

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE INSERT SUBDIVISION NAME AS IT APPEARS ON THE PLAT WAS CONSIDERED AND GRANTED PRIMARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON RENEWABLE ENERGY DRIVE SUBDIVISION SECTION ONE; 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:

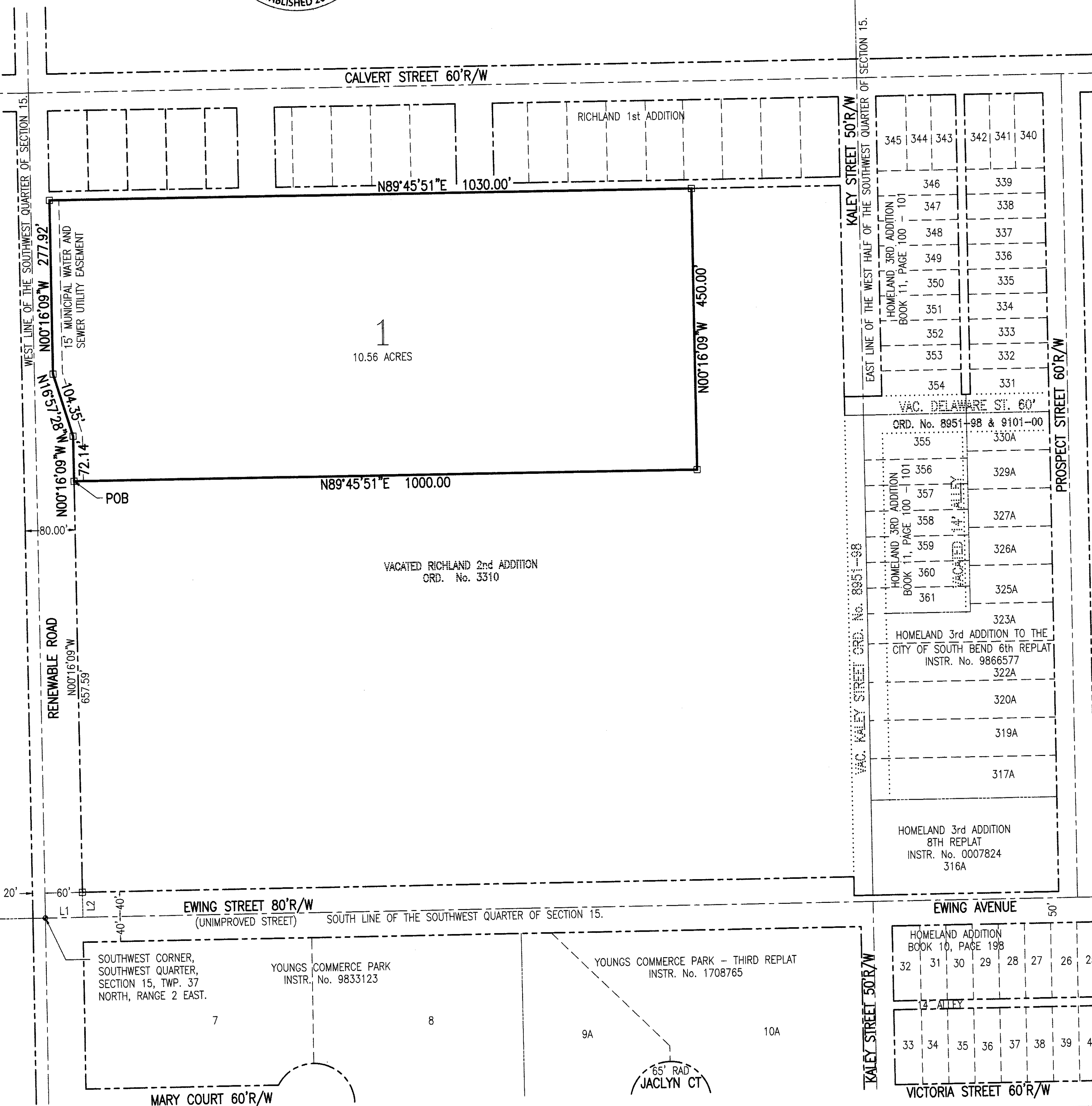
Angela M. Smith
Angela M. Smith
Secretary of the Commission



RENEWABLE ENERGY DRIVE SUBDIVISION SECTION ONE

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH,
RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

2021-18059
RECORDED AS PRESENTED ON
06/02/2021 09:11 AM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDED
PGS: 1 FEES: 25.00



LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING THAT 10.56 ACRE PARCEL SURVEYED BY LANG, FEENEY & ASSOCIATES, INC. TERANCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 AND SHOWN ON A PLAT RECORDING OF THAT SURVEY CERTIFIED ON APRIL 15, 2021 AS JOB NO. 170-40(1) (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 89°42'48" EAST ALONG THE SOUTH LINE OF SAID QUARTER, A DISTANCE OF 60.00 FEET; THENCE NORTH 00°16'10" WEST, A DISTANCE OF 40.00 FEET, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RENEWABLE ENERGY DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF EWING AVENUE AND BEING MARKED BY A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP; THENCE WEST, A DISTANCE OF 657.59 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'09" WEST, A DISTANCE OF 72.14 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP, THENCE NORTH 16°58'41" WEST, A DISTANCE OF 104.35 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP; THENCE NORTH 00°16'09" WEST, A DISTANCE OF 277.92 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP, SAID POINT MARKING SAID EAST LINE'S INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE FIRST EAST-WEST ALLEY LYING SOUTH OF CALVERT STREET; THENCE NORTH 89°45'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1030.00 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP, THENCE SOUTH 00°16'09" EAST, A DISTANCE OF 450.00 FEET TO A 5/8" REBAR IRON SET WITH LANG & FEENEY S0309 S0523 CAP; THENCE NORTH 89°45'51" EAST, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC HIGHWAY, ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

DEED OF DEDICATION

THE UNDERSIGNED, MARTIN BLAD FARMS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES 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: RENEWABLE ENERGY DRIVE SUBDIVISION. 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. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. 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 ERECTED 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, MARTIN BLAD FARMS, INC. IS THE OWNER 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 DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

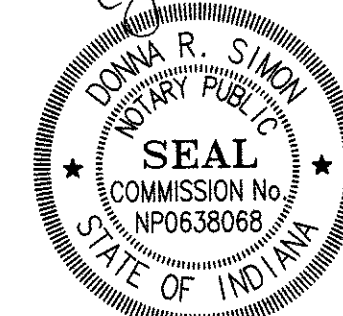
Brent Burkus VICE PRESIDENT

MARTIN BLAD FARMS, INC.
BRENT BURKUS, VICE PRESIDENT
58995 MAYFLOWER ROAD
SOUTH BEND, INDIANA 46619

STATE OF INDIANA SS:
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARTIN BLAD FARMS, INC., BRENT BURKUS, VICE PRESIDENT AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN SET FORTH. WITNESS MY HAND AND NOTARIAL SEAL THIS 24th DAY OF May, 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. STREET CLASSIFICATION: ALL STREETS SHOWN ARE LOCAL.
7. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0193D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. LOT 1 SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER.
9. LOT 1 SHALL MAINTAIN ITS INDIVIDUAL STORM WATER RUNOFF. PRIOR TO INDIVIDUAL LOT DEVELOPMENT EACH LOT SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL.

WAIVERS

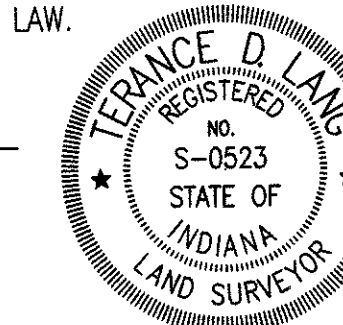
ON MARCH 29, 2021 THE SOUTH BEND PLAN COMMISSION GRANTED A WAIVER FROM SECTION 21-11.02(e)(2) THAT STATES ON SITES GREATER THAN 5 ACRES OR PROVIDING 50 DWELLING UNITS, A MINIMUM OF 10 PERCENT OF THE PROJECT AREA SHALL BE DESIGNATED AS PUBLIC ACCESSIBLE CIVIC OR OPEN SPACE.

Transfer 936
Taxing Unit Portage Twp
Date 06/02/21

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 15, 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.

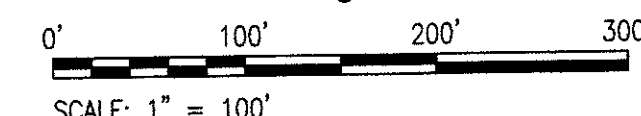
Terance D. Lang
TERANCE D. LANG, PS No. 80040523



LEGEND

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

LINE	BEARING	DISTANCE
L1	N89°42'48"E	60.00'
L2	N00°16'10"W	40.00'



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

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

Land Surveyors • Soil Scientists

Scale 1" = 100' Drawn JMS
Date 4-15-21 Job Name RenewableEnergyDrSubSecOne
Rev. 5-13-21 NON-CONF Job No. 140-70(1)