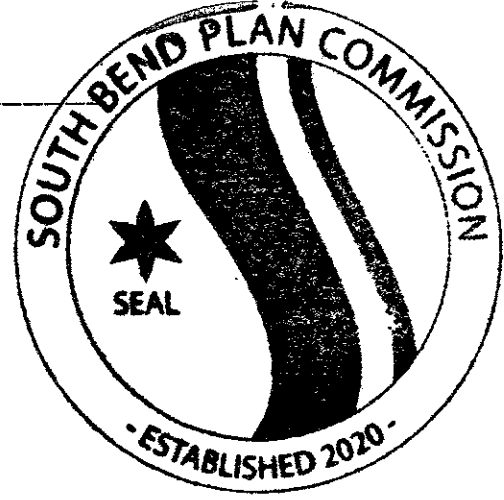


CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT ZOOK'S CLEMENS STREET 2nd MINOR SUBDIVISION WAS CONSIDERED AND GRANTED ~~APPROVAL~~ APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON August 20, 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:

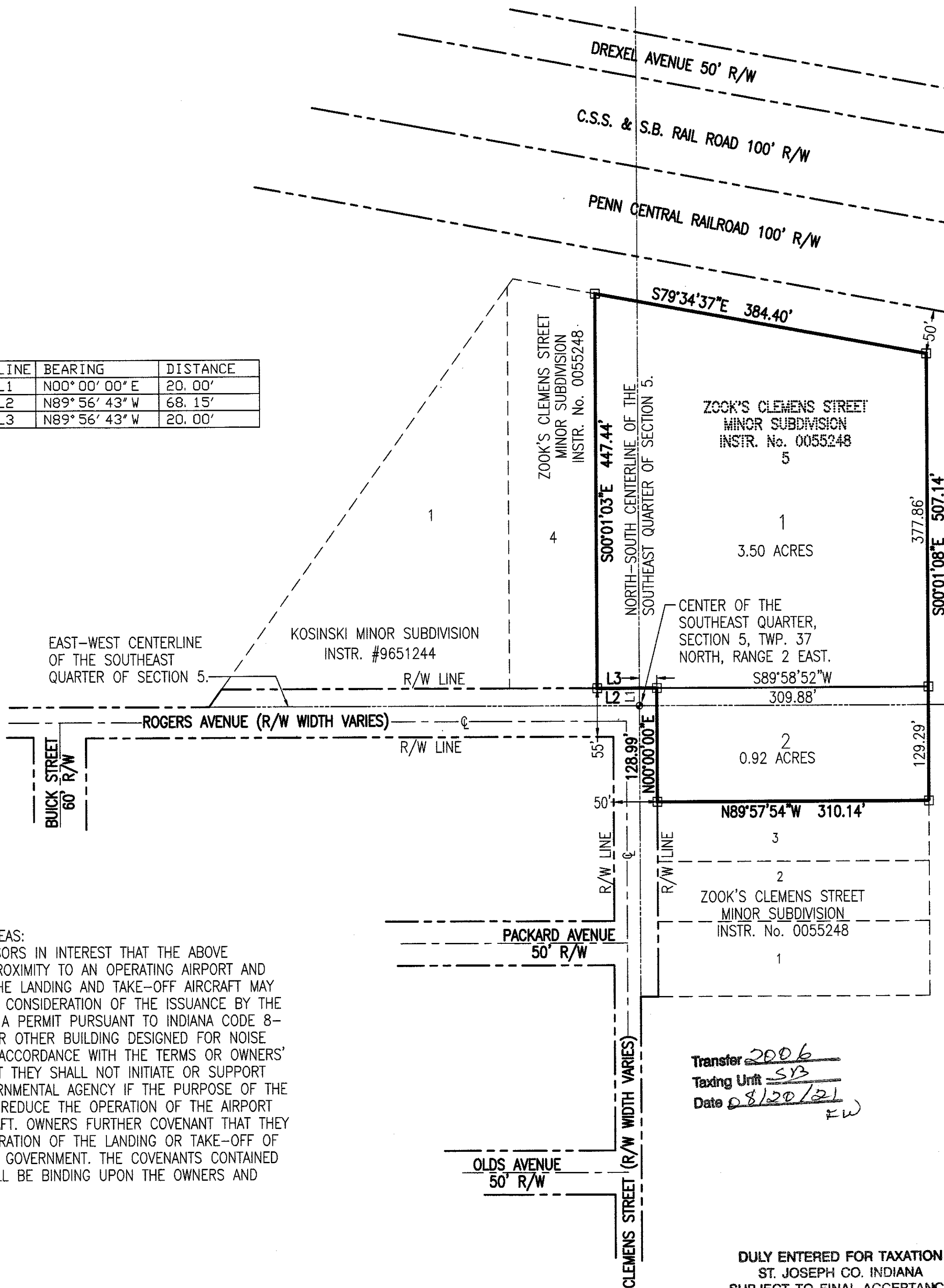
Angela M. Smith
Angela M. Smith
Secretary of the Commission



ZOOK'S CLEMENS STREET 2nd MINOR SUBDIVISION

BEING A RESUBDIVISION OF LOT 5 ZOOK'S CLEMENS STREET MINOR SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 2
EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA.

LINE	BEARING	DISTANCE
L1	N00°00'00"E	20.00'
L2	N89°56'43"W	68.15'
L3	N89°56'43"W	20.00'



COVENANT FOR LANDS IN SENSITIVE NOISE AREAS:
IT IS UNDERSTOOD BY THE OWNERS' SUCCESSORS IN INTEREST THAT THE ABOVE DESCRIBED REAL PROPERTY LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKE-OFF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS. THEREFORE IN CONSIDERATION OF THE ISSUANCE BY THE INDIANA DEPARTMENT OF TRANSPORTATION OF A PERMIT PURSUANT TO INDIANA CODE 8-21-10-3-B TO CONSTRUCT A RESIDENTIAL OR OTHER BUILDING DESIGNED FOR NOISE SENSITIVE USES ON SAID REAL PROPERTY IN ACCORDANCE WITH THE TERMS OR OWNERS' APPLICATION, OWNERS HEREBY COVENANT THAT THEY SHALL NOT INITIATE OR SUPPORT ACTION IN ANY COURT OR BEFORE ANY GOVERNMENTAL AGENCY IF THE PURPOSE OF THE ACTION IS TO INTERFERE WITH, RESTRICT, OR REDUCE THE OPERATION OF THE AIRPORT OR THE USE OF THE AIRPORT BY ANY AIRCRAFT. OWNERS FURTHER COVENANT THAT THEY SHALL NOT PROTEST OR OBJECT TO THE OPERATION OF THE LANDING OR TAKE-OFF OF AIRCRAFT BEFORE ANY COURT OR AGENCY OF GOVERNMENT. THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS AND SUCCESSORS AND ASSIGNS.

Transfer 2006
Taxing Unit 513
Date 08/20/21 EW

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

DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS LOT 5 AS SHOWN ON THE RECORDED PLAT OF ZOOK'S CLEMENS STREET MINOR SUBDIVISION AS INSTRUMENT NO. 0055248.

LOT 5 AS SHOWN ON THE RECORDED PLAT OF ZOOK'S CLEMENS STREET MINOR SUBDIVISION AS INSTRUMENT NO. 0055248.

NOTES:

- TO THE BEST OF OUR RESEARCH ALL EASEMENTS OF RECORD AFFECTING THIS PLAT ARE SHOWN.
- 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
- NO ENCROACHMENTS OF STRUCTURES EXIST ON THIS PLAT.
- NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE.
- FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18141C0187D 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.
- STREET CLASSIFICATION
CLEMENS STREET (35' HALF R/W) - LOCAL
ROGERS AVENUE (37.5' HALF R/W) - LOCAL
- THIS SUBDIVISION WILL CONNECT TO 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 MAY 11, 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 ST. JOSEPH COUNTY, 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

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS LOT 5 AS SHOWN ON THE RECORDED PLAT OF ZOOK'S CLEMENS STREET MINOR SUBDIVISION IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 0055248.

DEED OF DEDICATION

THE UNDERSIGNED, MIGUEL JARA AND PENNY JARA, 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: ZOOK'S CLEMENS STREET 2nd MINOR 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. 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, MIGUEL JARA AND PENNY JARA 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.

Miguel Jara
MIGUEL JARA
606 CLEMENS STREET
SOUTH BEND, INDIANA 46619

Penny Jara
PENNY JARA
606 CLEMENS STREET
SOUTH BEND, INDIANA 46619

STATE OF INDIANA SS:
COUNTY OF St. Joseph

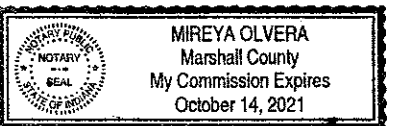
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIGUEL JARA AND PENNY JARA AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF August, 2021.

Mireya Olvera
NOTARY PUBLIC, Mireya Olvera

EXPIRATION DATE: October 14, 2021

NOTARY IS A RESIDENT OF Marshall COUNTY, INDIANA.



0' 100' 200' 300'
SCALE: 1" = 100'

Lang, Feeney & Associates, Inc.	
715 S. Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841	
Land Surveyors • Soil Scientists	
Scale 1" = 100'	Drawn JMS
Date 5-11-21	Job Name ZookMnr-2
Rev.	Job No. 142-09