

JEFFERSON PARK ADDITION
1st LOT LINE ADJUSTMENT

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH,
RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP. ST. JOSEPH COUNTY, INDIANA.

2022-04483
RECORDED AS PRESENTED ON
02/11/2022 02:01 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 2 FEES: 30.00

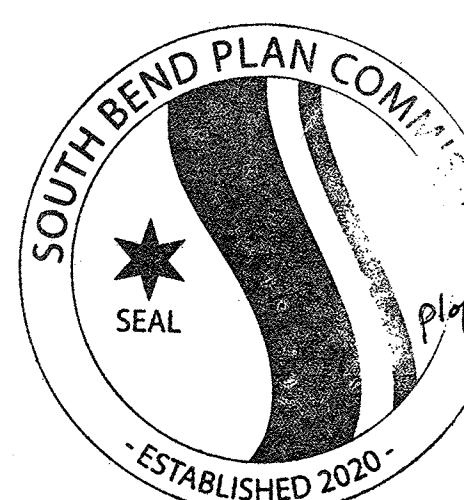
2021-32222
RECORDED AS PRESENTED ON
09/17/2021 02:00 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 1 FEES: 25.00

CERTIFICATE OF APPROVAL

JEFFERSON PARK ADDITION 1st LOT LINE ADJUSTMENT
JEFFERSON PARK ADDITION 1st LOT LINE ADJUSTMENT
WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON
September 16, 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 HEREOFON:

Angela M. Smith
ANGELA M. SMITH
SECRETARY OF THE COMMISSION



LEGAL DESCRIPTION
PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF
SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY
DESCRIBED AS LOT 1 AND LOT 3 AS SHOWN ON THE RECORDED PLAT OF JEFFERSON PARK
ADDITION IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN PLAT BOOK 11,
PAGES 70 AND 71.

DEED OF DEDICATION
THE UNDERSIGNED, MARTYN A. WILLS, KATHLEEN WILLS, DANIEL R. JONES AND MARCIA I. JONES,
OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO 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: JEFFERSON PARK ADDITION 1st LOT LINE ADJUSTMENT. ALL STREETS, ALLEYS,
RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT
HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED
HEREIN. THE AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE
RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO
THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE
FACILITIES, AND ACCESS FOR PRESENT OR FOR 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 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 THE OTHER LOTS IN THIS SUBDIVISION.

OWNERS CERTIFICATION
THIS IS TO CERTIFY THAT THE UNDERSIGNED, MARTYN A. WILLS, KATHLEEN WILLS, DANIEL R. JONES
AND MARCIA I. JONES ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

Martyn A. Wills
MARTYN A. WILLS
1522 E. WASHINGTON STREET
SOUTH BEND, INDIANA 46617

Kathleen C. Wills
KATHLEEN WILLS
1522 E. WASHINGTON STREET
SOUTH BEND, INDIANA 46617

Daniel R. Jones
DANIEL R. JONES
1534 E. WASHINGTON STREET
SOUTH BEND, INDIANA 46617

Marcia I. Jones
MARCIA I. JONES
1534 E. WASHINGTON STREET
SOUTH BEND, INDIANA 46617

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED MARTYN A. WILLS, KATHLEEN WILLS, DANIEL R. JONES AND MARCIA I. JONES
AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING
INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF September, 2021.

Donna R. Simon
DONNA R. SIMON, NOTARY PUBLIC
EXPIRATION DATE: AUGUST 29, 2028.
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.



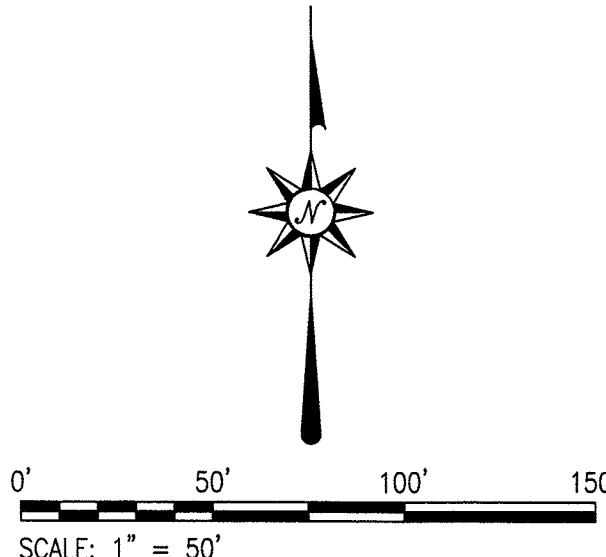
- NOTES
1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
 2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
 3. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
 4. THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
 5. NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
 6. THIS PLAT INCLUDES 3 PARCELS IDENTIFIED BY TAX KEY No. 018-5139-1664; 018-5139-5073; AND 018-5139-507301.
 7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0211D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS OF MINIMAL FLOODING AND TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 9. THESE LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.

SURVEYOR'S CERTIFICATION
I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 AUGUST 10, 2021. 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 ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terance D. Lang
TERANCE D. LANG, PS No. 80044523



LEGEND
□ 5/8" IRON REBAR SET WITH LANG
FEENEY S0309 S0523 CAP



Lang, Feeney & Associates, Inc.	
715 S. Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841	
Land Surveyors • Soil Scientists	
Scale 1" = 50'	Drawn JMS
Date 8-10-21	Job Name JeffersonParkAdd1stLotLineAdj
Rev. 8-26-21 REV PER CITY REQUEST	Job No. 142-90
Rev.	

Transfer 324
Taxing Unit Portage
Date 02/11/2022

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

JEFFERSON PARK ADDITION
1st LOT LINE ADJUSTMENT

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH,
RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP. ST. JOSEPH COUNTY, INDIANA.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT
JEFFERSON PARK ADDITION 1st LOT LINE ADJUSTMENT
WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON
SEPTEMBER 15, 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



LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF
SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY
DESCRIBED AS LOT 2 AS SHOWN ON THE RECORDED PLAT OF JEFFERSON PARK ADDITION IN THE
OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA IN PLAT BOOK 11, PAGES 70 AND 71
AND LOT 3 AS SHOWN ON THE RECORDED PLAT OF MEREDITH ADDITION IN SAID RECORDER'S
OFFICE IN PLAT BOOK 12, PAGE 208.

CERTIFICATE OF RE-RECORDING

I, TERANCE D. LANG HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE
WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT SHALL SERVE AS A RE-RECORDING
OF THE PREVIOUS APPROVED PLAT NAMED JEFFERSON PARK ADDITION 1st LOT LINE ADJUSTMENT,
RECORDED ON SEPTEMBER 15, 2021 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY,
INDIANA AS INSTRUMENT NO. 2021-32222. THIS RE-RECORDING IS BEING DONE TO CORRECT THE
FOLLOWING SCRIVENER'S ERROR: TYPOGRAPHICAL ERROR'S IN THE CERTIFICATE OF APPROVAL. IN THE
LEGAL DESCRIPTION AND ON THE DRAWING, LOT 3 IS INCORRECTLY DESCRIBED AND SHOWN AS PART
OF JEFFERSON PARK ADDITION. LOT 3 IS ACTUALLY PART OF MEREDITH ADDITION, AS SHOWN IN SAID
RECORDER'S OFFICE IN PLAT BOOK 12, PAGE 208.

Terance D. Lang
TERANCE D. LANG, PS 80040523



Transfer: 324
Taxing Unit: Portage
Date: 09/11/2022

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



Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (574) 233-1841

Land Surveyors • Soil Scientists	
Scale	Drawn JMS
Date	Job Name JeffersonParkAdditionLotLineAdj-RECORDING
Rev.	Job No.
Rev. 1-20-21 - RE-RECORDING	142-90