



Department of
Community Investment

Memorandum

August 13, 2015

TO: South Bend Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Professional Services Proposal – Jones Petrie Rafinski
Additional High & Ireland Right of Way Legal Description Services

This professional services proposal from Jones Petrie Rafinski (JPR) is to complete necessary right of way (r/w) legal descriptions for improvements to the High & Ireland intersection, which services the Erskine Plaza Shopping Center. Planned improvements to this intersection are to add dedicated left turn lanes into and out of the Plaza, to relocate the Plaza's sign that is currently in the middle of High Street, and to connect sidewalks along both High and Ireland.

After working with the Engineering Department, they have requested a sidewalk be installed on the west side of High Street along the south side of Ireland. This sidewalk will service the two businesses in this area. Additionally, at least temporary r/w will be needed from Ireland Village, a small strip mall just to the east of the old Fitness USA property.

To date, r/w along Ireland had been unconfirmed. After much time and investigation, the 1930 County Commissioner's records have been found, confirming this section of Ireland has an 80' r/w. With this in hand, legal descriptions can be completed.

Jones Petrie Rafinski, who has done prior work for the Commission in this area, has submitted a Professional Services Proposal in the amount of \$4,445.

Staff requests approval of this Professional Services Proposal in a not-to-exceed of \$5,000, for the completion of this project's right of way legal descriptions, allowing its eventual acquisition.





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August 6, 2015

City of South Bend
Community Investment
227 West Jefferson Blvd., Suite 1400 S
South Bend, IN 46601

Attention: Mr. David Relos

**RE: R/W ENGINEERING REVISIONS ALONG IRELAND ROAD AND HIGH STREET,
SOUTH BEND, INDIANA**

As you are aware we have received the Commissioner's records and plans showing the right-of-way width for Ireland Road within our project limits. Upon receiving this new information it will be necessary to update the existing parcel plats and legal descriptions that have been prepared along Ireland Road (i.e. Parcel 4, National Credit Corp., formerly known as Fitness USA and Parcel 5, Mishawaka Federal Bank). It is further understood that right-of-way engineering services may be required for the Dentist office west of the Mutual Bank site and for the Ireland Village tract east of the former Fitness USA site.

JPR will perform the following tasks:

- Revise the parcel plat, legal descriptions and engineering documentation for Parcel 4 based upon the new acquired information associated with the right-of-way width of Ireland Road.
- Revise the parcel plat, legal descriptions and engineering documentation for Parcel 5 based upon the newly acquired information associated with the right-of-way width of Ireland Road.
- Prepare right-of-way acquisition documentation for the Ireland Village site and the Dentist office based upon the design requirements established by Christopher B. Burke Engineering.
- Set lath at the permanent and temporary right of way locations.

JPR estimates the fee for performing these tasks to be **\$3,845.00**.

In the event the Board of Public Works requires a legal description and parcel sketch for the proposed sign that falls within the new right of way for Parcel 5 (Mishawaka Federal Bank) we anticipate an additional \$600 to prepare a legal description and parcel plat for this easement/encroachment.

Work can begin upon receipt of a signed copy of this proposal and is anticipated to be completed within 2 weeks of receiving the signed proposal.

Our services will be billed upon completion. Payment is due upon receipt of our invoice.

Please confirm that you agree to the above terms of this letter by dating, signing and returning to me a copy of this letter, by fax at 574-232-4333 or email at jbarnes@jpr1source.com.

Sincerely,

Jeffrey S. Barnes, PS
Professional Surveyor

jpr1source.com

Elkhart Office
4703 Chester Dr
Elkhart IN 46516
574.293.7762

South Bend Office
412 S Lafayette Blvd
South Bend IN 46601
574.232.4388

AUTHORIZATION

Proposal for right of way engineering revisions along High Street and Ireland Road, South Bend, IN, **for a fee of \$3,845.00.**

An additional fee of \$600 for the sign on Parcel 5 (Mishawaka Federal Bank), if needed.

Proposal Accepted By:

Authorized Signature

Date

Printed Name, Company Name

Phone No.

Billing Street Address

Fax No.

City, State, Zip

Email

The party that signs this proposal is directly responsible for all charges incurred during the course of our work.

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