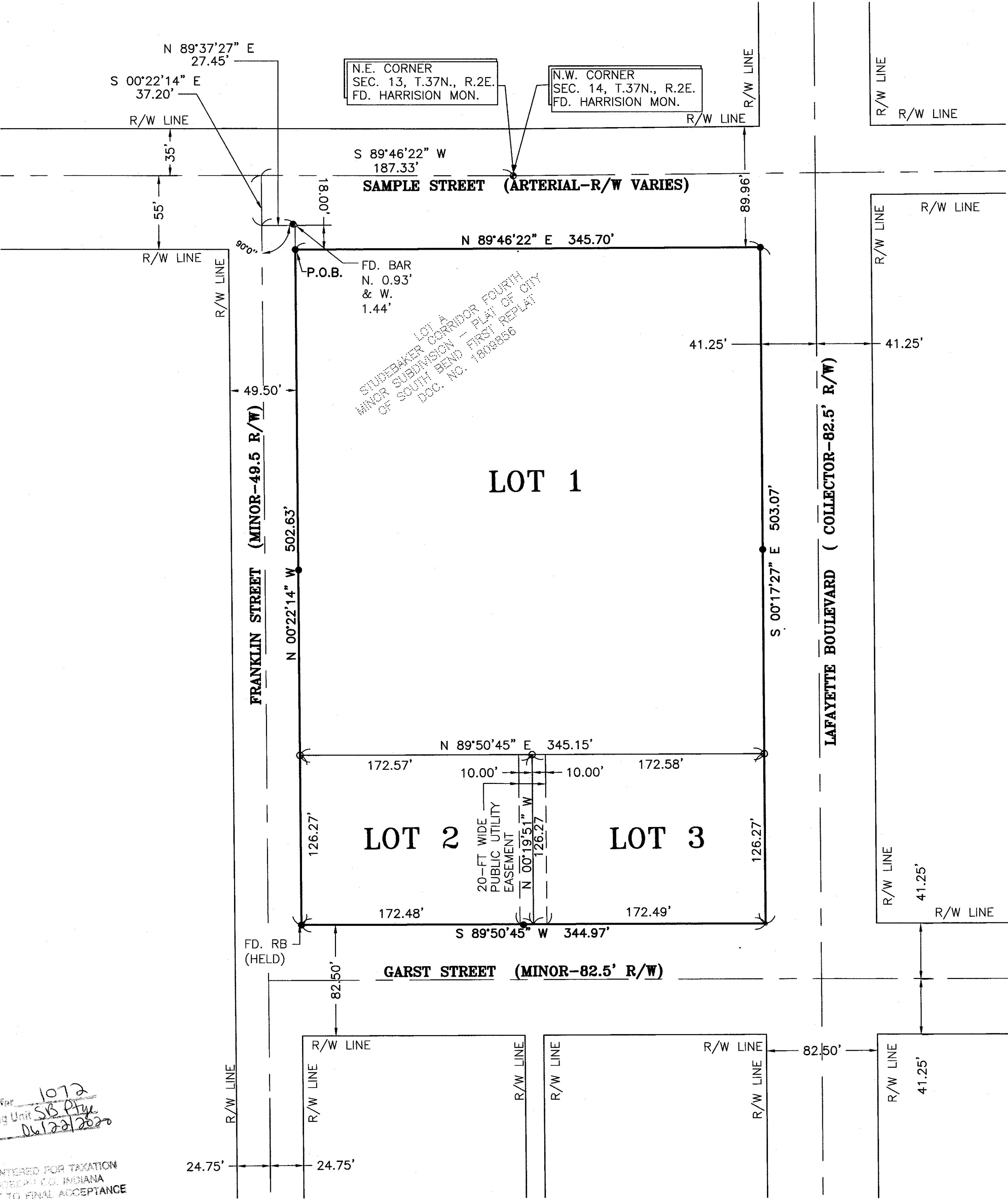


SAMPLE AND LAFAYETTE MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 13, AND PART OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT A "STUDEBAKER CORRIDOR FOURTH MINOR SUBDIVISION - PLAT OF CITY OF SOUTH BEND FIRST REPLAT")

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA; BEING LOT A OF "STUDEBAKER CORRIDOR FOURTH MINOR SUBDIVISION - PLAT OF CITY OF SOUTH BEND FIRST REPLAT" AS RECORDED BY DOCUMENT NUMBER 1809856 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY INDIANA. CONTAINING 3.99 ACRES MORE OR LESS AND CONSISTING OF THREE (3) LOTS. SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.



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.

MONUMENTATION:

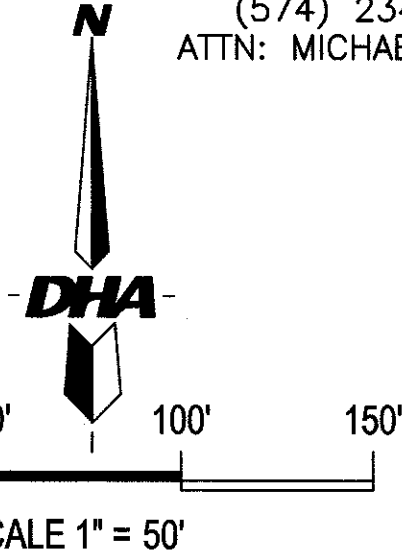
- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- x = CHISELED "X" ON CONCRETE

SUBDIVIDER:

DEPARTMENT OF COMMUNITY INVESTMENT
CITY OF SOUTH BEND
227 W. JEFFERSON BLVD, SUITE 1400
SOUTH BEND, INDIANA 46601

SURVEYORS & ENGINEERS:

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



DATE	DRAWN BY:	REVISIONS			
3/23/20	GGS				
SCALE	CHECKED BY:	DATE	BY	REVISED PER NON-CONFORMANCE	
1"=50'	MJD	5/8/20	GGS	ADDED STREET CLASSIFICATIONS	
FILE #	PROJ. MANGR:	5/16/20	GGS		
200127.4	MJD				

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

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SAMPLE AND LAFAYETTE MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 13, AND PART OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT A "STUDEBAKER CORRIDOR FOURTH MINOR SUBDIVISION - PLAT OF CITY OF SOUTH BEND FIRST REPLAT")

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:

SAMPLE AND LAFAYETTE MINOR SUBDIVISION

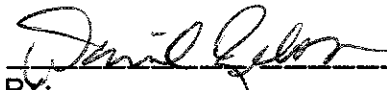
ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND
NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED
HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH
LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERRECTED 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.

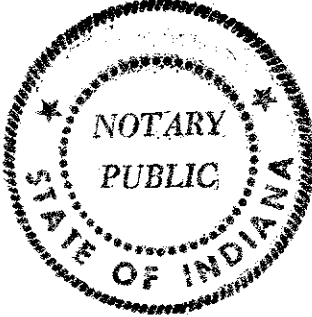
OWNER'S CERTIFICATE:

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 19TH DAY OF JUNE, 2020.

DEPARTMENT OF COMMUNITY INVESTMENT
CITY OF SOUTH BEND
227 W. JEFFERSON BLVD, SUITE 1400
SOUTH BEND, INDIANA 46601

BY: 
DAVID RELOS
DEPARTMENT OF COMMUNITY INVESTMENT
CITY OF SOUTH BEND



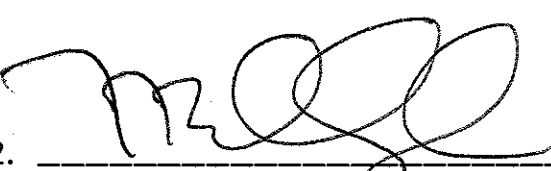
NOTARIZATION STATEMENT:

STATE OF INDIANA]
SS:
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.

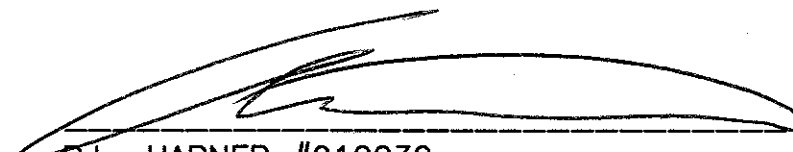
WITNESS MY HAND AND NOTARIAL SEAL THIS 19TH DAY OF JUNE, 2020.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.


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

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 18TH DAY OF APRIL,
2016: 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

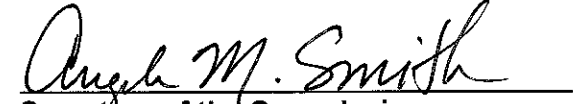
"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT UNLESS REQUIRED BY LAW."
RON L. HARNER.



CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SAMPLE
AND LAFAYETTE MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL
BY THE SOUTH BEND PLAN COMMISSION ON JUNE 22, 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:


Secretary of the Commission
Angela M. Smith



p 2 of 2

REVISIONS			
DATE 3/23/20	DRAWN BY: GGS	DATE 5/8/20	BY GGS
SCALE NA	CHECKED BY: MJD	REVISED PER NON-CONFORMANCE	
FILE # 200127.4	PROJ. MANGR: MJD		

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