

HILL STREET AND ST. VINCENT STREET MAJOR SUBDIVISION

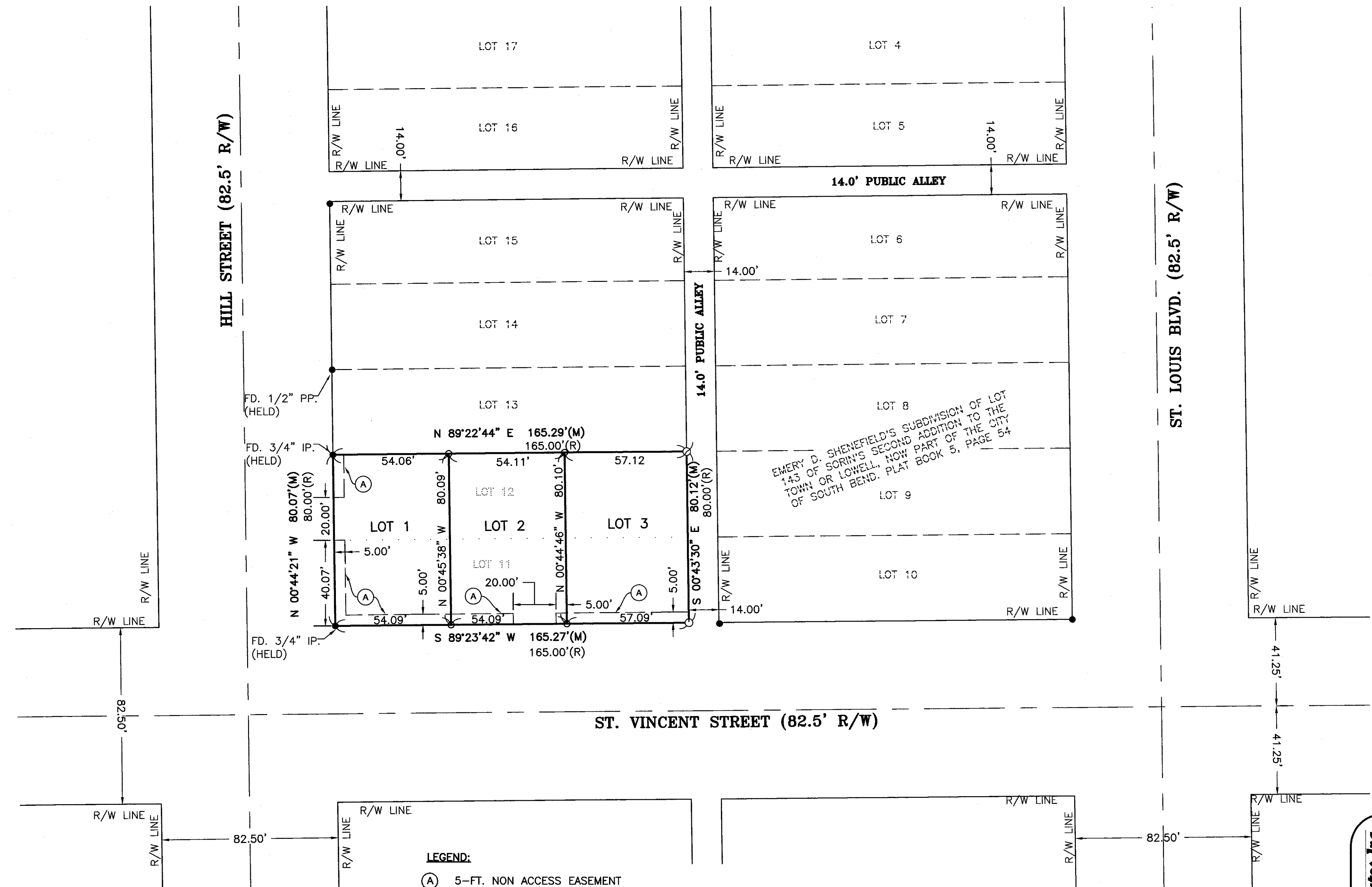
A PARCEL LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 11 AND LOT 12 "EMERY D. SHENEFIELD'S SUBDIVISION OF LOT 143 SORIN'S 2ND ADDITION")

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS: LOT NUMBERED ELEVEN (11) AND LOT NUMBER TWELVE (12) IN EMERY D. SHENEFIELD'S SUBDIVISION OF LOT NUMBERED ONE HUNDRED FORTY-THREE (143) IN SORIN'S SECOND ADDITION TO THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, AS PER PLAT THEREOF RECORDED JULY 28, 1891, IN PLAT BOOK 5, PAGE 54 IN THE OFFICE OF THE RECORDER OF SAINT JOSEPH COUNTY, INDIANA.
CONSISTING OF TWO (2) LOTS AND CONTAINING 0.30 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

WELLHEAD PROTECTION NOTE:

- 1). THE PROPERTY LIES WITHIN THE NORTH 1-YEAR CAPTURE AREA WELLHEAD PROTECTION AREA AS IDENTIFIED IN THE CITY OF SOUTH BEND'S WELLHEAD PROTECTION PLAN.



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 USER'S 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 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 ADPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

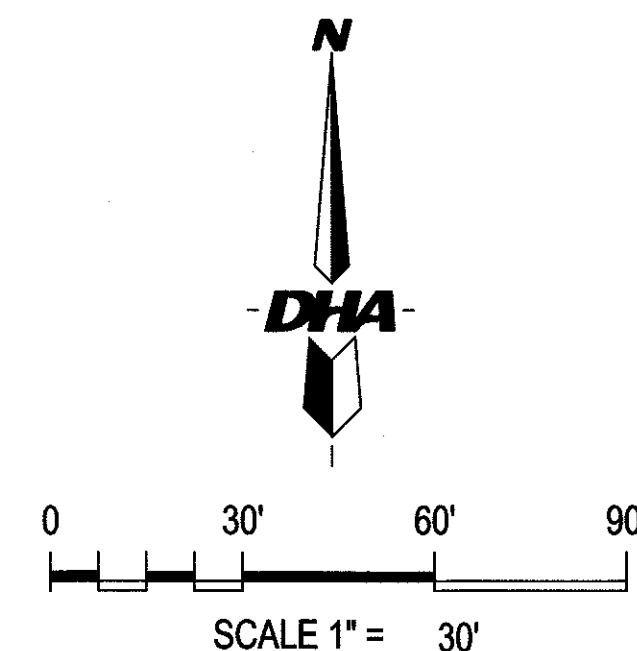
ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

OWNERS/SUBDIVIDERS:

PATRICK O'BRIEN ENTERPRISES, LLC
907 N. ST. LOUIS BLVD,
SOUTH BEND, IN 46617

SURVEYORS & ENGINEERS:

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



MONUMENTATION:

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- X = CHISELED "X" ON CONCRETE

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

Transfer 1224
Taxing Unit 38.75
Date 07/14/2020



DATE	DRAWN BY:	REVISIONS			
1/2/20	GCS				
SCALE	CHECKED BY:	DATE	BY	ADDED NON-ACCESS EASEMENTS PER STAFF COMMENTS	
1"=30'	MJD	1/18/20	GCS		
FILE #	PROJ. MANGR:				
190250.4	MJD				

Danch, Harner & Associates, Inc.
Land Surveyors - Professional Engineers
Landscape Architects - Land Planners
DHA
Office: (574) 234-4003 / (800) 954-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

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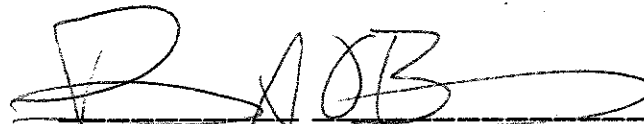
HILL STREET AND ST. VINCENT STREET MAJOR SUBDIVISION

A PARCEL LOCATED IN THE WEST HALF OF NORTHEAST QUARTER SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 11 AND LOT 12 "EMERY D. SHENEFIELD'S SUBDIVISION OF LOT 143 SORIN'S 2ND ADDITION"

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 30TH DAY OF JUNE, 2020.

PATRICK O'BRIEN ENTERPRISES, LLC
907 N. ST. LOUIS BLVD.
SOUTH BEND, IN 46617


PATRICK O'BRIEN, MEMBER

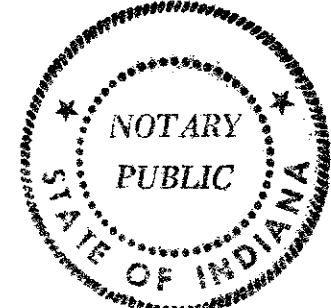
NOTARIZATION STATEMENT:

STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

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 30TH DAY OF JUNE, 2020.

MY COMMISSION EXPIRES NOVEMBER 13, 2022


MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY



DEED OF DEDICATION

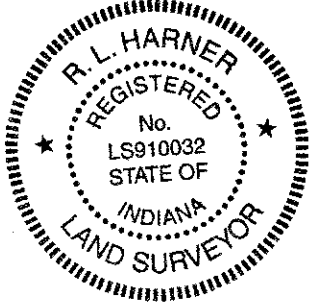
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED
HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS
SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

HILL STREET AND ST. VINCENT STREET MAJOR 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.

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 CORRECTLY
REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 3RD DAY OF JANUARY,
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 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 HILL
STREET AND ST. VINCENT STREET MAJOR SUBDIVISION WAS CONSIDERED AND GRANTED
SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON JULY 13, 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 SIGNATURES AND THE COMMISSION'S SEAL
HEREUPON:


Angela M. Smith,
Secretary of the Commission



Transfer 1221
Taxing Unit 58 Package
Date 5/14/2020

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

DATE	DRAWN BY:	REVISIONS			
1/2/20	GCS	DATE	BY		
SCALE	CHECKED BY:				
NA	MJD				
FILE #	PROJ. MANGR:				
190205.4	MJD				

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DHA

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