NUFER, LLC WILLIAMS STREET MINOR SUBDIVISION

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

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA. BEING PART OF LOTS 6-8 AND THE VACATED ALLEY LYING BETWEEN LOTS 6 AND 7 OF THE RECORDED PLAT OF BURROUGHS SUBDIVISION OF BANK OUT LOT 115 OF THE THIRD PLAT OF OUT LOTS OF THE CITY OF SOUTH BEND PLAT BOOK 5, PAGE 12, AND PART OF LOT 55, AND LOTS 56 AND 57 AND THE VACATED ALLEY BETWEEN SAID LOTS 56 AND 57, ALSO VACATED KANKAKEE MILL RACE AS SHOWN ON THE RECORDED PLAT OF HENRICK & GRANT ADDITION TO THE CITY OF SOUTH BEND PLAT BOOK 1, PAGE 36, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 9 OF SAID BURROUGH'S ADDITION; THENCE NORTH 89°53'33" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NAVARRE STREET, A DISTANCE OF 37.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°53'33" EAST, A DISTANCE OF 117.56 FEET TO THE WESTERLY RIGHT-OF-WAY OF WILLIAMS STREET; THENCE SOUTH 27°45'51" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WILLIAMS STREET, A DISTANCE OF 220.40 FEET; THENCE SOUTH 89°41'36" WEST, A DISTANCE OF 27.69 FEET; THENCE SOUTH 00°45'12" EAST, A DISTANCE OF 87.39 FEET (REC. 88.00 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MARION STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MARION STREET FOR THE NEXT TWO (2) COURSES, SOUTH 89°12'25" WEST, A DISTANCE OF 68.62 FEET, AND SOUTH 83°22'58" WEST, A DISTANCE OF 77.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTH 03°42'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 144.37 FEET; THENCE SOUTH 83°27'34" WEST, A DISTANCE OF 36.51 FEET; THENCE NORTH 00°56'44" WEST, A DISTANCE OF 152.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.02 ACRES MORE OR LESS, AND COMPRISED OF SIX (6) LOTS.

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

FLOOD PLAIN NOTE:

THE PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE. PANEL NO. 18141C0192D DATED JANUARY 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.

FUTURE ACCESS PLAN:

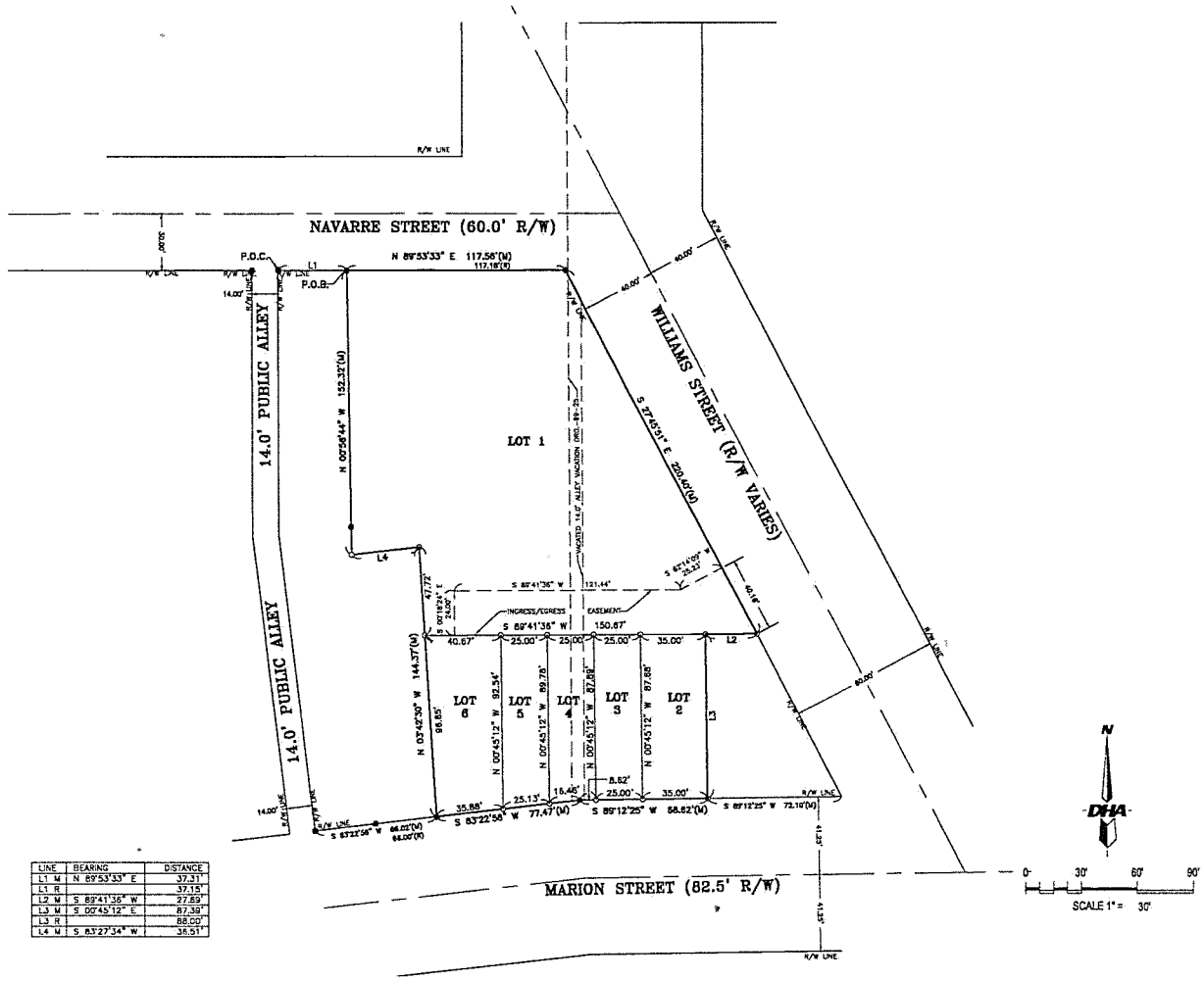
LOTS 2, 3, 4, 5, AND 6 SHOWN ON THIS SUBDIVISION PLAT WILL ACCESS ONTO WILLIAMS STREET VIA INGRESS/EGRESS EASEMENT AS SHOWN ON LOT 1. LOT 1 SHOWN ON THIS SUBDIVISION PLAT WILL HAVE ACCESS ON NAVARRE STREET AND WILLIAMS STREET VIA PRIVATE ACCESS DRIVE.

INGRESS/EGRESS NOTE:

THE INGRESS/EGRESS EASEMENT SHOWN ON LOT 1 OF THIS SUBDIVISION PLAT IS FOR USE OF THE OWNERS AND/OR THEIR ASSIGNS OF LOTS 2, 3, 4, 5, AND 6 SHOWN ON THIS SUBDIVISION PLAT TO ALLOW ACCESS TO AND FROM WILLIAMS STREET.

MONUMENTATION:

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



LINE	BEARING	DISTANCE
L1 M	N 89°53'33" E	37.31'
L1 R		37.15'
L2 M	S 89°41'36" W	27.69'
L3 M	S 00°45'12" E	87.39'
L3 R		88.00'
L4 M	S 83°27'34" W	36.51'

SURVEYORS & ENGINEERS:

DAVE A. NUFER, LLC
2409 MISHAWAKA AVENUE
SOUTH BEND, IN 46615

SURVEYORS & ENGINEERS:

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

DATE 2/3/23	DRAWN BY: GGS	REVISIONS
SCALE 1"=30'	CHECKED BY: MJD	DATE BY
FILE # 220288.4	PROJ. MANGR: MJD	

SHEET 1 OF 2

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

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