

WALNUT STREET AND SAMPLE STREET MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WALNUT STREET WHICH IS SOUTH 00°40'03" EAST, A DISTANCE OF 69.96 FEET AND NORTH 89°37'51" EAST, A DISTANCE OF 714.51 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; THENCE ALONG SAID EAST LINE OF WALNUT STREET, AROUND A 40.00 FT. RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 63.04 FEET (REC. 62.83 FEET) TO THE END OF CHORD BEARING NORTH 44°28'54" EAST AND HAVING A DISTANCE OF 56.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE STREET; THENCE ALONG SAID SOUTH LINE, NORTH 89°37'51" EAST, A DISTANCE OF 200.27 FEET; THENCE SOUTH 00°50'23" EAST, A DISTANCE OF 638.52 FEET (REC. SOUTH 00°00'00" EAST, 638.50 FEET); THENCE SOUTH 89°37'37" WEST, A DISTANCE OF 242.40 FEET (REC. SOUTH 90°00'00" WEST, 242.40 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT STREET; THENCE ALONG SAID EAST LINE, NORTH 00°40'03" WEST, A DISTANCE OF 598.32 FEET TO THE POINT OF BEGINNING. CONTAINING 3.53 ACRES MORE OR LESS AND COMPRISED OF TWO (2) LOTS. SUBJECT TO ALL LEGAL RIGHT-OF-WAY, 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.

INGRESS/EGRESS & DRAINAGE EASEMENT NOTE:

THE INGRESS/EGRESS EASEMENT SHOWN ON THIS LOT ADJUSTMENT IS FOR THE USE AND BENEFIT OF THE OWNERS AND THEIR ASSIGNS OF LOT A AND LOT B. THE DRAINAGE EASEMENT ALLOWS FOR A COMMON AREA TO HANDLE DRAINAGE BETWEEN LOTS A AND B. THIS EASEMENT IS FOR THE BENEFIT OF OWNERS OF SAID LOTS.

MONUMENTATION:

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

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

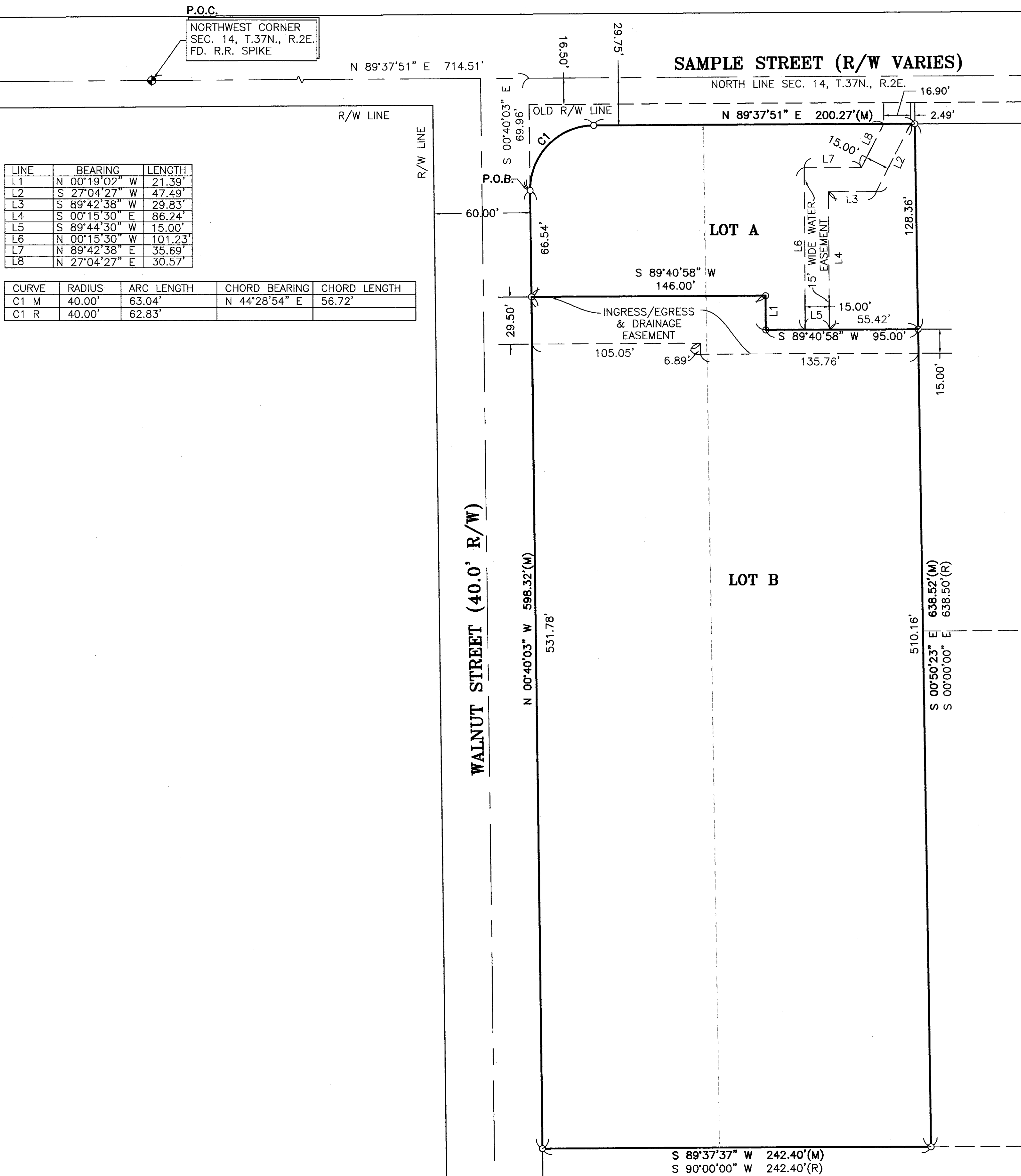
ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND 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.

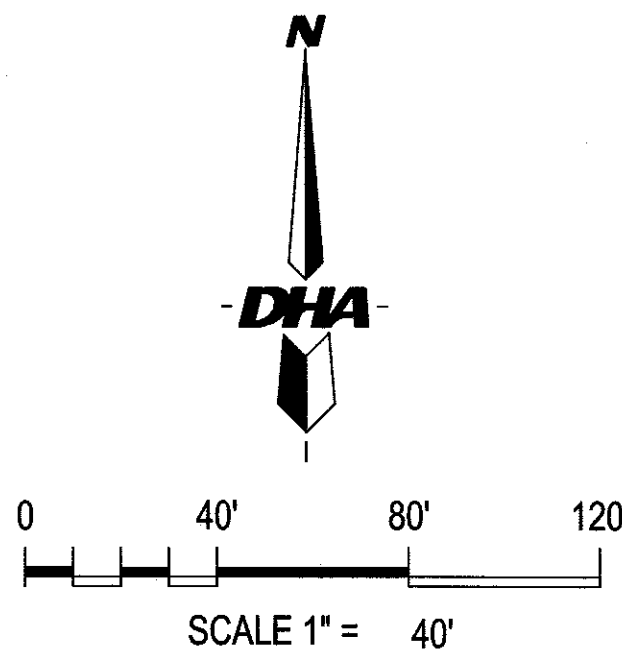
UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

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 ADAPTATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS 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.



Transfer 3128
Taxing Unit 00-4000
Date 9-24-21



SURVEYORS & ENGINEERS:

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

SUBDIVIDER/OWNER

B-ZAR HOLDINGS, LLC
20840 WHISPERING CREEK CT
SOUTH BEND, IN 46614

DATE	DRAWN BY:	REVISIONS			
7/8/21	GGS				
SCALE	CHECKED BY:	DATE	BY		
1"=40'	MJD				
FILE #	PROJ. MANGR:				
210147	MJD				

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

SHEET
1 OF
2

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

WALNUT STREET AND SAMPLE STREET MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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:

WALNUT STREET AND SAMPLE STREET MINOR SUBDIVISION

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 20TH DAY OF SEPT., 2021.

B-ZAR HOLDINGS, LLC
20840 WHISPERING CREEK CT
SOUTH BEND, IN 46614

JESSICA HOFFMAN, MANAGER
B-ZAR HOLDINGS, LLC

JOHN BUSZKIEWICZ MANAGER
B-ZAR HOLDINGS, LLC

NOTARIZATION STATEMENT:

STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

SS:

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 20TH DAY OF SEPT., 2021.

MY COMMISSION EXPIRES NOVEMBER 13, 2022.

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 4TH DAY OF JUNE, 2021, AND RECORDED AS DOCUMENT NO. 2021-26287 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

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE WALNUT STREET AND SAMPLE STREET FIRST LOT LINE ADJUSTMENT WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON September 24, 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
SECRETARY OF THE COMMISSION



Transfer 2128
Taxing Unit For 1000
Date 9-24-21

DATE	DRAWN BY:	REVISIONS			
7/8/21	GGG	DATE	BY		
SCALE	CHECKED BY:				
NA	MJD				
FILE #	PROJ. MANGR:				
210147	MJD				

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

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574) 324-4003 • Fax: (574) 324-4119
1640 Commerce Drive • South Bend, IN 46628

DHA

SHEET
2 OF
2