

EDISON PARK ADDITION TO THE CITY OF SOUTH BEND - FIRST LOT LINE ADJUSTMENT

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

(BEING A RE-SUBDIVISION OF LOTS 63-68 "EDISON PARK ADDITION TO THE CITY OF SOUTH BEND")

LEGAL DESCRIPTION:

PART OF THE THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: LOTS 63-68 OF THE RECORDED PLAT "EDISON PARK ADDITION TO THE CITY OF SOUTH BEND" AS RECORDED IN PLAT BOOK 17, PAGE E1, AND E1A IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, CONSISTING OF TWO (2) LOTS AND CONTAINING 1.21 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, 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. 18141C0204D, EFFECTIVE 1/6/2011.

PRIVATE UTILITY EASEMENT:

- 1). THE 15-FT WIDE PRIVATE UTILITY EASEMENT SHOWN ON LOT 'A' OF THIS PLAT IS FOR THE OWNERS AND THEIR ASSIGNS OF SHOWN LOTS 'A' AND 'B'. THE EASEMENT IS FOR THE USE OF A PRIVATE SANITARY SEWER LINE SERVING SAID LOTS.

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.

THE CITY OF SOUTH BEND BOARD OF ZONING APPEALS AT ITS MEETING GRANTED THE FOLLOWING VARIANCES:

FOR LOT 'A':

- 1). FROM THE REQUIRED MINIMUM 20-FT PARKING LOT SETBACK ALONG THE SIDE LOT LINE TO ALLOW A MINIMUM PARKING LOT SETBACK OF 0-FT ALONG THE LOT LINES ADJACENT TO LOT 'B'.

FOR LOT 'B':

- 1). FROM THE REQUIRED MINIMUM 25-FT REAR-YARD BUILDING SETBACK TO ALLOW A MINIMUM BUILDING SETBACK OF 21.50-FT.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE EDISON PARK ADDITION TO THE CITY OF SOUTH BEND - FIRST LOT LINE ADJUSTMENT WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON May 21, 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



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.

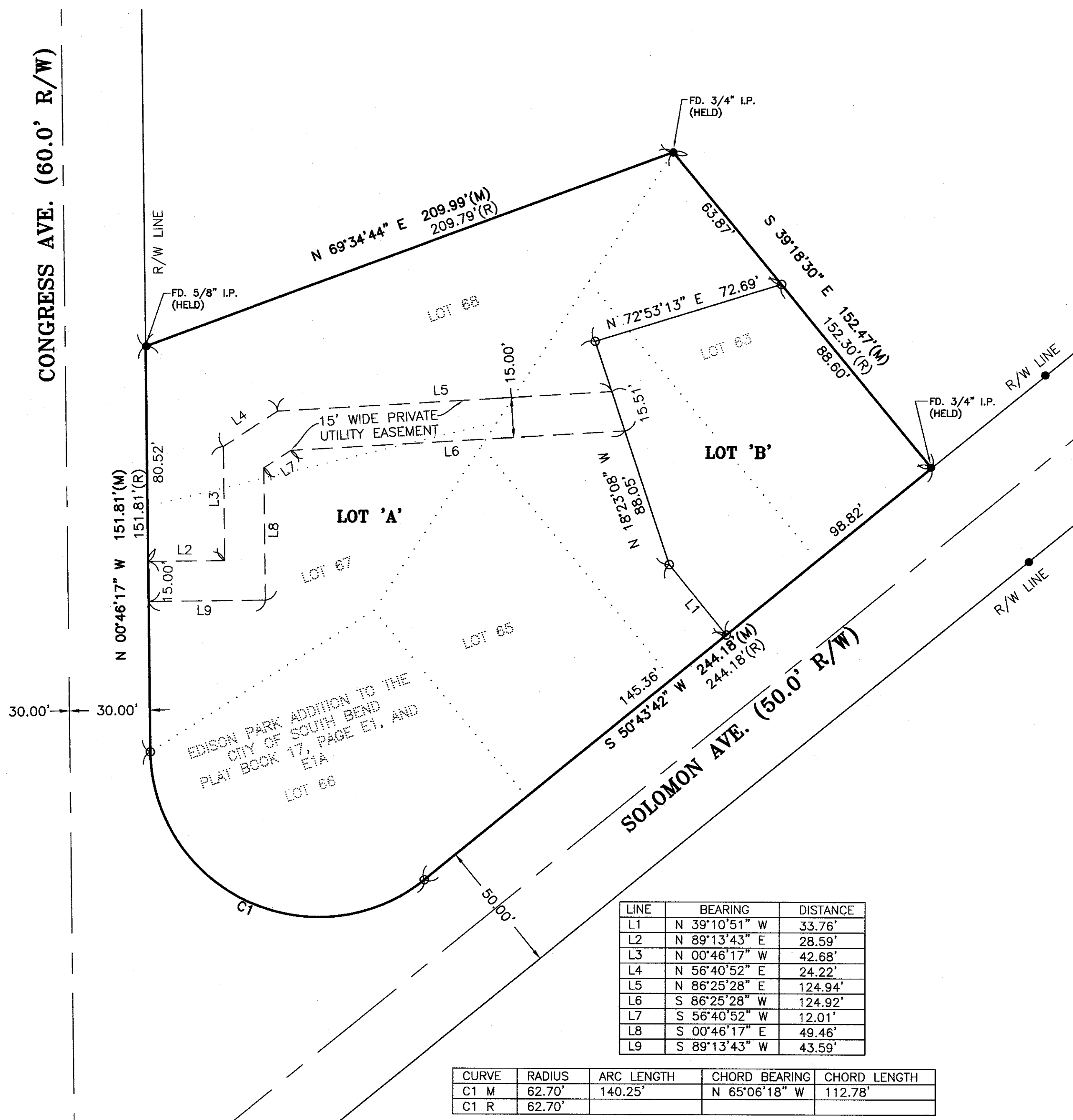
UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

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.

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CONGRESS AVE. (60.0' R/W)



LINE	BEARING	DISTANCE
L1	N 39°10'51\"	33.76'
L2	N 89°13'43\"	28.59'
L3	N 00°46'17\"	42.68'
L4	N 56°40'52\"	24.22'
L5	N 86°25'28\"	124.94'
L6	S 86°25'28\"	124.92'
L7	S 56°40'52\"	12.01'
L8	S 00°46'17\"	49.46'
L9	S 89°13'43\"	43.59'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 M	62.70'	140.25'	N 65°06'18\"	112.78'
C1 R	62.70'			

OWNERS/SUBDIVIDERS:

MISSIONARY CHURCH NORTH CENTRAL DISTRICT, INC.
3301 BENHAM AVE.
ELKHART, IN 46517

SURVEYORS & ENGINEERS:

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

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

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:

EDISON PARK ADDITION TO THE CITY OF SOUTH BEND - FIRST LOT LINE ADJUSTMENT

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 ERRECTED 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 14TH DAY OF MAY, 2021.

MISSIONARY CHURCH NORTH CENTRAL DISTRICT, INC.
3301 BENHAM AVE.
ELKHART, IN 46517

Joe B. Wenger
JOE B. WENGER
DISTRICT SUPERINTENDENT

Daniel N. Bridges
DANIEL N. BRIDGES
ASSISTANT DISTRICT SUPERINTENDENT

REDEEMER MISSIONARY CHURCH
2313 SOLOMON AVE.
SOUTH BEND, IN 46615

Jason A. Nicholls
JASON A. NICHOLLS
PASTOR/CHAIRMAN

Matthew J. Bowers
MATTHEW J. BOWERS
SECRETARY

NOTARIZATION STATEMENT:

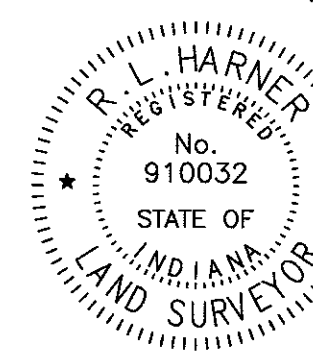
STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

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

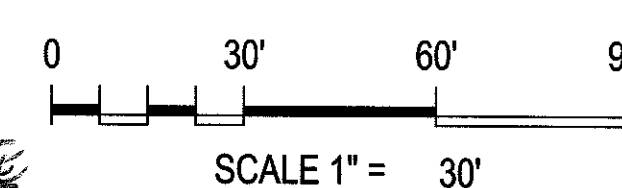
THIS 14TH DAY OF MAY, 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.

Michael J. Danach
MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY



Transfer 926
Taxing Unit Portage
Date 5/21/2021



DATE	DRAWN BY:	REVISIONS			
12/11/20	GGS	SCALE	CHECKED BY:	DATE	BY
1\"=30'	MJD	5/5/21	GGS	REVISED PER NON-CONFORMANCE	
FILE #	PROJ. MANGR:				
200213.4	MJD				

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

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 984-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET
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OF
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