

SURVEY PREPARED FOR:
SURVEY DATED: 6/27/2025
FILE #:

SHERMAN AVENUE & LINDSEY STREET FIRST MINOR SUBDIVISION
A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST,
PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

2025-23686
RECORDED AS PRESENTED ON
09/18/2025 03:13 PM
CANDACE S. BROWN
ST. JOSEPH COUNTY
RECORDER
PGS: 2 FEES: 30.00

LEGAL DESCRIPTION

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

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: A PART OF LOTS # 8, # 9 AND # 12 AND ALL OF LOTS # 10 AND # 11 IN THE PLAT OF "A.G. CUSHING'S 1ST ADDITION TO THE CITY OF SOUTH BEND" AS RECORDED BY DOCUMENT P-1893005 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT # 8; THENCE N. 00°37'13" W. ALONG THE EAST RIGHT-OF-WAY LINE OF SHERMAN AVENUE, A DISTANCE OF 240.00 FEET (REC. NORTH, 240.00 FEET) TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND DESCRIBED BY DEED DOCUMENT 2021-45430 IN THE RECORDS OF SAID COUNTY RECORDER'S OFFICE; THENCE N. 89°20'50" E. ALONG SAID SOUTH LINE, A DISTANCE OF 127.79 FEET (REC. EAST, 128.00 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 14.00 FOOT WIDE PUBLIC ALLEY; THENCE S. 00°37'13" E. ALONG SAID WEST LINE, A DISTANCE OF 165.00 FEET (REC. SOUTH 165.00 FEET) TO A POINT ON THE NORTH LINE OF A PARCEL OF GROUND DESCRIBED IN DEED BOOK # 807, ON PAGE # 616 IN THE RECORDS OF SAID COUNTY RECORDER'S OFFICE; THENCE S. 89°25'01" W. ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 40.00 FEET (REC. WEST, 40.00 FEET); TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S. 00°37'13" E. ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 75.00 FEET (REC. SOUTH, 75.00 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE NORTH RIGHT-OF-WAY LINE OF LINDSEY STREET; THENCE S. 89°25'01" W. ALONG SAID NORTH LINE, A DISTANCE OF 87.87 FEET (REC. WEST, 88.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.64 ACRES MORE OR LESS AND COMPRISED OF SIX (6) LOTS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

0 30' 60' 90'

SCALE 1" = 30'

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD

MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE

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.

IRRIDIUMERS:

SURVEYORS & ENGINEERS.

ADVANTIX DEVELOPMENT CORPORATION
500 SE 10TH STREET
EVANSVILLE, IN 47713-1584

DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH



Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119

1643 Commerce Drive • South Bend, IN 46628

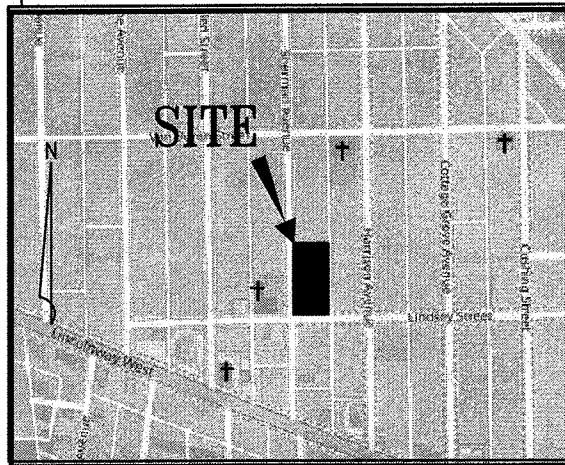
OKLAHOMA

ET
OF
2

SURVEY PREPARED FOR: JOSEPH MOLNAR
SURVEY DATED: 6/27/2025
FILE #: 250167

SHERMAN AVENUE & LINDSEY STREET FIRST MINOR SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST,
PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA



Transfer 2011
Taking Unit 9-825
Date 9-8-25

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

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 CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SHERMAN AVENUE & LINDSEY STREET - FIRST MINOR SUBDIVISION

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 11th DAY OF September, 2025.

ADVANTIX DEVELOPMENT CORPORATION
500 SE 10TH STREET
EVANSVILLE, IN 47713-1584

ADVANTIX DEVELOPMENT CORPORATION
APPROVED SIGNERS:
RICK MOORE
DAPHNE ROBINSON
MILDRED THACKER
DAVID HATFIELD

GENERAL SURVEY DISCLAIMER NOTES:

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UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

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 ADAPTION BY THE LAND 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.

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NOTARIZATION STATEMENT:

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

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 11th DAY OF SEPTEMBER, 2025.

MY COMMISSION EXPIRES NOVEMBER 13, 2030. MICHAEL J. DANCH
NOTARY PUBLIC NP#0660529
RESIDENT OF ST. JOSEPH COUNTY

MICHAEL J. DANCH
Notary Public Seal
St. Joseph County - State of Indiana
Commission Number NP0660529
My Commission Expires Nov 13, 2030

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 REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 10TH DAY OF JULY, 2022 AND RECORDED AS DOCUMENT NO. 2022-20330 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND 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 CITY OF SOUTH BEND, INDIANA.

R.L. HARNER #910032



"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."
RON L. HARNER.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE EDDY STREET COMMONS SECTION II SECOND MINOR - FIRST LOT LINE ADJUSTMENT 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:

SECRETARY OF THE COMMISSION-



SUBDIVIDERS:
ADVANTIX DEVELOPMENT CORPORATION
500 SE 10TH STREET
EVANSVILLE, IN 47713-1584

SURVEYORS & ENGINEERS:
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN, 46628
(574) 234-4003
ATTN: MICHAEL DANCH

DATE	DRAWN BY
8/04/2025	ASM
SCALE	CHECKED BY
NONE	MJD
FILE #	PROJ. MGR:
250167.4	MJD

REVISIONS