

FREDRICKSON COMMONS MAJOR SUBDIVISION FIRST LOT LINE ADJUSTMENT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP
37 NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

CITY OF SOUTH BEND, INDIANA, FOR THE
USE AND BENEFIT OF ITS DEPARTMENTS OF
PUBLIC PARKS
INSTR.#8417354

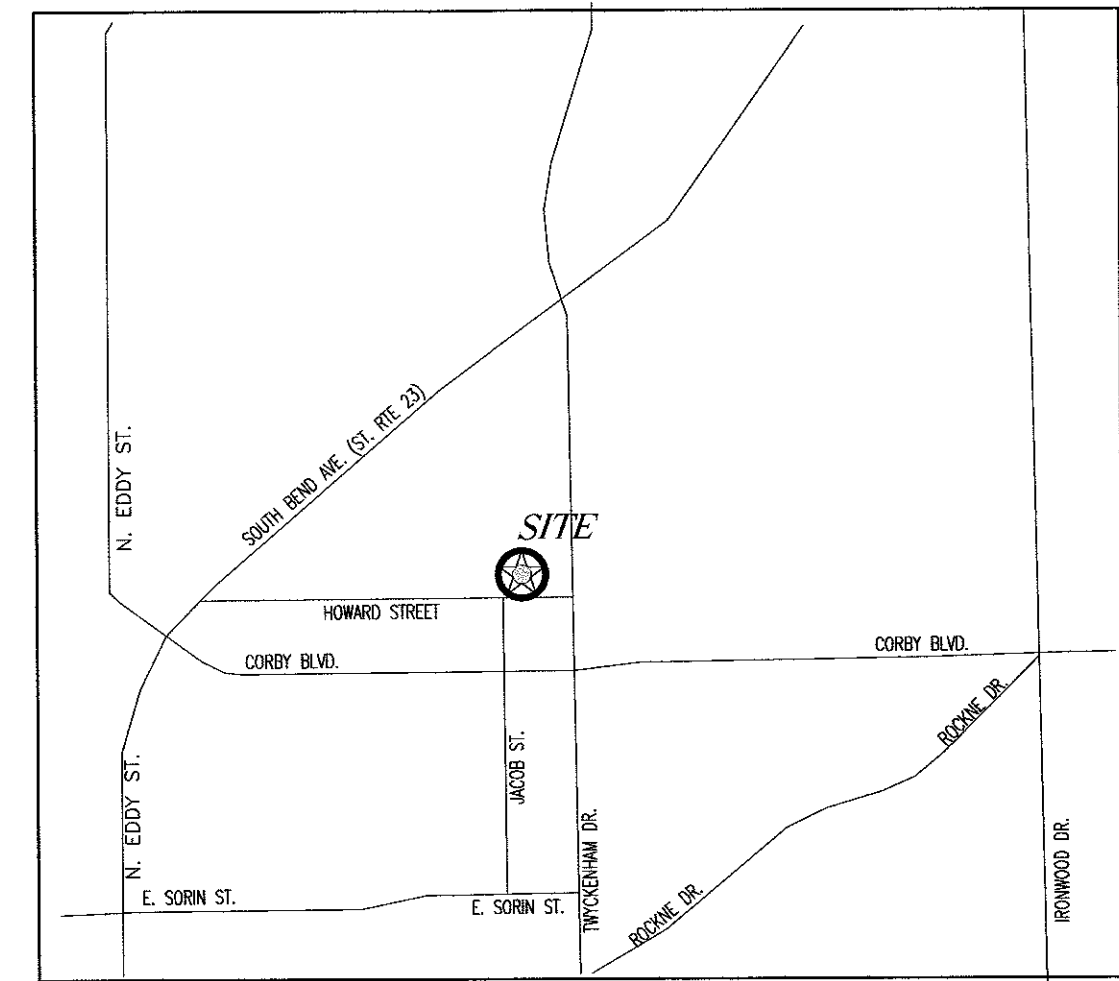
ZACHARY MCGINNIS
INSTR.#1814023

FRESH WATER PEARLS, LLC.
INSTR.#1631104

JOHN PARTICK & CATHERINE
M. MURPHY
INSTR.#2019-08491

ERIC R. DELEON
INSTR.#1409182

OFF CAMPUS
PROPERTIES
INSTR.#1417184



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. AREA OF SUBDIVISION = 1.72 ACRES
2. THE PRIVATE DRAINAGE EASEMENT, PRIVATE STREET AND PUBLIC UTILITY EASEMENT, AND PUBLIC SIDEWALK EASEMENT DELINEATED ON THIS PLAT ARE EASEMENTS RESERVED TO THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS, ASSIGNS, AND UTILITY COMPANIES, INCLUDING NIPSCO. THE MUNICIPAL WATER AND SANITARY SEWER EASEMENT DELINEATED ON THIS PLAT IS AN EASEMENT RESERVED TO THE CITY OF SOUTH BEND DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO CONSTRUCT AND MAINTAIN CONTINUOUS PRIVATE DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO, SWALES, PIPES AND CATCH BASINS, TO PROVIDE WITHIN SAID EASEMENTS YARD DRAINAGE ON, ACROSS AND BETWEEN, ALL LOTS ON THIS PLAT. THE OWNERS OF THE LOTS CONTAINING SAID EASEMENTS, THEIR SUCCESSORS AND ASSIGNS SHALL TAKE THEIR TITLES SUBJECT TO SAID USE OF THE DRAINAGE AND UTILITY EASEMENTS.
3. TO THE BEST OF OUR RESEARCH, ALL EASEMENTS OF RECORD ARE SHOWN.
4. EROSION CONTROL PLANS WILL BE FILED WITH THE RESPECTIVE GOVERNING AGENCIES.
5. ALL LOTS WILL BE GOVERNED BY RESTRICTIVE COVENANTS.
6. BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.
7. ALL LOTS ARE PROPOSED TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE (FIRM) MAPS, THE SUBJECT PROPERTY IS LOCATED IN ZONE X ON MAP PANEL NUMBER 18141C0203D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
9. ACCORDING TO THE 1999 ST. JOSEPH COUNTY POTENTIAL GROUNDWATER CONTAMINATION SITES MAP PUBLISHED BY THE MICHIANA AREA COUNCIL OF GOVERNMENTS, NO DOCUMENTED DUMPSITES, LANDFILLS, SITES USED FOR DISPOSING OF HAZARDOUS SUBSTANCES, OR WELL HEAD PROTECTION AREAS, EXIST ON-SITE OR ADJACENT TO THE SITE.
10. THE BOUNDARY SURVEY OF THE PARENT PARCEL, IS RECORDED UNDER INSTRUMENT NUMBER 2020-28576 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER. EXISTING MONUMENTS ARE SHOWN ON SAID SURVEY.
11. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO MOVE LOT LINES TO MATCH TOWNHOME UNITS.

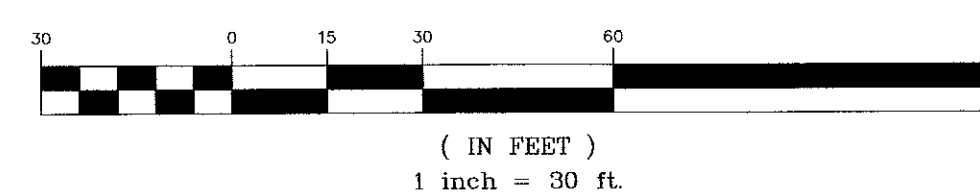
NON-CONFORMANCE WAIVERS: (PER FREDRICKSON COMMONS MAJOR SUBDIVISION)

- 21-11.02 (C) (2) - NOT ALL LOTS ABUT A PUBLIC STREET, AS REQUIRED.
21-11.02 (D) (5) - ALTHOUGH A NEW SIDEWALK WILL BE CONSTRUCTED ON ONE (1) SIDE OF (EXISTING) HOWARD STREET, NO NEW SIDEWALKS ARE PROPOSED ON ANY SIDE OF PROPOSED PRIVATE STREETS.
21-11.03 (A) (1) - 1,100 LF OF NEW PRIVATE STREETS ARE PROPOSED, WHEREAS THE CODE ALLOWS ONLY UP TO 300 LF OF NEW PUBLIC OR PRIVATE STREETS.

LEGEND

- (A) MUNICIPAL WATER AND SANITARY SEWER EASEMENT
PRIVATE STREET AND PRIVATE STORM SEWER EASEMENT
PRIVATE UTILITY EASEMENT INCLUDING, BUT NOT LIMITED TO: GAS, ELECTRIC, PHONE, CABLE, FIBER.
- (B) PUBLIC SIDEWALK EASEMENT
- (C) PRIVATE DRAINAGE EASEMENT
- FIP FOUND IRON PIPE
• FPP FOUND PINCH PIPE
• FIR FOUND IRON ROD
• SCI SET REBAR W/ YELLOW CAP "ABONMARCHÉ FIRM #0050"

GRAPHIC SCALE



SURVEYED BY:

ABONMARCHÉ CONSULTANTS, INC.
315 W. JEFFERSON BLVD.
SOUTH BEND, IN 46601

PROPERTY OWNER:

FREDRICKSON PLACE, LLC
230 WEST CATALPA DRIVE
SUITE A
MISHAWAKA, IN 46545

DEVELOPER:

CENTURY BUILDERS, INC.
230 WEST CATALPA DRIVE
SUITE A
MISHAWAKA, IN 46545

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

Transfer 3513
Reading Unit R0000
Date 11/22/2021



Jeff M. Smith
p.1 of 2

2021-41730
RECORDED AS PRESENTED ON
11/22/2021 02:41 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 2 FEES: 30.00

ABONMARCHÉ
Brille Creek
Benton Harbor
South Haven
South Bend
Engineering Architectural Land Surveying

FREDRICKSON COMMONS MAJOR SUBDIVISION
FIRST LOT LINE ADJUSTMENT
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST,
PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

PROJECT:

DRAWN BY:

JLM

FIELD BOOK:

PM REVIEW:

MJH

QA/QC REVIEW:

DATE:

11/09/2021

SEAL:



HARD COPY IS INTENDED TO
BE 24" X 36" WHEN PLOTTED.
SCALE(S) INDICATED AND
GRAPHIC QUALITY MAY NOT
BE ACCURATE FOR ANY
OTHER SIZES

SCALE:

HORIZ: 1" = 30'

ACI JOB #

17-1285

SHEET NO.

1 of 2

SEC. 6-T37N-R3E

FREDRICKSON COMMONS MAJOR SUBDIVISION
FIRST LOT LINE ADJUSTMENT

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37
NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

OWNER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FREDRICKSON PLACE, LLC IS THE OWNER OF THE LAND DESCRIBED HEREIN, AND HAS 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.

FREDRICKSON PLACE, LLC

DAVID SIERADZKI, MEMBER

DATED THIS 10 DAY OF November, 2021.

NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA)

COUNTY OF ST. JOSEPH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID SIERADZKI AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

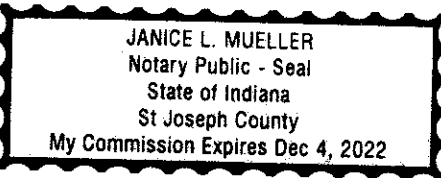
WITNESS MY HAND AND NOTARIAL SEAL THIS 10TH DAY OF NOVEMBER, 2021.

MY COMMISSION EXPIRES: 12-04-2022

MY COMMISSION NUMBER: 660139

JANICE L. MUELLER
(SIGNATURE)

JANICE L. MUELLER
(PRINT)



NOTARY PUBLIC IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE FREDRICKSON COMMONS MAJOR SUBDIVISION FIRST LOT LINE ADJUSTMENT WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON NOVEMBER 22, 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



LEGAL DESCRIPTION:

LOT NUMBERS NINE THROUGH 16 (9-16) AND TWENTY-FIVE THROUGH THIRTY-TWO (25-32) PER PLAT OF FREDRICKSON COMMONS MAJOR SUBDIVISION, RECORDED APRIL 16, 2021 AS INSTRUMENT #2021-12612 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

DEED OF DEDICATION

THE UNDERSIGNED, FREDRICKSON PLACE, LLC IS THE 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 "FREDRICKSON COMMONS MAJOR SUBDIVISION FIRST LOT LINE ADJUSTMENT". ALL STREETS, RIGHT-OF-WAYS, 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. THE AREA OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS", ARE RESERVED FOR THE USES AS DESIGNATED BY THE UTILITIES, AND INCLUDE, BUT ARE NOT LIMITED TO, THE INSTALLATION OF MUNICIPAL WATER AND SEWER MAINS, UTILITY POLES, DUCTS, LINES AND WIRES, PRIVATE 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 STRIPS 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 OTHER LOTS IN THIS SUBDIVISION.

SURVEYED BY:

ABONMARCHE CONSULTANTS, INC.
315 W. JEFFERSON BLVD.
SOUTH BEND, IN 46601

PROPERTY OWNER:

FREDRICKSON PLACE, LLC
230 WEST CATALPA DRIVE
SUITE A
MISHAWAKA, IN 46545

DEVELOPER:

CENTURY BUILDERS, INC.
210 WEST CATALPA DRIVE
SUITE A
MISHAWAKA, IN 46545

SURVEYOR CERTIFICATE

I, HANS P. MUSSER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PRIMARY PLAT IS ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.

THIS INSTRUMENT WAS PREPARED BY HANS P. MUSSER, P.S. I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

HANS P. MUSSER, PS
REGISTERED LAND SURVEYOR NO. 29700002

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

Transfer 3513
Taxing Unit Putnam
Date 11/22/21

ABONMARCHE

315 W. Jefferson Blvd.
South Bend, IN 46601
P 574.231.4400
F 574.231.4400
abonmararche.com

Abonmararche, Inc.
CORPORATE - ARCHITECTURE CONSULTING, INC.

FREDRICKSON COMMONS MAJOR SUBDIVISION
FIRST LOT LINE ADJUSTMENT
A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST,
PORTAGE TOWNSHIP, ST. JOSEPH, COUNTY, INDIANA

PROJECT:

DRAWN BY: JLM

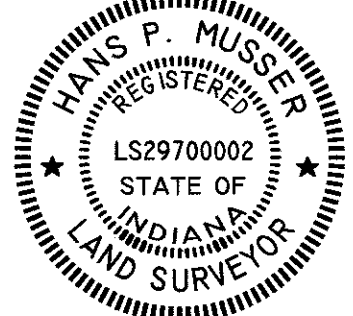
FIELD BOOK:

PM REVIEW: MJH

QA/QC REVIEW:

DATE: 11/09/2021

SEAL:



HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:

HORZ:

ACI JOB #

17-1285

SHEET NO.

2 of 2

SEC. 6-T37N-R3E