

LAFAYETTE FALLS PHASE IV, SECTION TWO

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 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 LAFAYETTE FALLS PHASE IV, SECTION TWO WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON APRIL 14, 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 THE COMMISSION'S SEAL HEREUPON:

Angela M. Smith
Secretary of the Commission



LEGEND

- (A) 30' CITY OF SOUTH BEND MUNICIPAL DRAINAGE EASEMENT, 15' EACH SIDE OF PROPERTY LINE
- (B) 20' CITY OF SOUTH BEND MUNICIPAL DRAINAGE EASEMENT
- (C) 10' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
- (D) 15' CITY OF SOUTH BEND MUNICIPAL DRAINAGE EASEMENT
- (E) 7.5' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT
- (F) CITY OF SOUTH BEND MUNICIPAL DRAINAGE/RETENTION ESMT. AREA
- (G) 5' NON-ACCESS EASEMENT
- (H) 35' CITY OF SOUTH BEND UTILITY EASEMENT
- o SET 5/8" CAPPED IRON "ABONMARCHÉ FIRM #50"

Transfer 673
Taxing Unit Centre
Date 04-16-21

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

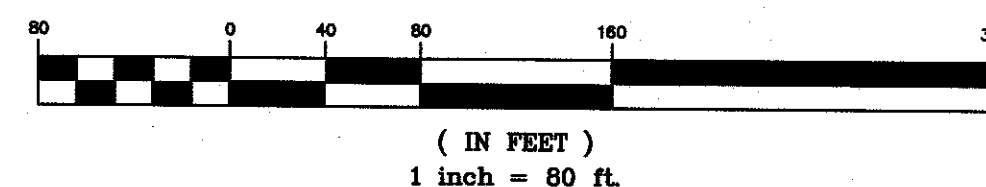
NOTES:

1. AREA OF SUBDIVISION = 25.23± ACRES
2. LOTS SHALL BE SERVICED BY CITY OF SOUTH BEND MUNICIPAL WATER AND SANITARY SEWER.
3. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN HEREON.
4. ALL LOT CORNERS FOUND OR SET WITH 5/8 INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHÉ FIRM #0050", UNLESS INDICATED OTHERWISE.
5. THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS OR EASEMENTS CREATED IN THE PLATTING OF THIS SUBDIVISION.
6. BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
7. ACCORDING TO THE 1999 ST. JOSEPH COUNTY POTENTIAL GROUNDWATER CONTAMINATION SITES MAP PUBLISHED BY THE MICHIANA AREA COUNCIL OF GOVERNMENTS (MACOG), THERE APPEARS TO BE NO DOCUMENTED DUMPSITES, LANDFILLS, SITES USED FOR DISPOSING OF HAZARDOUS SUBSTANCES, OR WELL HEAD PROTECTION AREAS EXISTING ON-SITE OR ADJACENT TO THE SITE.
8. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP, THERE APPEARS TO BE NO WETLANDS LOCATED ON THE SUBJECT PROPERTIES.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE RATE MAP (FIRM), THE SUBJECT PROPERTIES ARE LOCATED IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ON MAP PANEL NUMBER 18141C03070 WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
10. THE DRAINAGE, UTILITY AND MAINTENANCE EASEMENTS DELINEATED ON THIS PLAT ARE RESERVED TO THE DEVELOPER OF SAID SUBDIVISION AND ITS SUCCESSORS, ASSIGNS, THE CITY OF SOUTH BEND AND UTILITY COMPANIES. THE DEVELOPER AND ITS SUCCESSORS RESERVE THE RIGHT TO CONSTRUCT AND MAINTAIN CONTINUOUS DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, SWALES, PIPES AND DRYWELLS, TO PROVIDE WITHIN SAID EASEMENT YARD DRAINAGE ON, ACROSS AND BETWEEN, ALL LOTS ON THIS PLAT. THE OWNERS OF THE LOTS CONTAINING SAID EASEMENTS AND THEIR SUCCESSORS SHALL TAKE THEIR TITLE SUBJECT TO SAID DRAINAGE EASEMENT.
11. THE DEVELOPER SHALL REMAIN RESPONSIBLE FOR MAINTAINING THE STORM WATER STORAGE FACILITY AS DESIGNED, KEEPING IT FREE AND CLEAR OF DEBRIS AND OBSTRUCTIONS OF ANY NATURE. IF THE DEVELOPER FAILS TO MAINTAIN THE STORM WATER STORAGE FACILITY, THE CITY RESERVES THE RIGHT AND PRIVILEGE, BUT SHALL NOT BE REQUIRED, AT A REASONABLE TIME TO CLEAN AND REMOVE FROM SAID EASEMENT DEBRIS OR OTHER OBSTRUCTIONS INTERFERING WITH THE STORM WATER STORAGE FACILITIES.
12. EROSION CONTROL PLANS SHALL BE FILED WITH THE RESPECTIVE GOVERNING AGENCIES.
13. ALL LOTS SHALL BE GOVERNED BY RESTRICTIVE COVENANTS.
14. THE BOUNDARY SURVEY OF THE PARENT PARCEL IS RECORDED UNDER INSTRUMENT NUMBER 0433419 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER.
15. THE INGRESS/EGRESS EASEMENT DELINEATED ON THIS SUBDIVISION PLAT IS AN EASEMENT RESERVED FOR THE USE AND ENJOYMENT BY THE PUBLIC FOR COMMON VEHICULAR AND/OR PEDESTRIAN ACCESS OVER AND THROUGH LOTS 393, 394 AND 417 THROUGH 420. UPON THE GROUND DESIGNATED HEREIN AND MARKED AS "EASEMENT", NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED, BUT THE OWNER(S), THEIR SUCCESSORS AND ASSIGNS, OF SAID REAL ESTATE SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF SAID EASEMENT.
16. THE DRAINAGE EASEMENTS DELINEATED ON THIS PLAT ARE RESERVED TO THE CITY OF SOUTH BEND. THE CITY OF SOUTH BEND RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN CONTINUOUS DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, SWALES, PIPES AND DRYWELLS, TO PROVIDE WITHIN SAID EASEMENT YARD DRAINAGE ON, ACROSS AND BETWEEN, ALL LOTS ON THIS PLAT. THE OWNERS OF THE LOTS CONTAINING SAID EASEMENTS AND THEIR SUCCESSORS SHALL TAKE THEIR TITLE SUBJECT TO SAID DRAINAGE EASEMENT.
15. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF SOUTH BEND AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING LAFAYETTE FALLS PHASE IV, SECTION TWO AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM SEWER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE SAID USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

STREET CLASSIFICATION:

LOCAL/MINOR STADIUM DRIVE / KEADY COURT (50 FT. R/W)
LOCAL/MINOR MACKEY DRIVE (50 FT. R/W)
LOCAL/MINOR TYLER DRIVE (50' FT. R/W)
LOCAL/MINOR JACKTOWN DRIVE (50' FT. R/W)
LOCAL/MINOR GREISE LANE (50' FT. R/W)

GRAPHIC SCALE



DEVELOPER/OWNER:

LAFAYETTE FALLS, LLC
705 S. BEIGER STREET
MISHAWAKA, IN 46544

SURVEYED BY:

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

ABONMARCHÉ
315 W. JEFFERSON BLVD.
SOUTH BEND, IN 46601
P 574.232.8700
F 574.232.8700
a@abonmarche.com
abonmarche.com

PROJECT:
DRAWN BY: DEF
FIELD BOOK:
PM REVIEW:
QA/QC REVIEW: DSK
DATE: 12-3-2020
SEAL:
MICHAEL J. ROSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF INDIANA
LS20500010

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.
SCALE:
HORZ: 1" = 80'
ACI JOB # 17-1180
SHEET NO.

LAFAYETTE FALLS PHASE IV, SECTION TWO

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CORD LENGTH	TANGENT
C1	15.52'	1627.00'	0°32'47"	N81°53'27"W	15.52'	7.76'
C2	286.04'	870.00'	18°50'16"	N88°57'49"E	284.75'	144.32'
C3	416.85'	400.00'	59°42'33"	N70°35'28"W	398.24'	229.59'
C4	404.46'	360.00'	64°22'20"	S72°56'13"E	383.52'	226.58'
C5	76.01'	200.00'	21°46'32"	S10°53'16"W	75.55'	38.47'
C6	95.33'	500.00'	10°55'26"	N84°32'17"E	95.18'	47.81'
C7	364.93'	1000.00'	20°54'33"	S89°31'51"W	362.91'	184.52'
C8	81.70'	500.00'	9°21'44"	S84°41'45"E	81.61'	40.94'
C9	121.77'	200.00'	34°53'01"	N73°10'52"E	119.89'	62.84'
C10	106.20'	175.00'	34°46'14"	N73°14'16"E	104.58'	54.79'
C11	136.99'	225.00'	34°53'01"	N73°10'52"E	134.88'	70.69'
C12	47.45'	30.00'	90°37'23"	S45°18'41"W	42.66'	30.33'
C13	46.80'	30.00'	89°22'37"	N44°41'19"W	42.20'	29.68'
C14	31.06'	525.00'	3°23'23"	S87°40'56"E	31.06'	15.53'
C15	54.73'	525.00'	5°58'21"	S83°00'03"E	54.70'	27.39'
C16	77.62'	475.00'	9°21'44"	S84°41'45"E	77.53'	38.89'
C17	46.39'	1025.00'	2°35'36"	N81°18'41"W	46.39'	23.20'
C18	36.15'	975.00'	2°07'27"	N81°04'36"W	36.14'	18.08'
C19	90.40'	975.00'	5°18'44"	N84°48'23"W	90.37'	45.23'
C20	90.04'	975.00'	5°17'28"	S89°54'12"W	90.01'	45.05'
C21	43.25'	30.00'	82°36'28"	S41°18'14"E	39.60'	26.36'
C22	47.86'	30.00'	91°23'52"	N45°41'56"E	42.94'	30.74'
C24	119.40'	1025.00'	6°40'28"	S88°03'38"W	119.34'	59.77'
C25	90.43'	975.00'	5°18'52"	S84°36'02"W	90.40'	45.25'
C26	115.23'	1025.00'	6°26'29"	S81°30'10"W	115.17'	57.68'
C27	48.79'	975.00'	2°52'02"	S80°30'35"W	48.79'	24.40'
C28	37.34'	525.00'	4°04'29"	N81°06'49"E	37.33'	18.68'
C29	53.26'	30.00'	101°43'05"	S50°51'32"E	46.54'	36.86'
C30	47.12'	30.00'	90°00'00"	N45°00'00"E	42.43'	30.00'
C31	62.76'	525.00'	6°50'57"	N86°34'31"E	62.72'	31.42'
C32	33.25'	175.00'	10°53'16"	S5°26'38"W	33.20'	16.68'
C33	33.25'	175.00'	10°53'16"	S16°19'54"W	33.20'	16.68'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CORD LENGTH	TANGENT
C35	66.84'	225.00'	17°01'16"	S8°30'38"W	66.60'	33.67'
C36	18.67'	225.00'	4°45'16"	S19°23'54"W	18.67'	9.34'
C37	52.72'	30.00'	100°41'04"	S72°07'04"W	46.19'	36.19'
C38	109.93'	375.00'	16°47'48"	N49°08'30"W	109.54'	55.36'
C39	41.39'	385.00'	6°09'37"	S43°49'25"E	41.37'	20.72'
C40	90.94'	385.00'	13°31'59"	S53°40'13"E	90.72'	45.68'
C41	85.17'	385.00'	12°40'32"	S66°46'28"E	85.00'	42.76'
C42	85.16'	385.00'	12°40'24"	S79°26'56"E	84.99'	42.75'
C43	90.34'	385.00'	13°26'41"	N87°29'31"E	90.13'	45.38'
C44	8.06'	385.00'	1°11'58"	N80°10'12"E	8.06'	4.03'
C45	83.07'	164.00'	29°01'14"	N85°55'10"W	82.18'	42.44'
C47	74.75'	61.00'	70°12'23"	N73°29'16"E	70.16'	42.88'
C49	56.57'	61.00'	53°07'55"	N11°49'07"E	54.56'	30.50'
C50	58.74'	61.00'	55°10'28"	N42°20'05"W	56.50'	31.87'
C51	70.50'	61.00'	66°13'07"	S76°58'08"W	66.64'	39.78'
C52	15.18'	164.00'	5°18'14"	N46°30'41"E	15.18'	7.60'
C53	105.60'	164.00'	36°53'34"	N67°36'35"E	103.78'	54.70'
C54	2.75'	164.00'	0°57'40"	N86°32'13"E	2.75'	1.38'
C55	96.33'	335.00'	16°28'33"	S84°44'32"E	96.00'	48.50'
C56	101.03'	335.00'	17°16'48"	S67°51'52"E	100.65'	50.90'
C58	108.06'	335.00'	18°28'52"	S49°59'02"E	107.59'	54.50'
C59	88.97'	425.00'	11°59'39"	N46°44'26"W	88.81'	44.65'
C60	87.78'	425.00'	11°50'03"	N58°39'17"W	87.63'	44.05'
C61	92.52'	425.00'	12°28'20"	N83°38'31"W	92.33'	46.44'
C62	95.20'	425.00'	12°50'03"	N70°59'19"W	95.00'	47.80'
C63	51.14'	30.00'	97°40'06"	N27°03'31"W	45.17'	34.31'
C64	78.39'	425.00'	10°34'05"	S84°50'16"W	78.28'	39.31'
C65	7.25'	845.00'	0°29'29"	N79°47'26"E	7.25'	3.62'
C66	160.69'	375.00'	24°33'07"	N88°10'08"W	159.47'	81.60'
C67	8.83'	895.00'	0°33'56"	N79°49'39"E	8.83'	4.42'
C68	90.07'	845.00'	6°06'26"	N89°14'51"E	90.03'	45.08'
C69	90.82'	845.00'	6°09'29"	N83°06'54"E	90.77'	45.45'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CORD LENGTH	TANGENT
C70	89.69'	845.00'	6°04'53"	S84°39'30"E	89.64'	44.89'
C71	121.85'	895.00'	7°48'03"	N84°00'38"E	121.76'	61.02'
C72	46.17'	30.00'	88°10'09"	S43°49'33"W	41.74'	29.06'
C74	44.66'	30.00'	85°17'57"	N42°37'12"W	40.65'	27.63'
C75	57.05'	895.00'	3°39'08"	S83°26'37"E	57.04'	28.53'
C76	15.28'	1602.00'	0°32'47"	N81°53'27"W	15.28'	7.64'
C78	15.75'	1652.00'	0°32'47"	N81°53'26"W	15.75'	7.88'
C80	13.30'	1602.00'	0°28'33"	S82°24'06"E	13.30'	6.65'
C81	106.00'	870.00'	6°58'51"	S85°06'29"E	105.93'	53.07'
C82	180.04'	870.00'	11°51'25"	N85°28'24"E	179.72'	90.34'
C83	233.91'	400.00'	33°30'18"	N83°41'35"W	230.59'	120.41'
C84	182.94'	400.00'	26°12'14"	N53°50'19"W	181.35'	93.10'
C85	14.99'	500.00'	1°43'05"	N89°08'27"E	14.99'	7.50'
C86	80.34'	500.00'	9°12'21"	N83°40'45"E	80.25'	40.25'
C87	271.48'	1000.00'	15°33'17"	S86°51'13"W	270.65'	136.58'
C88	93.45'	1000.00'	5°21'16"	N82°41'31"W	93.42'	46.76'

CERTIFICATE OF PROOF

WITNESS TO THE SIGNATURES ON THE FOREGOING INSTRUMENT TO WHICH THIS PROOF IS ATTACHED:

ROBERT A. NICHOLS II
WITNESS SIGNATURE
ROBERT A. NICHOLS II
WITNESS NAME

PROOF

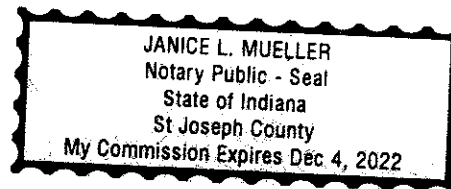
STATE OF INDIANA
COUNTY OF ST. JOSEPH

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON JANUARY 20, 2021 (DATE), PERSONALLY APPEARED THE ABOVE NAMED WITNESS ROBERT A. NICHOLS II (WITNESS NAME PRINTED)

TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THAT HE/SHE KNOWS TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; THAT SAID WITNESS WAS PRESENT AND SAW SAID WILLIAM LOUDIN THE SAME; AND THAT SAID WITNESS AT THE SAME TIME SUBSCRIBED HIS/HER NAME AS A WITNESS THERETO.

Janice L. Mueller
NOTARY PUBLIC SIGNATURE
JANICE L. MUELLER
NOTARY PUBLIC PRINTED NAME

RESIDENT OF ST. JOSEPH COUNTY, INDIANA
MY COMMISSION EXPIRES: 12-04-2022
COMMISSION NUMBER: 660139



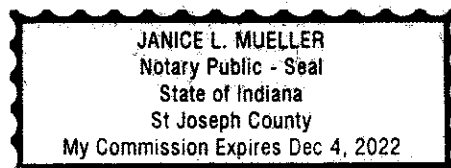
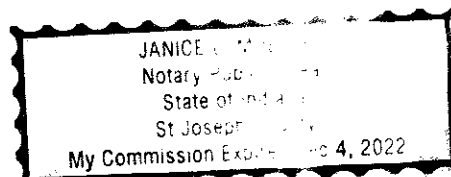
PUBLIC NOTARY

STATE OF INDIANA }
COUNTY OF ST. JOSEPH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BILL LOUDIN, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20TH DAY OF JANUARY, 2021.
MY COMMISSION EXPIRES: 12-04-2022
COMMISSION # 660139

Janice L. Mueller
(SIGNATURE)
JANICE L. MUELLER
(PRINT)



NOTARY PUBLIC IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 303 OF LAFAYETTE FALLS, PHASE III, SECTION THREE, RECORDED AS INSTRUMENT NUMBER 0808755 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID LOT ALSO BEING THE EASTERLY LINE OF LAFAYETTE FALLS, PHASE III, SECTION THREE, OF SAID SUBDIVISION, 187.02 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MACKEY DRIVE; THENCE NORTH 90°00'00" WEST ALONG SAID RIGHT OF WAY 25.12 FEET, TO THE SOUTHEAST CORNER OF LOT 395 OF SAID SUBDIVISION; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID LOT AND THE EASTERLY LINE OF LOTS 396 THRU 404 OF LAFAYETTE FALLS, PHASE III, SECTION ONE, RECORDED AS INSTRUMENT NUMBER 0728461 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, TO THE NORTHEAST CORNER OF LOT 405 OF LAFAYETTE FALLS, SECTION FIVE AND LAFAYETTE FALLS PHASE III, LOTS 405 AND 406, RECORDED AS INSTRUMENT NUMBER 0704435 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, 534.92 FEET, SAID CORNER BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY OF STADIUM DRIVE AND BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1602.00 FEET AND A CHORD OF 13.30 FEET BEARING SOUTH 82°24'06" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SOUTHERLY ALONG SAID RIGHT OF WAY 13.30 FEET; THENCE NORTH 07°50'20" EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 269 OF SAID SUBDIVISION, SAID CORNER BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF STADIUM DRIVE; THENCE NORTH 18°43'18" EAST TO THE SOUTHWEST AND NORTHEAST CORNER OF LOTS 268 AND 267 OF SAID SUBDIVISION 115.58 FEET; THENCE NORTH 42°38'44" EAST TO THE NORTHEAST AND SOUTHWEST CORNER OF LOTS 267 AND 266 OF SAID SUBDIVISION 57.21 FEET; THENCE NORTH 58°07'46" EAST ALONG THE SOUTHERLY LINE OF LOT 266 OF SAID SUBDIVISION AND THE SOUTHERLY LINE OF LOTS 53 AND 54 OF LAFAYETTE FALLS, SECTION FOUR, RECORDED AS INSTRUMENT NUMBER 0602210 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY INDIANA, 170.49 FEET, TO THE SOUTHEAST AND SOUTHWEST CORNER OF LOTS 54 AND 55 OF SAID SUBDIVISION; THENCE SOUTH 89°10'21" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 371.03 FEET, TO THE SOUTHEAST CORNER OF LOT 60 OF SAID SUBDIVISION; THENCE SOUTH 12°37'17" EAST ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION 80.47 FEET, TO THE SOUTHWEST AND NORTHWEST CORNER OF LOTS 62 AND 63 OF SAID SUBDIVISION; THENCE SOUTH 27°09'37" EAST ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION 165.85 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 64 OF SAID SUBDIVISION; THENCE SOUTH 61°00'44" EAST ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION 165.85 FEET, TO THE SOUTHEAST AND SOUTHWEST CORNER OF LOTS 65 AND 66 OF SAID SUBDIVISION; THENCE SOUTH 78°55'48" EAST ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION 108.66 FEET, TO THE SOUTHEAST AND SOUTHWEST CORNER OF LOTS 66 AND 67 OF SAID SUBDIVISION; THENCE NORTH 81°58'30" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 182.70 FEET, TO THE SOUTHEAST CORNER OF LOT 68 OF SAID SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 185 OF LAFAYETTE FALLS, SECTION TWO, RECORDED AS INSTRUMENT NUMBER 0602210 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 83°42'21" EAST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 67.54 FEET, TO THE SOUTHEAST AND SOUTHWEST CORNER OF LOTS 185 AND 186 OF SAID SUBDIVISION; THENCE SOUTH 56°29'48" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 186 OF SAID SUBDIVISION AND THE SOUTHWESTERLY LINE OF LOTS 333 AND 334 OF LAFAYETTE FALLS, PHASE III, SECTION TWO, RECORDED AS INSTRUMENT NUMBER 0811195 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, 150.76 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 334 OF SAID SUBDIVISION; THENCE SOUTH 03°49'12" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 84.83 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 336 OF SAID SUBDIVISION; THENCE SOUTH 25°05'08" WEST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 170.00 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 338 OF SAID SUBDIVISION; THENCE SOUTH 49°57'33" WEST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 90.86 FEET, TO THE NORTHWEST CORNER OF LOT 339 OF SAID SUBDIVISION; THENCE SOUTH 34°39'21" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 189.97 FEET, TO THE NORTHWEST CORNER OF LOT 314B OF LAFAYETTE FALLS, LOT 314B MINOR, RECORDED AS INSTRUMENT NUMBER 1229075 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, SAID CORNER BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY OF MACKEY DRIVE; THENCE SOUTH 26°34'56" EAST, 213.61 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 314B; THENCE NORTH 89°19'47" WEST ALONG THE SOUTH LINE OF SAID SECTION 2, 1,372.99 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 25.23 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SURVEYOR CERTIFICATE:

I, MICHAEL J. ROZYCKI, 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 AS RECORDED UNDER INSTRUMENT NUMBER 0433419 JULY 8, 2004, AND 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 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.

Michael J. Rozycki 12/2/20
MICHAEL J. ROZYCKI, P.S. DATE
PROFESSIONAL LAND SURVEYOR #LS20500010
STATE OF INDIANA

DEVELOPER/OWNER:

LAFAYETTE FALLS, L.L.C.
705 S. BEIGER STREET
MISHAWAKA, IN 46544

SURVEYED BY:

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



315 W. Jefferson Blvd.
South Bend, IN 46601
1-574-232-8700
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Engineering - Architecture - Land Surveying

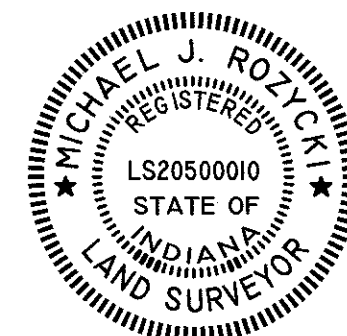
SECONDARY PLAT

LAFAYETTE FALLS PHASE IV, SECTION TWO
PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

PROJECT:

DRAWN BY: DEF
FIELD BOOK:
PM REVIEW: DSK
QA/QC REVIEW: JLM
DATE: 12-3-2020

SEAL:



HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALED INDICATES AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE.

SCALE:

ACI JOB #

17-1180

SHEET NO.

2 of 2

NO. REVISION DESCRIPTION: BY: DATE