

LONEWOLF DRIVE LOT LINE ADJUSTMENT

BEING A RE-SUBDIVISION OF LOT 1 AND LOT 2 IN KEVIN SMITH MINOR SUBDIVISION AND
LOT AAA OF OLIVE ROAD COMMERCE PARK-SECTION TWO.
PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 2 EAST,
GERMAN TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

Transfer 2020
Taxing Unit German Township
Date 08-24-21

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

LEGAL DESCRIPTION

PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING THAT 33.81 ACRE PARCEL SURVEYED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 AND SHOWN ON A PLAT OF THAT SURVEY CERTIFIED ON APRIL 6, 2021 AS LONEWOLF DRIVE MINOR SUBDIVISION JOB NUMBER 141-76 (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING LOT AAA AS SHOWN ON THE RECORDED PLAT OF OLIVE ROAD COMMERCE PARK - SECTION TWO IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9840880 AND LOT 1 AND LOT 2 OF KEVIN SMITH MINOR SUBDIVISION AS SHOWN ON THE RECORDED PLAT IN SAID RECORDER'S OFFICE AS INSTRUMENT NO. 0029219. SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC HIGHWAY, ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

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. TAX KEY No. 025-1011-018707, 025-1017-0610 & 025-1017-061010
6. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0176D AND 18141C0177D 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.
7. LOT A WILL REQUIRED THE EXTENSION OF MUNICIPAL SEWER AT THE TIME OF DEVELOPMENT. LOT B AND LOT C ARE SERVICED BY MUNICIPAL SEWER.

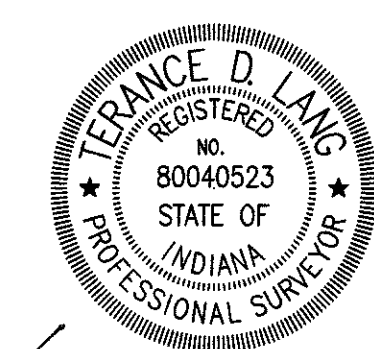
WETLANDS RESTRICTIONS

ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THE HATCHED AREA DELINEATED ON THIS PLAT CONTAINS A WETLAND AREA. PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR DEVELOPMENT WITHIN THE WETLAND, THE PROPERTY OWNER NEEDS TO CONTACT THE ARMY CORPS OF ENGINEERS AND THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR ANY APPLICABLE PERMITS TO PROCEED WITH THE DESIRED ACTIVITY.

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 APRIL 6, 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. 80040523



Transfer 1991
Taxing Unit German Township
Date 08/24/21

CERTIFICATE OF APPROVAL

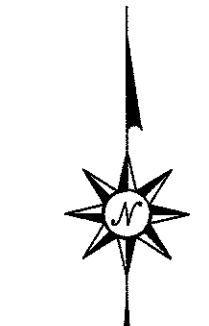
PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT LONEWOLF DRIVE LOT LINE ADJUSTMENT WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON August 18, 2021, DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH 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



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



0' 100' 200' 300'
SCALE: 1" = 100'
SHEET 1

LEGEND

- 5/8" IRON REBAR SET WITH LANG
- FEENEY S0309 S0523 CAP
- PROPERTY IRON FOUND
- PK NAIL FOUND IN PAVEMENT

Rev. B-26-21 Re-Recording

Land Surveyors • Soil Scientists	
Scale 1" = 100'	Drawn JMS
Date 4-6-21	Job Name Lownew Drive Minor.dwg
Rev. 5-25-21 NON-CONF PER SB	Job No. 141-76
Rev. 7-20-21 NON-CONF PER SB	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	249.43'	N25°33'32"E	60.30'	285°49'27"	37.80'
C2	530.00'	272.84'	S86°14'35"E	269.84'	29°29'43"	139.51'
C3	1963.88'	118.17'	N01°43'26"W	118.15'	03°26'51"	59.10'
C4	1640.00'	98.69'	N01°43'25"W	98.68'	03°26'53"	49.36'
C5	230.00'	189.11'	N23°33'14"W	183.82'	47°06'32"	100.27'
C6	25.00'	40.61'	N00°34'03"W	36.29'	93°04'54"	26.38'
C7	170.00'	98.02'	N62°29'30"E	96.67'	33°02'14"	50.42'
C8	170.00'	1.10'	S71°19'27"E	1.10'	00°22'13"	0.55'
C9	230.00'	8.52'	S70°26'53"E	8.52'	02°07'21"	4.26'
C10	470.00'	241.95'	S86°14'31"E	239.29'	29°29'44"	123.72'
C11	530.00'	119.27'	N85°27'26"E	119.02'	12°53'38"	59.89'
C12	530.00'	153.57'	S79°47'46"E	153.03'	16°36'05"	77.33'
C13	50.00'	68.26'	S78°14'37"E	63.08'	78°13'09"	40.65'
C14	50.00'	181.17'	S64°40'06"W	97.11'	207°36'18"	203.52'
C15	50.00'	92.73'	S00°00'00"E	80.00'	106°15'37"	66.67'

LONEWOLF DRIVE
LOT LINE ADJUSTMENT

BEING A RE-SUBDIVISION OF LOT 1 AND LOT 2 IN KEVIN SMITH MINOR SUBDIVISION AND
LOT AAA OF OLIVE ROAD COMMERCE PARK-SECTION TWO.
PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 2 EAST,
GERMAN TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

Transfer 2000
Taxing Unit GERMAN
Date 08-31-21

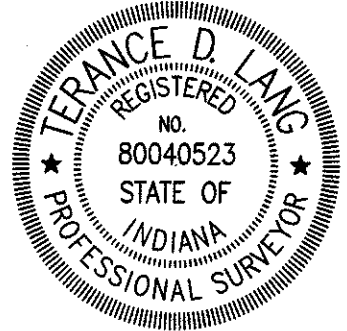
DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

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,
RECORDED ON AUGUST 18, 2021 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY AS INSTRUMENT NO.
2021-28551. THIS RE-RECORDING IS BEING DONE TO CORRECT THE FOLLOWING SCRIVENER'S ERROR: THE INCORRECT
ACREAGE OF 8.86 WAS SHOWN FOR LOT A.

THE CORRECT ACREAGE FOR LOT A SHOULD READ 3.06 ACRES.

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.
WITNESS MY HAND AND SEAL THIS 27th DAY OF AUGUST, 2021.

Terance D. Lang
TERANCE D. LANG, PS #80040523



Angela M. Smith
8/31/21



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

Land Surveyors		Soil Scientists	
Scale	1" = 100'	Drawn	JMS
Date	4-6-21	Job Name	Lonewolf Drive Minor.dwg
Rev.	8-26-21 RE-RECORDING	Job No.	141-76