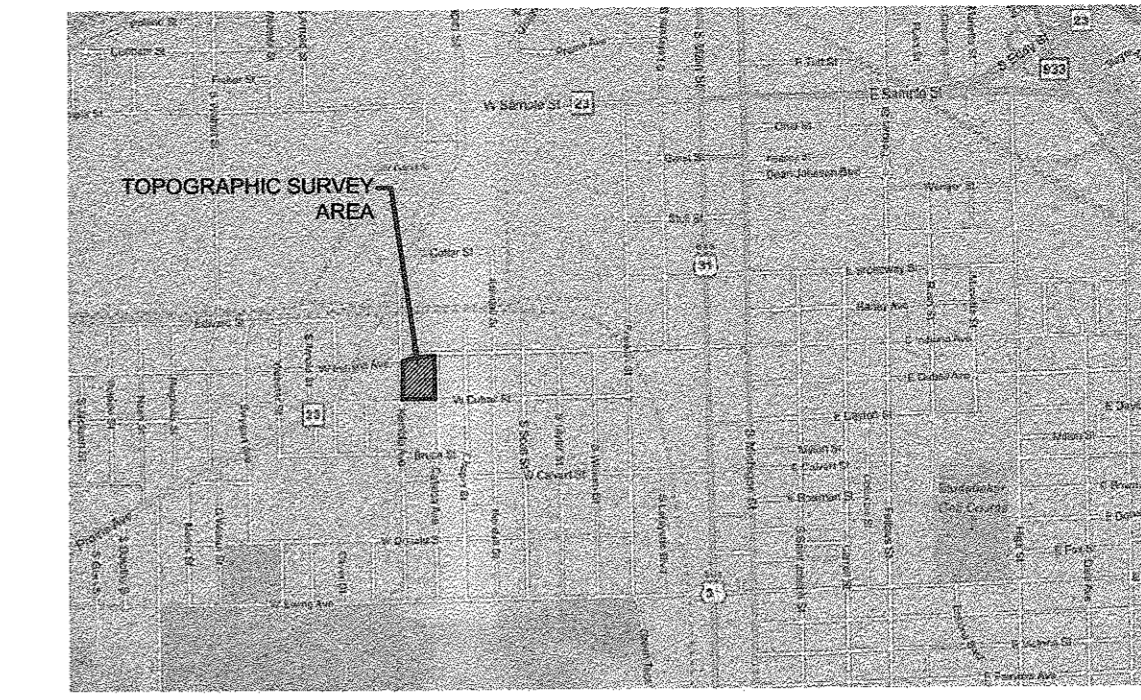


EXISTING CONDITIONS PLAN (TOPOGRAPHIC SURVEY)

LOTS 165 THRU 168 & LOTS 170 THRU 173 OF RAFF'S FOURTH ADDITION & BEING A PART OF THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

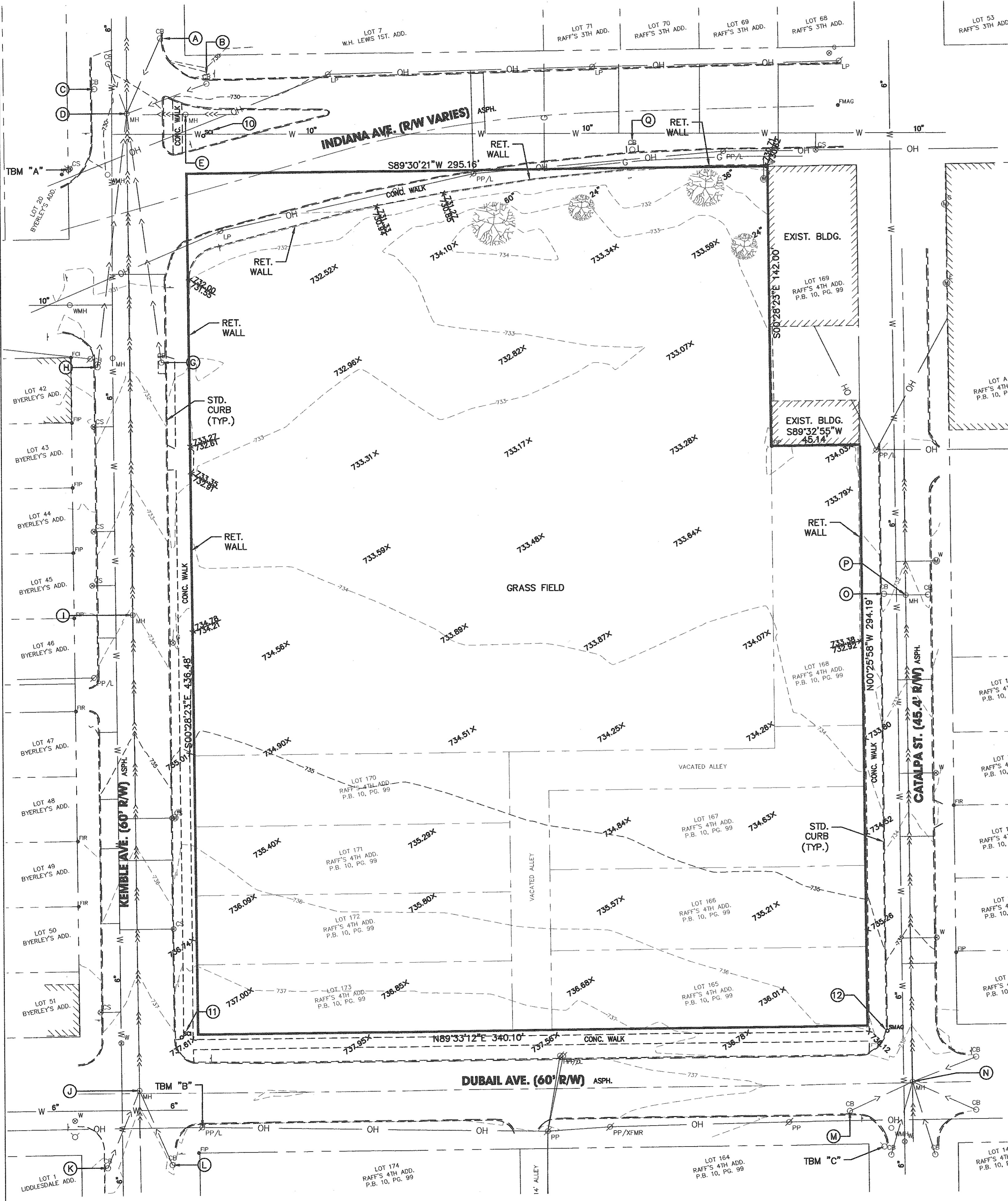


LOCATION MAP
not to scale

ABONMARCHÉ
Engineering
Land Surveying
Planning/Interior
Landscape Architecture
Development Services

750 Lincoln Way East
South Bend, IN 46601
1-574-232-2700
574-231-4440

CONFIDENTIAL BY DESIGN



HORIZONTAL CONTROL INFORMATION

- ⑩ CONTROL POINT #10
SET RED CAPPED
REBAR "ABONMARCHÉ
CONTROL POINT"
N: 2335200.4690
E: 164987.7440
- ⑪ CONTROL POINT #11
SET RED CAPPED
REBAR "ABONMARCHÉ
CONTROL POINT"
N: 2334743.3960
E: 164974.3160
- ⑫ CONTROL POINT #12
SET MAG NAIL
N: 2334744.6910
E: 165332.7890

SEWER STRUCTURE INFORMATION

- A 8" CLAY DRAINAGE PIPE
RIM: 729.32
IE(SW)8"CLAY: 726.94
- B DRAINAGE INLET/BASIN
RIM: 729.67
IE(W)8"CONC.: 724.52
- C DRYWELL
RIM: 729.67
BOTTOM: 723.41
- D SEWER MANHOLE (COMBINED)
RIM: 730.24
IE(N)27": 713.04
IE(NW)8"CLAY: 722.86
IE(S)27": 713.21
IE(SE)8"CLAY: 724.91
IE(NE)8"CONC.: 723.20
- E SEWER MANHOLE
RIM: 730.39
IE(W)27"CLAY: 714.39
IE(E)27"CLAY: 714.54
- F 8" PVC DRAINAGE PIPE
RIM: 731.40
IE(NW)8"PVC: 726.52
- H DRAINAGE INLET/BASIN
RIM: 731.36
IE(NE)728.21
- I SEWER MANHOLE
RIM: 734.07
IE(N)27"CLAY: 718.85
IE(S)27"CLAY: 718.97
- J MANHOLE
RIM: 737.15
IE(N)27"CLAY: 722.91
IE(S)27"CLAY: 723.01
- K DRAINAGE INLET/BASIN
RIM: 737.48
IE(NE)8"CLAY: 734.77
- L DRAINAGE INLET/BASIN
RIM: 737.84
IE(NW)8"CLAY: 734.90
- M DRAINAGE BASIN/INLET
RIM: 736.15
IE(E)8"CLAY: 733.33
- N SEWER MANHOLE (COMBINED)
RIM: 736.33
IE(N)12"PVC: 724.25
IE(SW)8"CLAY: 730.69
IE(SW)8"CONC.: 730.81
IE(S)12"PVC: 724.29
IE(SE)8"CONC.: 730.41
IE(NE)8"CONC.: 730.63
- O DRAINAGE BASIN/INLET
RIM: 731.81
IE(E)8"PVC: 727.45
*NOTE: 8" PVC INVERT AT ELBOW
- P SEWER MANHOLE (COMBINED)
RIM: 732.32
IE(N)12"CLAY: 720.42
IE(W)8"PVC: 725.87
IE(S)12"CLAY: 720.46
IE(E)8"CLAY: 726.56
- Q DRAINAGE INLET/BASIN
RIM: 730.06
IE(E)8"PVC: 728.50

GENERAL NOTES

1. HORIZONTAL DATUM: NAD 83 INDIANA EAST (INDIANA CORS)
2. VERTICAL DATUM: ALL ELEVATIONS REFERENCED TO NAVD 88.
3. UTILITY LOCATIONS FOR GAS, WATER, TELEPHONE, CABLE, AND FIBER OPTIC ARE BASED ON FIELD LOCATES PER TICKET NUMBER 1606030627. SEWER INVERT ELEVATIONS, PIPE SIZES AND DIRECTION FLOWS ARE BASED ON OBSERVED EVIDENCE. SOME SEWER STRUCTURE INVERT ELEVATION AND PIPE DATA WERE UNOBTAINABLE IN THE FIELD SURVEY. OVERHEAD UTILITIES WERE BY OBSERVED EVIDENCE.
4. WATER MAIN AND SERVICE LINES ARE DRAWN PER CITY AS-BUILT MAPS ALONG WITH PIPE SIZES SHOWN ON DRAWING.

VERTICAL CONTROL INFORMATION

- TBM "A" CHISELED X IN SE. BOLT OF FIRE HYDRANT LOCATED AT THE NW. COR. OF INDIANA AVE. AND KEMBLE AVE. ELEV.: 732.93
- TBM "B" MAG SPIKE IN N. FACE OF POWER POLE W/ LIGHT LOCATED AT THE SE. COR. OF KEMBLE AVE. AND DUBAIL ST. ELEV.: 739.43
- TBM "C" CHISELED X IN NW. BOLT OF FIRE HYDRANT LOCATED AT THE SW. COR. OF CATALPA ST. AND DUBAIL ST. ELEV.: 738.93

LEGAL DESCRIPTION

PARCEL I:
A TRACT OF LAND CONTAINING TWO ACRES, SITUATED IN THE NORTHWEST PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST, IN THE CITY OF SOUTH BEND, WHICH 2 ACRE TRACT IS BOUNDED BY A LINE RUNNING AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE JUNCTION OF THE EAST LINE OF KEMBLE AVENUE, WITH THE SOUTH LINE OF MIDWAY STREET, WHERE SAID LINES OF SAID AVENUE AND STREET INTERSECT EACH OTHER; THENCE RUNNING SOUTH WITH THE EAST LINE OF KEMBLE AVENUE 17.88 RODS, OR 295.16 FEET; THENCE EAST ON A LINE PARALLEL WITH MIDWAY STREET 17.88 RODS, OR 295.16 FEET; THENCE NORTH ON A LINE PARALLEL WITH KEMBLE AVENUE 17.88 RODS, OR 295.16 FEET TO THE SOUTH LINE OF MIDWAY STREET; THENCE WEST ON SAID LINE 17.88 RODS, OR 295.16 FEET TO THE PLACE OF BEGINNING, SAID 2 ACRES BEING IN A SQUARE FORM ON THE SOUTHEAST CORNER OF SAID KEMBLE AVENUE AND MIDWAY STREET.

PARCEL II:
LOTS NUMBERED ONE HUNDRED SIXTY-FIVE (165) THRU ONE HUNDRED SIXTY-EIGHT (168) AND LOTS NUMBERED ONE HUNDRED SEVENTY (170) THRU ONE HUNDRED SEVENTY-THREE (173) INCLUSIVE, ALL AS SHOWN ON THE PLAT OF RAFF'S FOURTH ADDITION TO THE CITY OF SOUTH BEND, RECORDED MARCH 26, 1920 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, IN PLAT BOOK 10, PAGE 99.

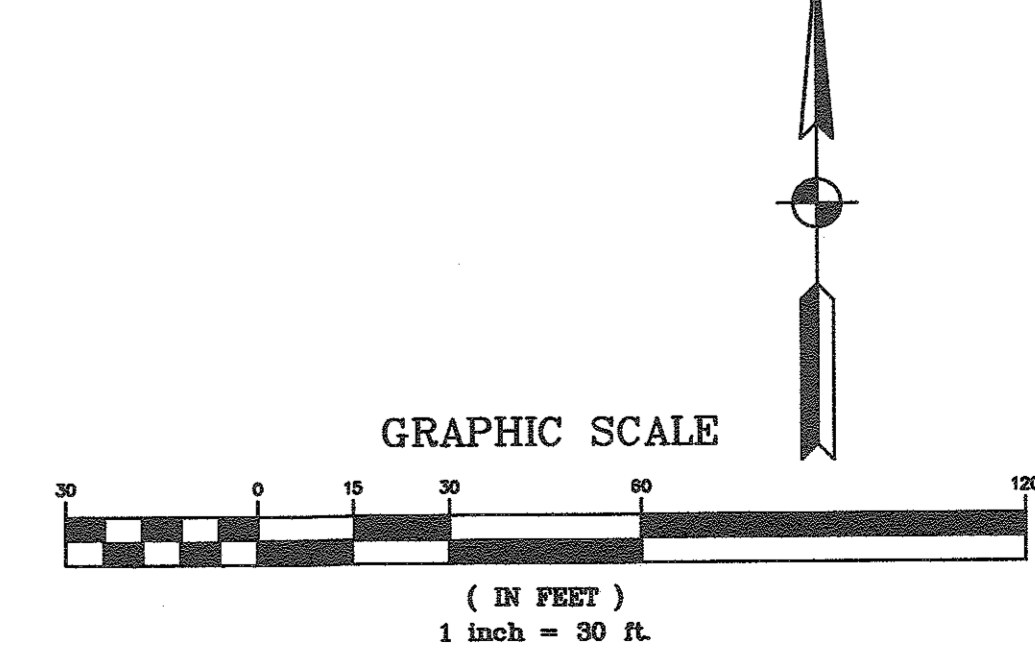
PARCEL III:
THE VACATED ALLEY LYING SOUTH OF INDIANA AVENUE, NORTH OF DUBAIL STREET, EAST OF KEMBLE AVENUE AND WEST OF CATALPA STREET AS SHOWN ON THE RECORDED PLAT OF RAFF'S FOURTH ADDITION TO THE CITY OF SOUTH BEND.

LEGEND

- SC1 SET CAPPED REBAR "ABONMARCHÉ CONTROL POINT"
- SMAG SET MAG NAIL IN ASPHALT
- PIP FOUND IRON PIPE
- FIR FOUND REBAR
- FCI FOUND CAPPED IRON
- FMAG FOUND MAG NAIL
- FPP FOUND PINCHED PIPE
- PP POWER POLE
- PP/D POWER POLE W/ DROP
- PP/XFMR POWER POLE W/ TRANSFORMER
- PP/L POWER POLE W/ LIGHT
- E ELECTRIC METER
- LP LIGHT POLE
- G GAS METER
- W WATER METER
- FIRE HYDRANT
- W (WATER) VALVE (WATER)
- G GAS VALVE
- CB DRAINAGE INLET/BASIN
- MH SEWER MANHOLE
- WMH WATER UTILITY MANHOLE
- T TRAFFIC SIGN
- TREE
- SPOT GRADE (WALL OR CURB)
- SPOT GRADE
- DRAINAGE PIPE
- COMBINED SEWER PIPE
- OH OVERHEAD CABLE
- G GAS MAIN

I, DUANE M. MAST, BEING AN INDIANA REGISTERED LAND SURVEYOR, CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS DONE UNDER MY SUPERVISION AND THAT ALL INFORMATION CONTAINED IN THE DOCUMENT IS TRUE AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Duane M. Mast 6.21.2010
DUANE M. MAST, P.L.S.
PROFESSIONAL LAND SURVEYOR #LS20400047
STATE OF INDIANA



PROJECT:
LOTS 165 THRU 168 & LOTS 170 THRU 173 OF RAFF'S FOURTH ADDITION & BEING A PART OF THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

EXISTING CONDITIONS PLAN TOPOGRAPHIC SURVEY

SHEET TITLE:
DRAWN BY: CMR
FIELDBOOK: TBD#2, PGS. 25&26
PM REVIEW: MJR
DATE: 06-21-2016
SEAL:
DUANE M. MAST REGISTERED LAND SURVEYOR #LS20400047 STATE OF INDIANA
SIGNATURE:
DATE:
HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.
SCALE:
HORZ: 1"=30'
VERT:
ACI JOB #: 16-0508
SHEET NO.: 1 of 1

SEC. 14-137N-R2E