

Details:

Price:	\$40,000/Acre
Possession:	Subject to farming Tenants Rights
Taxes:	\$8,922.00 (2023 Pay 2024)
Lot Size:	288.92 Acres subject to survey
Zoning:	Suburban Neighborhood 1 (https://southbendin.gov/department/community-investment/planning-community-resources/zoning/)
Municipality:	City of South Bend
Utilities:	Water: City of South Bend Sewer: City of South Bend Electric: AEP/I&M Gas: NIPSCO
Parcel Numbers:	71-09-32-126-001.000-033 71-09-32-200-003.000-033 71-09-32-200-002.000-033 71-09-32-200-004.000-033 71-09-32-400-001.000-033 71-09-32-400-003.000-033

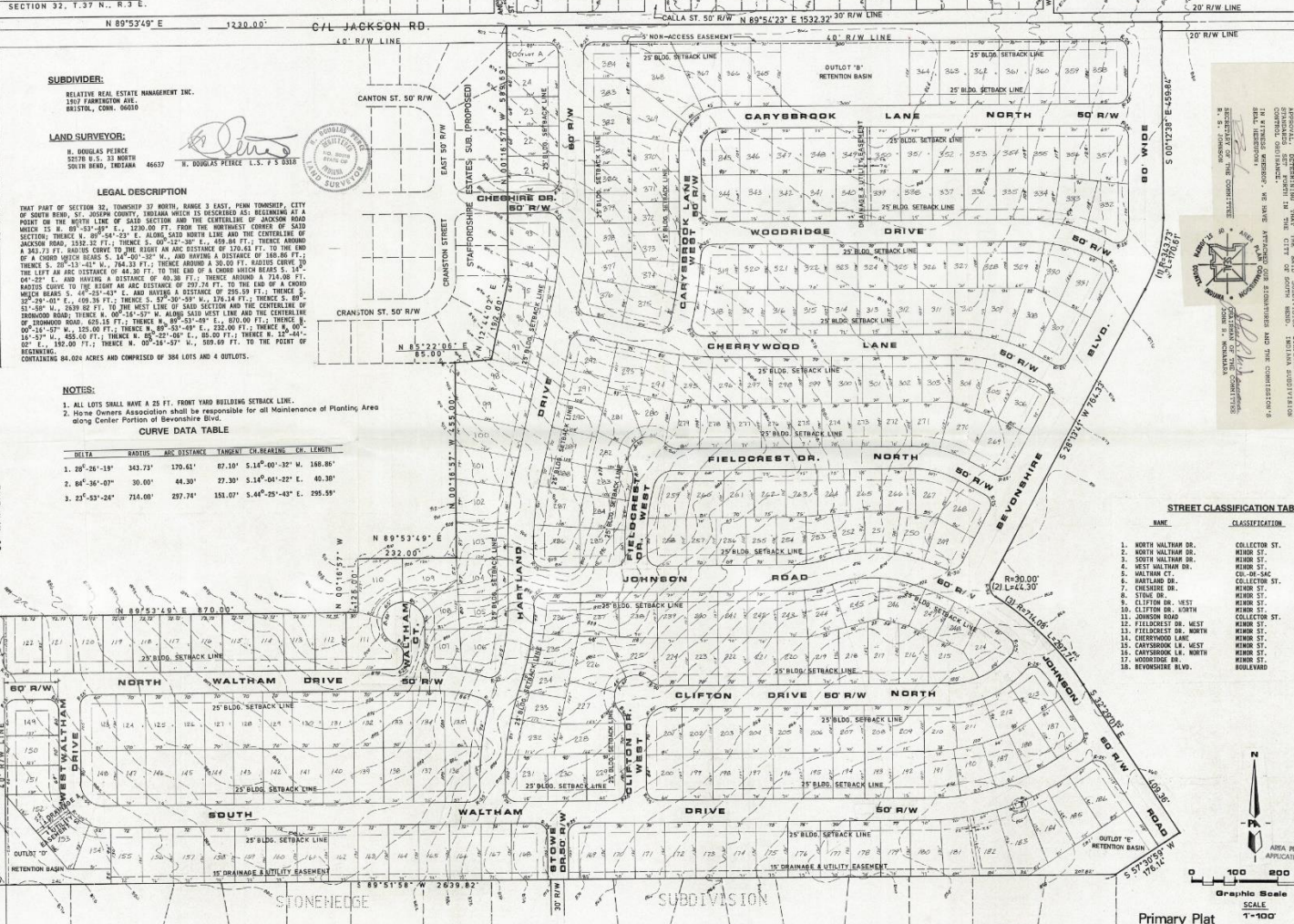


Contact: Andrew D. Myers

(574) 320-1214
amyers@myerstrust.com

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STAFFORDSHIRE ESTATES SUBDIVISION PHASE II
 A Part of Section 32, T.37 N., R.3 E., Penn Township
 City of South Bend, St. Joseph County, Indiana



SUBDIVIDER:
 RELATIVE REAL ESTATE MANAGEMENT INC.
 1805 FARMINGTON AVE.
 WESTON, OHIO 44093

LAND SURVEYOR:
 R. BOUGLAS PERCE
 SEEN R.S. 23 NORTH
 SOUTH BEND, INDIANA 46637

LEGAL DESCRIPTION
 THAT PART OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF JACKSON ROAD WHICH IS N. 89°53'49" E., 1230.00 FT. FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE N. 89°54'23" E., ALONG SAID NORTH LINE AND THE CENTERLINE OF JACKSON ROAD, 1312.22 FT.; THENCE S. 89°52'20" E., 459.88 FT.; THENCE AROUND A 342.73 FT. RADII CURVE TO THE RIGHT AN ARC DISTANCE OF 170.61 FT. TO THE END OF A CURVE WHICH BEARS S. 14°00'20" W., AND HAVING A DISTANCE OF 146.86 FT.; THENCE S. 20°13'41" W., 764.33 FT.; THENCE AROUND A 30.00 FT. RADII CURVE TO THE LEFT AN ARC DISTANCE OF 46.20 FT. TO THE END OF A CURVE WHICH BEARS S. 14°04'23" E., AND HAVING A DISTANCE OF 40.38 FT.; THENCE AROUND A 718.06 FT. RADII CURVE TO THE RIGHT AN ARC DISTANCE OF 292.74 FT. TO THE END OF A CURVE WHICH BEARS S. 48°25'43" E., AND HAVING A DISTANCE OF 295.59 FT.; THENCE S. 20°13'41" W., 109.26 FT.; THENCE S. 87°00'00" W., 278.14 FT.; THENCE S. 60°51'58" W., 839.82 FT. TO THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF TOWNWOOD ROAD; THENCE N. 00°54'57" W., ALONG SAID WEST LINE AND THE CENTERLINE OF TOWNWOOD ROAD, 603.15 FT.; THENCE N. 89°53'49" E., 870.00 FT.; THENCE N. 00°14'27" W., 120.00 FT.; THENCE N. 89°53'49" E., 225.00 FT.; THENCE N. 00°18'37" W., 455.40 FT.; THENCE N. 00°54'57" W., 85.00 FT.; THENCE S. 18°48'00" E., 150.00 FT.; THENCE N. 00°54'57" W., 109.89 FT. TO THE POINT OF BEGINNING. CONTAINING 84.024 ACRES AND COMPRISED OF 384 LOTS AND 4 OUTLOTS.

NOTES:
 1. ALL LOTS SHALL HAVE A 20 FT. FRONT YARD BUILDING SETBACK LINE.
 2. Home Owners Association shall be responsible for all Maintenance of Planting Area along Center Portion of Devonshire Blvd.

CURVE DATA TABLE

DELTA	RADIUS	ARC DISTANCE	TANGENT	CHORD BEARING	CH. LENGTH
1. 20°-26'-19"	343.73'	170.61'	87.16'	S.14°00'20" W.	168.86'
2. 84°-36'-07"	30.00'	44.30'	27.39'	S.18°04'-02" E.	40.38'
3. 23°-53'-24"	714.00'	292.74'	151.07'	S.48°25'-43" E.	295.59'

STREET CLASSIFICATION TABLE

NAME	CLASSIFICATION	WIDTH
1. NORTH WALTHAM DR.	COLLECTOR ST.	60 FT.
2. NORTH WALTHAM DR.	MIOR ST.	50 FT.
3. SOUTH WALTHAM DR.	MIOR ST.	50 FT.
4. WEST WALTHAM DR.	MIOR ST.	50 FT.
5. WALTHAM CT.	COL. DR. SAC.	50 FT.
6. HARTLAND DR.	COLLECTOR ST.	60 FT.
7. CHERRYWOOD DR.	MIOR ST.	50 FT.
8. STONE DR.	MIOR ST.	50 FT.
9. CLIFTON DR. WEST	MIOR ST.	50 FT.
10. CLIFTON DR. NORTH	MIOR ST.	50 FT.
11. JOHNSON ROAD	COLLECTOR ST.	60 FT.
12. FIELDCREST DR. WEST	MIOR ST.	50 FT.
13. FIELDCREST DR. NORTH	MIOR ST.	50 FT.
14. CARYSBROOK LANE	MIOR ST.	50 FT.
15. CARYSBROOK LANE WEST	MIOR ST.	50 FT.
16. WOODRIDGE DRIVE	MIOR ST.	50 FT.
17. WOODRIDGE DR. NORTH	MIOR ST.	50 FT.
18. DEVONSHIRE BLVD.	BOULEVARD	80 FT.



Graphic Scale
 SCALE
 1"=100'

Primary Plat

REVISIONS

NO.	DATE	DESCRIPTION
1	11/10/07	FILED
2	05/23/07	REVISION

PA PERCE & ASSOCIATES
 Land Surveyors & Professional Engineers
 25776 U.S. # 28 North, P.O. Box 8990
 South Bend, Indiana 46627 • 219.277.5581

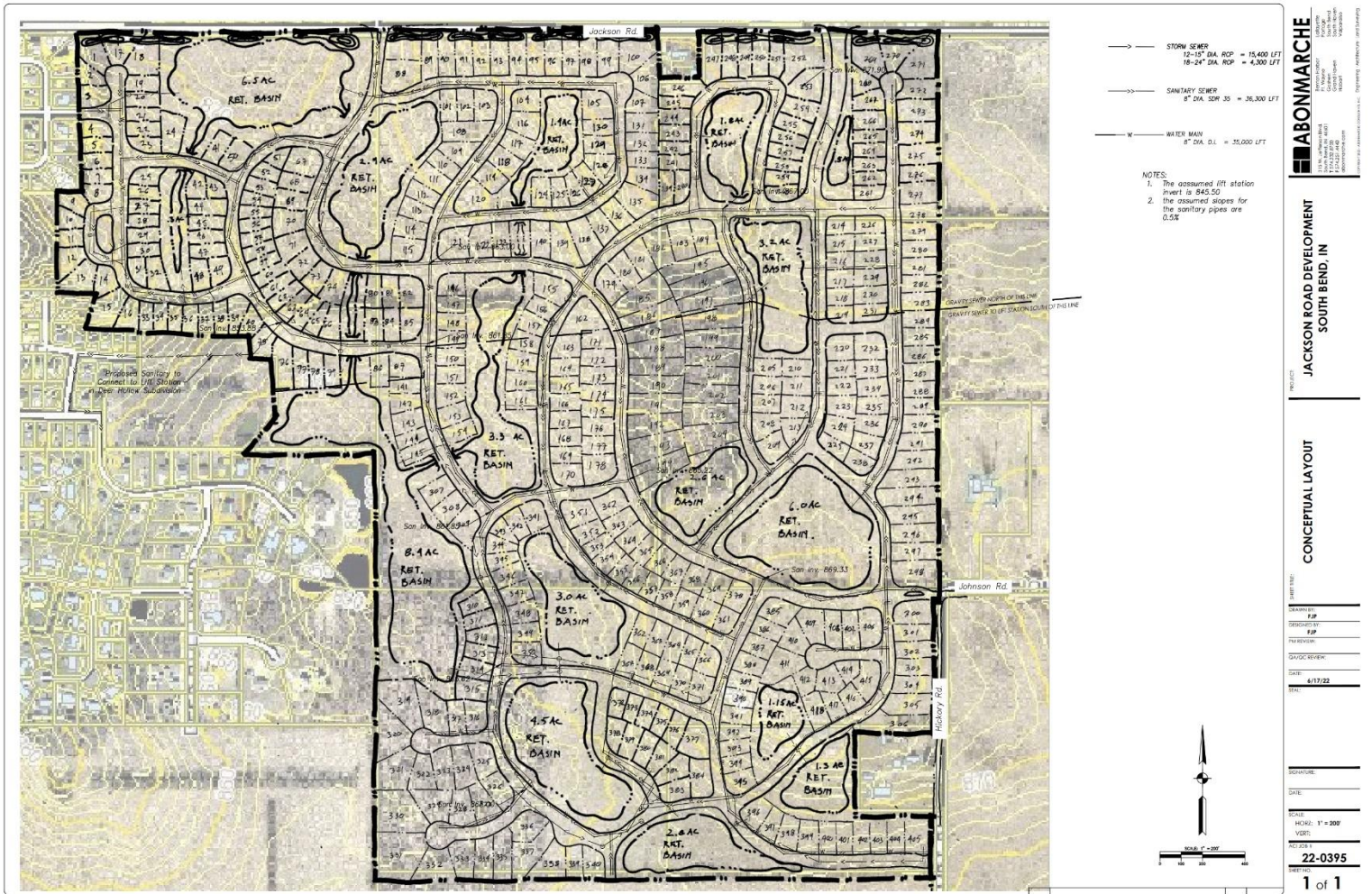
FILED IN AREA PLAN COMMISSION APPLICATION NUMBER

SHEET 2 OF 2



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*small lot sold off of NE corner to NIPSCO



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ABONMARCHÉ
 PROJECT: JACKSON ROAD DEVELOPMENT SOUTH BEND, IN
 CONCEPTUAL LAYOUT
 SHEET: 22-0395
 DATE: 6/17/22
 SCALE: 1" = 300'

Custom Soil Resource Report
Soil Map



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