

HANEY'S ADDITION 1st LOT LINE ADJUSTMENT

BEING A REPLAT OF LOTS 110 AND 111 OF HANEY'S ADDITION TO THE CITY OF SOUTH BEND AND LOT B OF COMMUNITY DEVELOPMENT CORP. REPLAT OF LOTS #107, 108, & 109 OF HANEY'S ADDITION TO THE CITY OF SOUTH BEND.

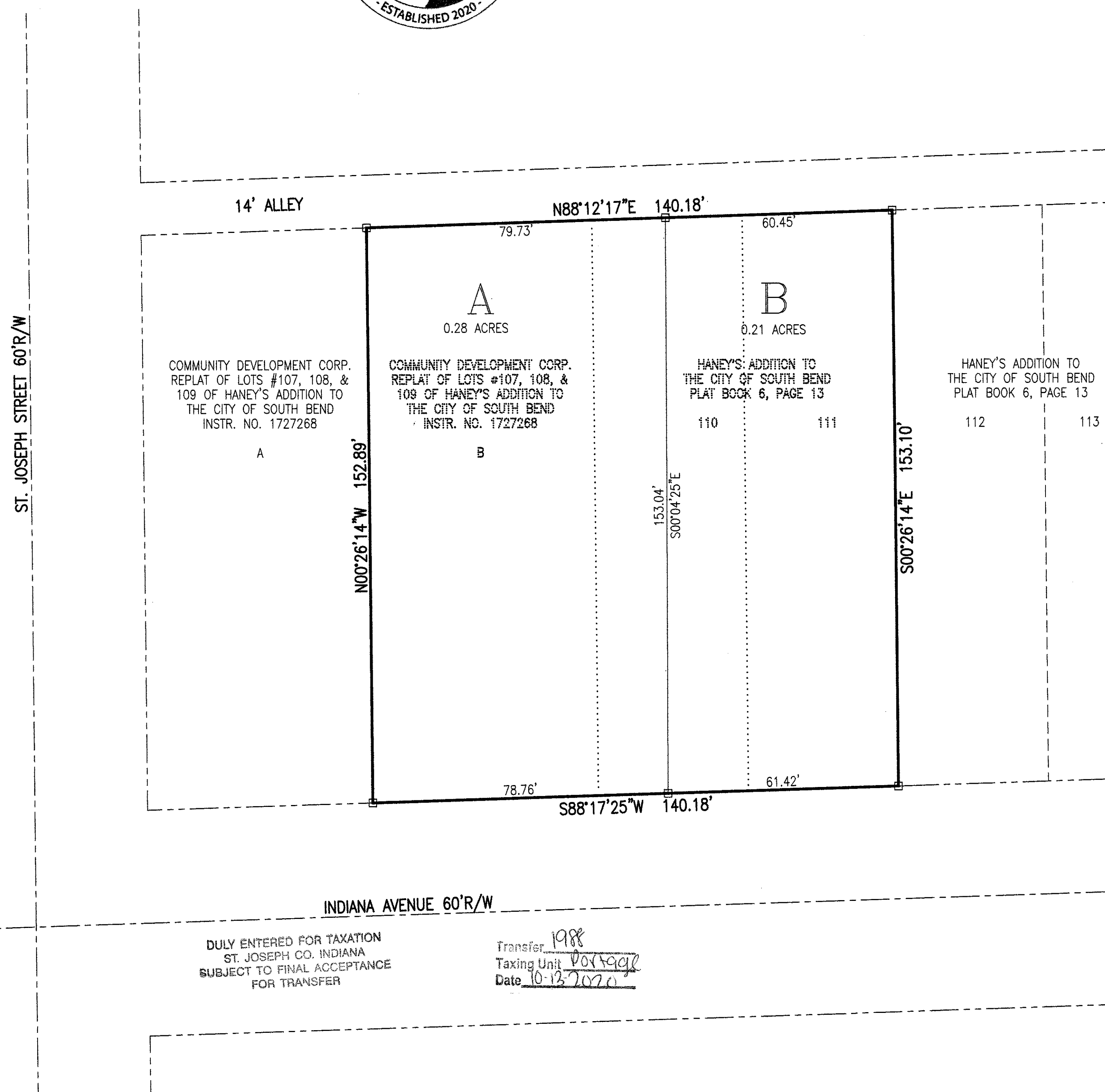
PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE HANEY'S ADDITIONS 1st LOT LINE ADJUSTMENT 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:

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



LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT B AS SHOWN ON THE RECORDED PLAT OF COMMUNITY DEVELOPMENT CORP. REPLAT OF LOTS #107, 108, & 109 OF HANEY'S ADDITION TO THE CITY OF SOUTH BEND IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT No. 1727268 AND LOTS 110 AND 111 AS SHOWN ON THE RECORDED PLAT OF HANEY'S ADDITION TO THE CITY OF SOUTH BEND IN PLAT BOOK 6, PAGE 13 IN SAID RECORDER'S OFFICE.

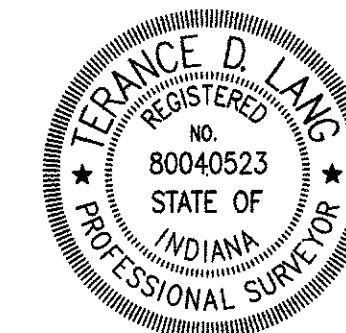
NOTES

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. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0211D 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.
7. THESE LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.

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 SEPTEMBER 2, 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 ST. JOSEPH COUNTY, 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



DEED OF DEDICATION

THE UNDERSIGNED, LATISA S. BENNETT AND 466 WORKS COMMUNITY DEVELOPMENT CORPORATION, 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 ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: HANEY'S ADDITION 1st LOT LINE ADJUSTMENT. 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, LATISA S. BENNETT AND 466 WORKS COMMUNITY DEVELOPMENT CORPORATION 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.

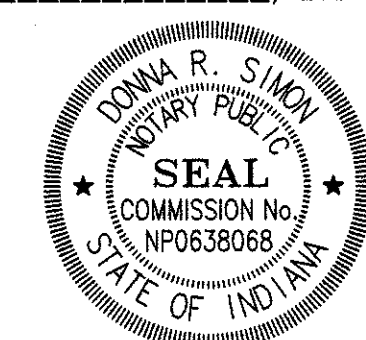
Latisa S. Bennett
LATISA S. BENNETT
209 E INDIANA AVENUE
SOUTH BEND, INDIANA 46613

Sy Barker
466 WORKS COMMUNITY DEVELOPMENT CORPORATION
BY *Sy Barker*
2043 SOUTH BEND AVENUE
SOUTH BEND, INDIANA 46637

STATE OF INDIANA SS:

COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LATISA S. BENNETT AND 466 WORKS COMMUNITY DEVELOPMENT CORPORATION BY *Sy Barker* 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 12 DAY OF October, 2020.

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



CERTIFICATE OF PROOF

WITNESS TO THE SIGNATURE (S) EXECUTED AND DELIVERED IN MY PRESENCE ON THE FOREGOING INSTRUMENT TO WHICH THIS PROOF IS ATTACHED:

Terance D. Lang
WITNESS SIGNATURE

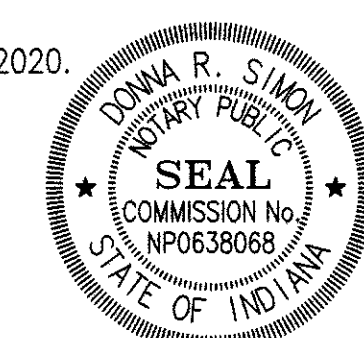
TERANCE D. LANG
WITNESS NAME PRINTED

STATE OF INDIANA SS:

COUNTY OF INDIANA
BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON October 1st, 2020, PERSONALLY APPEARED THE ABOVE NAMED WITNESS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THAT HE/SHE KNOWS LATISA S. BENNETT AND 466 WORKS COMMUNITY DEVELOPMENT CORPORATION BY *Sy Barker* TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; THAT SAID WITNESS WAS PRESENT AND SAW SAID LATISA S. BENNETT AND 466 WORKS COMMUNITY DEVELOPMENT CORPORATION BY *Sy Barker* EXECUTE THE SAME; AND THAT SAID WITNESS AT THE SAME TIME SUBSCRIBED HIS/HER NAME AS A WITNESS THERETO.

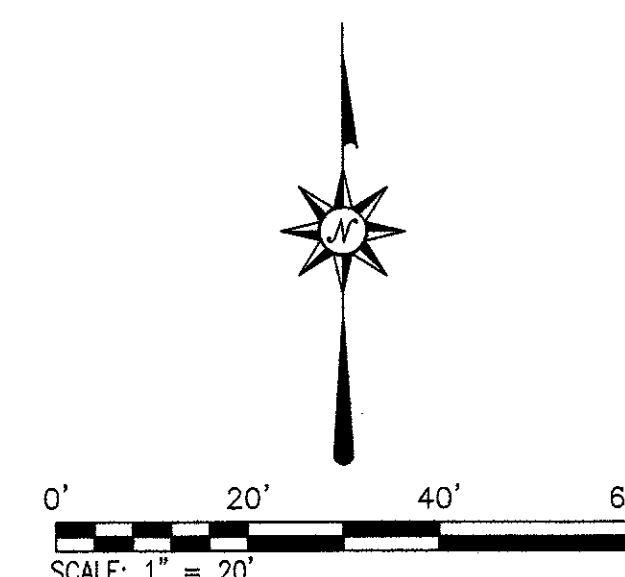
WITNESS MY HAND AND NOTARY SEAL THIS 1st DAY OF October, 2020.

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



LEGEND

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



Lang, Feeny & Associates, Inc.	
715 S. Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841	
Land Surveyors	Soil Scientists
Scale 1" = 20'	Drawn JMS
Date 9-2-20	Job Name Haney's Add 1st Replat
Rev. 9-24-20 per City	Job No. 140-30
Rev.	