

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 16-1-4, THE UNDERSIGNED CERTIFY THAT THE TERRE VERDE HILLS SECTION ONE SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON DECEMBER 15, 2005, AND THAT A MAJORITY OF THE MEMBERS OF THE COMMITTEE CONCURRED IN THE APPROVAL AND MADE THE DETERMINATION THAT THE SAID SUBDIVISION COMPLIES WITH THE STANDARDS SET FORTH IN THE ST. JOSEPH COUNTY, INDIANA SUBDIVISION CONTROL ORDINANCE.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSIONER'S SEAL HEREOF.

John R. Brown
SECRETARY OF THE COMMISSION
PLAT W. 800002



John R. Brown
COMMISSIONER OF THE COMMISSION
JOHN R. MCKINARA

TERRE VERDE HILLS SECTION ONE

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 1 EAST, WARREN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

DEED OF DEDICATION
THE UNDERSIGNED, PORTAGE REALTY CORPORATION, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS TERRE VERDE HILLS SECTION ONE. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE ROADWAY EASEMENTS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES AREA HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREA OF GROUND DESIGNATED ON THE PLAT AND MARKED TADAMENT ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WIRES AND CENER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FOR FUTURE DEVELOPMENT SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EXISTENT HERON RESERVES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT OWNERS OF 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.

OWNERS CERTIFICATION
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PORTAGE REALTY CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT HEREIN AND HAVE CAUSE THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE TITLE AND TITLE THEREIN INDICATED.

PORTAGE REALTY CORPORATION
DAVID L. HUNTER, PRESIDENT
129 DRIE HIGHWAY SOUTH
SOUTH BEND, INDIANA 49837

STATE OF INDIANA 359
COUNTY OF ST. JOSEPH
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PORTAGE REALTY CORPORATION, BY DAVID L. HUNTER, PRESIDENT AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.
WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF SEPTEMBER, 2005
EXPIRATION DATE: AUGUST 1, 2008

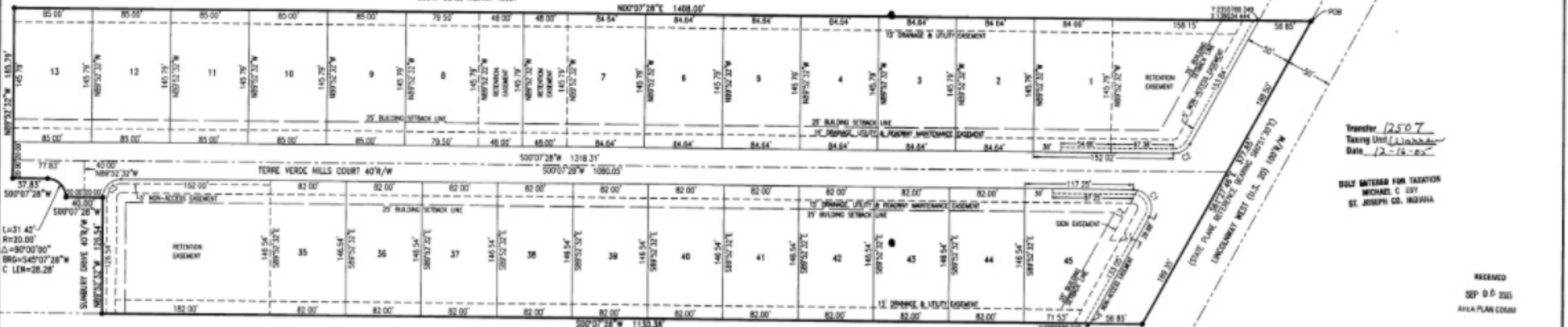
Notary Public Seal



NOISE SENSITIVE AREA
IT IS UNDERSTOOD BY THE OWNER'S SUCCESSORS IN INTEREST THAT THE ABOVE DESCRIBED REAL PROPERTY LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKE-OFF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS. THEREFORE IN CONSIDERATION OF THE ISSUANCE BY THE INDIANA DEPARTMENT OF TRANSPORTATION OF A PERMIT PURSUANT TO INDIANA CODE 8-21-10-3-B TO CONSTRUCT A RESEALING OR OTHER BUILDING DESIGNED FOR NOISE SENSITIVE USES ON SAID REAL ESTATE IN ACCORDANCE WITH THE TERMS OR OWNERS APPLICATION, OWNERS HEREBY COVENANT THAT THEY SHALL NOT INSTITUTE OR SUPPORT ACTION IN ANY COURT OR BEFORE ANY GOVERNMENTAL AGENCY IF THE PURPOSE OF THE ACTION IS TO INTERFERE WITH, RESTRICT, OR REDUCE THE OPERATION OF THE AIRPORT OR THE USE OF THE AIRPORT BY ANY AIRCRAFT. OWNERS FURTHER COVENANT THAT THEY SHALL NOT PROTEST OR OBJECT TO THE OPERATION OF THE LANDING OR TAKE-OFF OF AIRCRAFT BEFORE ANY COURT OR AGENCY OF GOVERNMENT. THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS AND SUCCESSORS AND ASSIGNS.

DESCRIPTION
A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 1 EAST, WARREN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SECTION 25, THENCE SOUTH 00°07'28" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 316.50 FEET TO SAID WEST LINE'S INTERSECTION WITH THE CENTERLINE OF LINCOLNWAY WEST (US 20), THENCE SOUTH 81°27'46" EAST ALONG SAID CENTERLINE, A DISTANCE OF 561.53 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 61°27'46" EAST ALONG SAID CENTERLINE, A DISTANCE OF 377.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE RECORDED PLAT OF DELANGHE'S FIRST REPLAT AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO 9625951, THENCE SOUTH 00°07'28" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1130.38 FEET, THENCE NORTH 89°52'32" WEST, A DISTANCE OF 128.54 FEET, THENCE SOUTH 00°07'28" WEST, A DISTANCE OF 40.00 FEET, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND LIMITED IN LENGTH BY CHORD WHICH BEARS SOUTH 40°07'28" WEST, A DISTANCE OF 28.28 FEET, THENCE SOUTH 00°07'28" WEST, A DISTANCE OF 37.83 FEET, THENCE NORTH 89°52'32" WEST, A DISTANCE OF 189.79 FEET, THENCE NORTH 00°07'28" EAST, A DISTANCE OF 1408.00 FEET TO THE POINT OF BEGINNING CONTAINING 9.75 ACRES MORE OR LESS.

SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC HIGHWAY, ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD



Transfer 12507
Taxing Unit Unaltered
Date 12-16-05
SOLE AGENT FOR TAXATION
MICHAEL C EBY
ST. JOSEPH CO. INDIANA

RECEIVED
SEP 09 2005
AREA PLAN COMMISSION

URBAN DRAIN CERTIFICATE
THE ST. JOSEPH COUNTY, INDIANA DRAINAGE BOARD HAS APPROVED THIS SUBDIVISION'S DRAINAGE SYSTEM AS AN URBAN DRAIN AS SPECIFIED IN THE 1985 INDIANA DRAINAGE CODE, CHAPTER 305, ACTS OF 1965, AS AMENDED

DELANGHE'S FIRST REPLAT
NSTR No 9625951

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT

LAND SURVEYORS' CERTIFICATION
I, TERRANCE D LANG, HEREBY CERTIFY THAT I AM A 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 AUGUST 5, 2005 THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.
Terrance D. Lang
TERRANCE D LANG, NLS NO S-0823



LA Lang, Feeney & Associates, Inc. 715 S Michigan Street South Bend, Indiana 46601 Phone (574) 233-1841
Land Surveyors • Soil Scientists
Date: 9-8-05
No. 107-85

