

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT #3 "LECHNER & HIBBARD'S SUBDIVISION" AS RECORDED IN BOOK 9, PAGE 105 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTH 88°58'55" EAST ALONG THE SOUTH OF SAID LOT #3, A DISTANCE OF 89.94 FEET (REC. 89.60 FEET) TO THE SOUTHEAST CORNER OF SAID LOT #3; THENCE NORTH 00°37'29" WEST ALONG THE EAST LOT LINE OF SAID LOT #3 AND LOT #4 OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST LINE OF A 10-FOOT WIDE VACATED ALLEY, PER VACATION ORDINANCE NUMBER 10756-20 AS SHOWN IN THE RECORDS OF THE SOUTH BEND, INDIANA CITY CLERK'S OFFICE, A DISTANCE OF 84.99 FEET (REC. 85.08 FEET) TO THE NORTHEAST CORNER OF SAID LOT #4; THENCE NORTH 89°13'37" EAST AND ALONG THE NORTH LINE OF SAID VACATED ALLEY AND LOT #7 AND LOT #8 "STANFIELD AND FOSTER'S ADDITION" AS RECORDED IN BOOK 2, PAGE 64 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, A DISTANCE OF 108.91 FEET (REC. 109.91 FEET) TO THE WEST RIGHT-OF-WAY LINE OF STANFIELD STREET; THENCE SOUTH 00°52'06" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 103.02 FEET (REC. 103.00 FEET); THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 99.35 FEET (REC. 99.00 FEET) TO THE EAST LINE OF LOT #2 OF SAID "LECHNER & HIBBARD'S SUBDIVISION"; THENCE SOUTH 00°37'29" EAST ALONG THE EAST LINE OF SAID LOT #2, A DISTANCE OF 34.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT #2; THENCE SOUTH 88°50'28" WEST ALONG THE SOUTH LINE OF SAID LOT #2, A DISTANCE OF 69.46 FEET (REC. 63.70 FEET) TO THE EAST RIGHT-OF-WAY OF NILES AVENUE; THENCE NORTH 31°09'30" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.01 FEET (REC. 60.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.35 ACRES MORE OR LESS AND CONSISTING OF (2) TWO LOTS.
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

WELLHEAD PROTECTION NOTE:

- 1). THE PROPERTY LIES WITHIN THE NORTH STATION 1-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. 18141C0203D DATED JANUARY 6, 2011. THIS PARCEL IS IN ZONE "X".

INGRESS-EGRESS EASEMENT NOTE:

THE 10-FT. WIDE INGRESS-EGRESS EASEMENT SHOWN ON LOT 1 OF THIS PLAT IS FOR THE OWNER AND THEIR ASSIGNS OF SHOWN LOT 1 AND LOT 2.

WAIVER:

- 1). FROM SECTION 21-11.02(c)(3) TO ALLOW A DOUBLE FRONTAGE LOT FOR LOT 2.

LEGEND:

- (A) 10-FT. WIDE INGRESS-EGRESS EASEMENT
(B) 10-FT. WIDE NON-ACCESS EASEMENT

MONUMENTATION:

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

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.

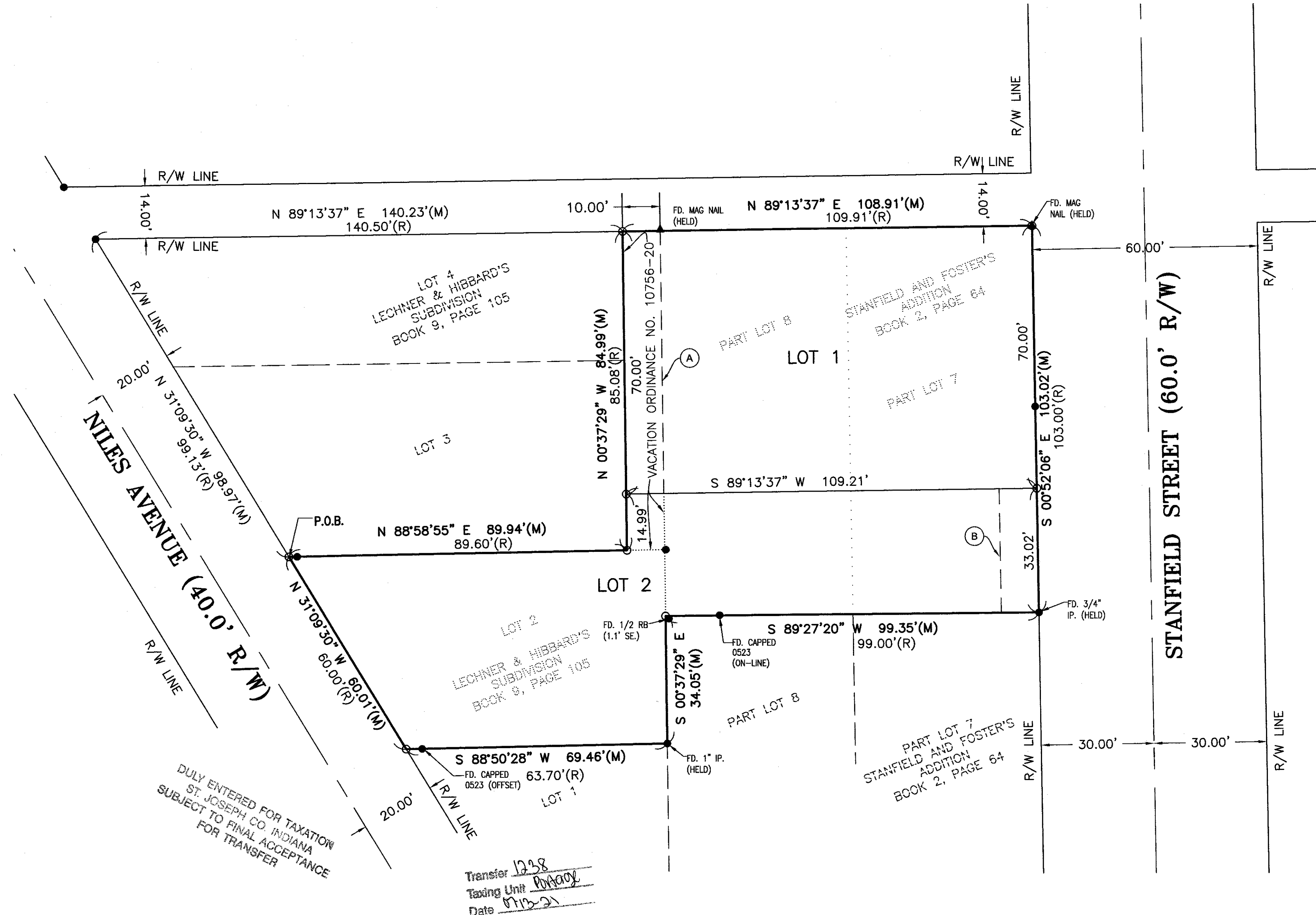
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND 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.

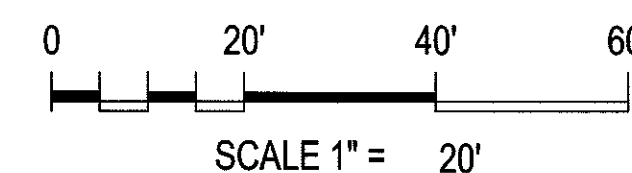
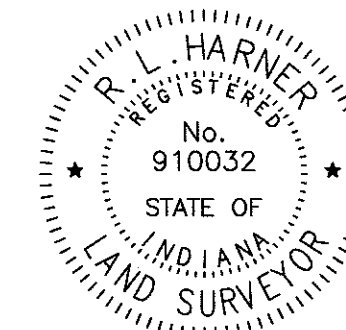
ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE 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.

RASK MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 2 "LECHNER & HIBBARD'S SUBDIVISION AND PART OF LOT 7 AND PART OF LOT 8 STANFIELD AND FOSTER'S ADDITION)



Angela M. Smith
P. 1 of 2



SURVEYORS & ENGINEERS:

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

SUBDIVIDERS:

ROBBY H. RASK TRUST DATED
08/20/1999,
FIRST AMENDED AND RESTATED ON
12/13/20012, AS AMENDED
914 NORTH NILES AVENUE
SOUTH BEND, INDIANA 46617

SUBDIVIDERS:

PAMELA P. RASK TRUST DATED
08/20/1999,
FIRST AMENDED AND RESTATED ON
12/13/20012, AS AMENDED
914 NORTH NILES AVENUE
SOUTH BEND, INDIANA 46617

DATE 11/5/20	DRAWN BY: GGS
SCALE 1"=20'	CHECKED BY: MJD
FILE # 200209.4	PROJ. MANGR: MJD

REVISIONS

DATE	BY	REVISIONS
12/4/20	GGS	REVISED PER CITY COMMENTS

SHEET
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OF
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Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574)234-4003 / (800)984-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

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RASK MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 2 "LECHNER & HIBBARD'S SUBDIVISION AND PART OF LOT 7 AND PART
OF LOT 8 STANFIELD AND FOSTER'S 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 8TH DAY OF JULY, 2021.

ROBBY H. RASK TRUST DATED 08/20/1999,
FIRST AMENDED AND RESTATED ON 12/13/2012,
AS AMENDED
914 NORTH NILES AVENUE
SOUTH BEND, INDIANA 46617
(50% INTEREST IN REAL ESTATE AS TENANTS IN COMMON)

PAMELA P. RASK TRUST DATED 08/20/1999
FIRST AMENDED AND RESTATED ON 12/13/2012,
AS AMENDED
914 NORTH NILES AVENUE
SOUTH BEND, INDIANA 46617
(50% INTEREST IN REAL ESTATE AS TENANTS IN COMMON)

Robby H. Rask Co Trustee

ROBBY H. RASK, CO-TRUSTEE OF THE
ROBBY H. RASK TRUST DATED 08/20/1999,
FIRST AMENDED AND RESTATED ON 12/13/2012,
AS AMENDED

Pamela P. Rask Co-Trustee

PAMELA P. RASK, CO-TRUSTEE OF THE
ROBBY H. RASK TRUST DATED 08/20/1999,
FIRST AMENDED AND RESTATED ON 12/13/20012,
AS AMENDED

Pamela P. Rask Co Trustee

ROBBY H. RASK, CO-TRUSTEE OF THE
PAMELA P. RASK TRUST DATED 08/20/1999,
FIRST AMENDED AND RESTATED ON 12/13/2012,
AS AMENDED

Pamela P. Rask Co-Trustee

PAMELA P. RASK, CO-TRUSTEE OF THE
PAMELA P. RASK TRUST DATED 08/20/1999,
FIRST AMENDED AND RESTATED ON 12/13/20012,
AS AMENDED

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 8TH DAY OF JULY, 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022

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

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

Transfer 1228
Taxing Unit 201001
Date 7-13-21

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:

RASK MINOR SUBDIVISION

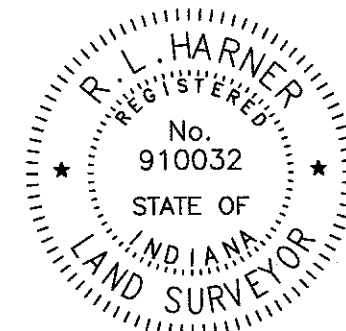
ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY 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 SEPTEMBER, 2020, AND RECORDED AS DOCUMENT NO. 2020-34877 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, 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 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 RASK MINOR SUBDIVISION WAS CONSIDERED AND GRANTED ~~APPROVAL~~ APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON July 13, 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
ANGELA M. SMITH
SECRETARY OF THE COMMISSION



P.2 of 2

DATE	DRAWN BY:	REVISIONS			
11/5/20	GGG				
SCALE	CHECKED BY:	DATE	BY		
NA	MJD				
FILE #	PROJ. MANGR:				
200209.4	MJD				

DHA
Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 584-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET
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OF
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