

# HOWARD AND STANFIELD MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,  
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.  
(BEING OF RESUBDIVISION OF LOT #12 OF THE PLAT OF "HEIERMAN'S ADDITION" AND  
LOTS #29 AND #30 OF THE PLAT OF "STANFIELD & FOSTER'S ADDITION")

1823077  
RECORDED AS PRESENTED ON  
09/07/2018 11:44 AM  
MARY BETH WISNIEWSKI  
ST. JOSEPH COUNTY  
RECORDER  
PGS: 2 FEES: 30.00

**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: LOT #12 OF THE PLAT OF "HEIERMAN'S ADDITION TO THE CITY OF SOUTH BEND" AS RECORDED IN PLAT BOOK "9" ON PAGE #171 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE AND LOTS #29 AND #30 OF THE PLAT OF "STANFIELD & FOSTER'S ADDITION TO THE CITY OF SOUTH BEND" AS RECORDED IN PLAT BOOK "2" ON PAGE #64 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, CONTAINING 0.34 ACRES MORE OR LESS AND COMPRISED OF FOUR (4) LOTS, SUBJECT TO ALL LEGAL HIGHWAYS, 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. 18141C0203D DATED JANUARY 6, 2011. THIS PARCEL IS IN ZONE "X".

**BUILDING ENCROACHMENT NOTE:**

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION.

**BUILDING SETBACK NOTE:**

BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OR IN ACCORDANCE WITH APPROVED VARIANCES.

**STREET CLASSIFICATION NOTE:**

NAME	CLASSIFICATION	WIDTH
1. HOWARD STREET	COLLECTOR	AS SHOWN
2. STANFIELD STREET	LOCAL	AS SHOWN

**WATER AND SEWER FEASIBILITY NOTE:**

THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE SERVICED BY PUBLIC WATER & PUBLIC SEWER.

**FUTURE ACCESS PLAN NOTE:**

ALL LOTS SHOWN ON THIS PLAT WILL HAVE ACCESS ONTO HOWARD STREET VIA INGRESS/EGRESS EASEMENT AS SHOWN ON LOT #1, #2, AND #3 OF THIS PLAT.

**EASEMENTS NOTES:**

THE 14'-FT WIDE INGRESS/EGRESS EASEMENT DELINEATED ON THE SUBDIVISION PLAT IS RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS, SUCCESSORS AND/OR THEIR ASSIGNS OF LOTS #1, #2, #3, #4 OF THIS PLAT. THE OWNERS, SUCCESSORS AND/OR THEIR ASSIGNS CONTAINING SAID EASEMENT SHALL TAKE THEIR TITLE SUBJECT TO SAID USE OF EASEMENT.

**VARIANCE NOTES:**

THE AREA BOARD OF ZONING APPEALS AT ITS' JULY 11, 2018 MEETING GRANTED THE FOLLOWING VARIANCES:

- FROM THE 4,000 SF LOT MINIMUM AREA TO 3,550 SF FOR LOTS #1, #2, & #3.
- FROM THE 25'-FT MINIMUM FRONT YARD SETBACK TO 15'-FT FOR ALL LOTS.
- FROM THE 5'-FT MINIMUM SIDE YARD SETBACK TO 3'-FT FOR ALL LOTS.
- FROM THE 40'-FT MINIMUM LOT WIDTH TO 38.55'-FT FOR ALL LOTS.
- FROM THE 20'-FT MINIMUM REAR YARD SETBACK TO 13'-FT FOR LOT #4.
- FROM THE MAXIMUM 50% LOT COVERAGE TO 51% FOR LOT #4.
- FROM THE 18'-FT MINIMUM DRIVEWAY IN THE NNZO TO 6'-FT FOR ALL LOTS.

LINE	BEARING	DISTANCE
L1 M	S 89°14'13" W	15.82'
L2 M	N 00°51'50" W	42.32'
L2 R	N 00°51'50" W	42.10'
L3	N 00°54'29" W	2.88'

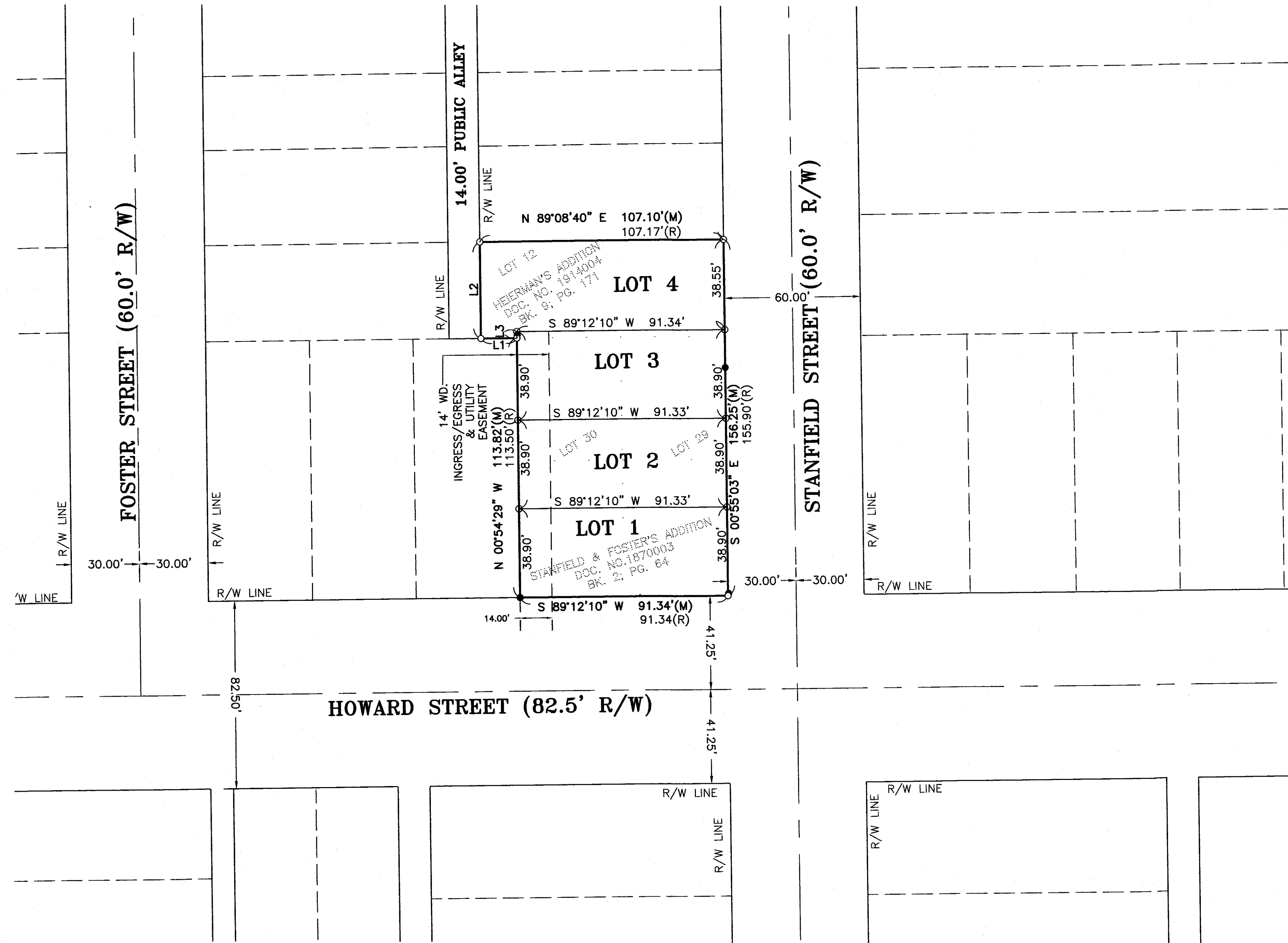
**EXISTING LEGEND:**

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- X = CHISELED "X" ON CONCRETE
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE
- Δ = SET P.K. NAIL

**WAIVER NOTES:**

THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION AT ITS' 9-6-18 MEETING GRANTED THE FOLLOWING WAIVERS::

- FROM SECTION 21-14.04 (b)(1)(A)(iii), REQUESTING A WAIVER FROM THE REQUIREMENT OF SHOWING TOWNSHIP, RANGE OR SECTION LINE ACCURATELY TIED TO THE SUBDIVISION BY BEARING AND DISTANCE IN FEET AND HUNDRETHS THEREOF.
- FROM SECTION 21-14.04 (b)(1)(A)(vii), REQUESTING A WAIVER FROM THE REQUIREMENT OF SHOWING DIMENSIONED BUILDING SETBACK LINES.



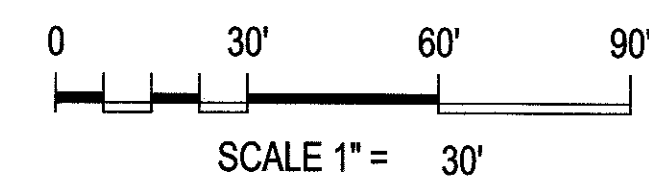
Transfer 1849  
Taxing Unit SA Page  
Date 9-7-18

DULY ENTERED FOR TAXATION  
ST. JOSEPH CO. INDIANA  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER



**SUBDIVIDERS:**  
IRISH RENTALS, LLC  
4404 TECHNOLOGY DRIVE  
SOUTH BEND, IN 46628

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



DATE		DRAWN BY:		REVISIONS	
7/30/18	GCS				
1" = 30'	CHECKED BY:	DATE	BY	REVISED PER NON-COMFORMANCE	
FILE #	MJD	8/10/18	GCS	ADDED UTILITY TO INGRESS/EGRESS EASEMENT PER ENGINEERING COMMENTS	
180138.4	MJD				

**Danch, Harner & Associates, Inc.**  
 Land Surveyors • Professional Engineers  
 Landscape Architects • Land Planners  
 Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119  
 1643 Commerce Drive • South Bend, IN 46628

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