

CUNNINGHAM JEFFERSON BOULEVARD MINOR SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH,
RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA BEING THAT 0.97 ACRE PARCEL SURVEYED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 AND SHOWN ON MINOR SUBDIVISION OF THAT, SURVEY CERTIFIED ON JUNE 1, 2021 AS 142-39 (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE RECORDED PLAT OF MEREDITH ADDITION IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN PLAT BOOK 12, PAGE 208, THENCE NORTH 85°28'03" WEST ALONG THE NORTH RIGHT OF WAY LINE OF JEFFERSON BOULEVARD, A DISTANCE OF 110.00 FEET TO THE EAST RIGHT OF WAY LINE OF TWYCKENHAM DRIVE; THENCE NORTH 04°28'17" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 377.51 FEET; THENCE NORTH 86°27'10" EAST, A DISTANCE OF 111.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 04°31'00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 393.17 FEET TO 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. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
6. TAX KEY No. 018-5139-5081
7. JEFFERSON BOULEVARD AND TWYCKENHAM DRIVE (R/W AS SHOWN) ARE CLASSIFIED AS ARTERIAL STREETS.
8. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0211D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS OF MINIMAL FLOODING AND TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
9. LOT 1 IS CURRENTLY SERVED BY MUNICIPAL WATER AND SANITARY SEWER. LOT 2 SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.

LEGEND

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

DEED OF DEDICATION

THE UNDERSIGNED, DANIEL GERARD CUNNINGHAM AND BETH ANN CUNNINGHAM, 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: CUNNINGHAM JEFFERSON BOULEVARD 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. 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 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, DANIEL GERARD CUNNINGHAM AND BETH ANN CUNNINGHAM 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.

Daniel Gerard Cunningham
DANIEL GERARD CUNNINGHAM
105 HAY SEDGE COURT
DURHAM, NORTH CAROLINA 27705

Beth Ann Cunningham
BETH ANN CUNNINGHAM
105 HAY SEDGE COURT
DURHAM, NORTH CAROLINA 27705

STATE OF NORTH CAROLINA SS:
COUNTY OF Durham
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL GERARD CUNNINGHAM AND BETH ANN CUNNINGHAM AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

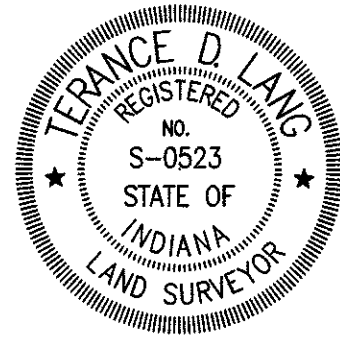
WITNESS MY HAND AND NOTARIAL SEAL THIS 29 July, 2021.

Laurie C. Hyland
NOTARY PUBLIC (PRINT NAME) Laurie C. Hyland
EXPIRATION DATE: 10/28/2021
NOTARY IS A RESIDENT OF Durham, NC, INDIANA

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 JUNE 8, 2021. 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. 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



CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT CUNNINGHAM JEFFERSON BOULEVARD MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON August 3, 2021; DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE.

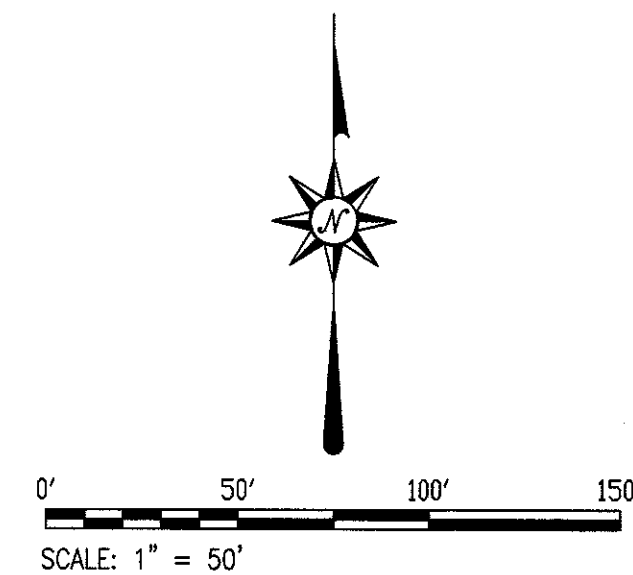
IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSION'S SEAL HEREUPON:

Angela M. Smith
ANGELA M. SMITH
SECRETARY OF THE COMMISSION



Transfer 1903
Taxing Unit Portage
Date 08-04-21

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



Lang, Feeney & Associates, Inc.			
715 S. Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841			
Land Surveyors		Soil Scientists	
Scale	1" = 50'	Drawn	JMS
Date	6-8-21	Job Name	
Rev.	6-28-21	Job No.	142-39
Rev. CunninghamJeffersonBoulevardMinorSub.dwg			