

ORIGINAL PLAT OF THE TOWN, NOW CITY OF SOUTH BEND FIRST LOT LINE ADJUSTMENT

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF PART OF LOTS 385 & 386 OF "ORIGINAL TOWN, NOW CITY OF SOUTH BEND")

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA. BEING PART OF LOT 385 AND 386 OF THE RECORDED PLAT OF THE ORIGINAL TOWN (NOW CITY) OF SOUTH BEND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 385; THENCE SOUTH 00°30'35" EAST (REC. SOUTH 00°00'00" WEST) ALONG THE WEST RIGHT-OF-WAY LINE OF LAFAYETTE BLVD. A DISTANCE OF 132.00 FEET; THENCE SOUTH 89°39'03" WEST, A DISTANCE OF 164.78 FEET TO THE EAST LINE LOT 386 OF SAID SUBDIVISION; THENCE NORTH 00°24'46" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 21.72 FEET; THENCE NORTH 89°40'56" EAST, A DISTANCE OF 65.19 FEET; THENCE NORTH 00°35'58" WEST (REC. NORTH 00°00'00" EAST), A DISTANCE OF 110.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE NORTH 89°39'03" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE, A DISTANCE OF 99.73 FEET (REC. NORTH 90°00'00" EAST, 100.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREAS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. PANEL NO. 18141C0192D, EFFECTIVE 1/6/2011.

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.

WATER AND SEWER NOTE:

THE PARCEL SHOWN ON THIS SUBDIVISION IS SERVICED BY PUBLIC WATER AND SANITARY SEWER.

OWNERS/SUBDIVIDERS:

CATHEDRAL OF ST. JAMES
117 N. LAFAYETTE BLVD.
SOUTH BEND, IN 46601

SURVEYORS & ENGINEERS:

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

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN PERMISSION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S 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.

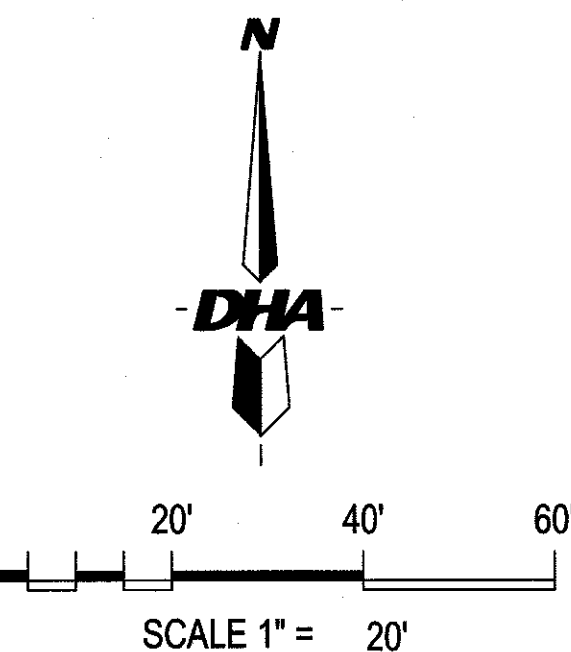
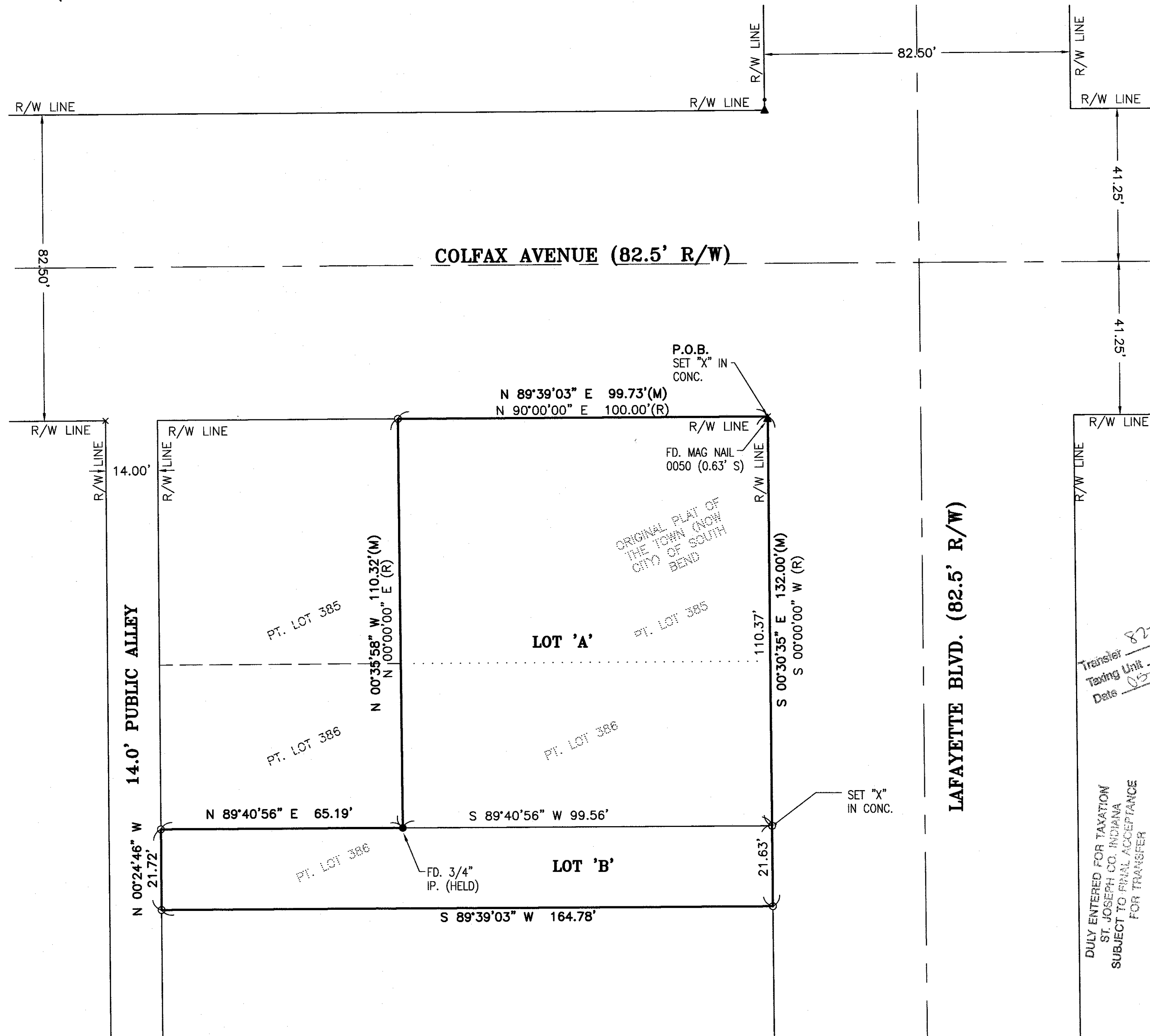
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND 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 ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S 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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MONUMENTATION:

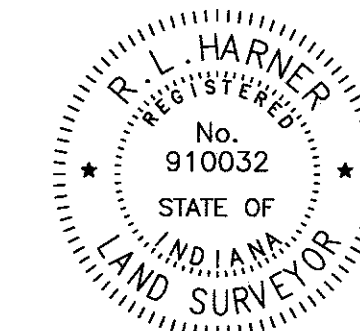
- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- x = CHISELED "X" ON CONCRETE

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF SOUTH BEND FIRST LOT LINE ADJUSTMENT WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON May 7, 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 HANDS AND THE COMMISSION'S SEAL HEREUPON:

ANGELA M. SMITH
SECRETARY OF THE COMMISSION



R.L. HARNER #910032

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:

ORIGINAL PLAT OF THE TOWN, NOW CITY OF SOUTH BEND FIRST LOT LINE ADJUSTMENT

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.

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 6TH DAY OF MAY, 2021.

Brian G. Grantz
THE VERY REVEREND BRIAN G. GRANTZ, DEAN
CATHEDRAL OF SAINT JAMES

NOTARIZATION STATEMENT:

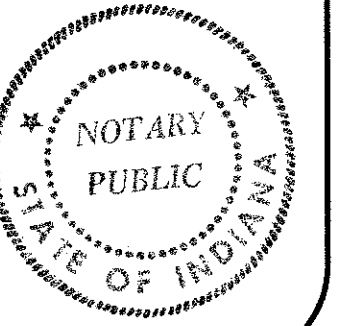
STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

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 6TH DAY OF MAY 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.

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



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 CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 3RD DAY OF FEBRUARY, 2021 AND RECORDED AS DOCUMENT NO. 2021-1165 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 THE 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



DATE	DRAWN BY:	REVISIONS			
4/6/21	GGG				
SCALE	CHECKED BY:	DATE	BY	REVISED PER NON-CONFORMANCE	
1"=30'	MJD	5.3.21	GGG		
FILE #	PROJ. MANGR:				
210106.4	MJD				

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 234-4003 / (800) 984-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

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