

**BOARD OF PUBLIC WORKS
AGENDA ITEM REVIEW REQUEST FORM**

TO: Board of Public Works

FROM: Daniel Jones, Senior Engineer

SUBJECT: Deed of Dedication- Portion of 2519 Flat Creek Dr

DATE: August 11, 2026

Attached is an Deed of Dedication for a section of 2519 Flat Creek Dr for public right of way. This area is currently private property, but it is being used as a partially paved cul-de-sac. The resident would like this area to be fully paved for proper drainage and driveway connections. See aerial picture below of existing ROW layout.

It is requested the Board of Public Works approve the Deed of Dedication for a portion of the parcel at 2519 Flat Creek Dr.

Thank you for your consideration of this request.



DEED OF DEDICATION OF
RIGHT OF WAY

THIS INDENTURE, made and entered into this 24th day of June, 2026, by and between Justin and Erin Seifer, (collectively the "Grantor"), and the City of South Bend, Indiana, acting through its Board of Public Works ("Grantee").

WHEREAS, the Grantor is the owner of certain real estate at owners of property located at 2519 Flat Creek Drive, South Bend, Indiana 46628 located in St. Joseph County, Indiana,

WHEREAS, the Grantor desires to partition a portion of its property more particularly described and depicted in *Exhibit A* attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Grantor desires to dedicate the Property as public right-of-way.

WITNESSETH: for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby GRANTS, CONVEYS, and DEDICATES the Property to the Grantee, the following described property as public right-of-way:

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 2 EAST, GERMAN TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT # 26 OF THE PLAT OF "THE OAKS" SUBDIVISION AS RECORDED BY DOCUMENT NUMBER 0542923 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE N. 60°04'54" W., ALONG THE SOUTH LINE OF SAID LOT AND THE NORTHERLY RIGHT-OF-WAY LINE OF FLAT CREEK DRIVE, A DISTANCE OF 98.56 FEET (REC. N. 59°31'08" W., 98.56 FEET) TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N. 00°29'26" W., (REC. N. 00°04'20" E., ALONG THE WEST LINE OF SAID LOT, A DISTANCE 24.54 FEET; S. 60°04'54" E., A DISTANCE OF 98.56 FEET TO THE EAST LINE OF SAID LOT; THENCE S. 00°29'26" E. (REC. S. 00°04'20" E.,), ALONG SAID EAST LINE, A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

The Grantor further warrants that it is the sole owner of the Property and has the authority to dedicate it for public use as described herein.

IN WITNESS WHEREOF, the Grantor has signed this Deed of Dedication on this

24th day of June 2026.

Erin R Seifer

STATE OF INDIANA)
)
COUNTY OF) SS

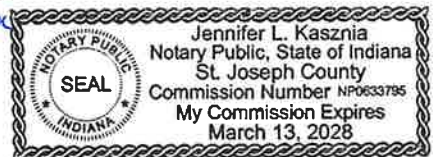
Before me, a Notary Public in and for said County and State, personally appeared, Erin R. Seifer, and acknowledged the execution of the foregoing Deed of Dedication for and behalf of Grantor, and who having been duly sworn, stated that the representations therein are true.

WITNESS my hand and Notarial Seal this 24th day of June, 2026.

My Commission Expires:

March 13, 2028

Jennifer L. Kasznia, Notary Public
Residing in St. Joseph County, Indiana
Jennifer L. Kasznia



I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Michael J. Schmidt

Prepared by Michael J. Schmidt, Assistant City Attorney, 215 S. Dr. Martin Luther King Jr. Blvd., Ste. 600, South Bend, IN 46601.

ACCEPTANCE

This Deed of Dedication of the Property described in Exhibit A, to be used as public right-of-way by the City of South Bend is hereby accepted this 11th day of August, 2026.

**CITY OF SOUTH BEND, INDIANA
BOARD OF PUBLIC WORKS**

Elizabeth A. Maradik, President

Murray L. Miller

Murray L. Miller, Member

Abigail E. Magas, P.E.

Abigail E. Magas, Member

JRM

Joseph R. Molnar, Vice President

Breana N. Micou

Breana N. Micou, Member

Hillary R. Horvath

Attest: Hillary R. Horvath, Clerk

Date: August 11, 2026

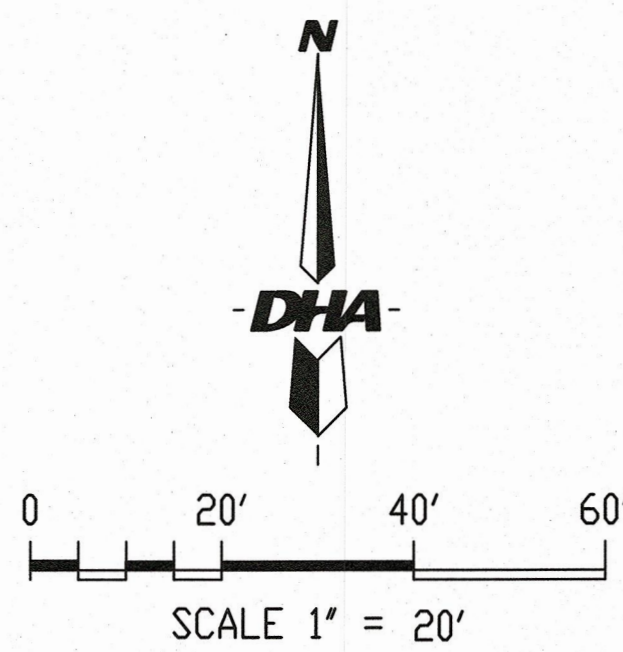
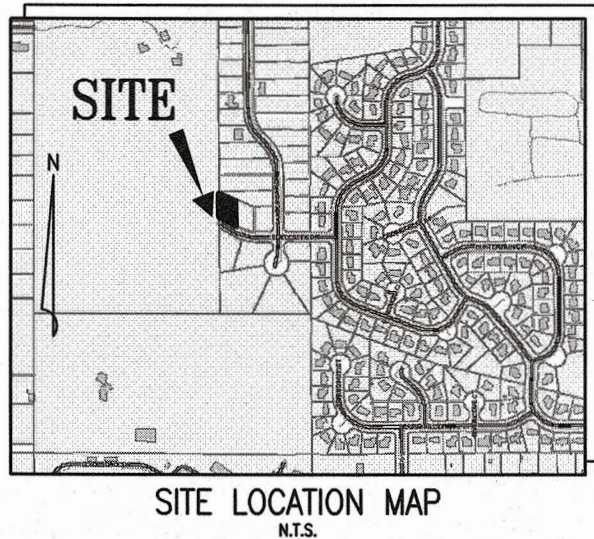
EXHIBIT A
Plat/Depiction of Property to Become Right of Way

A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 2 EAST, GERMAN TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT # 26 OF THE PLAT OF "THE OAKS" SUBDIVISION AS RECORDED BY DOCUMENT NUMBER 0542923 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE N. 60°04'54" W., ALONG THE SOUTH LINE OF SAID LOT AND THE NORTHERLY RIGHT-OF-WAY LINE OF FLAT CREEK DRIVE, A DISTANCE OF 98.56 FEET (REC. N. 59°31'08" W., 98.56 FEET) TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N. 00°29'26" W., (REC. N. 00°04'20" E., ALONG THE WEST LINE OF SAID LOT, A DISTANCE 24.54 FEET; S. 60°04'54" E., A DISTANCE OF 98.56 FEET TO THE EAST LINE OF SAID LOT; THENCE S. 00°29'26" E. (REC. S. 00°04'20" E.,), ALONG SAID EAST LINE, A DISTANCE OF 24.54 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY PREPARED FOR: DANIEL JONES; CITY OF SOUTH BEND
SURVEY DATED: 03/04/26
FILE #: 250265.2A

PLAT OF SURVEY
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.



SURVEY PARCEL
PT. OF LOT 26, THE
OAKS
2514 FLAT CREEK DRIVE
JUSTIN M. & ERIN R.
SEIFER
DOCUMENT NO.
0542923
0.24 GROSS ACRES±

EXISTING LEGEND		
△ SET MAG NAIL	● FOUND IRON	○ SET FLUSH, 5/8"
▲ FOUND MAG NAIL	(M) MEASURED DISTANCE	○ CAPPED REBAR
○ PINE TREE	(R) RECORD DISTANCE	NL REG. F-0044
○ TREE	⊕ GAS METER	WL REG. #22436
○ BUSH/TREE ROW	⊕ GAS VALVE	⊕ WATER MANHOLE
○ IRR. VLV.	⊕ FIBER OPTIC MANHOLE	⊕ WATER METER
○ BOLLARD/POLE	⊕ TRAFFIC MANHOLE	⊕ WATER VALVE
○ LIGHT POLE	⊕ ELEC. VAULT	⊕ PHONE VAULT
○ UTILITY POLE	⊕ ELEC. TRANSFORMER	⊕ PHONE PED.
○ GUY ANCHOR	⊕ ELEC. MANHOLE	⊕ PHONE MANHOLE
○ SIGN	⊕ ELEC. METER	⊕ CABLE PED.
○ WELL	⊕ ELEC. PED.	⊕ MAILBOX
○ SOIL BORING	⊕ A/C UNIT	⊕ A/C UNIT
○ FIRE HYDRANT	⊕ SPOT ELEVATION	⊕ EX. ELEVATION
○ CURB INLET	⊕ WIRE FENCE	⊕ CHAIN LINK FENCE
○ DRYWELL/CATCH BASIN	⊕ DNE	⊕ DNE
○ SANITARY MANHOLE	⊕ USE	⊕ USE
○ STORM MANHOLE	⊕ UT	⊕ UT
○ CLEAN-OUT	⊕ GAS	⊕ GAS
○ END SECTION	⊕ CTV	⊕ CTV
	⊕ W	⊕ W
	⊕ FD	⊕ FD
	⊕ FIBER OPTIC	⊕ FIBER OPTIC
	⊕ STORM LINE	⊕ STORM LINE
	⊕ SANITARY LINE	⊕ SANITARY LINE

LINE	BEARING	DISTANCE
L1	S 00°29'26" E	24.54'
L2	S 60°04'54" E	11.20'
L3	N 60°04'54" W	98.56'
L4	N 00°29'26" W	24.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	77.87'	77.23'	S 72°49'40" E	25°29'38"

SURVEYORS CERTIFICATION:

TO: JUSTIN M. & ERIN R. SEIFER

I, R.L. HARNER, AM A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA AND HEREBY CERTIFY: THAT I HAVE SURVEYED THE LANDS HEREON DESCRIBED AND DELINEATED, AND THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 12 OF "MINIMUM STANDARDS FOR COMPETENT PRACTICES OF LAND SURVEYING" AND AS PRESCRIBED BY INDIANA ADMINISTRATIVE CODE 865, 1-1-12.



R.L. HARNER, R.L.S. #910032

DATE: 3/3/2026

"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.

DATE		DRAWN BY:		CHECKED BY:		DATE		BY		REVISIONS	
03/13/26		MJP		MJD							
SCALE		1"= 20'		FILE #		250265.2A					

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (773) 234-4003 / (800) 584-4003 • Fax: (773) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET
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OF
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**BOARD OF PUBLIC WORKS
AGENDA ITEM REVIEW REQUEST FORM**

Date: July 30, 2026
Name: Dan Jones Department of Public Works – Engineering Division
BPW Date: August 11, 2026 Phone Extension: 9245

Required Prior to Submittal to Board

BPW Attorney ☒ Attorney Name _____

Dept. Attorney ☐ Attorney Name _____

Purchasing ☐

Check the Appropriate Item Type – Required for All Submissions

- | | | |
|---|--|---|
| ☐ Professional Services Agreement | ☐ Contract | ☐ Proposal |
| ☐ Open Market Contract | ☐ Amendment/Addendum | ☐ Special Purchase, QPA |
| ☐ Bid Opening | ☐ Bid Award | ☐ Req. to Advertise ☐ Title Sheet |
| ☐ Quote Opening | ☐ Quote Award | ☐ Reject Bids/Quotes |
| ☐ Proposal Opening | ☐ C/O & PCA No. _____ | ☐ PCA |
| ☐ Chg. Order, No. _____ | ☐ Traffic Control | ☐ Resolution |
| ☒ Other: <u>Deed of Dedication of
Right of Way</u> | | ☐ Ease./Encroach |

Required Information

Company or Vendor Name _____

New Vendor ☐ Yes ☐ If Yes, Approved by Purchasing

☐ No

MBE/WBE Contractor

☐ MBE

☐ WBE

Completed E-Verify Form Attached

☐ Yes

☐ No

Project Name

Flat Creek Dr ROW Dedication

Project Number

125-069

Funding Source

Account No.

Amount

Terms of Contract

Purpose/Description

Deed of Dedication of a portion of a parcel at **2519 Flat Creek Dr** for
public right of way.

For Change Orders Only

Amount of ☐ Increase \$ _____
☐ Decrease (\$ _____)

Previous Amount \$ _____

Increase % _____

Current Percent of Change: Decrease (_____ %)

New Amount \$ _____

Increase % _____

Total Percent of Change: Decrease (_____ %)

Time Extension Amount: _____

New Completion Date: _____