

HILL STREET MINOR SUBDIVISION
PART OF THE NORTHEAST QUARTER 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 3 FOGARTY SUBDIVISION OF BLOCK 149 IN SORIN'S SECOND ADDITION TO THE TOWN OF LOWELL)

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND,
PORTAGE TOWNSHIP, ST. JOSEPH COUNTY INDIANA, AND
BEING MORE PARTICULARLY DESCRIBED AS: LOT 3 OF THE
RECORDED PLAT OF FOGARTY SUBDIVISION OF BLOCK 149
IN SORIN'S SECOND ADDITION TO THE TOWN OF LOWELL,
NOW WITHIN AND A PART OF THE CITY OF SOUTH BEND,
RECORDED APRIL 18, 1872 IN PLAT BOOK 3, PAGE 7 AS
RECORDED IN THE OFFICE OF THE RECORDER OF ST.
JOSEPH COUNTY, INDIANA.
CONSISTING OF TWO (2) LOTS AND CONTAINING 0.25 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 STATION
1-YEAR TIME OF TRAVEL WELLHEAD PROTECTION AREA
AS IDENTIFIED IN THE CITY OF SOUTH BEND'S
WELLHEAD PROTECTION PLAN.

FLOOD PLAIN NOTE:

THE PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD
AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS
ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. PANEL NO.
18141C0203D DATED JANUARY 6, 2011. THIS PARCEL IS IN ZONE "X".

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.

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.

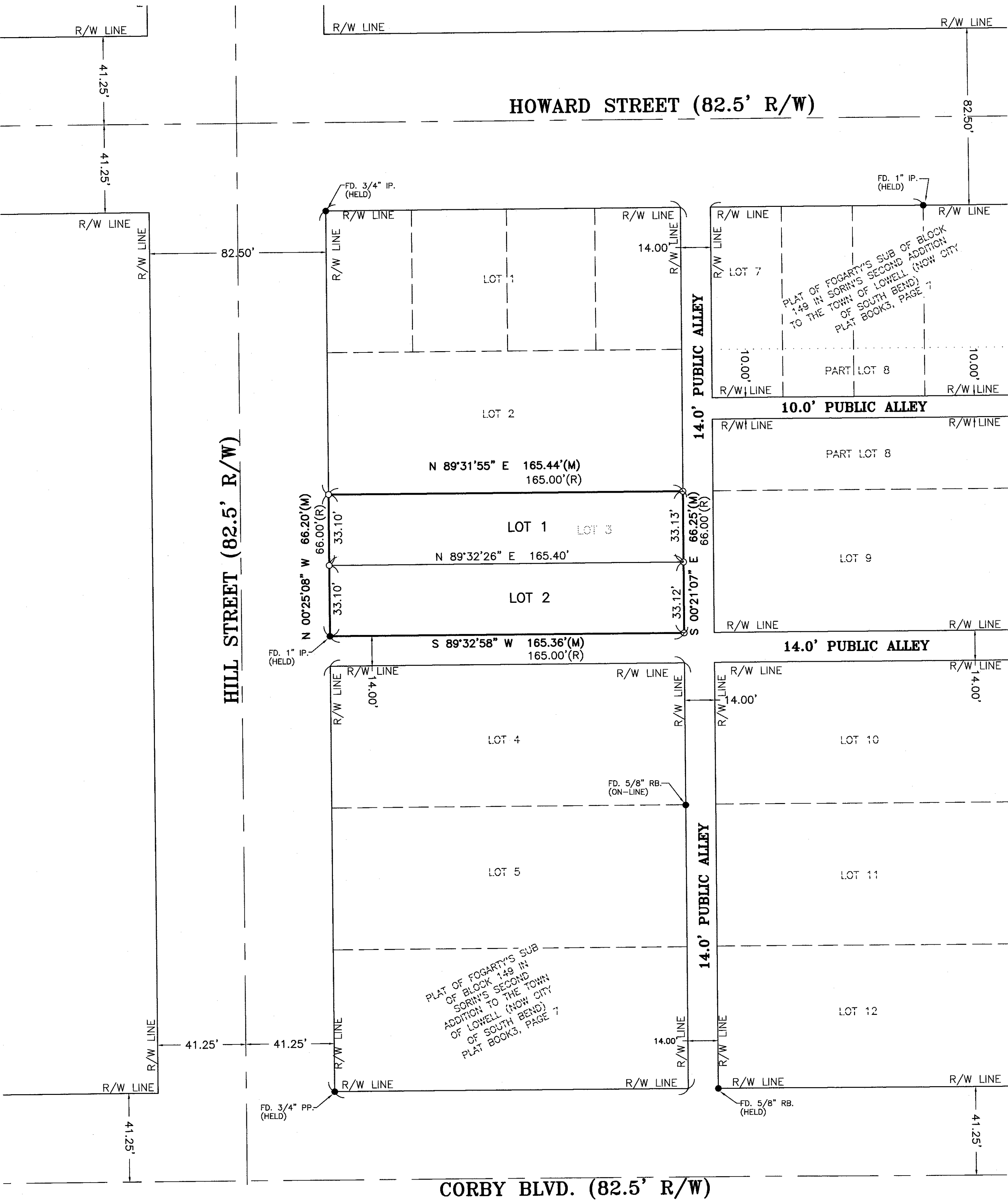
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD
MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF
ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT
SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND 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 ADAPTATION 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.

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Transfer 3127
Taxing Unit Portage
Date 9-24-21

OWNERS/SUBDIVIDERS:

TASHA L. KARANDY & TANJA L. MCGUIRE
420 HILL STREET
SOUTH BEND, IN 46617

SURVEYORS & ENGINEERS:

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

MONUMENTATION:

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- X = CHISELED "X" ON CONCRETE

REVISIONS

DATE
7/26/21
SCALE
1"=30'
FILE #
210156.4

DRAWN BY:
GGS
CHECKED BY:
MJD
PROJ. MANG:
MJD

DATE
BY

DATE
BY

DATE
BY

DATE
BY

DATE
BY

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574) 234-4003 / (800) 994-4003 Fax: (574) 234-4118
1643 Commerce Drive • South Bend, IN 46628

DHA

SHEET

1
2

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

HILL STREET MINOR SUBDIVISION
PART OF THE NORTHEAST QUARTER 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 3 FOGARTY SUBDIVISION OF BLOCK 149 IN SORIN'S SECOND ADDITION TO THE TOWN OF LOWELL)

Transfer 3127
Taxing Unit 00-1004
Date 9-24-21

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 2ND DAY OF SEPT., 2021.

TASHA L. KARANDY & TANJA L. MCGUIRE
420 HILL STREET
SOUTH BEND, IN 46617

Karandy
TASHA L. KARANDY

McGuire
TANJA L. MCGUIRE

NOTARIZATION STATEMENT:

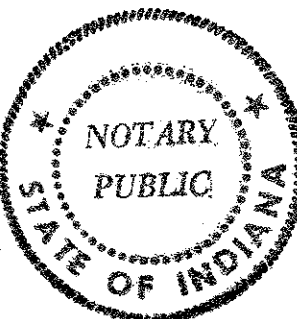
STATE OF INDIANA]
COUNTY OF ST. JOSEPH] SS:

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 2ND DAY OF SEPT., 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022

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



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:

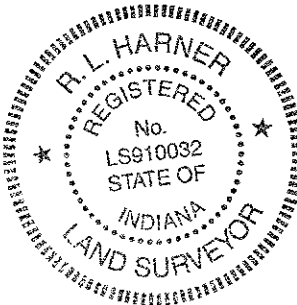
HILL STREET MINOR SUBDIVISION

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.

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 REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 7TH DAY OF JULY, 2021 AND RECORDED AS DOCUMENT NO. 2021-26286 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 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 HILL STREET MINOR SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON September 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



DATE	DRAWN BY:	REVISIONS			
7/26/21	GGG				
SCALE	CHECKED BY:	DATE	BY		
NA	MJD				
FILE #	PROJ. MANGR:				
210156.4	MJD				

Danch, Harner & Associates, Inc.
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Landscape Architects • Land Planners
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1643 Commerce Drive • South Bend, IN 46608

SHEET 2 OF 2

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