

**LEGAL DESCRIPTION:**

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT "A" IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 1808428 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED IN PLAT BOOK # 2 ON PAGE # 14 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GREEN STREET AS VACATED PER ORDINANCE SHOWN IN BOOK # 2 ON PAGE # 237 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1916 IN COMMISSIONER'S BOOK # 10 ON PAGE # 43 IN THE RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT #4 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EASTERLY LINE OF SAID LOT FOR THE NEXT EIGHT (8) COURSES, SOUTH 05°20'06" EAST, 127.85 FEET, AND SOUTH 84°07'19" WEST, 20.62 FEET, AND SOUTH 05°52'41" EAST, 31.45 FEET, AND NORTH 84°07'19" EAST, 20.60 FEET, AND SOUTH 05°52'41" EAST, 50.01 FEET, AND NORTH 84°07'19" EAST, 7.30 FEET, AND NORTH 04°18'40" WEST, 2.89 FEET, AND NORTH 85°41'20" EAST, 78.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF GINTZ AVENUE; THENCE SOUTH 05°51'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 211.42 FEET; THENCE NORTH 89°30'53" EAST (REC. NORTH 89°54'36" EAST), 24.00 FEET; THENCE SOUTH 03°58'24" EAST 228.50 FEET (REC. SOUTH 03°34'50" EAST, 227.30 FEET); THENCE SOUTH 02°42'53" WEST, 8.94 FEET (REC. SOUTH 03°15'10" WEST, 8.90 FEET); THENCE SOUTH 52°39'54" WEST (REC. SOUTH 53°00'15" WEST), 32.89 FEET; THENCE NORTH 46°48'58" WEST (REC. NORTH 46°28'39" WEST), 138.62 FEET; THENCE NORTH 40°27'40" WEST (REC. NORTH 40°07'21" WEST), 34.03 FEET; THENCE NORTH 34°39'35" WEST, 58.82 FEET; THENCE NORTH 16°09'21" EAST, 27.54 FEET; THENCE NORTH 81°51'53" WEST, 16.83 FEET; THENCE SOUTH 01°56'58" EAST, 1.97 FEET; THENCE NORTH 81°48'27" WEST, 16.09 FEET; THENCE NORTH 26°55'42" WEST, 55.21 FEET; THENCE NORTH 24°49'04" WEST, 21.00 FEET; THENCE NORTH 22°21'14" WEST, 77.76 FEET; THENCE NORTH 72°50'34" WEST, 28.15 FEET; THENCE NORTH 66°15'25" WEST, 17.66 FEET; THENCE NORTH 72°50'41" WEST, 16.81 FEET; THENCE NORTH 44°39'03" WEST, 48.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT #2 OF SAID "CASCADE MINOR SUBDIVISION" EXTENDED WEST; THENCE ALONG SAID EXTENDED LINE, SOUTH 89°58'16" EAST, 20.55 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID OUTLOT "A" FOR THE NEXT TWO (2) COURSES, NORTH 44°40'37" WEST, 243.75 FEET, AND NORTH 45°05'47" WEST, 138.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE NORTH 89°47'03" EAST, 88.16 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID OUTLOT "A" OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID OUTLOT "A" FOR THE NEXT THREE (3) COURSES, SOUTH 00°12'57" EAST, 46.08 FEET, AND SOUTH 45°05'47" EAST, 44.10 FEET, AND SOUTH 44°40'37" EAST, 272.76 FEET TO THE SOUTHWEST CORNER OF LOT #2 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE SOUTH LINE OF SAID LOT #2, SOUTH 89°58'16" EAST, 94.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT #2; THENCE ALONG THE EAST LINE OF SAID LOT #2 AND LOT #3 OF SAID "CASCADE MINOR SUBDIVISION", NORTH 00°56'55" WEST, 272.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°47'03" EAST, 45.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.32 ACRES MORE OR LESS AND CONSISTING OF TWO (2) LOTS.  
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

**FLOOD PLAIN NOTE:**

FLOOD HAZARD AREAS SHOWN ARE DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE (COMMUNITY PANEL NO. 18141C0211D, DATED JANUARY 06, 2011.)

**STREET CLASSIFICATION NOTE:**

NAME	CLASSIFICATION	WIDTH AS SHOWN
1. COLFAX AVENUE	COLLECTOR	LOCAL
2. GINTZ AVENUE	LOCAL	AS SHOWN

**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.

**BUILDING SETBACK NOTE:**

BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

**20 FT.-WIDE PRIVATE SANITARY SEWER EASEMENT:**

THE 20 FT. WIDE PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF A SANITARY SEWER SYSTEM WHICH SERVICES ALL DEVELOPMENT ON SAID LOT # 2 OF THE "CASCADE MINOR SUBDIVISION".

**10 FT.-WIDE PRIVATE ELECTRICAL EASEMENT:**

THE 10 FT. WIDE PRIVATE ELECTRICAL EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE OWNERS AND THEIR ASSIGNS OF LOT # 1 OF THIS PLAT. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS, AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF AN ELECTRICAL SYSTEM INCLUDING BUT NOT LIMITED TO LIGHT POLES, LIGHT BASES, ELECTRICAL CONDUIT AND TRANSFORMERS WHICH SERVICE SAID ELECTRICAL SYSTEM.

**SEITZ PARK MINOR SUBDIVISION**  
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.  
(BEING A RE-SUBDIVISION OF LOT # 4 AND OUTLOT 'A' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AND A PORTION OF VACATED GREEN STREET AND GINTZ AVENUE)

**EXISTING EASEMENT LEGEND:**

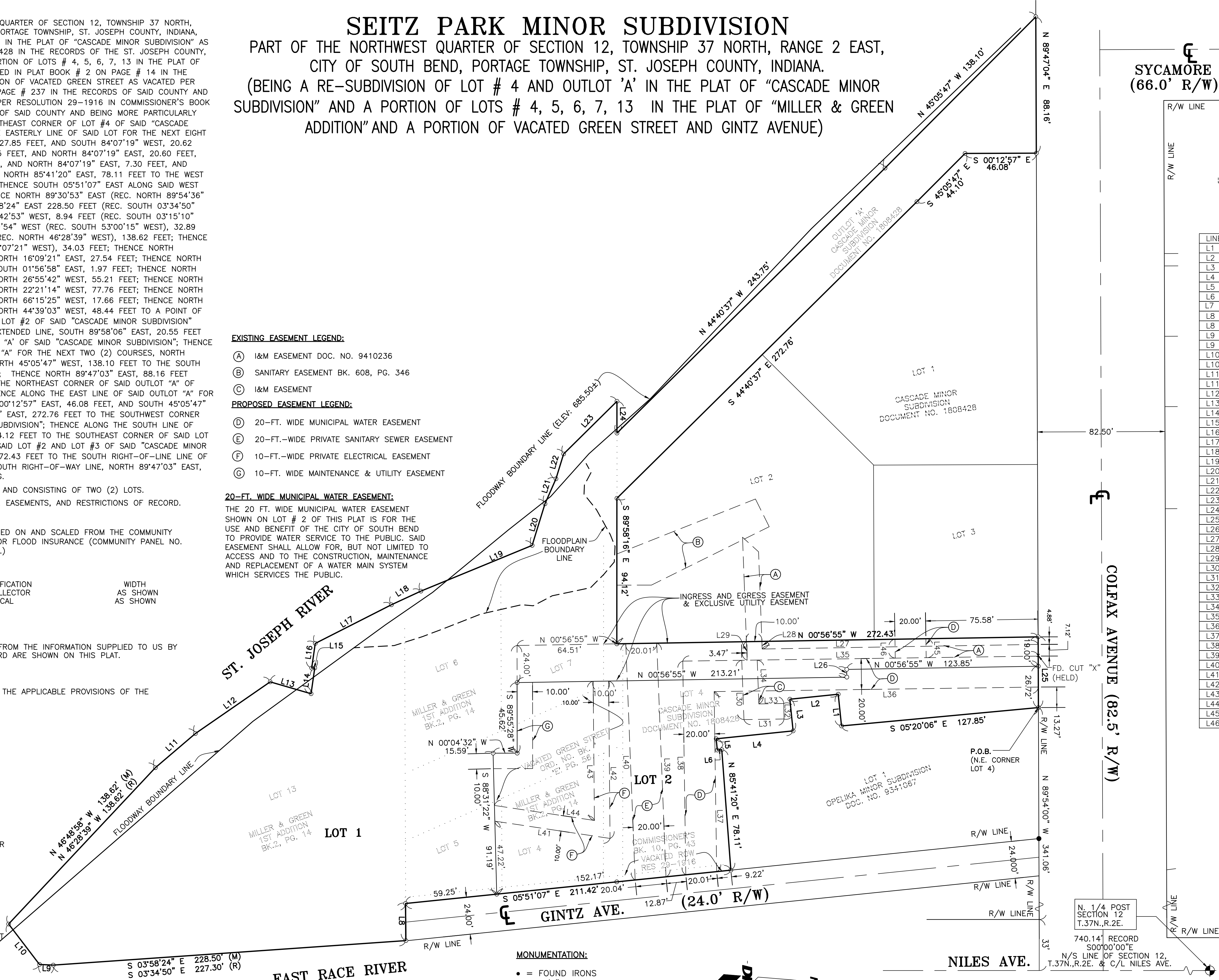
- (A) I&M EASEMENT DOC. NO. 9410236
- (B) SANITARY EASEMENT BK. 608, PG. 346
- (C) I&M EASEMENT

**PROPOSED EASEMENT LEGEND:**

- (D) 20-FT. WIDE MUNICIPAL WATER EASEMENT
- (E) 20-FT.-WIDE PRIVATE SANITARY SEWER EASEMENT
- (F) 10-FT.-WIDE PRIVATE ELECTRICAL EASEMENT
- (G) 10-FT. WIDE MAINTENANCE & UTILITY EASEMENT

**20-FT. WIDE MUNICIPAL WATER EASEMENT:**

THE 20 FT. WIDE MUNICIPAL WATER EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE CITY OF SOUTH BEND TO PROVIDE WATER SERVICE TO THE PUBLIC. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF A WATER MAIN SYSTEM WHICH SERVICES THE PUBLIC.



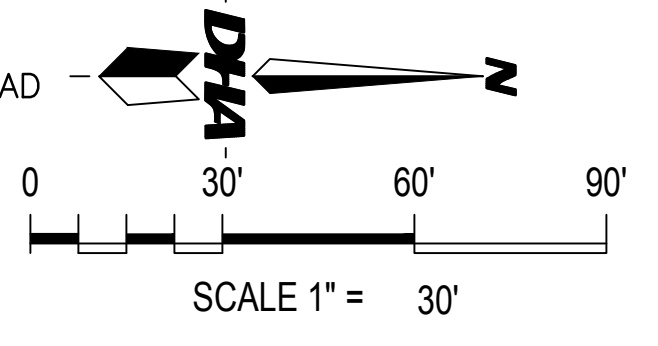
**SURVEYORS & ENGINEERS:**  
DANCH, HARNER & ASSOCIATES, INC.  
1643 COMMERCE DRIVE  
SOUTH BEND, IN. 46628  
(574) 234-4003  
ATTN: MICHAEL DANCH

**SUBDIVIDERS/OWNERS:**  
DEPARTMENT OF REDEVELOPMENT  
CITY OF SOUTH BEND  
1200 COUNTY CITY BUILDING  
SOUTH BEND, INDIANA 46601

BOARD OF PARK COMMISSIONERS  
CITY OF SOUTH BEND  
321 E. WALTER STREET  
SOUTH BEND, IN 46614

**MONUMENTATION:**

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



SYCAMORE  
(66.0' R/W)

COLFAX AVENUE (82.5' R/W)

LINE	BEARING	DISTANCE
L1	S 84°07'19" W	20.62'
L2	S 05°52'41" E	31.45'
L3	N 84°07'19" E	20.60'
L4	S 05°52'41" E	50.01'
L5	N 84°07'19" E	7.30'
L6	N 04°18'40" W	2.89'
L7	N 00°12'57" W	46.08'
L8	N 89°30'53" E	24.01'
L9	N 89°54'36" E	24.00'
L10	S 02°42'53" W	8.94'
L11	S 03°15'10" W	8.90'
L12	N 52°39'54" W	32.89'
L13	N 40°27'40" W	34.03'
L14	N 40°07'21" W	34.03'
L15	N 22°21'14" W	58.76'
L16	N 16°09'21" E	27.54'
L17	N 81°51'53" W	16.83'
L18	S 01°56'58" E	1.97'
L19	N 81°48'27" W	16.09'
L20	N 26°55'42" W	55.21'
L21	N 24°49'04" W	21.00'
L22	N 72°50'34" W	28.15'
L23	N 66°15'25" W	17.66'
L24	N 72°50'41" W	16.81'
L25	N 44°39'03" W	48.44'
L26	S 89°58'16" E	20.55'
L27	N 89°47'03" E	45.72'
L28	S 89°03'05" W	5.00'
L29	S 00°56'55" W	178.46'
L30	S 87°52'06" W	4.91'
L31	N 87°52'06" E	11.98'
L32	N 87°52'06" E	38.14'
L33	N 00°56'55" W	25.90'
L34	S 89°03'05" W	10.00'
L35	S 00°56'55" E	16.10'
L36	S 87°52'06" W	28.23'
L37	N 00°48'27" W	229.82'
L38	S 00°48'27" E	209.61'
L39	N 89°11'33" E	116.41'
L40	S 89°11'33" W	138.18'
L41	S 87°44'00" W	151.20'
L42	N 87°44'00" E	152.91'
L43	N 08°31'54" E	75.32'
L44	S 89°28'49" W	101.75'
L45	S 89°28'49" E	89.96'
L46	S 08°31'54" W	65.36'
L47	N 89°03'05" W	12.26'
L48	S 89°03'05" W	12.21'

DATE	DRAWN BY:	REVISIONS	
4/5/19	GGS	DATE	BY
SCALE	CHECKED BY:	REVISED PER NON-CONFORMANCE/ADDED EASEMENTS	
1" = 30'	MJD	5-2-19	GGS
FILE #	PROJ. MANGR:		
180187.4	MJD		

**Danch, Harner & Associates, Inc.**  
Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

Office: (574) 234-4003 / (800) 994-4003 • Fax: (574) 234-4119  
1643 Commerce Drive • South Bend, IN 46628

**DHA**

SHEET **1** OF **2**

State of Ind. Reg. No. 66-10-16-16-16  
 5/2/2019 5:08 PM

**SEITZ PARK MINOR SUBDIVISION**  
 PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST,  
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.  
 (BEING A RE-SUBDIVISION OF LOT # 4 AND OUTLOT 'A' IN THE PLAT OF "CASCADE MINOR  
 SUBDIVISION" AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN  
 ADDITION" AND A PORTION OF VACATED GREEN STREET AND GINTZ AVENUE)

**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:

**SEITZ PARK 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DEPARTMENT OF REDEVELOPMENT  
 CITY OF SOUTH BEND  
 227 W. JEFFERSON BLVD.  
 12TH FLOOR COUNTY CITY BUILDING  
 SOUTH BEND, INDIANA 46601

BOARD OF PARK COMMISSIONERS  
 CITY OF SOUTH BEND  
 321 E. WALTER STREET  
 SOUTH BEND, IN 46614

\_\_\_\_\_  
 DAVID RELOS  
 REDEVELOPMENT COMMISSION  
 CITY OF SOUTH BEND

\_\_\_\_\_  
 MARK NEAL, PRESIDENT  
 BOARD OF PARK COMMISSIONERS  
 CITY OF SOUTH BEND

**NOTARIZATION STATEMENT:**

STATE OF INDIANA     ]  
   ]     SS:  
 COUNTY OF ST. JOSEPH ]

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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 29TH DAY OF JANUARY,  
 2016; 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 CITY OF SOUTH BEND,  
 INDIANA.

\_\_\_\_\_  
 R.L. HARNER #910032

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN  
 REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN  
 THIS DOCUMENT UNLESS REQUIRED BY LAW."  
RON L. HARNER.

**SURVEYORS & ENGINEERS:**

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

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SHEET  
**2** OF  
**2**

# SEITZ PARK MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.  
(BEING A RE-SUBDIVISION OF LOT # 4 AND OUTLOT 'A' IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AND A PORTION OF VACATED GREEN STREET AND GINTZ AVENUE)

**LEGAL DESCRIPTION:**

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING ALL OF LOT # 4 AND OUTLOT "A" IN THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED AS DOCUMENT NUMBER 1808428 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND A PORTION OF LOTS # 4, 5, 6, 7, 13 IN THE PLAT OF "MILLER & GREEN ADDITION" AS RECORDED IN PLAT BOOK # 2 ON PAGE # 14 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GREEN STREET AS VACATED PER ORDINANCE SHOWN IN BOOK # 2 ON PAGE # 237 IN THE RECORDS OF SAID COUNTY AND A PORTION OF VACATED GINTZ AVENUE PER RESOLUTION 29-1916 IN COMMISSIONER'S BOOK # 10 ON PAGE # 43 IN THE RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT # 4 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EASTERLY LINE OF SAID LOT FOR THE NEXT EIGHT (8) COURSES, SOUTH 05°20'06" EAST, 127.85 FEET, AND SOUTH 84°07'19" WEST, 20.62 FEET, AND SOUTH 05°52'41" EAST, 31.45 FEET, AND NORTH 84°07'19" EAST, 20.60 FEET, AND SOUTH 05°52'41" EAST, 50.01 FEET, AND NORTH 84°07'19" EAST, 7.30 FEET, AND NORTH 04°18'40" WEST, 2.89 FEET, AND NORTH 85°41'20" EAST, 78.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF GINTZ AVENUE; THENCE SOUTH 05°51'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 211.42 FEET; THENCE NORTH 89°30'53" EAST (REC. NORTH 89°54'36" EAST), 24.00 FEET; THENCE SOUTH 03°58'24" EAST 228.50 FEET (REC. SOUTH 03°34'50" EAST, 227.30 FEET); THENCE SOUTH 02°42'53" WEST, 8.94 FEET (REC. SOUTH 03°15'10" WEST, 8.90 FEET); THENCE SOUTH 52°39'54" WEST (REC. SOUTH 53°00'15" WEST), 32.89 FEET; THENCE NORTH 46°48'58" WEST (REC. NORTH 46°28'39" WEST), 138.62 FEET; THENCE NORTH 40°27'40" WEST (REC. NORTH 40°07'21" WEST), 34.03 FEET; THENCE NORTH 34°39'35" WEST, 58.82 FEET; THENCE NORTH 16°09'21" EAST, 27.54 FEET; THENCE NORTH 81°51'53" WEST, 16.83 FEET; THENCE SOUTH 01°56'58" EAST, 1.97 FEET; THENCE NORTH 81°48'27" WEST, 16.09 FEET; THENCE NORTH 26°55'42" WEST, 55.21 FEET; THENCE NORTH 24°49'04" WEST, 21.00 FEET; THENCE NORTH 22°21'14" WEST, 77.76 FEET; THENCE NORTH 72°50'34" WEST, 28.15 FEET; THENCE NORTH 66°15'25" WEST, 17.66 FEET; THENCE NORTH 72°50'41" WEST, 16.81 FEET; THENCE NORTH 44°39'03" WEST, 48.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT # 2 OF SAID "CASCADE MINOR SUBDIVISION" EXTENDED WEST; THENCE ALONG SAID EXTENDED LINE, SOUTH 89°58'06" EAST, 20.55 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID OUTLOT "A" FOR THE NEXT TWO (2) COURSES, SAID 44°40'37" WEST, 243.75 FEET, AND NORTH 45°05'47" WEST, 138.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE NORTH 89°47'03" EAST, 88.16 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID OUTLOT "A" OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID OUTLOT "A" FOR THE NEXT THREE (3) COURSES, SOUTH 00°12'57" EAST, 46.08 FEET, AND SOUTH 45°05'47" EAST, 44.10 FEET, AND SOUTH 44°40'37" EAST, 272.76 FEET TO THE SOUTHWEST CORNER OF LOT # 2 OF SAID "CASCADE MINOR SUBDIVISION"; THENCE ALONG THE SOUTH LINE OF SAID LOT # 2, SOUTH 89°58'16" EAST, 94.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT # 2; THENCE ALONG THE EAST LINE OF SAID LOT # 2 AND LOT # 3 OF SAID "CASCADE MINOR SUBDIVISION", NORTH 00°56'55" WEST, 272.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLFAX AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°47'03" EAST, 45.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.32 ACRES MORE OR LESS AND CONSISTING OF TWO (2) LOTS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

**MONUMENTATION:**

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

**SUBDIVIDERS/OWNERS:**

DEPARTMENT OF REDEVELOPMENT BOARD OF PARK COMMISSIONERS  
CITY OF SOUTH BEND CITY OF SOUTH BEND  
1200 COUNTY CITY BUILDING 321 E. WALTER STREET  
SOUTH BEND, INDIANA 46601 SOUTH BEND, IN 46614

**SURVEYORS & ENGINEERS:**

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

**20 FT.-WIDE PRIVATE SANITARY SEWER EASEMENT:**

THE 20 FT. WIDE PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE OWNERS AND THEIR ASSIGNS OF LOT # 2 OF THE PLAT OF "CASCADE MINOR SUBDIVISION" AS RECORDED IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF A SANITARY SEWER SYSTEM WHICH SERVICES ALL DEVELOPMENT ON SAID LOT # 2 OF THE "CASCADE MINOR SUBDIVISION".

**10 FT.-WIDE PRIVATE ELECTRICAL EASEMENT:**

THE 10 FT. WIDE PRIVATE ELECTRICAL EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE OWNERS AND THEIR ASSIGNS OF LOT # 1 OF THIS PLAT. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS, AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF AN ELECTRICAL SYSTEM INCLUDING BUT NOT LIMITED TO LIGHT POLES, LIGHT BASES, ELECTRICAL CONDUIT AND TRANSFORMERS WHICH SERVICE SAID ELECTRICAL SYSTEM.

**20-FT. WIDE MUNICIPAL WATER EASEMENT:**

THE 20 FT. WIDE MUNICIPAL WATER EASEMENT SHOWN ON LOT # 2 OF THIS PLAT IS FOR THE USE AND BENEFIT OF THE CITY OF SOUTH BEND TO PROVIDE WATER SERVICE TO THE PUBLIC. SAID EASEMENT SHALL ALLOW FOR, BUT NOT LIMITED TO ACCESS AND TO THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF A WATER MAIN SYSTEM WHICH SERVICES THE PUBLIC.

**EXISTING EASEMENT LEGEND:**

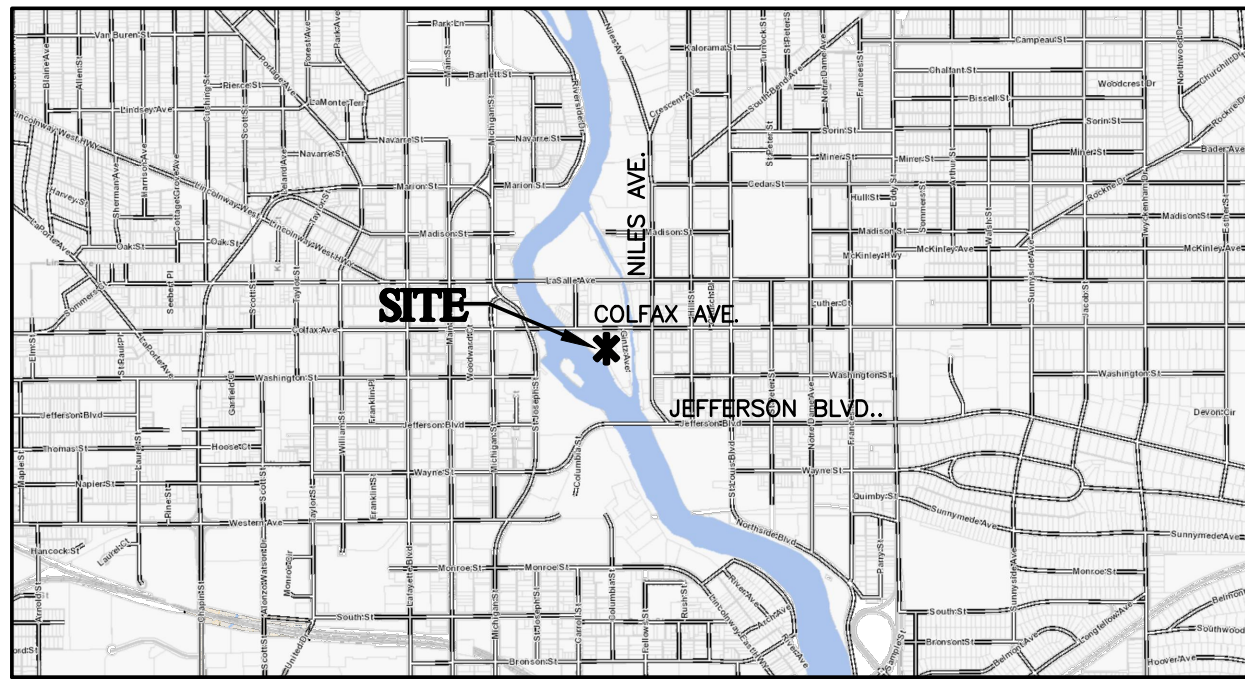
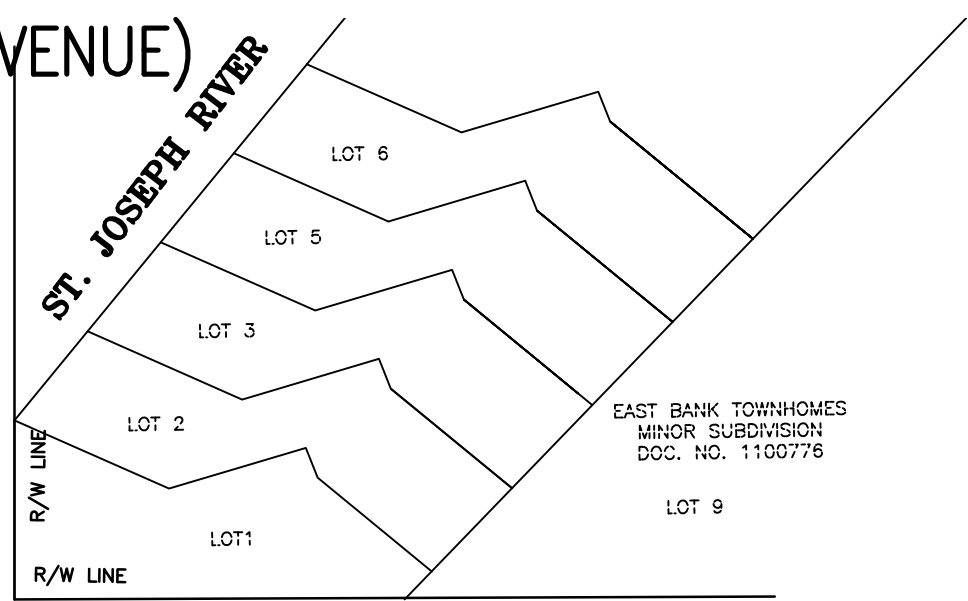
- (A) I&M EASEMENT DOC. NO. 9410236
- (B) SANITARY EASEMENT BK. 608, PG. 346
- (C) I&M EASEMENT

**PROPOSED EASEMENT LEGEND:**

- (D) 20-FT. WIDE MUNICIPAL WATER EASEMENT
- (E) 20-FT.-WIDE PRIVATE SANITARY SEWER EASEMENT
- (F) 10-FT.-WIDE PRIVATE ELECTRICAL EASEMENT
- (G) 10-FT. WIDE MAINTENANCE & UTILITY EASEMENT

**STREET CLASSIFICATION NOTE:**

NAME	CLASSIFICATION	WIDTH
1. COLFAX AVENUE	COLLECTOR	AS SHOWN
2. GINTZ AVENUE	LOCAL	AS SHOWN



LINE	BEARING	DISTANCE
L1	S 84°07'19" W	20.62'
L2	S 05°52'41" E	31.45'
L3	N 84°07'19" E	20.60'
L4	S 05°52'41" E	50.01'
L5	N 84°07'19" E	7.30'
L6	N 04°18'40" W	2.89'
L7	N 00°12'57" W	46.08'
L8 M	N 89°30'53" E	24.01'
L8 R	N 89°54'36" E	24.00'
L9 M	S 02°42'53" W	8.94'
L9 R	S 03°15'10" W	8.90'
L10 M	S 52°39'54" W	32.89'
L10 R	S 53°00'15" W	32.89'
L11 M	N 40°27'40" W	34.03'
L11 R	N 40°07'21" W	34.03'
L12	N 34°39'35" W	58.76'
L13	N 16°09'21" E	27.54'
L14	N 81°51'53" W	16.83'
L15	S 01°56'58" E	1.97'
L16	N 81°48'27" W	16.09'
L17	N 26°55'42" W	55.21'
L18	N 24°49'04" W	21.00'
L19	N 22°21'14" W	77.76'
L20	N 72°50'34" W	28.15'
L21	N 66°15'25" W	17.66'
L22	N 72°50'41" W	16.81'
L23	N 44°39'03" W	48.44'
L24	S 89°58'06" E	20.55'
L25	N 89°47'03" E	45.72'
L26	S 89°03'05" W	5.00'
L27	S 00°57'30" E	178.46'
L28	S 87°52'06" W	4.91'
L29	N 87°52'06" E	11.98'
L30	N 87°52'06" E	38.14'
L31	N 00°56'55" W	25.90'
L32	N 89°03'05" W	10.00'
L33	S 00°56'55" E	16.10'
L34	S 87°52'06" W	28.23'
L35	N 00°48'27" W	229.82'
L36	S 00°48'27" E	209.61'
L37	N 89°11'33" E	116.41'
L38	S 89°11'33" W	138.18'
L39	S 87°44'00" W	151.20'
L40	N 87°44'00" E	152.91'
L41	N 08°31'54" E	75.32'
L42	S 89°28'49" W	101.75'
L43	N 89°28'49" E	89.96'
L44	S 08°31'54" W	65.36'
L45	N 89°03'05" E	12.26'
L46	S 89°03'05" W	12.21'

**FLOOD PLAIN NOTE:**

FLOOD HAZARD AREAS SHOWN ARE DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE (COMMUNITY PANEL NO. 18141C0211D, DATED JANUARY 06, 2011.)

**EASEMENT NOTE:**

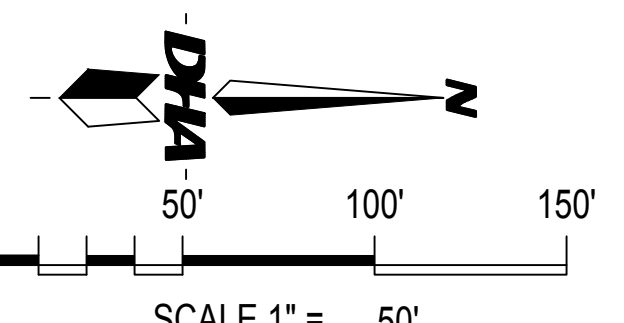
TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNERS, ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

**BUILDING SETBACK NOTE:**

BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

**FUTURE ACCESS PLAN NOTE:**

ALL LOTS SHOWN ON THIS PLAT WILL HAVE ACCESS ONTO COLFAX AVENUE VIA A SHARED ACCESS DRIVE.



**SUPPORT DATA**

DATE	DRAWN BY:	REVISIONS	
4/5/19	GGG	DATE	BY
SCALE	CHECKED BY:	5-2-19	GGG
1" = 50'	MJD	REVISED PER NON-COMFORMANCE/ADDED EASEMENTS	
FILE #	PROJ. MNGR:		
180187.4	MJD		

**Danch, Harner & Associates, Inc.**  
 Land Surveyors • Professional Engineers  
 Landscape Architects • Land Planners  
 Office: (574) 234-4003 / (800) 994-4003 • Fax: (574) 234-4119  
 1643 Commerce Drive • South Bend, IN 46628

**DHA**  
 SHEET  
**1** OF  
**1**

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