

**South Bend
Common Council
November 24, 2025**

Filed in Clerk's Office

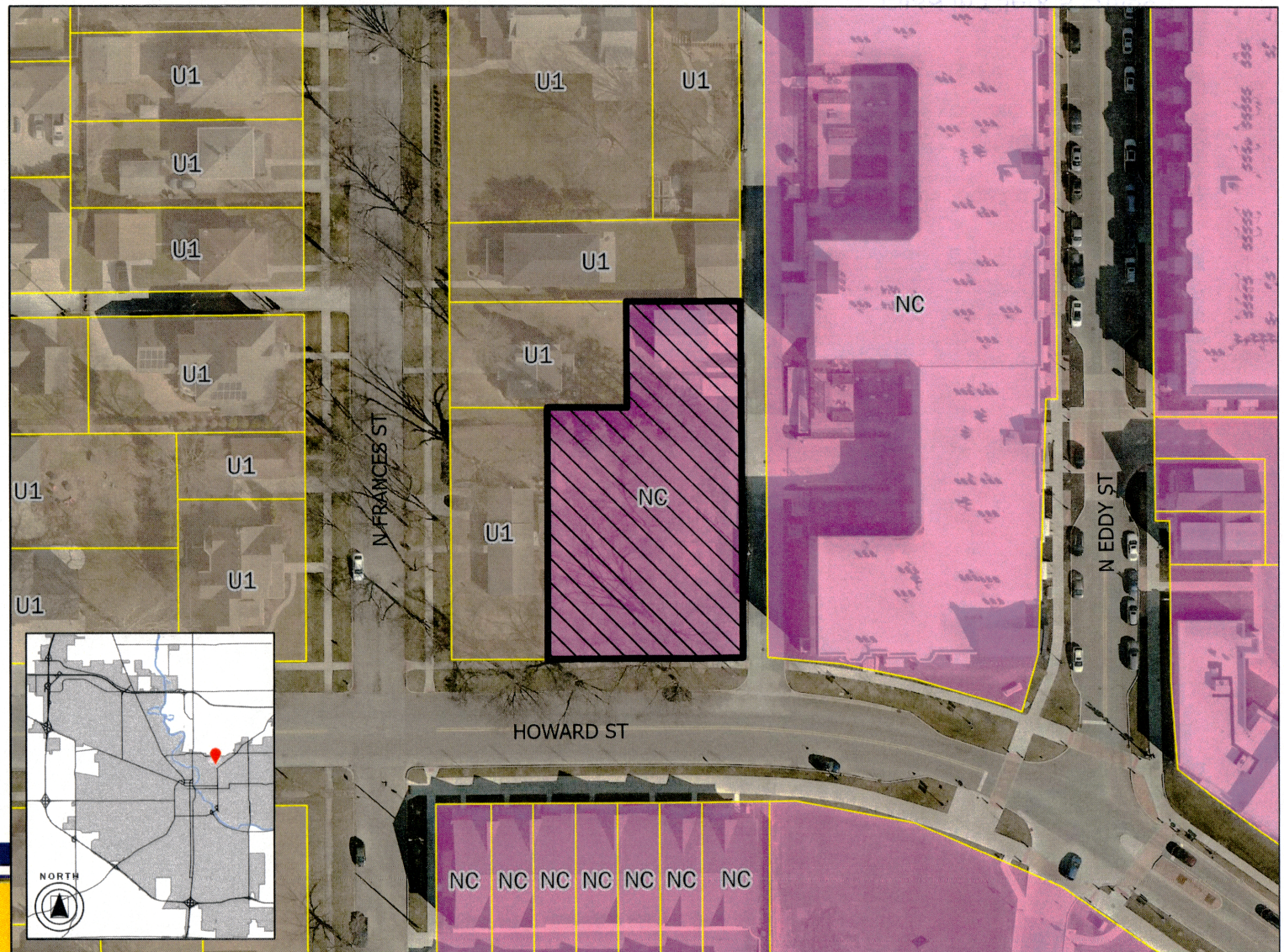
NOV 25 2025

Bianca Tirado
City Clerk, South Bend, IN

1011 HOWARD ST

Rezoning from NC to U1

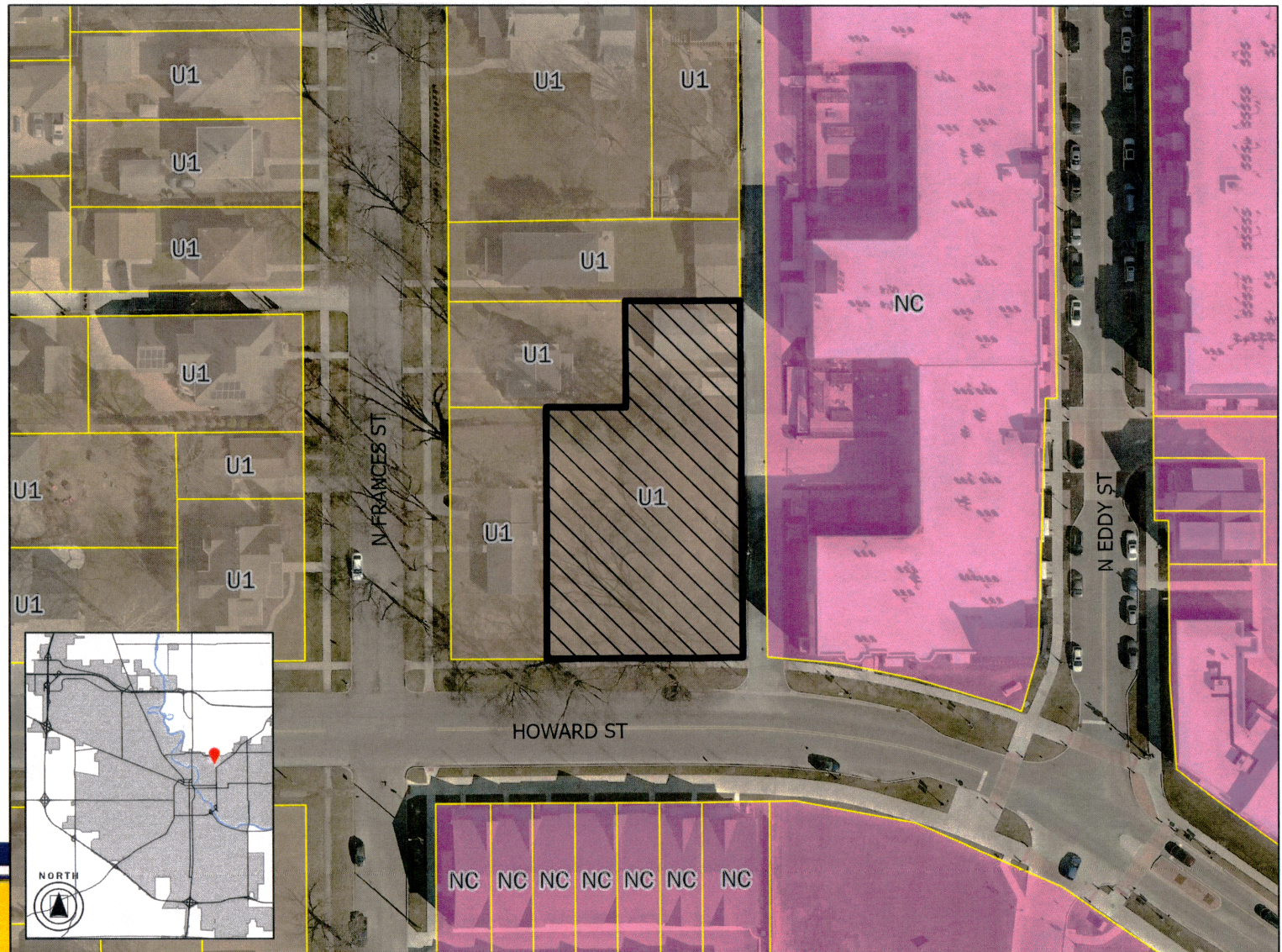
Staff recommendation: Send rezoning to Common Council with a favorable recommendation



1011 HOWARD ST

Rezoning from NC to U1

Staff recommendation: Send rezoning to Common Council with a favorable recommendation



LEGAL DESCRIPTION

LOTS A, B, AND C OF SORIN'S SECOND ADDITION LOT LINE ADJUSTMENT, THE PLAT OF WHICH IS RECORDED IN INSTRUMENT NO. 2023-27467, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, CONTAINING 0.77 ACRES, MORE OR LESS.

DEED OF DEDICATION[illegible]**OWNER'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PROPERTY HEREIN DESCRIBED IN THE ABOVE CAPTION, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2025

TRENT GROCOCK, VICE PRESIDENT FOR FINANCE
UNIVERSITY OF NOTRE DAME DU LAC

NOTARY PUBLIC CERTIFICATE

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

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED _____ AND
ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, RESIDING IN _____ COUNTY
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL:

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE FRANCIS HOWARD ERNOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON ; DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSION'S SEAL
HEREUPON:

TIM CONCORAN SECRETARY OF THE COMMISSION

HOWARD STREET

Legend

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
●	EXISTING MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
5/8"	5/8" CAPPED REBAR SET (BARNES 20020004)
▲	IRON/STEEL SPIRE FOUND

SURVEYOR
JONES PETROS RAPINSKI
325 SOUTH LAFAYETTE BLVD.
SOUTH BEND, IN 46601
574-232-4388
WWW.JPRI1SOURCE.COM

SUBDIVIDER
UNIVERSITY OF NOTRE DAME DU LAC
415 MAIN BUILDING
NOTRE DAME, IN 46558

NOTES:

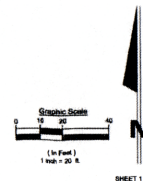
1. TOTAL AREA OF SUBDIVISION: 37.03 ACRES;
2. ENGINEERING REPORT: ALL LOTS SHALL BE SERVICED BY CITY OF SOUTH HEND MUNICIPAL SANITARY SEWER AND WATER.
3. ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
4. THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOTS LINES, BUILDING SETBACKS, OR EASEMENTS BEING CREATED IN THE PLATTING OF THIS SUBDIVISION.
5. BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE CITY OF SOUTH HEND ZONING ORDINANCE.
6. ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT PROVISIONS OF THE INSTRUMENT WILL BE MARKED WITH 3" DIAMETER REBAR, 24 INCHES IN LENGTH, WITH A PLASTIC CAP MARKED "RANGES 20000000".
7. THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AS PER INFORMATION OBTAINED FROM FLOODPLAIN MAPS FOR NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 18A11004G, EFFECTIVE DATE JANUARY 6, 2010.


SURVEYOR'S CERTIFICATE

I, JEFFREY S. BARNES, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT ALL THE MEASUREMENTS WILL BE METRIC AND ACCORDING TO THE PROVISIONS OF THE PLATTING ORDINANCE, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, 1/8"= 1' PLAT IS IN ACCORDANCE WITH TITLE 36, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODES WITH THE LINES OF THIS PLAT CONFORMING TO A SURVEY MADE BY BEITCH-FRANK AND ASSOCIATES, INC., PROJECT NO. 22330-230 DATED SEPTEMBER 18, 2023 AND BEING RECORDED NOVEMBER 21, 2023 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA 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.

Jeffrey S. Bane 09/25/2022



	JONES PETRIE RAFINSKI		3400 West 81 # 1741-131-4088 Fort Virginia, VA # 304.632.2102	
	UNIVERSITY OF NOTRE DAME DU LAC 415 MAIN BUILDING NOTRE DAME, IN 46556			
UNIVERSITY OF NOTRE DAME DU LAC 415 MAIN BUILDING NOTRE DAME, IN 46556				
© 2009 JPRA, Inc. All Rights Reserved			DOC NO: 2022-2149F	
SCALE: 1" = 20'		DRAWN BY: JRS		SUPERVISED: DB/50205
DATE: 06/20/2022		CHECKED BY: JRS		JOB NO: 2022-01462
FROM: FRANCES-HOWARD MINOR SUBDIVISION DESIG: PRIMARY PLANT SHEET NO. 14 OF 14 (SEE PORTFOLIO TAB)				
				X-3309P

725 W LASALLE AVE

Rezoning from Unzoned to U1

Staff recommendation: Send rezoning to Common Council with a favorable recommendation

