

WOODHAVEN HILLS SECTION 1 MAJOR SUBDIVISION

ALL OF LOTS NUMBERED 122 AND 123, WOODHAVEN SECTION 1 SUBDIVISION, INSTR. NO. 0542475, AND
PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

LEGAL DESCRIPTION:

LOT NUMBERED 122 AS SHOWN ON THE RECORDED PLAT OF WOODHAVEN SECTION 1 SUBDIVISION, RECORDED IN THE
OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 0542475,

ALSO,

LOT NUMBERED 123 AS SHOWN ON THE RECORDED PLAT OF WOODHAVEN SECTION 1 SUBDIVISION, RECORDED IN THE
OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 0542475,

ALSO,

A PART OF WOODHAVEN SECTION ONE, AS RECORDED IN INSTRUMENT NUMBER 0542475 IN THE OFFICE OF THE ST.
JOSEPH COUNTY RECORDER, SAID PLAT BEING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS AND DISTANCES IN THIS DESCRIPTION ARE BASED UPON THE RECORDED PLAT OF SAID WOODHAVEN
SECTION ONE.

BEGINNING AT THE SOUTHEAST CORNER OF SAID WOODHAVEN SECTION ONE; THENCE NORTH 00°16'28" WEST, ALONG
THE EAST LINE OF SAID WOODHAVEN SECTION ONE, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT
122, AS SHOWN ON SAID WOODHAVEN SECTION ONE; THENCE SOUTH 89°43'33" WEST, ALONG THE SOUTH LINE OF
SAID LOT 122, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT
HAVING A RADIUS OF 20.00 FEET, AND SUBTENDED BY A CHORD BEARING NORTH 46°16'28" WEST, A DISTANCE OF
28.28 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 31.42 FEET TO THE EAST RIGHT
OF WAY LINE OF EMERSON FOREST PARKWAY; THENCE SOUTH 00°16'28" EAST, ALONG THE EXTENDED EAST RIGHT
OF WAY LINE OF SAID EMERSON FOREST PARKWAY, A DISTANCE OF 45.00 FEET TO THE SOUTH LINE OF SAID
WOODHAVEN SECTION ONE; THENCE NORTH 89°43'33" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 85.00 FEET
TO THE POINT OF BEGINNING

ALSO,

A PART OF WOODHAVEN SECTION ONE, AS RECORDED IN INSTRUMENT NUMBER 0542475 IN THE OFFICE OF THE ST.
JOSEPH COUNTY RECORDER, SAID PLAT BEING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WOODHAVEN SECTION ONE; THENCE NORTH 00°01'05" WEST, ALONG
THE EAST LINE OF SAID WOODHAVEN SECTION ONE, A DISTANCE OF 275.00 FEET TO THE NORTHEAST CORNER OF
LOT 123, AS SHOWN ON SAID WOODHAVEN SECTION ONE; THENCE NORTH 89°58'55" EAST, ALONG THE EXTENDED
NORTH LINE OF SAID LOT 123, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°01'05" EAST, A DISTANCE OF
275.00 FEET TO THE EXTENDED SOUTH LINE OF SAID WOODHAVEN SECTION ONE; THENCE SOUTH 89°58'56" WEST, A
DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING 34,289 SQUARE FEET (0.78 ACRES), MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS
OF WAY, AND EASEMENTS OF RECORD.

DEED OF DEDICATION

THE UNDERSIGNED, GREEN DEVELOPMENT VENTURES, LLC, IS THE OWNER OF THE REAL ESTATE SHOWN AND
DESCRIBED HEREIN, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS
SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WOODHAVEN HILLS SECTION 1 MAJOR SUBDIVISION". ALL
STREETS, RIGHT-OF-WAYS, 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. THE
AREA OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS", ARE RESERVED FOR THE USES AS
DESIGNATED BY THE UTILITIES, AND INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF MUNICIPAL WATER
AND SEWER MAINS, UTILITY POLES, DUCTS, LINES AND WIRES, PRIVATE 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 ERRECTED OR MAINTAINED UPON
SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE
RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

CERTIFICATE OF APPROVAL:

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE WOODHAVEN HILLS
SECTION 1 MAJOR 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:

Brian Kille
SECRETARY OF THE COMMISSION

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER



SURVEYED BY:

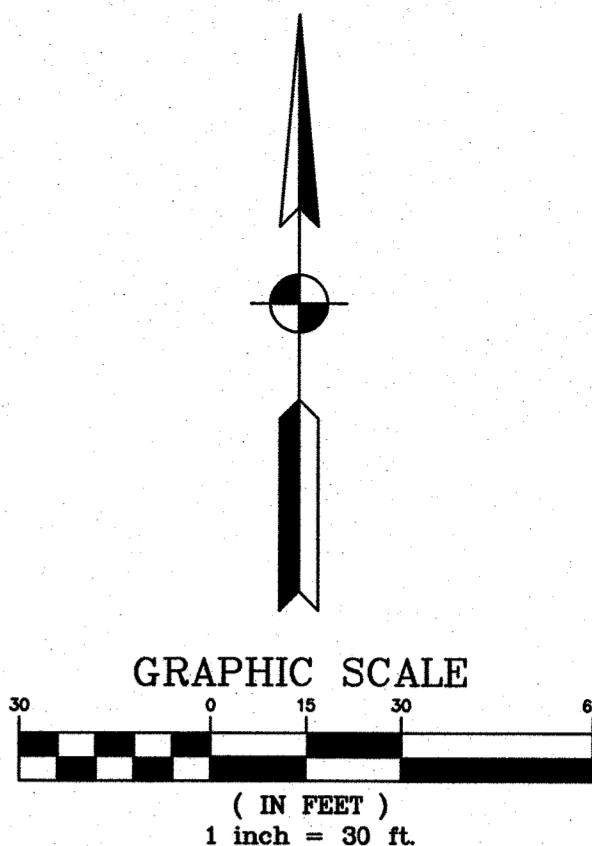
ABONMARCHÉ CONSULTANTS, INC.
315 W JEFFERSON BOULEVARD
SOUTH BEND, IN 46601

OWNER/DEVELOPER:

GREEN
DEVELOPMENT VENTURES, LLC
2186 E CENTRE AVENUE
PORTAGE, MI 49002

SURVEY LEGEND

- SCI SET REBAR W/ YELLOW CAP "ABONMARCHÉ
FIRM #0050" FOR PROPERTY CORNER
- Ⓐ 15' DRAINAGE, UTILITY, AND
ROADWAY MAINTENANCE EASEMENT



CURVE DATA				
C1	31.42'	20.00'	90°00'00"	N44°58'55"E 28.28'

OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GREEN DEVELOPMENT VENTURES, LLC, IS THE
OWNER OF THE LAND DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND
SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES
HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE HEREON INDICATED.

GREEN DEVELOPMENT VENTURES, LLC
THOMAS M. LARABEL, VICE PRESIDENT
2186 E CENTRE AVENUE
PORTAGE, MI 49002

Thomas M. Larabel
THOMAS M. LARABEL, VICE PRESIDENT

DATED THIS 19th DAY OF November, 2025

NOTARY PUBLIC CERTIFICATE

STATE OF Michigan

COUNTY OF Kent

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THOMAS LARABEL AND ACKNOWLEDGED THE EXECUTION OF THE
FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN
EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19th DAY OF November, 2025

MY COMMISSION EXPIRES: _____

Vicky J Chapin
(SIGNATURE)

VICKY J CHAPIN
Notary Public, State of Michigan
County of Kent
My Commission Expires 11-19-2026
Acting in the County of _____

(PRINT)

NOTARY PUBLIC IS A RESIDENT OF _____ COUNTY, _____

SURVEYOR CERTIFICATE

I, HANS P. MUSSER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR,
LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PRIMARY
PLAT IS ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ST.
JOSEPH COUNTY, INDIANA.

THIS INSTRUMENT WAS PREPARED BY HANS P. MUSSER, P.L.S. 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.

Hans P. Musser 08/12/25
HANS P. MUSSER, PS DATE
REGISTERED LAND SURVEYOR NO. 29700002

1	ADD NOTE #11, VACATED RW ORDINANCE #, & UPDATE SUBDIV. NAME	HPM	11/11/2025
NO.	REVISION DESCRIPTION:	BY:	DATE

GENERAL NOTES:

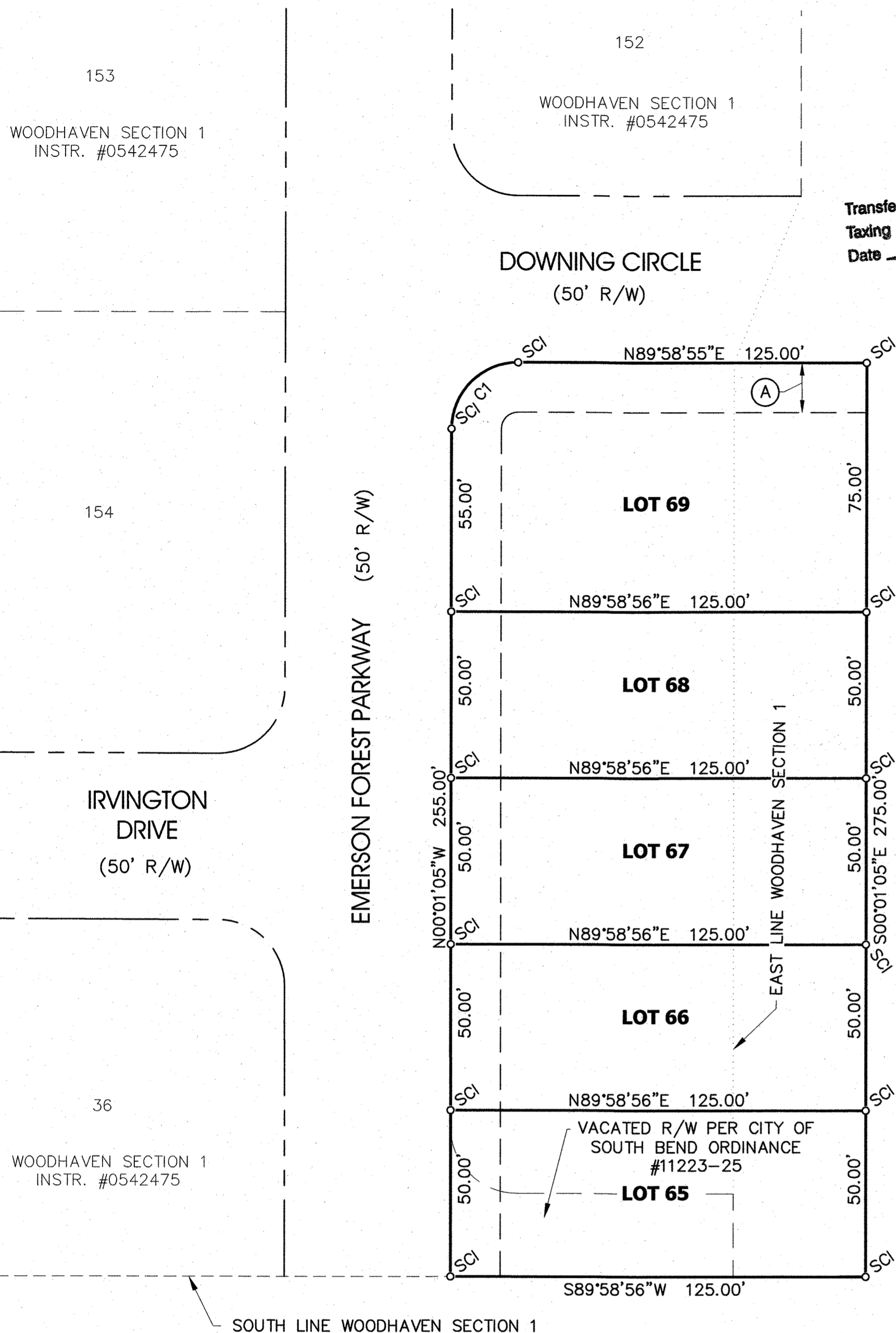
- LOT 65 = 0.143 AC.±
LOT 66 = 0.143 AC.±
LOT 67 = 0.143 AC.±
LOT 68 = 0.143 AC.±
LOT 69 = 0.21 AC.±

TOTAL AREA OF SUBDIVISION = 0.78 ACRES±

- ENGINEERING REPORT: ALL LOTS SHALL BE SERVICED BY CITY OF SOUTH BEND WATER AND SEWER.
- THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING
SETBACKS, OR EASEMENTS CREATED IN THE PLATTING OF THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH
BEND ZONING ORDINANCE.
- ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT FOUND MONUMENTS WILL BE MARKED
WITH 5/8 INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW
MARKER STAMPED "ABONMARCHÉ FIRM #0050", UNLESS INDICATED OTHERWISE.
- TO THE BEST OF OUR RESEARCH, ALL EASEMENTS OF RECORD ARE SHOWN.
- THE BOUNDARY SURVEY OF THE PARENT PARCEL IS RECORDED UNDER INSTRUMENT NUMBER
2025-15464 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER. EXISTING MONUMENTS ARE SHOWN
ON SAID SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP
(FIRM) INDEX PANEL NO. 18141C0193D, WITH AN EFFECTIVE DATE OF 01/06/2011, THE SUBJECT PARCEL
IS IN ZONE "X" - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ACCORDING TO THE 1999 ST. JOSEPH COUNTY POTENTIAL GROUNDWATER CONTAMINATION SITES MAP
PUBLISHED BY THE MICHIANA AREA COUNCIL OF GOVERNMENTS, DOCUMENTED SITES USED AS A
JUNK/AUTO/SCRAP YARD FOR DISPOSING OF HAZARDOUS SUBSTANCES (SITE 144, "BUSH AUTO
SALVAGE", SITE 145, "STEVE AND GENES" AND SITE 146, "GENERAL METALS") ARE WITHIN 0.5 MILES OF
THE SITE.
- ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY
MAPS, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTIES.
- THE OWNERS OF THE LOTS CREATED BY THIS PLAT SHALL HAVE RESPONSIBILITY OF THE DRAINAGE
STRUCTURES WHICH SERVE LOTS 65-69 OF WOODHAVEN HILLS SECTION 1.
- PARENT PARCEL ID: 71-08-22-251-032.000-026, 71-08-22-251-031.000-026

STREET CLASSIFICATION

EMERSON FOREST PARKWAY (50' R/W) . . . LOCAL
DOWNING CIRCLE (50' R/W) LOCAL



2025-31325
RECORDED AS PRESENTED ON
11/09/2025 03:40 PM
CANDACE S. BROWN
ST. JOSEPH COUNTY
RECORDER
Fees: 1 FEES: 25.00

ABONMARCHÉ
Bentley Creek
Bentley Harbor
Bentley Ridge
Bentley Square
Bentley Woods
Bentley Estates
Bentley Homes
Bentley Ranch
Bentley Farm
Bentley Park
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