

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT WOODED ESTATES 1st 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



WOODED ESTATES 1st LOT LINE ADJUSTMENT

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH
RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AT LOT 160 AND 161 AS SHOWN ON THE RECORDED PLAT OF WOODED ESTATES IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY IN PLAT BOOK 16, PAGE W-2 AND THAT PORTION ON THE VACATED OAK PARK DRIVE LYING NORTH AND ADJACENT TO LOT SAID 161 AS STATED IN RESOLUTION No. 2870-1957.

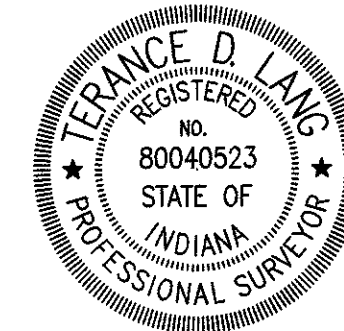
NOTES

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. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18141C0203D 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. THESE LOTS SHALL CONTINUE TO 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 JULY 2, 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 1990
Trading Unit Per Page
Date 08/18/21 FW

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

DEED OF DEDICATION

THE UNDERSIGNED, SHANE VARGA AND MEGAN K. THOMPSON, 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: WOODED ESTATES 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

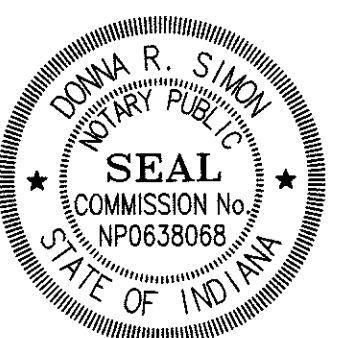
THIS IS TO CERTIFY THAT THE UNDERSIGNED, SHANE VARGA AND MEGAN K. THOMPSON ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

Shane Varga
SHANE VARGA
1223 WHITE OAK DRIVE
SOUTH BEND, INDIANA 46617

Megan K. Thompson
MEGAN K. THOMPSON
1227 WHITE OAK DRIVE
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 SHANE VARGA AND MEGAN K. THOMPSON 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 18th DAY OF August, 2021.

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



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	1931.55'	236.67'	S05°01'50"E	236.52'	07°01'13"	118.48'
C2	1931.55'	153.09'	S06°16'12"E	153.05'	04°32'29"	76.59'
C3	1931.55'	83.57'	S02°45'35"E	83.57'	02°28'44"	41.79'

LEGEND

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



0' 50' 100' 150'
SCALE: 1" =

**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	Job Name	Job No.
Date 7-2-21			
Rev. 7-29-21 NON-CONF			
Rev. Wooded Estates Lots 160 & 161 Line Adjustment.dwg			142-62