

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE INSERT SUBDIVISION NAME AS IT APPEARS ON THE PLAT WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON CURTIS PRODUCTS - GOODWILL MINOR SUBDIVISION; 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 SEAL HEREUPON:

Angela M. Smith
Angela M. Smith
Secretary of the Commission



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	235.00'	368.80'	332.10'	S 44°56'31" E	89°55'07"	234.67'

CURTIS PRODUCTS - GOODWILL MINOR SUBDIVISION

BEING A RESUBDIVISION OF LOT 1 BOSCH MINOR SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

2021-21361
RECORDED AS PRESENTED ON
06/24/2021 10:54 AM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDERS
PGS: 1 FEES: 25.00

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS:
LOT NUMBERED ONE (1) AS SHOWN ON THE PLAT OF BOSCH CORPORATION MINOR SUBDIVISION RECORDED MAY 16TH, 2006 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 0619744.

DEED OF DEDICATION

THE UNDERSIGNED, CURTIS PRODUCTS, INC., 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: CURTIS PRODUCTS - GOODWILL 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 ERECTED 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 ERECTED 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, CURTIS PRODUCTS, INC. IS THE OWNER 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 DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

John Heckaman
CURTIS PRODUCTS, INC.
JOHN HECKAMAN, PRESIDENT
401 N BENDIX DRIVE
SOUTH BEND, INDIANA 46628

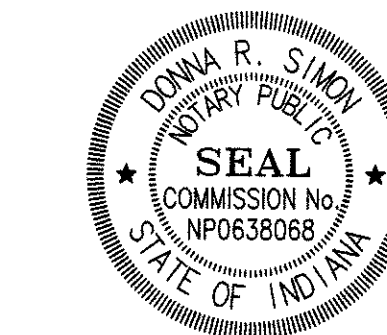
STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CURTIS PRODUCTS, INC., JOHN HECKAMAN, PRESIDENT AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF June, 2021.

Donna R. Simon
DONNA R. SIMON, NOTARY PUBLIC
EXPIRATION DATE: AUGUST 29, 2028.
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, 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 MAY 11, 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



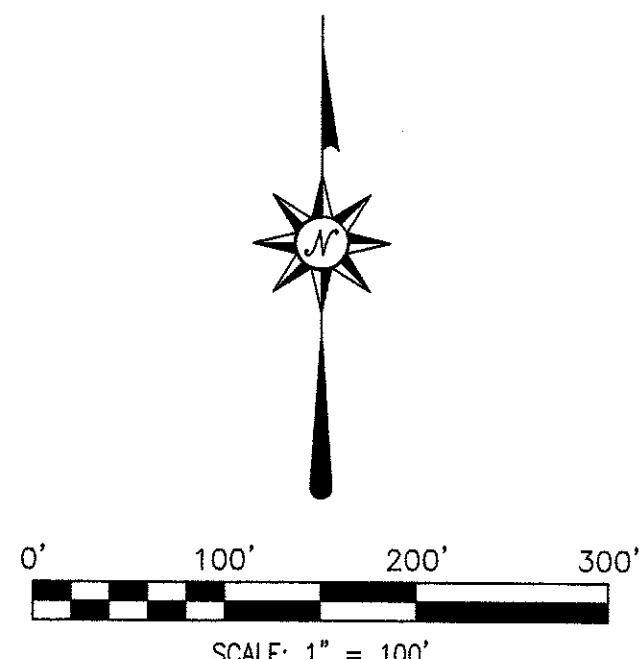
Transfer 1113
Taxing Unit P021805
Date 06/24/2021

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" = 100'	Drawn JMS
Date 5-12-21	Job Name CurtisProducts - Goodwill Minor Sub
Rev. 6-1-21 non-conf	Job No.
Rev. 6-10-21 subject to's	142-12



LINE TABLE

L1	N 43°33'48" W	61.91'
L2	S 44°07'35" W	82.55'
L3	N 24°58'43" E	50.30'
L4	N 01°01'45" W	40.72'
L5	N 00°09'03" E	113.11'
L6	S 89°56'21" W	16.00'
L7	N 00°09'03" E	8.05'
L8	N 89°57'00" W	3.59'
L9	N 87°38'33" W	1.85'
L10	N 03°54'24" W	21.58'

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. TAX KEY No. 018-2040-138703
6. STREET CLASSIFICATION: BENDIX STREET IS A MINOR STREET.
7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0191D 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.
8. THESE LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SANITARY SEWER.
9. THE PURPOSE OF THE INGRESS EGRESS EASEMENT IS FOR THE BENEFIT OF LOT 2 TO ACCESS ONTO PUBLIC RIGHT OF WAY.