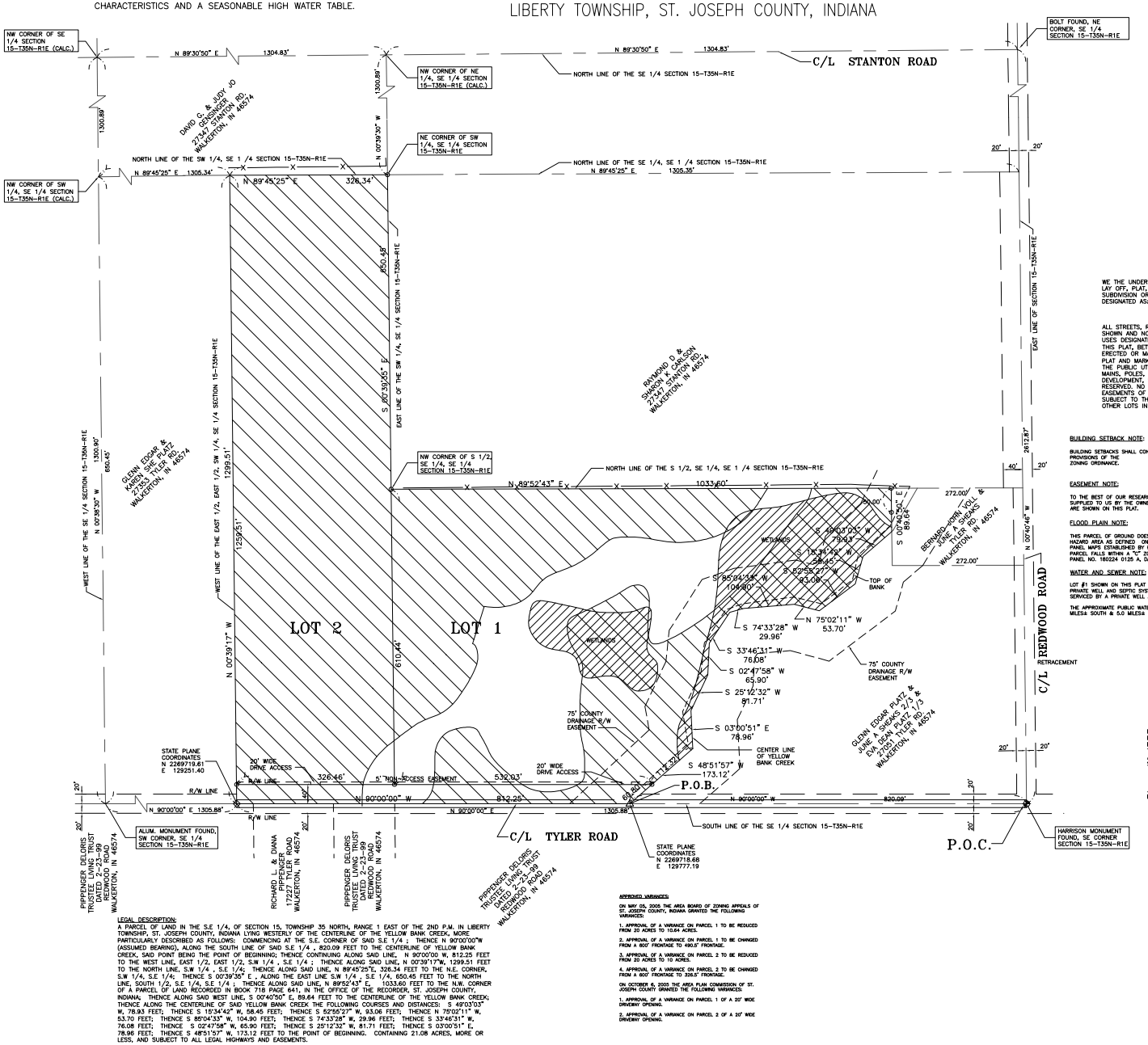
SHEAKS MINOR SUBDIVISION

PART OF THE SE 1/4 OF SECTION OF SECTION 15. T. 35 N., R 1 E.
LIBERTY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

THE CROSSHATCHED AREA ON THIS PLAT, DELINEATES THAT PORTION OF THE SITE WHICH CONTAINS SOILS CLASSIFIED AS URBAN GROUP S-10 AND WHICH HAVE A SEVERE RESTRICTIONS FOR SEPTIC SYSTEMS PLACEMENT DUE TO POOR SOIL CHARACTERISTICS AND A SEASONABLE HIGH WATER TABLE.



LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE S.E 1/4, OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE 2ND P.M. IN LIBERTY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA LYING WESTERLY OF THE CENTERLINE OF THE YELLOW BANK CREEK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.E 1/4 ; THENCE N 90°00'00"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID S.E 1/4 , 820.09 FEET TO THE CENTERLINE OF YELLOW BANK CREEK, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, N 90°00'00 W, 812.25 FEET TO THE WEST LINE, EAST 1/2, EAST 1/2, S.W 1/4 , S.E 1/4 ; THENCE ALONG SAID LINE, N 00°39'17"W, 1299.51 FEET TO THE NORTH LINE, S.W 1/4 , S.E 1/4; THENCE ALONG SAID LINE, N 89°45'25"E, 326.34 FEET TO THE N.E. CORNER, S.W 1/4, S.E 1/4; THENCE S 00°39'35" E , ALONG THE EAST LINE S.W 1/4 , S.E 1/4, 650.45 FEET TO THE NORTH LINE, SOUTH 1/2, S.E 1/4, S.E 1/4 ; THENCE ALONG SAID LINE, N 89°52'43" E, 1033.60 FEET TO THE N.W. CORNER OF A PARCEL OF LAND RECORDED IN BOOK 718 PAGE 641, IN THE OFFICE OF THE RECORDER, ST. JOSEPH COUNTY, INDIANA; THENCE ALONG SAID WEST LINE, S 00°40'50" E, 89.64 FEET TO THE CENTERLINE OF THE YELLOW BANK CREEK; THENCE ALONG THE CENTERLINE OF SAID YELLOW BANK CREEK THE FOLLOWING COURSES AND DISTANCES: S 49°03'03" W, 79.93 FEET; THENCE S 15°34'42" W, 58.45 FEET; THENCE S 82°58'27" W, 93.06 FEET; THENCE N 75°02'11" W, 53.70 FEET; THENCE S 85°04'33" W, 104.90 FEET; THENCE S 74°33'28" W, 29.96 FEET; THENCE S 33°46'31" W, 76.08 FEET; THENCE S 02°47'58" W, 65.90 FEET; THENCE S 25°12'32" W, 81.71 FEET; THENCE S 03°00'51" E, 78.96 FEET; THENCE S 48°51'57" W, 173.12 FEET TO THE POINT OF BEGINNING. CONTAINING 21.08 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

APPROVED VARIANCES:
ON MAY 05, 2005 THE AREA BOARD OF ZONING APPEALS OF ST. JOSEPH COUNTY, INDIANA GRANTED THE FOLLOWING VARIANCES:

1. APPROVAL OF A VARIANCE ON PARCEL 1 TO BE REDUCED FROM 20 ACRES TO 10.64 ACRES.
2. APPROVAL OF A VARIANCE ON PARCEL 1 TO BE CHANGED FROM A 800' FRONTAGE TO 490.0' FRONTAGE.
3. APPROVAL OF A VARIANCE ON PARCEL 2 TO BE REDUCED FROM 20 ACRES TO 10 ACRES.
4. APPROVAL OF A VARIANCE ON PARCEL 2 TO BE CHANGED FROM A 600' FRONTAGE TO 326.5' FRONTAGE.

ON OCTOBER 6, 2005 THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY GRANTED THE FOLLOWING VARIANCES:

1. APPROVAL OF A VARIANCE ON PARCEL 1 OF A 20' WIDE DRIVEWAY OPENING.
2. APPROVAL OF A VARIANCE ON PARCEL 2 OF A 20' WIDE DRIVEWAY OPENING.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS _____ DAY OF AUGUST, 2005.

JUNE SHEAKS
27125 TYLER ROAD
WALKERTON, INDIANA 46574

_____
JUNE SHEAKS
OWNER

NOTARIZATION STATEMENT

STATE OF INDIANA]
SS:
COUNTY OF ST. JOSEPH]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF AUGUST, 2005.

MY COMMISSION EXPIRES _____, ____ 20__.

_____
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

DEED OF DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF, ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

SHEAKS MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS" ARE RESERVED FOR THE USES AS DESIGNATED FOR THE USE OF THE PUBLIC UTILITIES AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID 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.

BUILDING SETBACK NOTE:
BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

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.

FLOOD PLAIN NOTE:
THIS PARCEL OF GROUND DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. THIS PARCEL FALLS WITHIN A "C" ZONE AREA AS SHOWN ON COMMUNITY PANEL NO. 180224 0125 A, DATED AUGUST 15, 1978.

WATER AND SEWER NOTE:
LOT #1 SHOWN ON THIS PLAT IS SERVICED BY AN EXISTING PRIVATE WELL AND SEPTIC SYSTEM. LOT #2 ON THIS PLAT WIL BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.

THE APPROXIMATE PUBLIC WATER & PUBLIC SEWER LOCATION IS 1.0 MILES± SOUTH & 5.0 MILES± WEST.

DRIVEWAY OPENING NOTE:
THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION AT ITS SEPTEMBER , 2005 MEETING GRANTED A VARIANCE FROM SECTION 20.12.070 (K) OF THE ST. JOSEPH COUNT, INDIANA SUBDIVISION CONTROL ORDINANCE IN ORDER TO ALLOW TWO (2) 20 FT. WIDE DRIVEWAY OPENING ACROSS THE 5' FT NON-ACCESS EASEMENT ONTO TYLER ROAD, ONE (1) OPENING FOR SHOWN LOT #1 FOR AN EXISTING DRIVEWAY AND ONE (1) OPENING FOR SHOWN LOT #2.

BUILDING ENCROACHMENT NOTE:
THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACK, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION EXCEPT FOR THOSE SHOWN. ANY NEW CONSTRUCTION WILL MEET THE SETBACK REQUIREMENTS FOR ST. JOSEPH COUNTY.

DEPARTMENT OF NATURAL RESOURCES FINAL ORDER NOTE FOR CONSTRUCTION IN WETLANDS AREA:
THE OWNER AND THEIR ASSIGNS OF LOTS 1, 2 AND 3 SHOWN ON THIS PLAT SHALL ABIDE BY ALL REQUIREMENTS PERTAINING TO ANY CONSTRUCTION WITHIN THE WETLANDS AREA DELINEATED ON THIS PLAT PER THE FINAL ORDER OF THE NATURAL RESOURCES COMMISSION OF INDIANA AS DOCUMENTED IN ADMINISTRATIVE CAUSE NUMBER: 97-248W AND REFERENCED WITH FINAL ORDER NUMBER: (FW-18,358). A COPY OF SAID DOCUMENT IS CONTAINED IN AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA SUBDIVISION FILE NO. 4316-96M.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. ROZYCKI, HEREBY CERTIFY THAT I AM A REGISTERED 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 THE 29TH DAY OF AUGUST, 2005; THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE ST. JOSEPH COUNTY, INDIANA.

_____
MICHAEL J. ROZYCKI L.S. #20500010

SUBDIVIDER:
JUNE A. SHEAKS
27125 TYLER ROAD
WALKERTON, INDIANA 46574

LAND SURVEYOR:
MICHAEL J. ROZYCKI
119 GRISSOM DR.
WALKERTON, INDIANA 46554

LEGEND
- ◇ COTTON SPINDLE SET
- △ MAG NAIL SET
- ○ 5/8" REBAR W/ CAP SET
- ⊕ HARRISON MONUMENT FOUND

0' 100' 200' 300'

MICHAEL J. ROZYCKI
PROFESSIONAL LAND SURVEYOR
119 GRISSOM DR. WALKERTON, INDIANA 46574
(574) 586-9378 / (574) 910-7159 MROZYCKILS@HOTMAIL.COM

RETRACEMENT SURVEY
PART OF THE SE 1/4 OF SECTION OF SECTION 15. T. 35 N., R 1 E.
LIBERTY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

REVISIONS			
No.	Date	Description	Approved by

Date 07/31/05
Job No. 050102
Drawn by MDS

Scale 1" = 100'
Sheet 1 Of 1