

FARRINGTON MINOR SUBDIVISION

BEING A RESUBDIVISION OF LOT 177 OF MYER & FUNK'S 3rd PLAT OF CHIPPEWA HEIGHTS ADDITION.

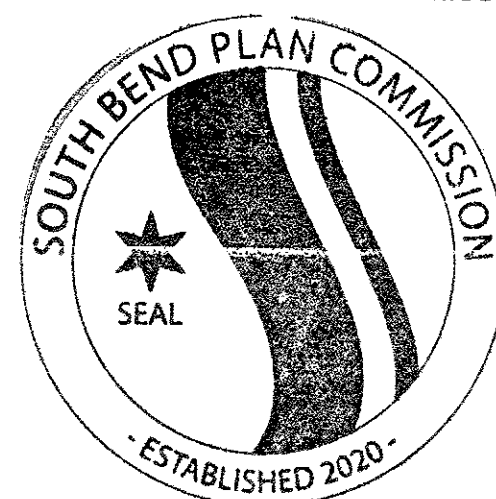
PART OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 37 NORTH,
RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE FARRINGTON MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON SEPTEMBER 24, 2020, DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE. THIS CERTIFICATE BEING CONFORMANCE OF COMPLIANCE FOR THE PURPOSES OF RERECORDING ON NOVEMBER 19, 2020.

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

Angela M. Smith
Angela M. Smith
Secretary of the Board



LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 177 AS SHOWN ON THE RECORDED PLAT OF MYER & FUNK'S 3rd PLAT OF CHIPPEWA HEIGHTS ADDITION IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS PLAT BOOK 10, PAGE 176.

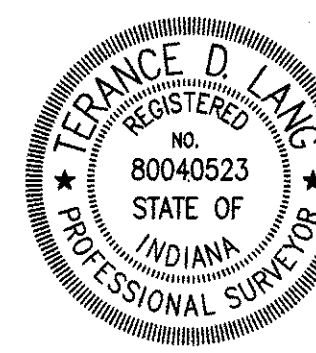
NOTES

1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. STREET CLASSIFICATION: WALTER STREET 50'R/W - LOCAL
7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0213D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. THESE LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.

CERTIFICATE OF RERECORDING

THIS PLAT SHALL SERVE AS A RERECORDING OF THE PREVIOUS APPROVED PLAT RECORDED ON SEPTEMBER 24, 2020 AS INSTRUMENT NUMBER 2020-28687 IN THE ST. JOSEPH COUNTY RECORDER'S OFFICE. THIS RERECORDING IS BEING DONE TO CORRECT THE FOLLOWING ERROR: TO SHOW THE CORRECT GOVERNMENTAL TOWNSHIP AS CENTRE TOWNSHIP. TO LIST THE CORRECT CONTROLLING SUBDIVISION ORDINANCE AS THE CITY OF SOUTH, NOT ST. JOSEPH COUNTY AS PREVIOUSLY SHOWN IN THE DEED OF DEDICATION AND SURVEYOR'S CERTIFICATION.

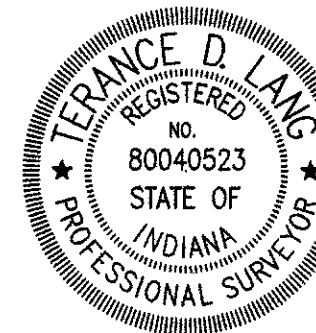
Terance D. Lang
TERANCE D. LANG, PS No. 80040523



SURVEYOR'S CERTIFICATION

I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON AUGUST 6, 2020. 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 ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terance D. Lang
TERANCE D. LANG, PS No. 80040523



LEGEND

- 5/8" IRON REBAR SET WITH LANG FEENEY S0309 S0523 CAP
- PROPERTY IRON FOUND

DEED OF DEDICATION

THE UNDERSIGNED, WAYNE A. FARRINGTON AND ALICE C. FARRINGTON, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: FARRINGTON MINOR SUBDIVISION. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED 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 LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR 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 EASEMENTS 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 THE OTHER LOTS IN THIS SUBDIVISION.

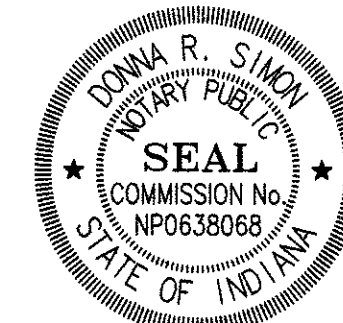
OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WAYNE A. FARRINGTON AND ALICE C. FARRINGTON ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

Alice C. Farrington
ALICE C. FARRINGTON
222 E. WALTER STREET
SOUTH BEND, INDIANA 46614

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALICE C. FARRINGTON AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF November, 2020.

Donna R. Simon
DONNA R. SIMON, NOTARY PUBLIC
EXPIRATION DATE: AUGUST 29, 2028.
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.



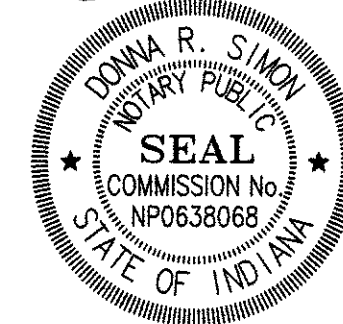
EXECUTED AND DELIVERED IN MY PRESENCE:

Terance D. Lang (WITNESS SIGNATURE)
TERANCE D. LANG (WITNESS'S PRINTED NAME)

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH

BEFORE ME, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, PERSONALLY APPEARED *Terance D. Lang*, BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED AS A WITNESS TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DEPOSES AND SAYS THAT THE FOREGOING INSTRUMENT WAS EXECUTED AND DELIVERED BY ALICE C. FARRINGTON IN THE ABOVE NAMED SUBSCRIBING WITNESS'S PRESENCE, AND THAT THE ABOVE-NAMED SUBSCRIBING WITNESS IS NOT A PARTY TO THE TRANSACTION DESCRIBED IN THE FOREGOING INSTRUMENT AND WILL NOT RECEIVE ANY INTEREST IN OR PROCEEDS FROM THE PROPERTY THAT IS SUBJECT OF THE TRANSACTION.
WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF November, 2020.

Donna R. Simon
DONNA R. SIMON, NOTARY PUBLIC
MY COMMISSION EXPIRES: AUGUST 29, 2028
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA



Transfer: 2263
Taxing Unit: Centre
Date: 11-19-2020

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



0' 50' 100' 150'
SCALE: 1" = 50'

Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (574) 233-1841

Land Surveyors • Soil Scientists	
Scale 1" = 50'	Drawn JMS
Date 8-6-20	Job Name Farrington Minor Sub
Rev. 9-2-20	Job No.
Rev. 11-10-20 - corrective plat	140-02