

FREDRICKSON COMMONS MAJOR SUBDIVISION SECONDARY PLAT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37
NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

CITY OF SOUTH BEND, INDIANA, FOR THE
USE AND BENEFIT OF ITS DEPARTMENTS OF
PUBLIC PARKS
INSTR. #8417354

FIVE CORNERS, LLC
AFFIDAVIT OF ADVERSE POSSESSION
INSTR. #2020-23231
[AREA PREVIOUSLY CONVEYED TO
HAROLD W. AND WILMA A. HOLDERMAN
DR 599, PG 167 (±132' X 16.5')]

ZACHARY McGNIS
INSTR. #1614023

PLOTTED DEED LINE LOCATION @ 330'
(20 RODS NORTH OF R/W)

Transfer 10/24
Taxing Unit 10/24
Date 10/16/21

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



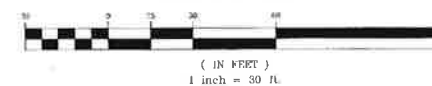
GENERAL NOTES:

- AREA OF SUBDIVISION = 3.56 ACRES
- THE PRIVATE DRAINAGE EASEMENT, PRIVATE STREET AND PUBLIC UTILITY EASEMENT, AND PUBLIC SIDEWALK EASEMENT DELINEATED ON THIS PLAT ARE EASEMENTS RESERVED TO THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS, ASSIGNS, AND UTILITY COMPANIES, INCLUDING NIPSCO. THE MUNICIPAL WATER AND SANITARY SEWER EASEMENT DELINEATED ON THIS PLAT IS AN EASEMENT RESERVED TO THE CITY OF SOUTH BEND DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO CONSTRUCT AND MAINTAIN CONTINUOUS PRIVATE DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, SWALES, PIPES AND CATCH BASINS, TO PROVIDE WITHIN SAID EASEMENTS YARD DRAINAGE ON, ACROSS AND BETWEEN, ALL LOTS ON THIS PLAT. THE OWNERS OF THE LOTS CONTAINING SAID EASEMENTS, THEIR SUCCESSORS AND ASSIGNS SHALL TAKE THEIR TITLES SUBJECT TO SAID USE OF THE DRAINAGE AND UTILITY EASEMENTS.
- TO THE BEST OF OUR RESEARCH, ALL EASEMENTS OF RECORD ARE SHOWN.
- EROSION CONTROL PLANS WILL BE FILED WITH THE RESPECTIVE GOVERNING AGENCIES.
- ALL LOTS WILL BE GOVERNED BY RESTRICTIVE COVENANTS.
- BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.
- ALL LOTS ARE PROPOSED TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE (FIRM) MAPS, THE SUBJECT PROPERTY IS LOCATED IN ZONE X ON MAP PANEL NUMBER 18141C0203D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
- ACCORDING TO THE 1999 ST. JOSEPH COUNTY POTENTIAL GROUNDWATER CONTAMINATION SITES MAP PUBLISHED BY THE MICHIANA AREA COUNCIL OF GOVERNMENTS, NO DOCUMENTED DUMPSITES, LANDFILLS, SITES USED FOR DISPOSING OF HAZARDOUS SUBSTANCES, OR WELL HEAD PROTECTION AREAS, EXIST ON-SITE OR ADJACENT TO THE SITE.
- THE BOUNDARY SURVEY OF THE PARENT PARCEL, IS RECORDED UNDER INSTRUMENT NUMBER 2020-28576 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER. EXISTING MONUMENTS ARE SHOWN ON SAID SURVEY.

LEGEND

- (A) MUNICIPAL WATER AND SANITARY SEWER EASEMENT
PRIVATE STREET AND PRIVATE STORM SEWER EASEMENT
PRIVATE UTILITY EASEMENT INCLUDING, BUT NOT LIMITED TO:
GAS, ELECTRIC, PHONE, CABLE, FIBER.
- (B) PUBLIC SIDEWALK EASEMENT
- (C) PRIVATE DRAINAGE EASEMENT
- FIP FOUND IRON PIPE
• FPP FOUND PINCH PIPE
• FIR FOUND IRON ROD
• SCD SET REBAR W/ YELLOW CAP "ABONMARCHE FIRM #0050"

GRAPHIC SCALE



NON-CONFORMANCE WAIVERS:

- 21-11.02 (C) (2) - NOT ALL LOTS ADJUT A PUBLIC STREET, AS REQUIRED.
21-11.02 (C) (3) - SEVEN (7) OF THE THIRTY-TWO (32) PROPOSED LOTS HAVE "DOUBLE FRONTAGE", WHEREAS THE CODE ENCOURAGES AVOIDANCE OF "DOUBLE FRONTAGE" LOTS.
21-11.02 (D) (5) - ALTHOUGH A NEW SIDEWALK WILL BE CONSTRUCTED ON ONE (1) SIDE OF (EXISTING) HOWARD STREET, NO NEW SIDEWALKS ARE PROPOSED ON ANY SIDE OF PROPOSED PRIVATE STREETS.
21-11.03 (A) (1) - 1,100 LF OF NEW PRIVATE STREETS ARE PROPOSED, WHEREAS THE CODE ALLOWS ONLY UP TO 300 LF OF NEW PUBLIC OR PRIVATE STREETS.

NO.	REVISION DESCRIPTION	BY	DATE
3	ADD NIPSCO IN EASEMENT INFO. REMOVE OFF SITE DRAINAGE	HPM	4/8/2021
2	ADD WAIVERS; REVISE SIDEWALK EASEMENT LOCATION	HPM	12/03/2020
1	PLAN COMMISSION REVISIONS	HPM	6/04/2020
NO.	REVISION DESCRIPTION	BY	DATE

CERTIFICATE OF APPROVAL
PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE
FREDRICKSON COMMONS MAJOR SUBDIVISION WAS CONSIDERED AND GRANTED PRIMARY
APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON APRIL 16, 2021. 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 PLAN COMMISSION'S SEAL
HEREUPON:

Angela M. Smith
Angela M. Smith
Secretary of the Commission



SURVEYED BY:

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

PROPERTY OWNER:

HOWARD STREET LAND TRUST
AND
FIVE CORNERS LLC
814 MARIETTA STREET
SOUTH BEND, IN 46601

SUBDIVIDER:

CENTURY BUILDERS, INC.
314 WEST CATALPA DRIVE
SUITE F
MISHAWAKA, IN 46545

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 CITY OF SOUTH BEND, INDIANA.

THIS INSTRUMENT WAS PREPARED BY HANS P. MUSSER, P.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 03/10/2020
HANS P. MUSSER, DATE
REGISTERED LAND SURVEYOR NO. 29700002

ABONMARCHÉ
315 W. JEFFERSON BLVD.
SOUTH BEND, IN 46601
PH: 734.232.6700
F: 734.232.6740
abonmarche.com

**FREDRICKSON COMMONS MAJOR SUBDIVISION
SECONDARY PLAT**
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST,
PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

PROJECT:
DRAWN BY: HPM
FIELD BOOK:
PW REVIEW: MJH
QA/QC REVIEW: HJCW
DATE: 03-10-2020
SEAL:



HARD COPY IS WITNESSED TO
BE 24" X 36" WHEN PLOTTED.
SCALES INDICATED AND
GRAPHIC QUALITY MAY NOT
BE ACCURATE FOR ANY
OTHER SITES

SCALE:
HORIZ: 1" = 30'

ACI JOB #
17-1285

SHEET NO.
1 of 2

SEC. 6-T37N-R3E