

EDDY STREET COMMONS PHASE III 2ND MAJOR SUBDIVISION

A PARCEL LOCATED IN THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 113-118 "SORIN'S 2ND ADDITION" AND ADJACENT VACATED ALLEYS
AND PARTIALLY VACATED FRANCES STREET)

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 "EDDY STREET COMMONS PHASE III MAJOR SUBDIVISION" AS RECORDED IN DOCUMENT NUMBER 2020-40942 IN THE OFFICE OF ST. JOSEPH COUNTY, INDIANA RECORDER; THENCE SOUTH 00°43'46" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 411.02 FEET (REC. 411.00 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF CORBY BOULEVARD; THENCE SOUTH 89°13'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE 190.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF FRANCES STREET; THENCE NORTH 00°41'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 410.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOWARD STREET; THENCE NORTH 89°12'20" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE 189.80 FEET TO THE PLACE OF BEGINNING.

CONSISTING OF TWENTY-EIGHT (28) LOTS AND CONTAINING 1.79 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

WELLHEAD PROTECTION NOTE:

- 1). THE PROPERTY LIES WITHIN THE NORTH 5-YEAR CAPTURE AREA WELLHEAD PROTECTION AREA AS IDENTIFIED IN THE CITY OF SOUTH BEND'S WELLHEAD PROTECTION PLAN.

UTILITY NOTE:

- 1). LOTS WILL BE SERVICED BY PUBLIC WATER AND SEWER.

LEGEND:

- (A) 15-FT. PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE EASEMENT.
- (B) 12-FT. MUNICIPAL SANITARY SEWER EASEMENT.
- (C) 30-FT. COMMON AREA, UTILITY, RECREATION, AND DRAINAGE EASEMENT.
- (D) 20-FT. MUNICIPAL WATER EASEMENT.
- (E) 5-FT. NON-ACCESS EASEMENT.
- (F) VACATED PORTION OF FRANCES STREET ORDINANCE NO. 10781-21

MUNICIPAL SANITARY SEWER AND WATER EASEMENT NOTE:

THE MUNICIPAL SANITARY SEWER, AND WATER EASEMENTS SHOWN ON THIS PLAT IS FOR THE USE AND BENEFIT OF THE CITY OF SOUTH BEND AND ANY OF THEIR ASSIGNS OR SUCCESSORS TO PROVIDE SANITARY SEWER AND WATER SERVICE TO THE PUBLIC. SAID EASEMENT SHALL ALLOW FOR, BUT NOT BE LIMITED TO, ACCESS TO SAID SANITARY SEWER LINE AND WATER LINE, ALL RELATED SYSTEM STRUCTURES AND PIPING AND TO ALLOW FOR ANY REQUIRED CONSTRUCTION, MAINTENANCE, AND/OR REPLACEMENT OF SAID SANITARY SEWER AND WATER SYSTEMS WHICH SERVE THE PUBLIC. THERE SHALL BE NO OBSTRUCTIONS BELOW OR ABOVE GROUND WITHIN THESE EASEMENTS. ANY FUTURE MAINTENANCE TO THE CITY'S UTILITIES WILL BE PUT BACK TO EARTHEN AREA.

WAIVER NOTE:

- 1) AT ITS MARCH 29, 2021 MEETING, THE CITY OF SOUTH PLAN COMMISSION APPROVED THE FOLLOWING WAIVER: FROM SECTION 21-11.02(c)(2) EVERY LOT SHALL ABUT ON A PUBLIC STREET-FOR LOTS 9 THROUGH 14 AND LOTS 16 THROUGH 21.

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.

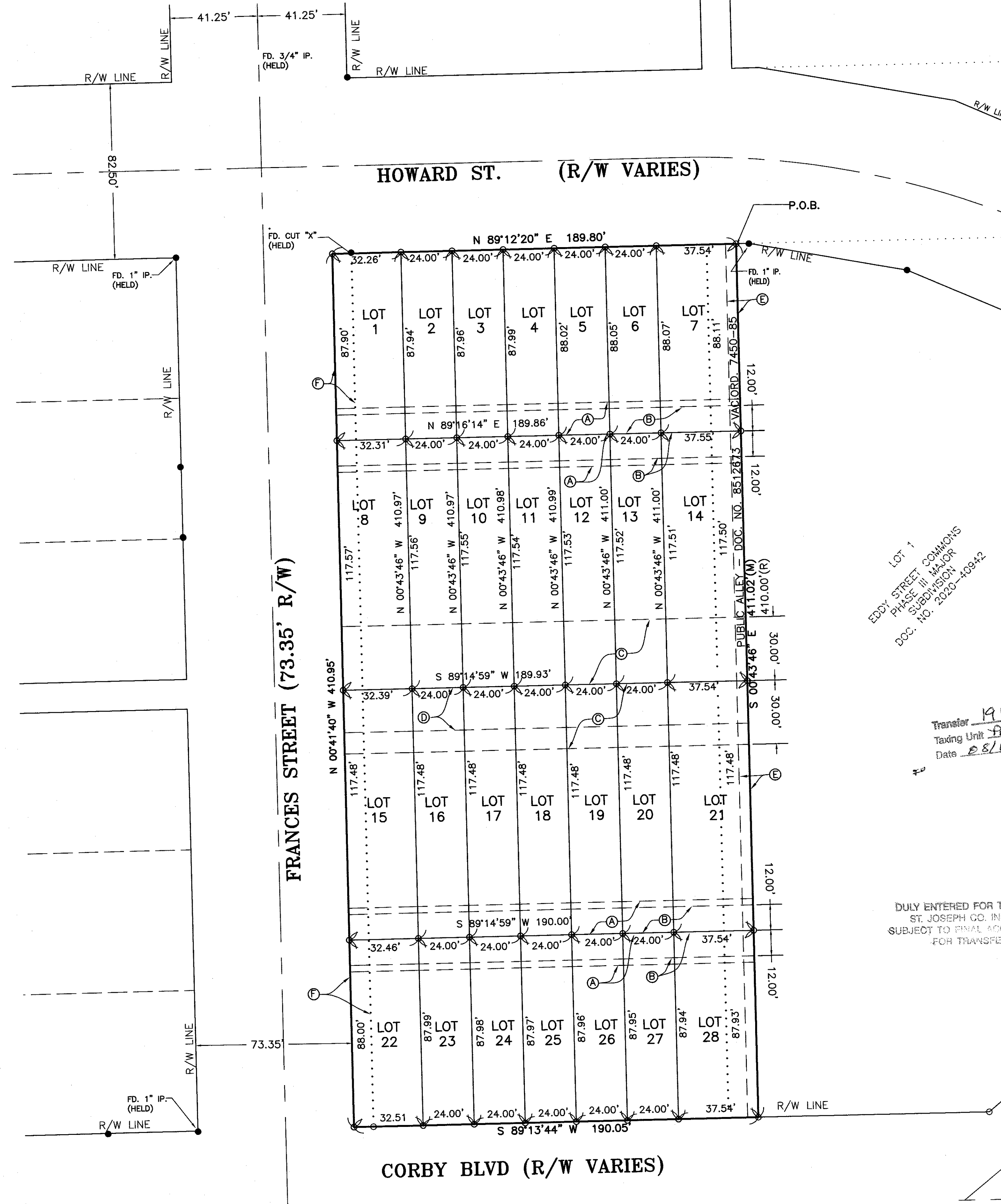
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND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

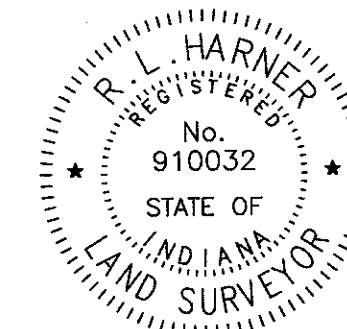
ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.



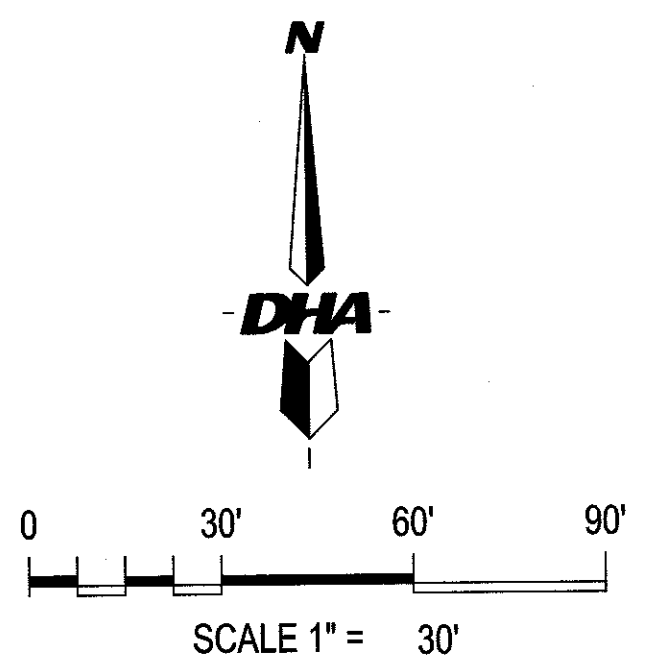
LOT 1
EDDY STREET COMMONS
PHASE III MAJOR
SUBDIVISION
DOC. NO. 2020-40942

Transfer 1916
Taxing Unit Portage
Date 8/8/2021

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



R.L. HARNER #910032



OWNERS/SUBDIVIDERS:

UNIVERSITY OF NOTRE DAME DU LAC
724 GRACE HALL
NOTRE DAME, IN 46556

SURVEYORS & ENGINEERS:

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

SECONDARY PLAT

DATE	DRAWN BY:	REVISIONS			
5/27/21	GGS				
SCALE	CHECKED BY:	DATE	BY		
1"=30'	MJD				
FILE #	PROJ. MANGR:				
200186.4	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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SHEET
1 OF
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EDDY STREET COMMONS PHASE III 2ND MAJOR SUBDIVISION

A PARCEL LOCATED IN THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOT 113-118 "SORIN'S 2ND ADDITION" AND ADJACENT VACATED ALLEYS
AND PARTIALLY VACATED FRANCES STREET)

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:

EDDY STREET COMMONS PHASE III 2ND MAJOR 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 July, 2021.

UNIVERSITY OF NOTRE DAME DU LAC
724 GRACE HALL
NOTRE DAME, IN 46556

TRENT GROCOCK
VICE PRESIDENT FOR FINANCE
UNIVERSITY OF NOTRE DAME DU LAC

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 29th DAY OF July, 2021.

MY COMMISSION EXPIRES 09/21/2026

Leigh Handrigan
Leigh Handrigan
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 3RD DAY OF APRIL,
2020 AND RECORDED AS DOCUMENT NO. 2021-05549 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 #910032

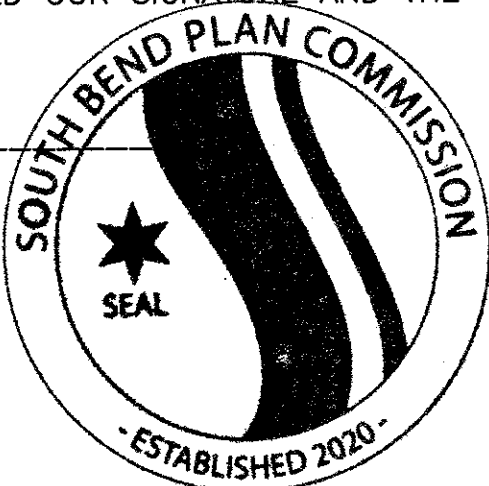
"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT UNLESS REQUIRED BY LAW."
RON L. HARNER.

CERTIFICATE OF APPROVAL

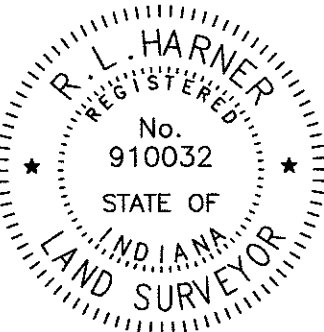
PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY
THAT THE EDDY STREET COMMONS PHASE III 2ND MAJOR SUBDIVISION WAS
CONSIDERED AND GRANTED APPROVAL BY THE SOUTH BEND PLAN
COMMISSION ON MARCH 29, 2021; DETERMINING THAT THE SAID SUBDIVISION
COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND
SUBDIVISION CONTROL ORDINANCE.

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

ANGELA M. SMITH
SECRETARY OF THE COMMISSION



Transfer 1916
Taxing Unit Portage
Date 08/06/21



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



DATE	DRAWN BY:	REVISIONS			
5/27/21	GGS				
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