'	20.00'	S89°34'48"	28.26'
C25	33.36'	20.00'	S89°34'48"	28.26'
C26	38.41'	125.00'	S81°15'14"	38.25'
C27	31.42'	20.00'	S07°59'45"W	28.26'
C28	31.24'	20.00'	S89°34'48"	28.15'
C29	59.21'	70.00'	S44°19'11"E	57.22'
C30	50.65'	70.00'	S107°45'18"W	49.65'
C31	14.08'	75.00'	S122°20'12"	14.06'
C32	7.86'	5.00'	S07°59'45"W	7.07'
C33	7.85'	5.00'	S07°59'45"W	7.07'
C34	7.85'	5.00'	S07°59'45"W	7.07'
C35	7.85'	5.00'	S07°59'45"W	7.07'
C36	7.82'	5.00'	S89°34'48"	7.05'
C37	7.82'	5.00'	S89°34'48"	7.05'
C38	7.85'	5.00'	S07°59'45"W	7.07'

LINE #	BEARING	LENGTH
L1	N89°24'24"E	31.17'
L2	S89°24'24"E	10.89'
L3	S07°59'45"E	60.53'
L4	N41°43'31"E	22.81'
L5	S89°24'24"E	63.28'
L6	N02°50'12"E	48.11'
L7	S89°24'24"E	31.72'
L8	N07°24'24"E	30.31'
L9	N07°24'24"E	37.21'
L10	N41°43'31"E	27.21'
L11	N07°24'24"E	77.43'
L12	N02°50'12"E	15.00'
L13	S89°24'24"E	54.00'
L14	N07°59'45"E	63.54'
L15	N89°24'24"E	64.06'
L16	N02°50'12"E	12.00'
L17	N07°59'45"E	14.00'
L18	N89°24'24"E	10.89'
L19	S07°59'45"E	15.00'
L20	S89°24'24"E	74.10'
L21	S89°24'24"E	73.07'
L22	S07°59'45"E	15.00'
L23	S07°59'45"E	15.00'
L24	S07°59'45"E	14.00'
L25	S89°24'24"E	7.00'
L26	S07°59'45"E	14.00'
L27	S07°59'45"E	12.00'
L28	S89°24'24"E	29.10'
L29	N07°59'45"E	63.04'
L30	N89°24'24"E	50.10'
L31	S07°59'45"E	15.00'
L32	S07°59'45"E	9.00'
L33	S89°24'24"E	3.00'
L34	N07°59'45"E	15.00'
L35	N89°24'24"E	50.45'
L36	N89°24'24"E	58.10'
L37	N89°24'24"E	48.85'
L38	N89°24'24"E	15.00'
L39	S07°59'45"E	46.85'
L40	S89°24'24"E	7.00'
L41	S89°24'24"E	7.00'
L42	N02°50'12"E	9.00'
L43	N89°24'24"E	23.00'
L44	S07°59'45"E	29.28'
L45	S89°24'24"E	14.01'
L46	S07°59'45"E	65.00'
L47	N89°24'24"E	65.00'
L48	N89°24'24"E	16.89'
L49	N22°08'20"E	5.38'
L50	S89°24'24"E	23.00'
L51	S89°24'24"E	95.22'
L52	S89°24'24"E	68.30'
L53	S07°59'45"E	25.00'
L54	S89°24'24"E	7.81'
L55	S07°59'45"E	14.88'
L56	N89°24'24"E	60.40'
L57	N89°24'24"E	72.22'
L58	S07°59'45"E	14.01'
L59	S89°24'24"E	73.07'
L60	N07°59'45"E	73.07'
L61	S89°24'24"E	4.00'
L62	N44°34'02"W	42.50'
L63	S45°25'36"W	42.30'



**JESSICA WILLIAMS**  
Notary Public - Seal  
St. Joseph County - State of Indiana  
My Commission Number NP0748521  
My Commission Expires Apr 25, 2031



**OWNER'S CERTIFICATION:**  
I, the undersigned, YOUTH SERVICE BUREAU OF ST. JOSEPH COUNTY, INC. IS THE OWNER OF THE LAND DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE USES AND PURPOSES SPECIFIED HEREIN. THE UNDERSIGNED HEREBY WARRANTS THAT THE SAID DEDICATION IS VALID AND EFFECTIVE AS OF THE DATE HEREOF. THE UNDERSIGNED HEREBY RELEASES AND AGREES TO HOLD HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF SOUTH BEND, INDIANA, IN CONNECTION WITH THE SAID DEDICATION.

**DATED THIS 17th DAY OF July 2023.**

**YOUTH SERVICE BUREAU OF ST. JOSEPH COUNTY, INC.**  
2222 UNION AVE EAST  
SOUTH BEND, IN 46725

**SIGNED AND DELIVERED:**  
17th DAY OF July 2023

**OWNER'S CERTIFICATION:**  
I, the undersigned, YOUTH SERVICE BUREAU OF ST. JOSEPH COUNTY, INC. IS THE OWNER OF THE LAND DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE ATTACHED MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE USES AND PURPOSES SPECIFIED HEREIN. THE UNDERSIGNED HEREBY WARRANTS THAT THE SAID DEDICATION IS VALID AND EFFECTIVE AS OF THE DATE HEREOF. THE UNDERSIGNED HEREBY RELEASES AND AGREES TO HOLD HARMLESS THE CITY OF SOUTH BEND, INDIANA, FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF SOUTH BEND, INDIANA, IN CONNECTION WITH THE SAID DEDICATION.

**DATED THIS 17th DAY OF July 2023.**

**YOUTH SERVICE BUREAU OF ST. JOSEPH COUNTY, INC.**  
2222 UNION AVE EAST  
SOUTH BEND, IN 46725

**YOUTH SERVICE BUREAU MAJOR SUBDIVISION**  
LOT 3 OF MCKINLEY - HICKORY MINOR SUBDIVISION,  
AND LOTS 299, 300 AND 301 OF MCKINLEY TERRACE ADDITION,  
SECTION 5, PART OF THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND,  
PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

**ABONMARCHE**

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SOUTH BEND, IN 46725  
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SEC. 5-137N-R3E  
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