

MOREAU COURT MINOR SUBDIVISION

PART OF THE SOUTHWEST QUARTER SECTION 20, AND NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 1 OF BLACKTHORN CORPORATE OFFICE PARK MINOR #9)

LEGAL DESCRIPTION:

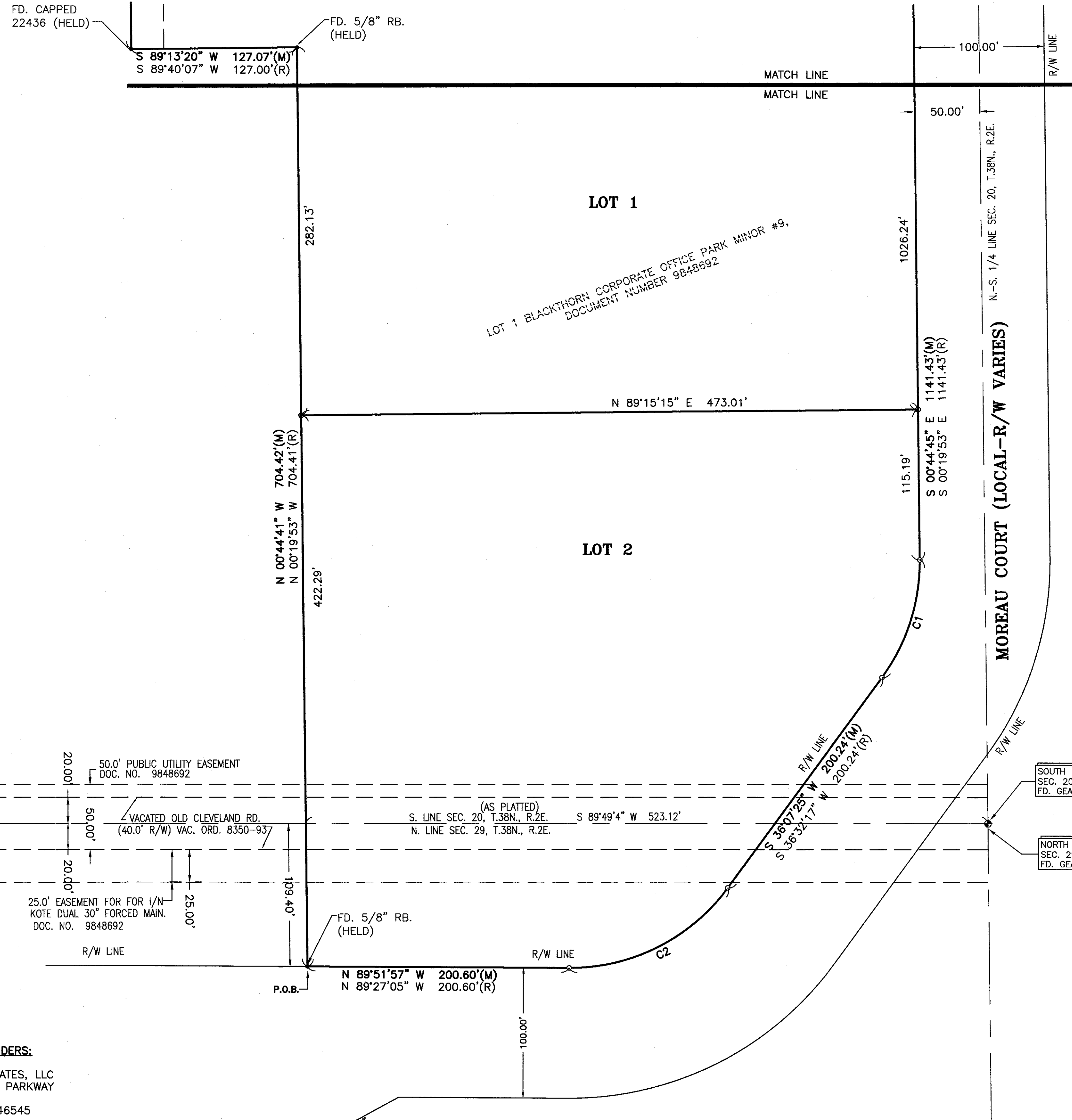
A PART OF THE SOUTHWEST QUARTER SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS LOT 1 OF "BLACKTHORN CORPORATE OFFICE PARK MINOR #9" AS RECORDED IN DOCUMENT NUMBER 9848692 IN THE OFFICE OF THE ST. JOSEPH COUNTY, INDIANA RECORDER.
CONSISTING OF TWO (2) LOTS AND CONTAINING 16.32 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 CLEVELAND 5-YEAR CAPTURE AREA WELLHEAD PROTECTION AREA AS IDENTIFIED IN THE CITY OF SOUTH BEND'S WELLHEAD PROTECTION PLAN.

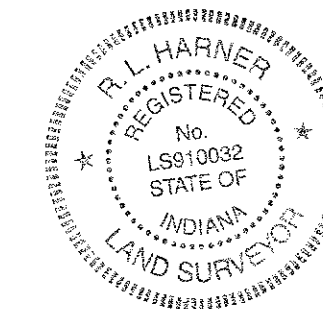
FLOOD PLAIN NOTE:

THE PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. PANEL NO. 18141C0177D DATED JANUARY 6, 2011. THIS PARCEL IS IN ZONE "X".



CERTIFICATE OF RE-RECORDING:

THIS PLAT SHALL SERVE AS A RE-RECORDING OF THE PREVIOUS PLAT RECORDED ON AUGUST 28, 2020 AS INSTRUMENT NUMBER 2020-25273 IN THE ST. JOSEPH COUNTY RECORDER'S OFFICE. THE RE-RECORDING IS BEING DONE TO CORRECT THE FOLLOWING ERROR: REVISED LOT DIMENSION FROM 10262.40' TO 1026.24'.



R.L. HARNER L.S.
INDIANA REG. # 910032

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

SOUTH 1/4 CORNER
SEC. 20, T.38N., R.2E.
FD. GEAR SPIKE

NORTH 1/4 CORNER
SEC. 29, T.38N., R.2E.
FD. GEAR SPIKE



SCALE 1" = 50'

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.

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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.

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OWNERS/SUBDIVIDERS:

BLACKTHORN ASSOCIATES, LLC
4100 EDISON LAKES PARKWAY
SUITE 350
MISHAWAKA, IN 46545

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

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 M	150.00'	96.53'	S 17°41'16" W	94.87'
C1 R	150.00'	96.53'	S 18°06'12" W	94.87'
C2 M	150.00'	141.40'	S 63°07'44" W	136.22'
C2 R	150.00'	141.40'	S 63°32'36" W	136.22'

DATE	DRAWN BY:	REVISIONS			
7/7/20	GGS				
SCALE	CHECKED BY:	DATE	BY	REVISIONS	
1"=50'	MJD	7/30/20	GGS	REVISED PER NON-CONFORMANCE	
FILE #	PROJ. MANGR:	11/3/20	GGS	REVISED LOT DIMENSION	
200159.4	MJD				

Danch, Harner & Associates, Inc.
Land Surveyors Professional Engineers
Landscape Architects Land Planners
Office: (574) 234-4003 / (800) 994-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET
1
OF
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MOREAU COURT MINOR SUBDIVISION

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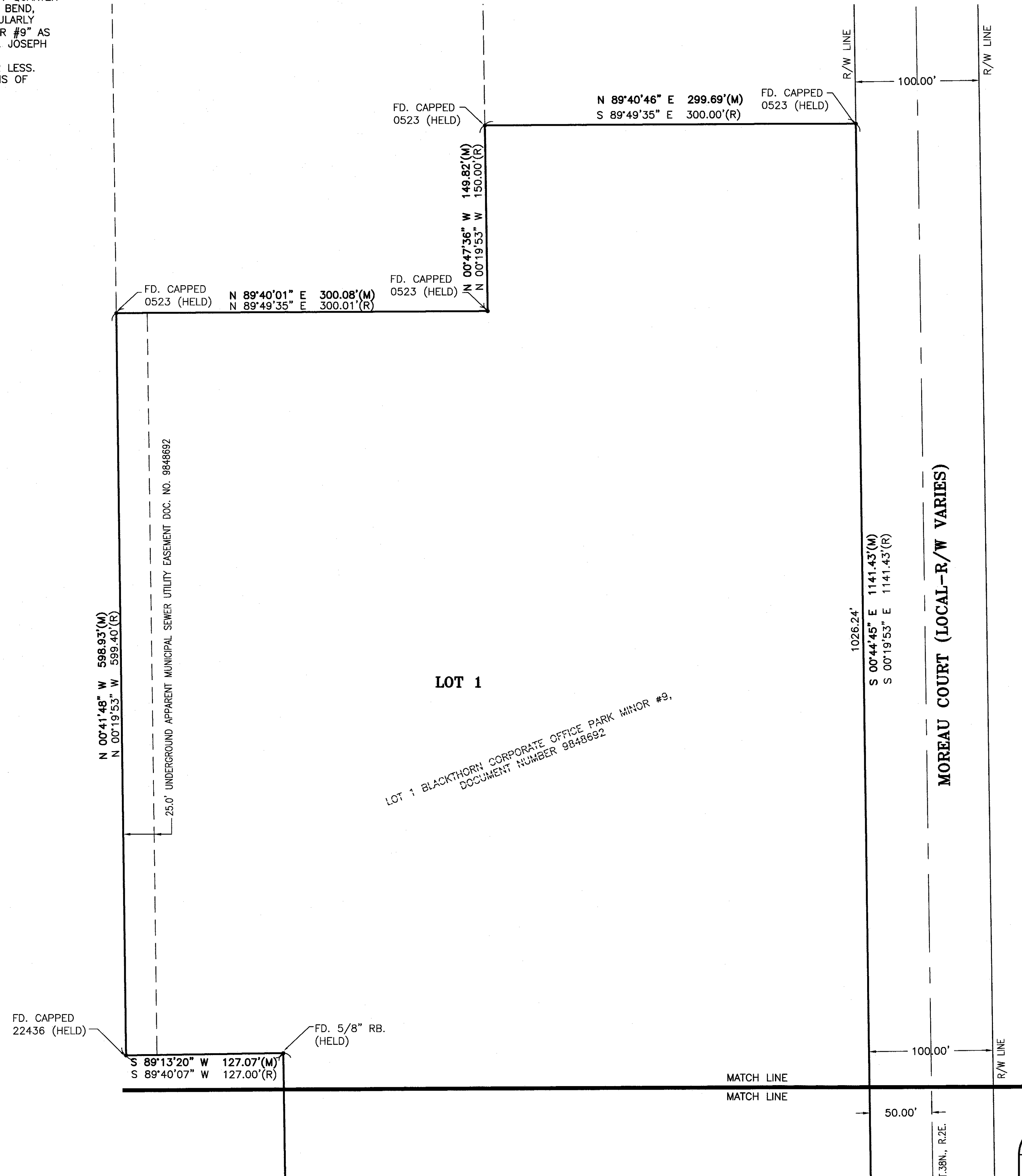
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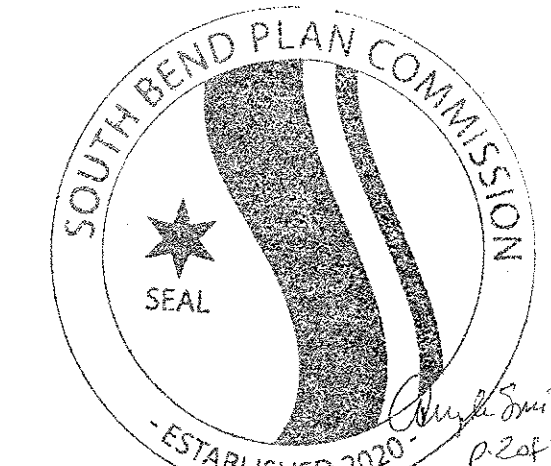
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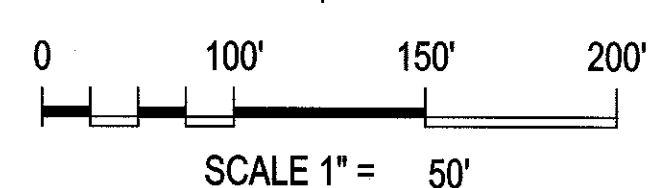


Transfer: 2/2/24
Taking Unit: 11/19/2020
Date: 11/19/2020

R.L. HARNER L.S.
INDIANA REG. # 910032



DULY ENTERED FOR TAXATION
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SHEET
2
OF
3

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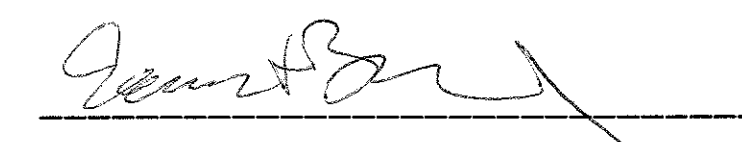
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(BEING A RE-SUBDIVISION OF LOT 1 OF BLACKTHORN CORPORATE OFFICE PARK MINOR #9)

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 25TH DAY OF AUGUST, 2020.

BLACKTHORN ASSOCIATES, LLC
4100 EDISON LAKES PARKWAY
SUITE 350
MISHAWAKA, IN 46545



EDWARD BRADLEY, PRESIDENT
BLACKTHORN ASSOCIATES, LLC

NOTARIZATION STATEMENT:

STATE OF INDIANA]
COUNTY OF ST. JOSEPH] SS:

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 2ND DAY OF NOVEMBER, 2020.

MY COMMISSION EXPIRES NOVEMBER 12, 2022

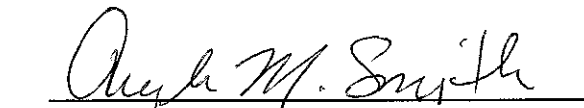


MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE MOREAU COURT MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON AUGUST 28, 2020; DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE. THIS CERTIFICATE BEING CONFORMATION OF COMPLIANCE FOR THE PURPOSES OF RERECORDING ON NOVEMBER 19, 2020.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:


Angela M. Smith
Secretary of the Board



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DEED OF DEDICATION

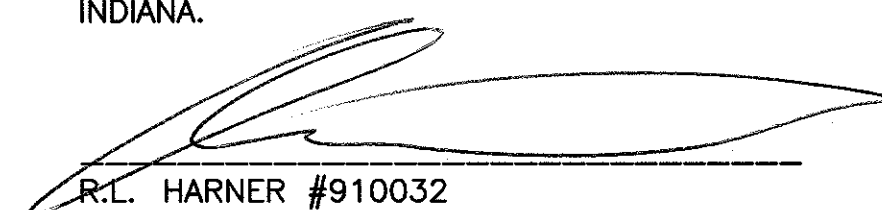
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

MOREAU COURT MINOR 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 12TH DAY OF DECEMBER, 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 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 PROOF

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

GREG SHEARON

WITNESS SIGNATURE



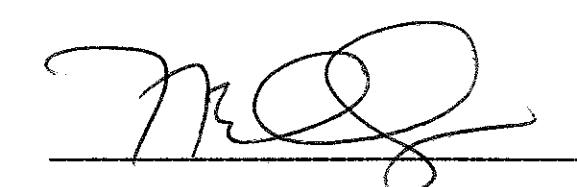
WITNESS NAME (MUST BE TYPED/PRINTED)

STATE OF INDIANA]
COUNTY OF ST. JOSEPH] SS:

BEFORE ME, A NOTARY PUBLIC IN AND SAID COUNTY AND STATE, ON NOVEMBER 2, 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 EDWARD BRADLEY TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; THAT SAID WITNESS WAS PRESENT AND SAW EDWARD BRADLEY EXECUTE THE SAME; AND THAT SAID WITNESS AT THE SAME TIME SUBSCRIBED HIS/HER NAME AS A WITNESS THERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2ND DAY OF NOVEMBER, 2020.

MY COMMISSION EXPIRES NOVEMBER 12, 2022



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

Transcribed 2/2/21
Taking Unit 501/10/20
Date 11-19-2020

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