

NEAR NORTHWEST NEIGHBORHOOD 2nd MINOR SUBDIVISION

BEING A RE SUBDIVISION OF PART OF LOT 58 AND LOT 59 OF MUESSELS 1st ADDITION.

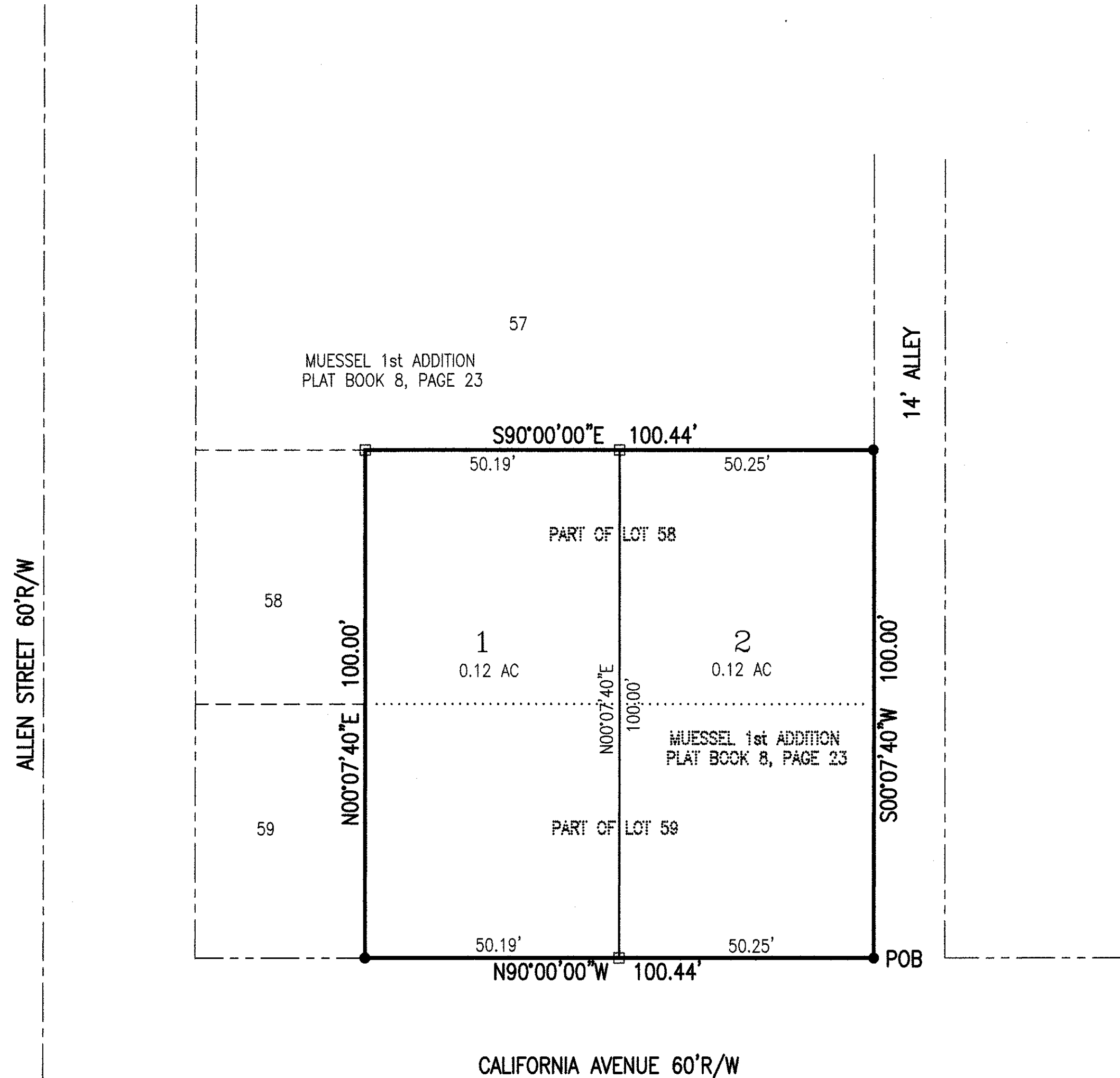
PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE NEAR NORTHWEST NEIGHBORHOOD 2ND MINOR SUBDIVISION 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:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING THAT 0.23 ACRE PARCEL SURVEYED BY LANG, FEENEY & ASSOCIATES, INC., TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 AND SHOWN ON A PLAT OF THAT SURVEY CERTIFIED ON JULY 6, 2020 AS NEAR NORTHWEST NEIGHBORHOOD 2ND MINOR SUBDIVISION JOB NUMBER 140-71 (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING THE SOUTHEAST CORNER OF LOT 59 AS SHOWN ON THE RECORDED PLAT OF MUESSELS 1ST ADDITION IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN PLAT BOOK 8, PAGE 23, SAID POINT BEING AN IRON FOUND; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 100.44 FEET TO AN IRON FOUND; THENCE NORTH 00°07'40" EAST, A DISTANCE OF 100.00 FEET TO A 5/8" REBAR IRON SET WITH LANG FEENEY S0523 S0309 CAP; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 100.44 FEET TO AN IRON FOUND; THENCE SOUTH 00°07'40" WEST, A DISTANCE OF 100.00 FEET THE POINT OF BEGINNING.
SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC HIGHWAY, ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

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. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
4. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
5. STREET CLASSIFICATION: CALIFORNIA ROAD 60'R/W - MINOR ROAD
6. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0184D 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

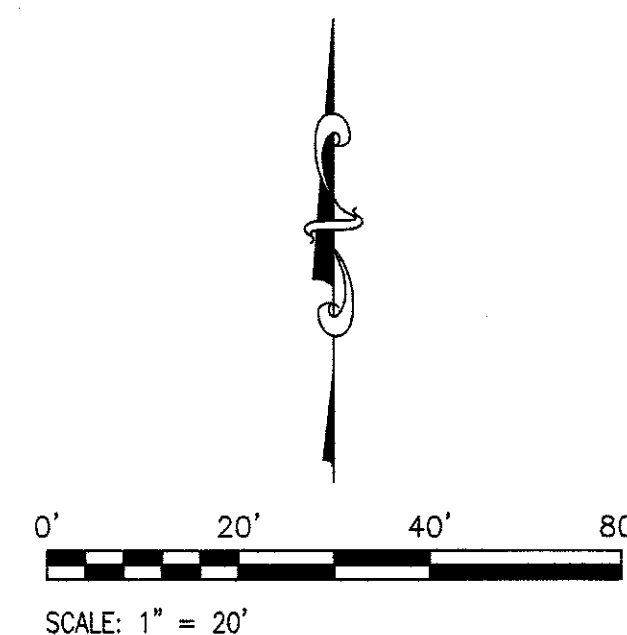
I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON JULY 7, 2020. THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, 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



LEGEND

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



DEED OF DEDICATION

THE UNDERSIGNED, JACOB J. PARMELEE AND NEAR NORTHWEST NEIGHBORHOOD, INC., 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 THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: NEAR NORTHWEST NEIGHBORHOOD 2ND MINOR SUBDIVISION. 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

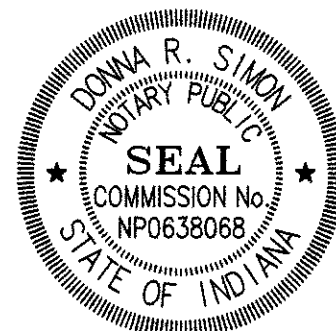
THIS IS TO CERTIFY THAT THE UNDERSIGNED, JACOB J. PARMELEE AND NEAR NORTHWEST NEIGHBORHOOD, INC. ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

Kathy Schuth
NEAR NORTHWEST NEIGHBORHOOD, INC.
KATHY SCHUTH, EXECUTIVE DIRECTOR
1007 PORTAGE AVENUE
SOUTH BEND, INDIANA 46616

Jacob J. Parmelee
JACOB J. PARMELEE
1043 CALIFORNIA AVENUE
SOUTH BEND, INDIANA 46616

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACOB J. PARMELEE AND NEAR NORTHWEST NEIGHBORHOOD, INC. BY KATHY SCHUTH, EXECUTIVE DIRECTOR 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 22nd DAY OF SEPTEMBER, 2020.
EXPIRATION DATE: AUGUST 29, 2020.

Donna R. Simon
DONNA R. SIMON, NOTARY PUBLIC
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.



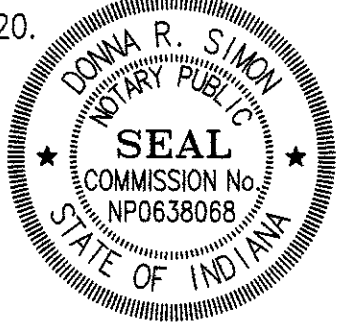
EXECUTED AND DELIVERED IN MY PRESENCE:

Terance D. Lang (WITNESS SIGNATURE)
TERANCE D. LANG (WITNESS'S PRINTED NAME)

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH

BEFORE ME, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, PERSONALLY APPEARED Terance D. Lang, BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED AS A WITNESS TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DEPOSES AND SAYS THAT THE FOREGOING INSTRUMENT WAS EXECUTED AND DELIVERED BY JACOB J. PARMELEE AND NEAR NORTHWEST NEIGHBORHOOD, INC. BY KATHY SCHUTH, EXECUTIVE DIRECTOR IN THE ABOVE NAMED SUBSCRIBING WITNESS'S PRESENCE, AND THAT THE ABOVE-NAMED SUBSCRIBING WITNESS IS NOT A PARTY TO THE TRANSACTION DESCRIBED IN THE FOREGOING INSTRUMENT AND WILL NOT RECEIVE ANY INTEREST IN OR PROCEEDS FROM THE PROPERTY THAT IS SUBJECT OF THE TRANSACTION.
WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF September, 2020.

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



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

Transfer: 1987
Taxing Unit: Portage
Date: 10-13-2020

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 7-7-20	Job Name NearNorthwestNeighborhood2ndMin
Rev. 8-3-20 REV PER SB PLAN COMM	Job No. 139-72
Rev.	