

FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION – SECTION ONE

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 2 EAST,
CENTRE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

(BEING A RE-SUBDIVISION OF LOTS 2 & 3 AND A PORTION OF
LOTS 4 & 5 OF FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION)

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 2 EAST, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA; SAID PARCEL BEING LOTS 2 AND 3 AND A PORTION OF LOTS 4 AND 5 OF THE RECORDED PLAT OF FIELDSTONE CENTRE SECTION ONE SUBDIVISION AS RECORDED BY DOCUMENT NUMBER 0152341 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°45'33" WEST ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION 2, A DISTANCE OF 1068.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 931 HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES, NORTH 11°08'53" EAST, A DISTANCE OF 150.83 FEET, AND WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 88.75 FEET, WITH A RADIUS OF 2989.07 FEET, WITH A CHORD BEARING OF NORTH 11°59'55" EAST, WITH A CHORD LENGTH OF 88.76 FEET, AND A DELTA ANGLE OF 01°42'04" TO THE POINT OF BEGINNING; THENCE SOUTH 89°46'25" WEST, A DISTANCE OF 267.53 FEET; THENCE NORTH 00°14'27" WEST, A DISTANCE OF 246.88 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 27.79 FEET; THENCE NORTH 00°00'56" EAST, A DISTANCE OF 281.30 FEET; THENCE SOUTH 86°09'14" EAST (REC. SOUTH 86°10'11" EAST), A DISTANCE OF 382.17 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF S.R. 931 HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES; SOUTH 16°14'19" WEST, A DISTANCE OF 343.05 FEET (REC. SOUTH 16°14'16" WEST, 342.19 FEET), AND WITH A CURVE TURNING TO THE LEFT WITH AN ARCH LENGTH OF 177.85 FEET, WITH A RADIUS OF 2989.07 FEET, WITH A CHORD BEARING OF SOUTH 14°33'14" WEST, WITH A CHORD DISTANCE OF 177.83 FEET, AND A DELTA ANGLE OF 03°24'32" TO THE POINT OF BEGINNING.

CONSISTING OF TWO (2) LOTS AND CONTAINING 3.83 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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. WITHOUT MUNICIPAL APPROVAL.

GENERAL UTILITY NOTE:

PUBLIC UTILITIES CAN BE LOCATED IN MUNICIPAL EASEMENTS WITH MUNICIPAL APPROVAL FOR THEIR LOCATIONS.

INGRESS & EGRESS EASEMENT NOTE:

THE INGRESS AND EGRESS EASEMENT SHOWN ON LOTS 1 AND 2 OF THIS PLAT IS FOR THE USE OF THE OWNERS AND THEIR ASSIGNS OF ALL LOTS IN THE FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION.

LEGEND:

- (A) 25-FT. WIDE INGRESS/EGRESS, MUNICIPAL SANITARY SEWER AND WATER, UTILITY, AND DRAINAGE EASEMENT.
- (B) 58-FT. WIDE INGRESS/EGRESS, MUNICIPAL SANITARY SEWER AND WATER, UTILITY, AND DRAINAGE EASEMENT.
- (C) 10-FT. WIDE MUNICIPAL WATER UTILITY EASEMENT.
- (D) 5-FT. WIDE NON-ACCESS EASEMENT.
- (E) 15-FT. WIDE MUNICIPAL UTILITY EASEMENT.
- (F) 10-FT. DRAINAGE AND ACCESS EASEMENT.

WAIVER NOTE:

THE CITY OF SOUTH BEND PLAN COMMISSION AT ITS MARCH 29, 2021 MEETING GRANTED THE FOLLOWING WAIVERS:

- 1). FROM SECTION 21-11.02(E)(2) "ON SITES GREATER THAN 5 ACRES OR PROVIDING 50 DWELLING UNITS, A MINIMUM OF 10 PERCENT OF THE PROJECT AREA SHALL BE DESIGNATED AS PUBLICLY ACCESSIBLE CIVIC OR OPEN SPACE

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION – SECTION ONE WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON June 24, 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.

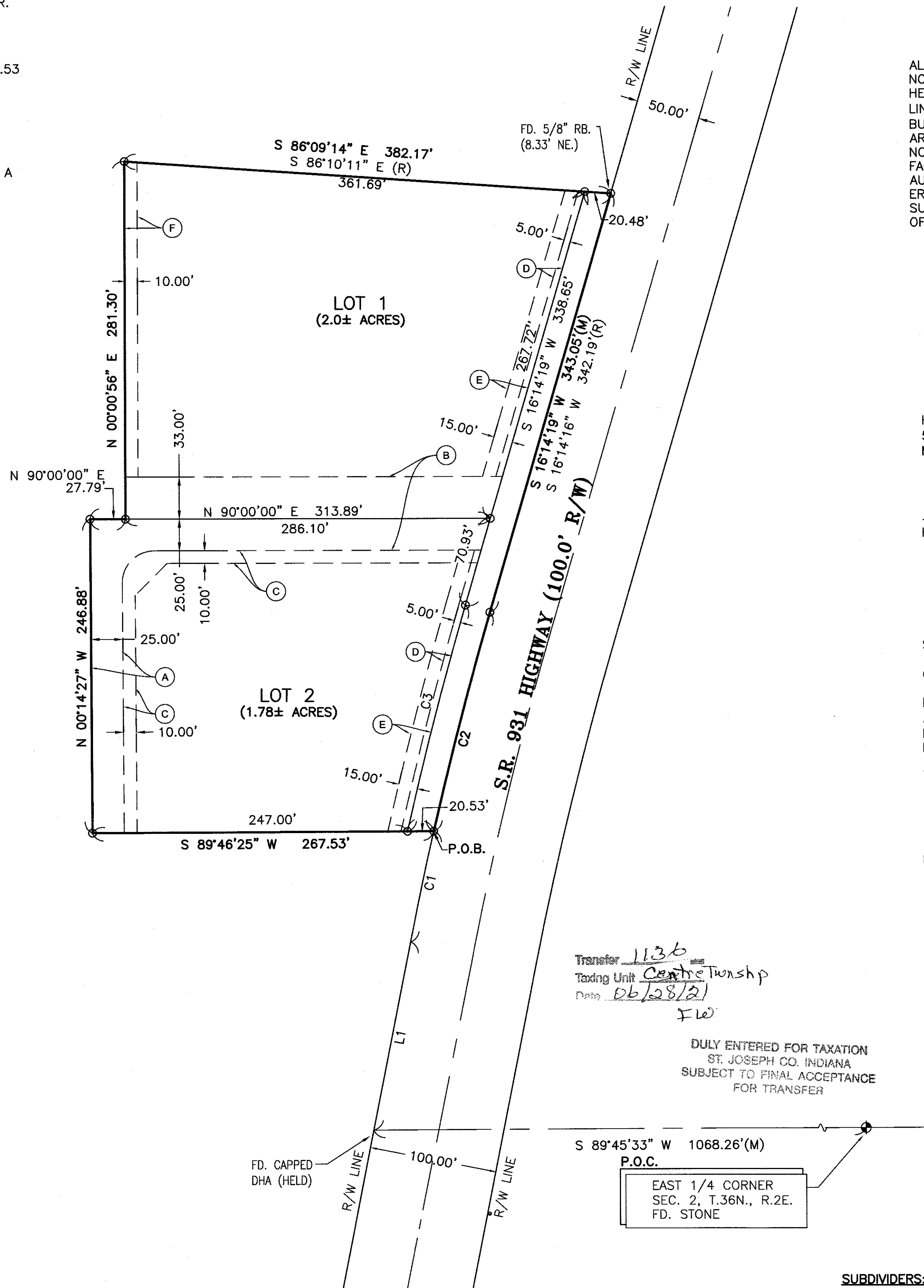
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND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



LINE	BEARING	DISTANCE
L1 M	N 11°08'53" E	150.83'
L1 R	N 11°08'53" E	150.83'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	01°42'04"	2989.07'	88.75'	N 11°59'55" E	88.76'
C2	03°24'32"	2989.07'	177.85'	S 14°33'14" W	177.83'
C3	03°29'51"	3009.07'	183.69'	S 14°30'35" W	183.66'

Transfer 1136
Taxing Unit Centre Township
Date 06/28/21
Flw

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

EAST 1/4 CORNER
SEC. 2, T.36N., R.2E.
FD. STONE

SUBDIVIDERS:

HOSPITALITY DEVELOPMENT GROUP F/K/A PATEL LLC
PATEL THAKORBHAI M & SULOCHANA T C/O
HOSPITALITY DEVELOPMENT GROUP
540 STILLHOUSE LANE
MILTON, GA 30004

SURVEYORS & ENGINEERS:

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

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:

FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION – SECTION ONE

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 17 DAY OF JUNE, 2021.

HOSPITALITY DEVELOPMENT GROUP F/K/A PATEL LLC
540 STILLHOUSE LANE
MILTON, GA 30004

Hodge Patel
HODGE PATEL, MEMBER

PATEL THAKORBHAI M & SULOCHANA T C/O HOSPITALITY
DEVELOPMENT GROUP
540 STILLHOUSE LANE
MILTON, GA 30004

Hodge Patel
HODGE PATEL, MEMBER

NOTARIZATION STATEMENT:

STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

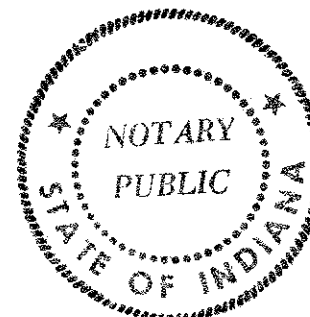
SS:

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 17 DAY OF JUNE, 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.

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

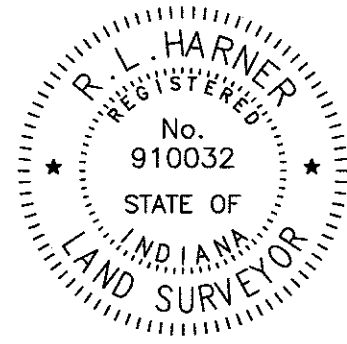


SURVEYOR'S CERTIFICATE:

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 12TH DAY OF NOVEMBER, 2020 AND RECORDED AS DOCUMENT NO. 2021-05546 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.

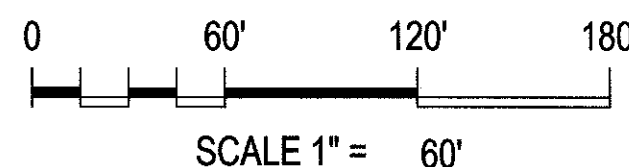
R.L. HARNER #910032

"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



EXISTING LEGEND:

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- x = CHISELED "X" ON CONCRETE
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE
- Δ = SET P.K. NAIL



REVISIONS

DATE	DRAWN BY:	DATE	BY	REVISION PER NON-CONFORMANCE
4/30/21	GGG	5/4/21	GGG	REVISD PER NON-CONFORMANCE
SCALE	CHECKED BY:	DATE	BY	REVISION PER NON-CONFORMANCE
1" = 60'	MJD	5/24/21	GGG	REVISD PER NON-CONFORMANCE
FILE #	PROJ. MANGR:			
200230.4	MJD			

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 954-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628



SHEET
1 OF
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