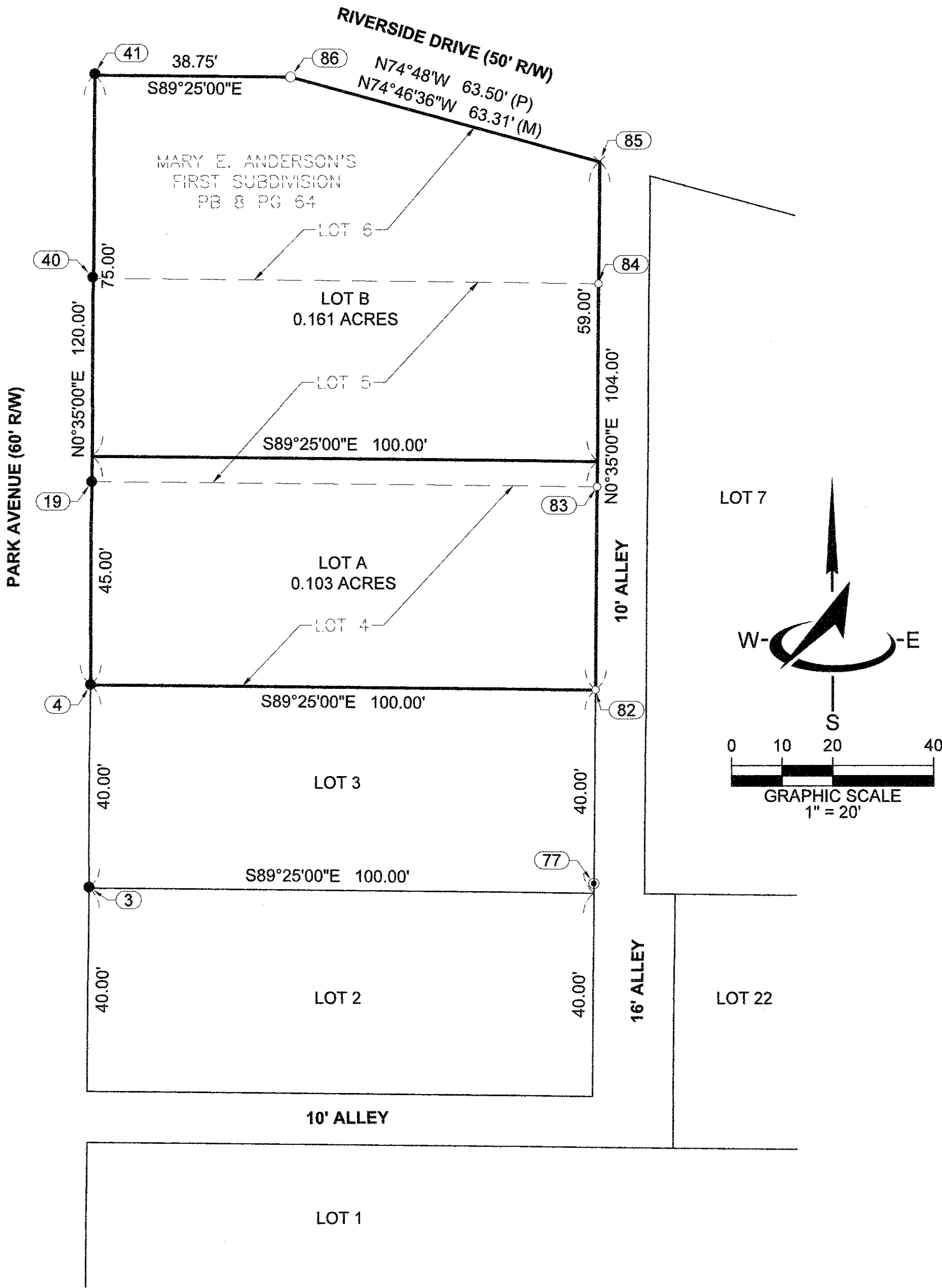


MARY E. ANDERSON'S FIRST SUBDIVISION FIRST LOT LINE ADJUSTMENT

OF LOTS 4, 5 AND 6 OF MARY E. ANDERSON'S FIRST SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

2022-00132
RECORDED AS PRESENTED ON
01/03/2023 01:24 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 1 FEES: 25.00



DEED OF DEDICATION:

I, HISTORIC LANDMARKS FOUNDATION OF INDIANA, INC., OWNER 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 ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **MARY E. ANDERSON'S FIRST SUBDIVISION FIRST LOT LINE ADJUSTMENT**. ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT THERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED THEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED "EASEMENTS" ARE RESERVED FOR THE DESIGNATED USES 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 EASEMENT OF LAND, BUT OWNERS OF LAND 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.

OWNERS CERTIFICATION:

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.

J. Marshall Davis
J. MARSHALL DAVIS, PRESIDENT
HISTORIC LANDMARKS FOUNDATION OF INDIANA, INC.
1201 CENTRAL AVENUE
INDIANAPOLIS, IN 46202

DATED THIS 21st DAY OF Dec., 2021

NOTARIZATION STATEMENT:

STATE OF Indiana)
COUNTY OF LaPorte) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED **J. MARSHALL DAVIS, PRESIDENT OF HISTORIC LANDMARKS FOUNDATION OF INDIANA, INC.** AND SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF December, 2021.

Jana Teska
[NOTARY PUBLIC'S SIGNATURE]



Terra Teska
[NOTARY PUBLIC'S PRINTED NAME]

NOTARY IS A RESIDENT OF LaPorte COUNTY, Indiana

MY COMMISSION EXPIRES November 13, 2024

COMMISSION NO. 693165

LEGAL DESCRIPTION

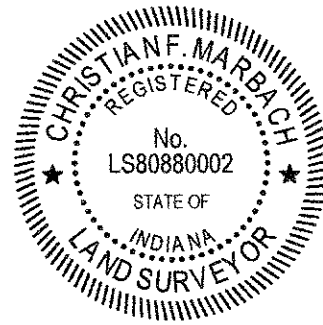
LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) AS SHOWN ON THE RECORDED PLAT OF MARY E. ANDERSON'S FIRST SUBDIVISION OF A PART OF BANK OUT LOT NUMBERED 118 AND 119 OF THE THIRD PLAT OF OUT LOTS OF THE TOWN, NOW CITY, OF SOUTH BEND PLATTED BY THE STATE BANK OF INDIANA IN PLAT BOOK 8, PAGE 64, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

NOTES:

- ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN.
- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
- THERE ARE NO BUILDING ENCROACHMENTS OVER LOT LINES ON THESE LOTS.
- THE BOUNDARY SURVEY FOR THIS SUBDIVISION IS SHOWN ON A PLAT OF SURVEY BY CHRISTIAN F. MARBACH, REGISTERED LAND SURVEYOR AND RECORDED AS DOCUMENT NO. 2021-41493 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.
- THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS DRAWING IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THESE LOTS OR PARCELS ARE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON MAP NUMBER 18141C0192D, DATED JANUARY 6, 2011.
- TAX KEY NUMBERS 71-08-02-281-001.000-026 & 71-08-02-281-002.000-026.
- MARY E. ANDERSON'S FIRST SUBDIVISION FIRST LOT LINE ADJUSTMENT WILL BE SERVED BY MUNICIPAL SEWER AND WATER SYSTEMS.
- STREET CLASSIFICATIONS:
PARK AVENUE - LOCAL, RIVERSIDE DRIVE - LOCAL

LAND SURVEYOR'S CERTIFICATE:

I, CHRISTIAN F. MARBACH, 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 AUGUST 28, 2021 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 ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.



Christian F. Marbach
CHRISTIAN F. MARBACH, P.S. #LS80880002

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.

BY: CHRISTIAN F. MARBACH

PERIMETER SURVEY RECORDED IN DOCUMENT 2021-41493, THERE HAVE BEEN NO CHANGES FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE **MARY E. ANDERSON'S FIRST SUBDIVISION FIRST LOT LINE ADJUSTMENT** WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON JANUARY 3, 2022, DETERMINING THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE.

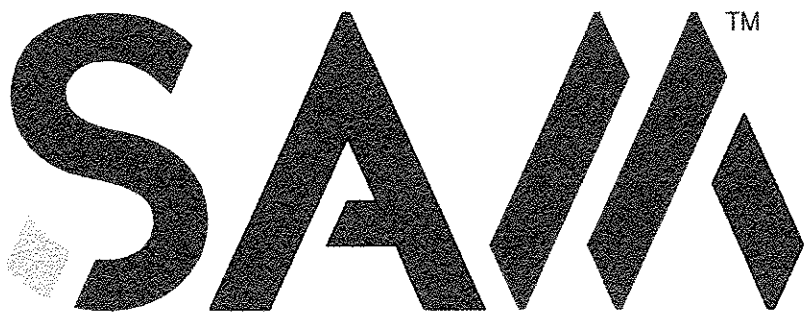
IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSION'S SEAL HEREUPON:

Angela M. Smith
Angela M. Smith
Secretary of the Commission



Transfer 4
Testing Unit LaPorte
Date 1/3/2023

FILED FOR TAXATION
ST. JOSEPH CO. INDIANA
COUNTY TO FINAL ACCEPTANCE
FOR TRANSFER



3220 Southview Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

PROJECT: Indiana Landmarks
846 Park Avenue, South Bend, Indiana

JOB NUMBER: 1021062837/0338-2021
DATE: 11/19/2021
SCALE: 1"=20'
SURVEYOR: Christian F. Marbach, PS
TECHNICIAN: M.A.T.
DRAWING: 0338-2021_Plat.dwg
TRACT ID:
PARTY CHIEF:
FIELD BOOKS:

SECONDARY PLAT
MARY E. ANDERSON'S FIRST SUBDIVISION FIRST LOT LINE ADJUSTMENT
of Lots 4, 5 and 6 of Mary E. Anderson's First Subdivision
Part of the Northeast Quarter of Section 2, Township 37 North, Range 2 East,
City of South Bend, Portage Township, St. Joseph County, Indiana

SHEET 1
OF 1

A-46283