

A PART OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST,
GERMAN TOWNSHIP, CITY OF SOUTH BEND,
ST. JOSEPH COUNTY, INDIANA
OWNER: JAMES J. LAWLOR
DEED RECORD: 2019-06632
PRESS: 3725 FOUNDATION COURT, SOUTH BEND, IN 46628
TAX ID#: 025-1010-040027

2020-31353
RECORDED AS PRESENTED ON
10/13/2020 11:42 AM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 1 FEES: 25.00

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 57'33" WEST (BEARING ASSUMED), A DISTANCE OF 171.27 FEET TO THE INTERSECTION OF THE CENTERLINES OF LATHROP STREET AND FOUNDATION DRIVE; THENCE NORTH 00 DEGREES 00'47" EAST, A DISTANCE OF 1334.77 FEET, ALONG THE CENTERLINE OF FOUNDATION DRIVE; THENCE SOUTH 89 DEGREES 59'13" EAST, A DISTANCE OF 314.32 FEET ALONG A PORTION OF THE NORTH BOUNDARY OF FOUNDATION COURT; THENCE SOUTH 78 DEGREES 04'37" EAST, A DISTANCE OF 179.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00'47" EAST, A DISTANCE OF 687.05 FEET; THENCE SOUTH 89 DEGREES 59'13" EAST, A DISTANCE OF 103.04 FEET TO THE NORTHEASTERN BOUNDARY OF A 40.0 FOOT WIDE EASEMENT IN FAVOR OF THE CHICAGO SOUTH SHORE AND SOUTH BEND RAILROAD; THENCE SOUTHEASTERLY 299.06 FEET ALONG THE NORTHEASTERN BOUNDARY OF THE EASEMENT, SAID LINE BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 27 DEGREES 11'38" EAST, AND A LENGTH OF 294.24 FEET; THENCE SOUTH 45 DEGREES 02'33" EAST, A DISTANCE OF 296.64; THENCE SOUTH 00 DEGREES 05'56" WEST, A DISTANCE OF 452.14 FEET; THENCE NORTH 90 DEGREES 00'00" WEST, A DISTANCE OF 168.94 FEET; THENCE NORTH 44 DEGREES 59'13" WEST, A DISTANCE OF 12.01; THENCE NORTHWESTERLY 173.81 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 44 DEGREES 59'13" WEST, AND A LENGTH OF 111.98 FEET; THENCE NORTH 44 DEGREES 59'13" WEST, A DISTANCE OF 82.52 FEET; THENCE NORTHWESTERLY 160.80 FEET, ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 55 DEGREES 34'39" WEST, AND A LENGTH OF 159.86 FEET TO THE POINT OF BEGINNING.

WITNESS TO THE SIGNATURE(S) ON THE FOREGOING INSTRUMENT TO WHICH THIS PROOF IS ATTACHED:

Jim Harris
WITNESS SIGNATURE

Jim Harris
WITNESS NAME (MUST BE TYPED/PRINTED)

PROOF:
STATE OF Indiana
COUNTY OF Elkhart

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON DATE, PERSONALLY APPEARED THE ABOVE NAMED WITNESS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THAT HE/SHE KNOWS JAMES J. LAWLOR TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; THAT SAID WITNESS WAS PRESENT AND SAW SAID JAMES J. LAWLOR EXECUTE THE SAME; AND THAT SAID WITNESS AT THE SAME TIME SUBSCRIBED HIS/HER NAME AS A WITNESS THERETO.

Stand

MY COMMISSION EXPIRES: 1-21-2028

COMMISSION NO. NP0724650

LINE	BEARING	DISTANCE
1	N 89°35'57" W	10.82'
2	N 89°35'57" W	36.68'
3	N 34°44'04" W	7.28'
4	N 44°50'12" W	14.29'
5	N 44°49'40" E	35.00'
6	S 00°43'50" E	228.88'
7	N 45°31'36" E	116.13'
8	N 53°10'44" E	16.78'
9	N 58°41'08" E	19.76'
10	N 66°38'12" E	11.43'
11	S 36°00'14" E	12.08'
12	S 56°59'05" E	10.87'
13	S 00°05'56" W	292.00'
14	N 44°46'36" W	130.84'
15	S 45°02'33" E	89.92'
16	S 45°02'33" E	91.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	175.93'	56.00'	180°00'00"	N 44°50'12" W	112.00'
C2	57.09'	435.00'	7°31'09"	N 88°44'47" W	57.04'
C3	103.69'	435.00'	13°39'26"	N 69°20'05" W	103.44'
C4	30.79'	56.00'	31°29'52"	N 29°24'52" E	30.40'
C5	14.41'	16.31'	50°35'41"	N 28°54'44" E	13.94'
C6	12.71'	9.57'	76°04'16"	N 77°17'41" W	11.80'
C7	49.08'	374.68'	7°30'20"	N 60°14'52" E	49.05'

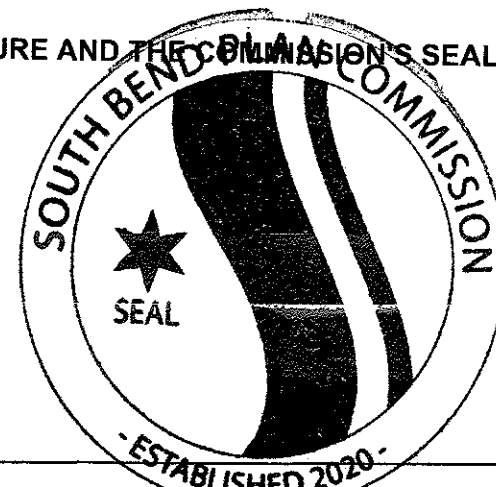
OWNER
JAMES J. LAWLOR
7 CAVESON COURT
MIDDLEBURY, CT 06762
PHONE: (203) 577-9755
EMAIL: jlalor2090@gmail.com

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

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE FOUNDATION COURT FIRST MINOR SUBDIVISION WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON OCTOBER 12, 2020; 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
Angela M. Smith



○ = SET 5/8" REBAR-FLUSH WITH FIRM I.D. CAP #0111
● = FOUND IRON PIPE
(m) = MEASURED
(p) = PLATTED

- 1) BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
- 2) ALL LOT CORNERS, UNLESS OTHERWISE NOTED, WILL BE MARKED WITH 5/8" REBAR WITH PLASTIC CAP.
- 3) THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION EXCEPT FOR THOSE SHOWN. ANY NEW CONSTRUCTION WILL MEET THE SETBACK REQUIREMENTS FOR CITY OF SOUTH BEND, ST. JOSEPH COUNTY.
- 4) THE LOTS SHOWN ON THIS PLAT ARE SERVICED BY EXISTING PUBLIC WATER LOCATED SOUTH OF PROPERTY ALONG FOUNDATION COURT AND PUBLIC SEWER LOCATED SOUTH OF PROPERTY.
- 5) SOIL TYPES FOR SUBJECT PARCEL ARE:
 - A) UFMA – URBAN LAND–COUPEE COMPLEX, 0–1% SLOPES, A WELL DRAINED SOIL THAT HAS SLIGHT LIMITATIONS FOR COMMERCIAL BUILDINGS. PERMEABILITY RATES ARE 0.60–2.00 IN/HR FROM 0–33 INCHES. DEPTH TO WATER TABLE IS GREATER THAN 80 INCHES.
 - B) UMWB & UMCW – URBAN LAND–TRACY COMPLEX, 1–5% & 5–10% SLOPES, A WELL DRAINED SOIL THAT HAS SLIGHT LIMITATIONS FOR COMMERCIAL BUILDINGS. PERMEABILITY RATES ARE 0.60–2.00 IN/HR FROM 0–60 INCHES. DEPTH TO WATER TABLE IS GREATER THAN 80 INCHES.
- 6) ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
- 7) SUBJECT PROPERTY LIES WITHIN A WELLHEAD PROTECTION AREA.

1. THE UNDERSIGNED, JAMES H. LAWLOW, 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 SOUTH BEND SUBDIVISION ORDINANCE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "FOUNDATION COURT FIRST MINOR". ALL STREETS, RIGHTS OF WAY, ALLEYS, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT THEREFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED THEREIN. FRONT BUILDING SETBACKS LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT OF WAY LINE OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED "EASEMENTS" ARE RESERVED FOR THE DESIGNATED USES 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 WIRE, 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 EASEMENT OF LAND, BUT OWNERS OF LAND OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHT OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

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 DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

JAMES J. LAWLOR
7 CAVESON COURT
MIDDLEBURY, CT 06762

James J. Lannan (SIGN)
James J. Lannan, Jr. (PRINT)

COUNTY OF Elkhart)
STATE OF Indiana) SS

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE

PERSONALLY APPEARED James F. Lawlor AND (EACH) SEPARATELY
AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED
FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF October, 2020

(SIGN) Stephanie N. Floyd MY COMMISSION EXPIRES 1-21-2028
(PRINT) Stephanie N. Floyd

NOTARY IS A RESIDENT OF Elkhart COUNTY, IN

I, BRADLEY S. CRAMER, HEREBY CERTIFY THAT I AM A REGISTERED LAND 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 DECEMBER 3, 2019; 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. I FURTHER 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.

BRADLEY S. CRAMER R.L.S. #910004

THIS PROPERTY IS NOT LOCATED WITHIN THE
FLOODPLAIN AS PER INFORMATION OBTAINED FROM
FLOOD INSURANCE RATE MAP, NATIONAL FLOOD
INSURANCE PROGRAM, COMMUNITY PANEL NUMBER
18141C0183D, DATED: JANUARY 6, 2011.

