

DEV HT IRELAND ROAD MINOR SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

2022-00133
RECORDED AS PRESENTED ON
01/03/2022 01:30 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 2 FEES: 30.00

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY (30), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SAID SECTION; THENCE ALONG THE EAST-WEST QUARTER (1/4) LINE OF SAID SECTION SOUTH 89°42'57" WEST, A DISTANCE OF 1052.29 FEET (REC. SOUTH 90°00'00" WEST, 1053.20 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST-WEST QUARTER (1/4) LINE SOUTH 89°42'57" WEST, A DISTANCE OF 272.98 FEET (REC. SOUTH 90°00'00" WEST 273.10 FEET); THENCE NORTH 00°13'14" WEST, A DISTANCE OF 656.69 FEET (REC. NORTH 00°00'00" WEST, 657.25 FEET); THENCE NORTH 89°30'14" EAST, A DISTANCE OF 273.00 FEET (REC. NORTH 90°00'00" EAST, 273.10 FEET); THENCE SOUTH 00°13'06" EAST, A DISTANCE OF 657.70 FEET (REC. SOUTH 00°00'00" EAST, 657.25 FEET) TO THE POINT OF BEGINNING.

CONTAINING 4.12 ACRES MORE OR LESS AND COMPRISED OF TWO (2) LOTS. SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREAS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. PANEL NO. 18141C0213D, EFFECTIVE 1/6/2011.

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNERS, ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

PRIVATE WATER MAIN EASEMENT NOTE:

THE 20-FT WIDE WATER MAIN EASEMENT SHOWN ON LOT #1 OF THIS PLAT IS FOR THE USE OF THE OWNERS OF SHOWN LOTS #1 AND #2 OF THIS PLAT AND THEIR ASSIGNS. THE EASEMENT ALLOWS FOR ACCESS TO THE EXISTING WATER MAIN AND ALLOWS, BUT NOT LIMITED TO, ANY REQUIRED MAINTENANCE, AND OR REPLACEMENT OF ALL PARTS OF THE WATER MAIN SYSTEM AND STRUCTURES TO SERVICE BOTH LOTS.

REA-BLANKET RECIPROCAL EASEMENT AGREEMENT NOTE:

THE OWNERS OF LOT 1 AND LOT 2 SHOWN ON THIS MINOR SUBDIVISION PLAT WILL BE SUBJECT TO A RECORDED BLANKET RECIPROCAL EASEMENT AGREEMENT (REA) AS RECORDED IN DOCUMENT NUMBER 2021-46116 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH, INDIANA TO ALLOW FOR INGRESS-EGRESS OVER ALL LOTS TO PROVIDE ACCESS FROM IRELAND ROAD TO EACH LOT. THE (REA) WILL ALSO ALLOW FOR UTILITIES SERVING EACH BUILDING TO CROSS PROPERTY LINES AS NEEDED. THE REA WILL ALSO ALLOW FOR DRAINAGE FROM EACH LOT TO CROSS PROPERTY LINES WHERE NEEDED TO ALLOW SURFACE RUNOFF TO DRAIN TO THE STORMWATER SYSTEM. THE REA MAY INCLUDE ADDITIONAL OWNERS' RIGHTS OTHER THAN LISTED ABOVE.

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 USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

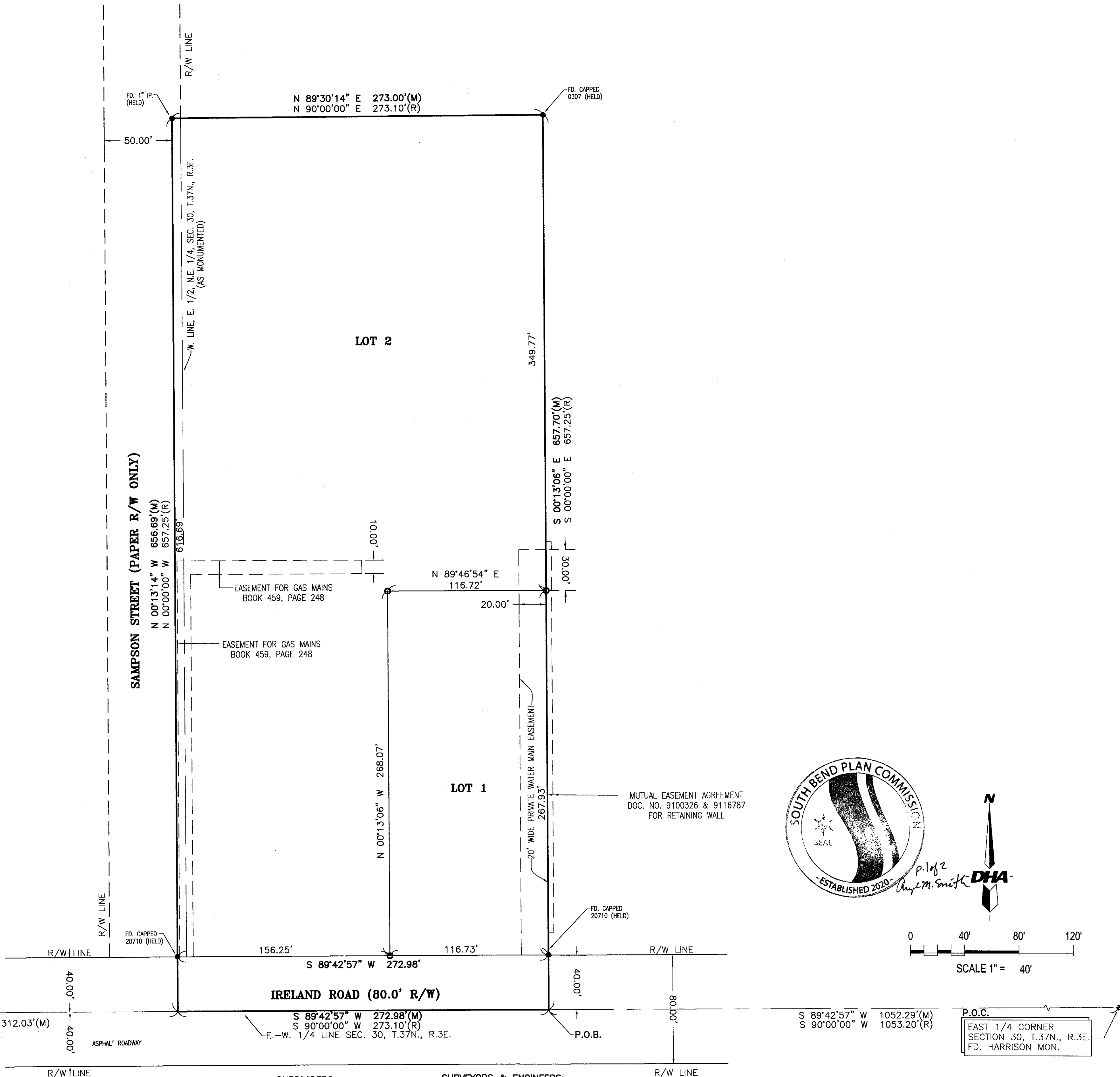
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND 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 USERS 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.



Transfer 3
Trading Unit Centre
Date 1/3/2022



0 40' 80' 120'
SCALE 1" = 40'

P.O.C.
EAST 1/4 CORNER
SECTION 30, T.37N., R.3E.
FD. HARRISON MON.

SUBDIVIDERS:
DAVID A. NUFER, LLC
2409 MISHAWAKA AVE.
JNK, INC.
SOUTH BEND, IN 46615

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

DATE	DRAWN BY:	REVISIONS			
10/15/21	GGG				
SCALE	CHECKED BY:	DATE	BY	REVISED PER NON-CONFORMANCE	
1" = 40'	MJD	11/10/21	GGG		
FILE #	PROJ. MANGR:				
210220.4	MJD				

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 584-1003 • Fax: (574) 234-1119
1643 Commerce Drive • South Bend, IN 46628

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

SHEET
1 OF
2

DEV HT IRELAND ROAD MINOR SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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:

DEV HT IRELAND ROAD 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.

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 29TH DAY OF DEC., 2021.

DAVID A. NUFER, LLC
2409 MISHAWAKA AVE.
JNK, INC.
SOUTH BEND, IN 46615

David A. Nufur Member
DAVID A. NUFER, MEMBER

NOTARIZATION STATEMENT:

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

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

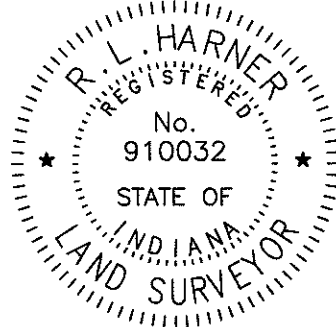
THIS 29TH DAY OF DEC., 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.

Michael J. Danch
MICHAEL J. DANCH
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 13TH DAY OF OCTOBER,
2021, AND RECORDED AS DOCUMENT NO. 2021-42799 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 THE CITY OF SOUTH BEND, INDIANA.



R.L. Harner
R.L. HARNER #910032

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED
CERTIFY THAT THE DEV HT IRELAND ROAD MINOR SUBDIVISION
WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE
SOUTH BEND PLAN COMMISSION ON
January 3, 2022; 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



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Transfer 3
Taxing Unit Centre
Date 1/3/2022

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

DATE	DRAWN BY:	REVISIONS			
10/15.21	GCS				
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NA	MJD				
FILE #	PROJ. MANGR:				
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DHA

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2 OF
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