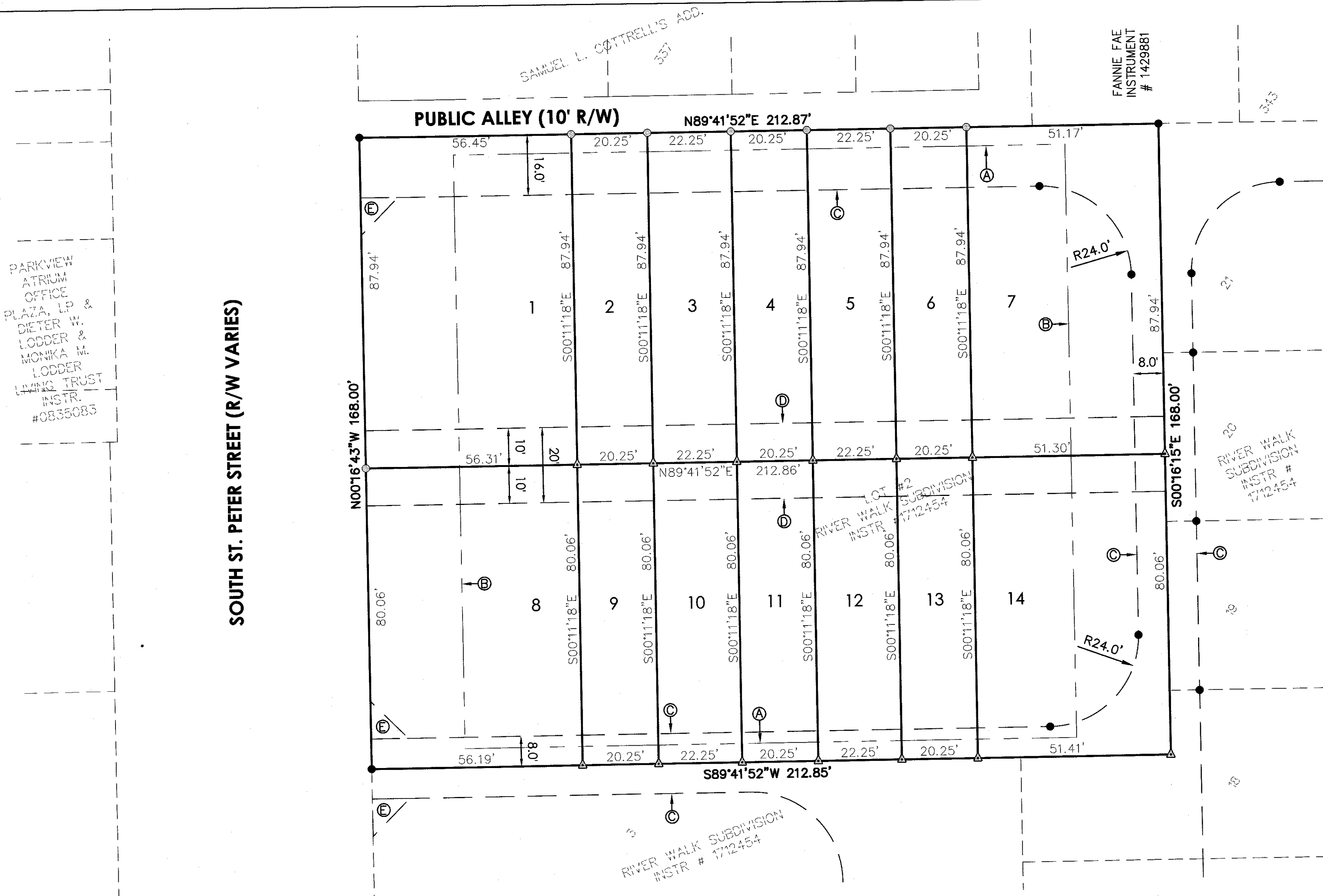




#### DEED OF DEDICATION:

THE UNDERSIGNED, CENTURY BUILDERS, INC., THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES 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 "RIVER WALK ST. PETER TOWNHOME MINOR SUBDIVISION". ALL STREETS, RIGHT-OF-WAYS, ALLEYS, 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 STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREA OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS", ARE RESERVED FOR THE USES AS DESIGNATED BY THE 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 STRIPS 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 OTHER LOTS IN THIS SUBDIVISION.

#### OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CENTURY BUILDERS, INC., IS THE OWNER OF THE LAND DESCRIBED HEREIN, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

CENTURY BUILDERS, INC.  
314 WEST CATALPA DRIVE, SUITE F  
MISHAWAKA, IN 46545

*Jim Sieradzki Pres.*  
JIM SIERADZKI, PRESIDENT

DATED THIS 31 DAY OF JAN, 2020.

#### NOTARY PUBLIC CERTIFICATE:

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JIM SIERADZKI, PRESIDENT FOR CENTURY BUILDERS, INC. AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

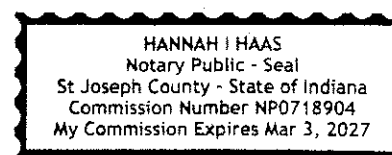
WITNESS MY HAND AND NOTARIAL SEAL THIS 31<sup>st</sup> DAY OF January, 2020.

MY COMMISSION EXPIRES: Mar 3, 2027

*Hannah I Haas*  
(SIGNATURE)

*Hannah I Haas*  
(PRINT)

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



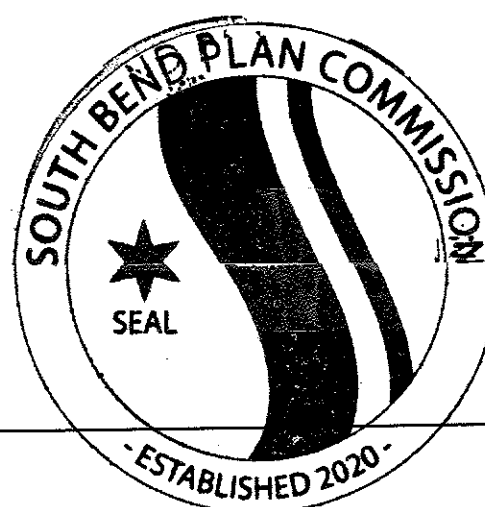
Transfer 953  
Taxing Unit Portage  
Date 06/11/20

#### CERTIFICATE OF APPROVAL NOT FOR RECORDING PURPOSES

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE RIVER WALK ST. PETER TOWNHOME MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON JUNE 10, 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  
Angela M. Smith



## RIVER WALK ST. PETER TOWNHOME MINOR SUBDIVISION

BEING A RESUBDIVISION OF LOT 2 RIVER WALK SUBDIVISION  
PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

#### LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA:

LOT NUMBERED 2 AS SHOWN ON THE RECORDED PLAT OF RIVER WALK SUBDIVISION, RECORDED MAY 18, 2017 AS DOCUMENT NUMBER 1712454 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

#### NOTES:

- AREA OF MINOR SUBDIVISION : 35,761 S.F. OR 0.82 ACRES
- ENGINEERING REPORT: ALL LOTS SHALL BE SERVICED BY CITY OF SOUTH BEND MUNICIPAL SANITARY SEWER AND WATER.
- ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER.
- ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTIES.
- THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS, OR EASEMENTS CREATED IN THE PLATTING OF THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS IN THE CITY OF SOUTH BEND ZONING ORDINANCE UNLESS VARIANCES HAVE BEEN OBTAINED.
- ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT FOUND MONUMENTS WILL BE MARKED WITH 5/8 INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHE FIRM #0050", UNLESS INDICATED OTHERWISE.
- THE BOUNDARY SURVEY OF THE PARENT PARCEL IS RECORDED UNDER INSTRUMENT NUMBER 1611603 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER. EXISTING MONUMENTS ARE SHOWN ON SAID SURVEY.
- HEARTLAND ENVIRONMENTAL ASSOCIATES, INC. REPORTS THAT BASED ON BOTH SITE RECONNAISSANCE ON JANUARY 12, 2016 AND REVIEW OF THE HISTORIC SITE DOCUMENTATION, THERE ARE NO UNDERGROUND STORAGE TANKS REMAINING ON PROPERTY OWNED BY RIVER WALK, L.L.C., AS OF JANUARY 27, 2016.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) INDEX PANEL NO. 18141C0211D, WITH EFFECTIVE DATES OF JANUARY 5, 2011, THE SUBJECT PROPERTY BY SCALING SAID MAP IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE X, AREA OF MINIMAL FLOOD HAZARD".
- EASEMENT "C" IS RESERVED FOR INGRESS/EGRESS, STORMWATER AND SANITARY SEWERS, AND TO PRIVATE AND PUBLIC UTILITY COMPANIES INCLUDING TELECOMMUNICATIONS, ELECTRIC, GAS. SHOULD PRIVATE UTILITIES BE IN CONFLICT WITH THE OPERATION, MAINTENANCE, OR REPLACEMENT OF CITY UTILITIES, PRIVATE UTILITY COMPANY SHALL RELOCATE THEIR FACILITIES WITHIN THE EASEMENT AT NO COST TO THE CITY. THE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL TAKE THEIR TITLE SUBJECT TO SAID USE OF EASEMENT.
- EASEMENT "E" IS RESERVED FOR CLEAR SIGHT VISION TRIANGLE, NO OBSTRUCTIONS MAYBE PUT IN THE CLEAR VISION TRIANGLE TO ALLOW FOR A CLEAR FIELD OF VISION FOR VEHICLES ENTERING AND EXITING PRIVATE ALLEYS.

#### LEGEND:

- SET 5/8" IRON BAR WITH YELLOW CAP "ABONMARCHE FIRM #0050"
- ▲ SET MAGNAIL AND TAG "ABONMARCHE FIRM #0050"
- FOUND 5/8" IRON BAR WITH YELLOW CAP "ABONMARCHE FIRM #0050"
- Ⓐ 5' SETBACK PER AREA PLAN COMMISSION COMBINED ORDINANCE/VARIANCE APPROVAL DATED MAY 19, 2015.
- Ⓑ 25' SETBACK PER AREA PLAN COMMISSION COMBINED ORDINANCE/VARIANCE APPROVAL DATED MAY 19, 2015.
- Ⓒ EASEMENT FOR INGRESS/EGRESS, UTILITIES & STORMWATER (WIDTH VARIES) INSTRUMENT #1712454
- Ⓓ 20' MUNICIPAL WATER & SEWER EASEMENT, 10' EACH SIDE OF PROPERTY LINE
- Ⓔ 10'X10' CLEAR SIGHT VISION TRIANGLE

#### SUBDIVISION WAIVER NOTE:

THE PLAT COMMITTEE AT ITS MAY 3, 2018 MEETING GRANTED THE FOLLOWING WAIVERS FROM THE ST. JOSEPH COUNTY SUBDIVISION CONTROL ORDINANCE:

- FROM SECTION 21-14.03(f)(2) - FROM THE REQUIREMENT THAT EVERY LOT SHALL ABUT ON A PUBLIC STREET

#### PROPERTY OWNERS:

CENTURY BUILDERS, INC.  
314 WEST CATALPA DRIVE, SUITE F  
MISHAWAKA, IN 46545  
574-277-4171

#### SURVEYED BY:

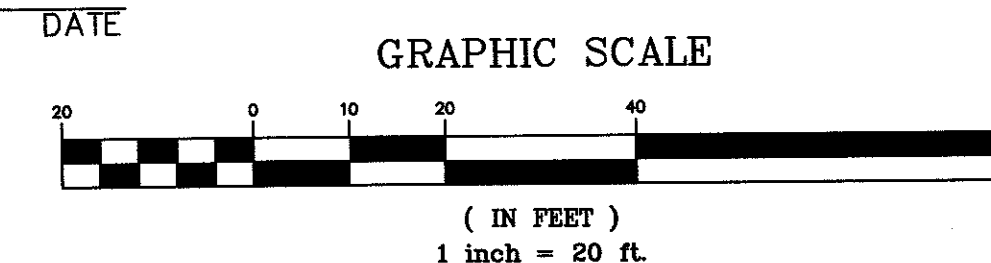
ABONMARCHE CONSULTANTS, INC.  
750 LINCOLN WAY EAST  
SOUTH BEND, IN 46601  
574-232-8700

#### LAND SURVEYOR'S 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 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*  
MICHAEL J. ROZYCKI, PS  
PROFESSIONAL LAND SURVEYOR #20500010  
STATE OF INDIANA



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

| 1   | REVISED - COSB PLAN COMMISSION COMMENTS | JLM | 01/30/20 |
|-----|-----------------------------------------|-----|----------|
| NO. | REVISION DESCRIPTION:                   | BY: | DATE:    |

1 of 1

SEC. 12-T37N-R2E

16-1479

SHEET NO.

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