9322704

9322704

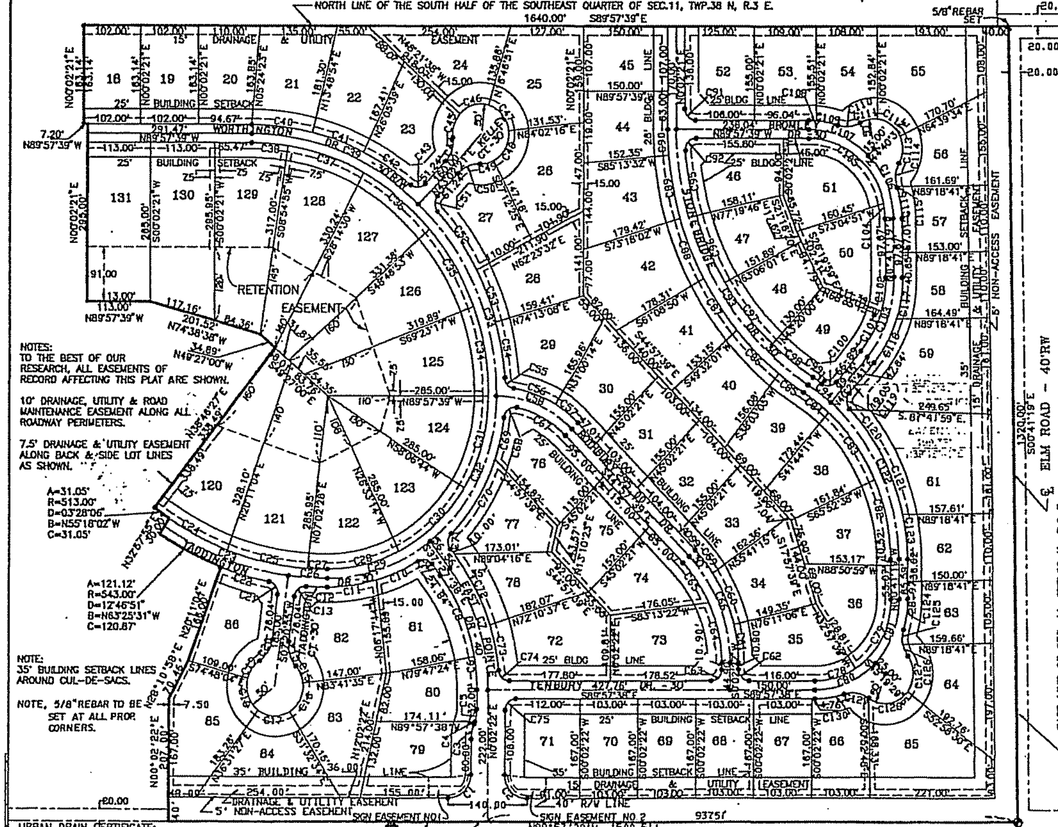
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	40.00'	62.83'	56.57'	S 45°02'22" W	90°00'00"
C2	40.00'	62.83'	56.57'	N 44°57'38" W	90°00'00"
C3	65.00'	25.66'	25.50'	N 11°20'58" E	22°37'12"
C4	65.00'	4.40'	4.40'	S 20°43'31" W	03°52'42"
C5	65.00'	21.26'	21.17'	S09°24'33"W	18°44'30"
C6	311.62'	55.74'	55.67'	S05°05'07"E	10°14'58"
C7	331.62'	217.05'	213.19'	S18°42'39"E	37°30'01"
C8	311.62'	148.21'	146.82'	S23°50'08"E	27°15'03"
C9	19.00'	27.62'	25.25'	S79°06'29"E	83°17'39"
C10	315.00'	80.22'	80.00'	N66°32'25"E	14°35'27"
C11	315.00'	89.08'	88.79'	N81°56'14"E	16°12'13"
C12	543.00'	36.40'	36.40'	S88°02'25"E	03°50'28"
C13	19.00'	28.69'	26.04'	N50°36'52"E	86°31'53"
C14	50.00'	43.16'	41.83'	N17°22'50"W	49°27'30"
C15	50.00'	31.24'	30.74'	S24°12'30"E	35°48'10"
C16	50.00'	56.52'	53.56'	S26°04'30"W	64°45'51"
C17	50.00'	59.40'	55.97'	S87°30'34"E	68°04'01"
C18	50.00'	59.93'	56.41'	N19°08'18"W	68°40'30"
C19	50.00'	36.31'	35.52'	N36°00'11"E	41°36'29"
C20	50.00'	43.16'	41.83'	S32°04'40"W	49°27'30"
C21	19.00'	28.69'	26.04'	S35°55'02"E	86°31'54"
C22	543.00'	88.78'	88.68'	S74°29'58"E	09°22'03"
C23	528.00'	236.07'	234.10'	S69°50'35"E	25°37'00"
C24	513.00'	145.49'	145.00'	S61°41'28"E	16°14'57"
C25	513.00'	145.49'	145.00'	S77°56'25"E	16°14'57"
C26	528.00'	67.36'	67.31'	S86°18'22"E	07°18'34"
C27	513.00'	34.88'	34.88'	S88°00'46"E	03°53'46"
C28	285.00'	132.28'	131.09'	N76°44'33"E	26°35'35"
C29	300.00'	196.35'	192.86'	N71°17'21"E	37°29'59"
C30	285.00'	156.98'	155.00'	S47°40'01"W	31°33'30"
C31	285.00'	158.42'	156.39'	S15°57'49"W	31°50'55"
C32	300.00'	274.89'	265.37'	S26°17'21"W	52°30'01"
C33	435.00'	356.83'	346.91'	S23°27'39"E	47°00'00"
C34	420.00'	151.38'	150.56'	S10°17'11"E	20°39'04"
C35	420.00'	150.81'	150.00'	S30°53'55"E	20°34'23"
C36	420.00'	150.81'	150.00'	S51°28'18"E	20°34'23"
C37	420.00'	141.67'	141.00'	S71°25'18"E	19°19'35"
C38	420.00'	65.07'	65.00'	S85°31'22"E	08°52'34"
C39	435.00'	326.46'	318.86'	S68°27'39"E	43°00'00"
C40	450.00'	108.20'	107.93'	S83°04'23"E	13°46'33"

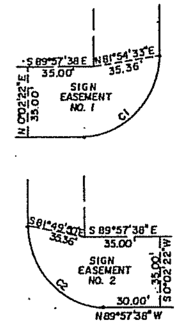
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C41	450.00'	96.44'	96.26'	S70°02'44"E	12°16'45"
C42	450.00'	100.43'	100.23'	S57°30'43"E	12°47'16"
C43	19.00'	28.47'	25.88'	N85°57'38"E	85°50'34"
C44	50.00'	43.16'	41.83'	S18°18'36"W	49°27'30"
C45	50.00'	41.94'	40.72'	N17°36'36"E	48°03'31"
C46	50.00'	56.85'	53.83'	N74°12'37"E	65°08'29"
C47	50.00'	58.69'	55.38'	S39°35'27"E	67°15'24"
C48	50.00'	60.00'	56.46'	S28°24'55"W	68°45'19"
C49	50.00'	25.92'	25.63'	N77°38'43"E	29°42'16"
C50	50.00'	43.16'	41.83'	N67°46'06"E	49°27'30"
C51	20.69'	27.96'	25.88'	N00°07'04"E	77°25'32"
C52	450.00'	119.35'	119.00'	S35°12'20"E	15°11'45"
C53	450.00'	92.89'	92.72'	S21°41'40"E	11°49'37"
C54	450.00'	93.98'	93.81'	S09°47'52"E	11°57'59"
C55	19.00'	25.71'	23.79'	N42°34'56"W	77°32'07"
C56	201.00'	78.42'	77.92'	S70°10'23"E	22°21'13"
C57	201.00'	49.24'	49.11'	S51°58'43"E	14°02'07"
C58	186.00'	146.08'	142.36'	S67°27'39"E	45°00'00"
C59	268.30'	49.25'	49.18'	S39°38'12"E	10°31'01"
C60	265.00'	94.80'	94.30'	S24°03'50"E	20°29'51"
C61	265.00'	64.08'	63.92'	S06°53'16"E	13°51'16"
C62	19.00'	29.85'	26.87'	N44°57'38"W	90°00'00"
C63	19.00'	29.85'	26.87'	S45°02'22"W	90°00'00"
C64	235.00'	104.18'	103.33'	S12°39'38"E	25°24'00"
C65	235.00'	80.39'	80.00'	S35°09'39"E	19°36'01"
C66	250.00'	196.35'	191.34'	S22°27'39"E	45°00'01"
C67	171.00'	98.15'	96.80'	S61°24'12"E	32°53'06"
C68	19.00'	31.73'	28.17'	N54°18'36"E	95°41'18"
C69	315.00'	70.77'	70.62'	S12°54'06"W	12°52'18"
C70	315.00'	145.67'	144.38'	S32°35'09"W	26°29'46"
C71	19.00'	27.62'	25.25'	N04°11'11"E	83°17'41"
C72	351.93'	135.47'	134.58'	S28°43'11"E	22°03'18"
C73	351.62'	77.32'	77.16'	S11°31'25"E	12°35'56"
C74	19.00'	28.10'	25.61'	S47°35'33"E	84°44'11"
C75	19.00'	29.85'	26.87'	N45°02'22"E	90°00'00"
C77	128.81'	76.59'	75.46'	N73°48'34"E	34°03'54"
C78	135.00'	76.48'	75.46'	N73°48'34"E	32°27'35"
C79	135.00'	137.29'	131.45'	S28°26'44"W	58°16'06"
C80	150.00'	118.76'	115.69'	N67°21'26"E	45°21'51"

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C81	150.00'	118.76'	115.68'	S21°59'36"W	45°21'50"
C82	327.83'	134.08'	133.15'	S12°24'27"E	23°26'03"
C83	327.83'	138.13'	137.11'	S36°11'36"E	24°08'27"
C84	327.83'	55.48'	55.42'	S53°06'34"E	09°41'50"
C85	515.00'	54.04'	54.02'	S54°57'17"E	06°00'44"
C86	515.00'	103.21'	103.03'	N46°12'27"W	11°28'56"
C87	515.00'	104.39'	104.21'	N34°39'35"W	11°36'48"
C88	515.00'	109.24'	109.04'	N22°46'34"W	12°09'12"
C89	515.00'	107.19'	107.00'	N10°44'13"W	11°55'31"
C90	515.00'	43.27'	43.25'	N02°22'03"W	04°48'49"
C91	19.00'	29.85'	26.87'	N44°57'39"W	90°00'00"
C92	19.00'	31.23'	27.83'	N42°56'50"E	94°11'03"
C93	500.00'	506.15'	484.81'	N28°57'39"W	58°00'00"
C94	342.83'	50.00'	49.95'	S53°46'48"E	08°21'20"
C95	485.00'	110.56'	110.32'	N10°40'32"W	13°03'41"
C96	485.00'	122.32'	122.00'	N24°25'54"W	14°27'03"
C97	485.00'	132.32'	131.91'	N39°28'23"W	15°37'56"
C98	485.00'	90.33'	90.20'	S52°37'30"E	10°40'17"
C99	357.83'	19.85'	19.85'	S56°22'07"E	03°10'44"
C100	19.00'	28.13'	25.63'	N82°48'28"E	84°49'34"
C101	185.00'	75.21'	74.70'	S28°44'51"W	23°17'40"
C102	185.00'	57.44'	57.21'	S08°12'21"W	17°47'20"
C103	200.00'	143.41'	140.36'	S19°51'11"W	41°05'00"
C104	135.00'	25.04'	25.00'	S06°00'07"E	10°37'32"
C105	135.00'	185.31'	171.10'	S50°38'15"E	78°38'48"
C106	150.00'	116.89'	113.92'	S23°00'24"E	44°39'02"
C107	150.00'	116.86'	113.92'	S67°38'34"E	44°38'10"
C108	165.00'	12.97'	12.97'	S87°42'30"E	04°30'18"
C109	165.00'	39.02'	38.93'	S78°40'53"E	13°32'55"
C110	50.00'	41.53'	40.35'	N84°17'51"E	47°35'28"
C111	50.00'	30.82'	30.33'	N78°09'29"E	35°18'45"
C112	50.00'	51.35'	49.12'	S34°45'47"E	58°50'42"
C113	50.00'	47.29'	45.55'	S01°45'15"W	54°11'22"
C114	50.00'	39.60'	38.57'	N06°09'44"E	45°22'23"
C115	50.00'	1.94'	1.94'	N17°38'00"W	02°13'04"
C116	165.00'	51.99'	51.78'	S09°42'56"E	18°03'13"
C117	215.00'	70.61'	70.29'	S08°43'11"W	18°49'00"
C118	215.00'	83.55'	83.03'	S29°15'41"W	22°16'00"
C119	19.00'	28.13'	25.63'	N02°01'01"W	84°49'24"
C120	357.83'	82.95'	82.77'	S37°47'14"E	13°16'58"

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C121	357.83'	116.31'	115.80'	S21°50'02"E	18°37'24"
C122	342.83'	292.69'	283.88'	S25°08'52"E	48°55'01"
C123	357.83'	73.90'	73.77'	S06°36'32"E	11°50'01"
C124	167.21'	51.93'	51.72'	S08°19'41"W	17°47'35"
C125	50.00'	25.27'	25.00'	N02°51'57"E	28°57'27"
C126	50.00'	21.38'	21.22'	N23°51'55"W	24°30'18"
C127	50.00'	63.83'	59.58'	S00°27'13"W	73°08'35"
C128	50.00'	77.10'	69.74'	N81°14'48"E	88°26'36"
C129	50.00'	46.65'	44.98'	S81°15'46"E	53°27'45"
C130	165.00'	51.93'	51.72'	N81°01'21"E	18°02'01"

THE SIGN EASEMENT DELINEATED ON THIS SUBDIVISION PLAT, IS AN EASEMENT RESERVED TO THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, PER ST. JOSEPH COUNTY ZONING STANDARDS, SIGN(S), AS THEY DESIRE IN ORDER IDENTIFY SAID SUBDIVISION AND/OR TO FOSTER THE PROMOTION AND EFFECT SALES OF LOTS OR STRUCTURES IN SAID SUBDIVISION. THE OWNER OF THE AFFECTED LOT, ITS SUCCESSORS AND ASSIGNS SHALL TAKE THEIR TITLES SUBJECT TO SAID USE OF SIGN EASEMENT.





SIGN EASEMENT DETAIL

CHESTNUT ROAD – 40'R/W

DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°-57'-38" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1600.51 FEET; THENCE NORTH 0°-02'-22" EAST, A DISTANCE OF 207.00 FEET; THENCE NORTH 28°-10'-58" EAST, A DISTANCE OF 70.46 FEET; THENCE NORTH 20°-11'-04" EAST, A DISTANCE OF 166.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 543.00 FEET AND A CENTRAL ANGLE OF 12°-46'-51" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 63°-25'-31" WEST, A DISTANCE OF 120.87 FEET; THENCE NORTH 32°-57'-55" EAST, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 513.00 FEET AND A CENTRAL ANGLE OF 3°-28'-06" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 55°-18'-02" WEST, A DISTANCE OF 31.05 FEET; THENCE NORTH 38°-46'-27" EAST, A DISTANCE OF 338.49 FEET; THENCE NORTH 49°-27'-00" WEST, A DISTANCE OF 34.89 FEET; THENCE NORTH 74°-38'-38" WEST, A DISTANCE OF 201.52 FEET; THENCE NORTH 89°-57'-39" WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 0°-02'-21" EAST, A DISTANCE OF 295.00 FEET; THENCE NORTH 89°-57'-39" WEST, A DISTANCE OF 7.20 FEET; THENCE NORTH 0°-02'-21" EAST, A DISTANCE OF 183.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°-57'-39" EAST, A DISTANCE OF 1640.00 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE SOUTH 0°-41'-19" EAST ALONG SAID EAST LINE, A DISTANCE OF 1320.00 FEET TO THE PLACE OF BEGINNING CONTAINING 45.9 ACRES MORE OR LESS.

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

0' 100' 200' 300'

DEVONSHIRE POINTE

SECTION ONE

PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SECTION 11, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

PREPARED FOR:
JAMES AND INEZ RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

NOTES:
TO THE BEST OF OUR RESEARCH, ALL EASEMENTS OF RECORD AFFECTING THIS PLAT ARE SHOWN.

10' DRAINAGE, UTILITY & ROAD MAINTENANCE EASEMENT ALONG ALL ROADWAY PERIMETERS.

7.5' DRAINAGE & UTILITY EASEMENT ALONG BACK & SIDE LOT LINES AS SHOWN.

NOTE:
35' BUILDING SETBACK LINES AROUND CUL-DE-SACS.

NOTE, 5/8" REBAR TO BE SET AT ALL PROP. CORNERS.

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 1965 INDIANA DRAINAGE CODE, CHAPTER 305, ACTS OF 1965, AS AMENDED.

DEED OF DEDICATION:

THE UNDERSIGNED,
JAMES AND INEZ RUSSELL
OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DEVONSHIRE POINTE, 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 ARE 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 AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT 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 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,
JAMES AND INEZ RUSSELL
ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

James Russell
JAMES RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

Transfer 3410
Taxing Unit Harris
Date 6-17-93

Inez Russell
INEZ RUSSELL

DULY ENTERED FOR TAXATION
BEVERLY D. CRONE
AUDITOR
ST. JOSEPH CO. INDIANA

STATE OF INDIANA
SS:
COUNTY OF ST. JOSEPH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
JAMES AND INEZ RUSSELL
AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTORIAL SEAL THIS May DAY OF 27th 1993.

MY COMMISSION EXPIRES FEBRUARY 21, 1997.

NOTARY PUBLIC SEAL INDIANA

Pamela S. Sciba
NOTARY PUBLIC PAMELA S. SCIBA
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA

LAND SURVEYOR'S CERTIFICATE:

I, J. BERNARD FEENEY, 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 MAY 26, 1993.
THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISION OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.

J. BERNARD FEENEY REGISTERED NO. S-0309 STATE OF INDIANA LAND SURVEYOR

J. Bernard Feeney
J. BERNARD FEENEY
REGISTERED LAND SURVEYOR NO. S-0309
STATE OF INDIANA

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF DEVONSHIRE POINTE SECTION ONE WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON JUNE 17, 1993; 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; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

SECRETARY OF THE COMMITTEE
R. S. JOHNSON

VICE-CHAIRMAN OF THE COMMITTEE
TODD OVERPECK

AREA PLAN COMMISSION SEAL ST. JOSEPH COUNTY

Prepared by:
Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46618
Phone (219) 233-1841

Land Surveying

Scale 1" = 100'		Drawn PJW	
Date 5/26/93		Job Name DEVSHIR3.DWG	
Rev.		Job No.	
Rev.			

95 11169

DEVONSHIRE POINTE
SECTION TWO

95111169

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	528.00'	31.96'	31.96'	S 55°18'02" E	03°28'06"	15.99'
C2	400.00'	324.64'	314.64'	S 76°42'05" E	46°19'11"	171.11'
C3	1074.07'	184.72'	184.50'	N 85°02'13" E	09°50'48"	92.59'
C4	215.00'	201.15'	193.98'	N 63°14'11" E	53°36'21"	108.62'
C5	19.00'	28.69'	26.04'	N 73°41'08" E	86°31'24"	17.88'
C6	230.00'	22.27'	22.26'	S 39°12'25" W	05°32'49"	11.14'
C7	230.00'	167.49'	163.81'	N 68°50'33" E	41°43'26"	87.65'
C8	230.00'	25.43'	25.42'	N 86°52'19" E	06°20'06"	12.73'
C9	19.00'	31.61'	28.09'	S 11°13'54" E	95°19'49"	20.86'
C10	305.00'	131.29'	130.27'	S 60°39'34" E	19°31'16"	66.24'
C11	380.00'	144.23'	143.38'	S 69°09'16" E	21°27'28"	72.97'
C12	1089.87'	51.53'	51.52'	N 81°20'06" E	02°42'31"	25.77'
C13	1089.87'	104.04'	104.00'	N 85°32'26" E	05°28'10"	52.06'
C14	1089.87'	31.74'	31.74'	N 89°07'29" E	01°40'06"	15.87'
C15	1089.87'	90.11'	90.08'	N 87°31'28" E	04°52'16"	45.08'
C16	1089.87'	92.04'	92.01'	N 82°36'06" E	04°58'02"	46.05'
C17	415.00'	18.96'	18.96'	N 81°25'22" E	02°37'04"	9.48'
C18	415.00'	101.25'	101.00'	N 89°43'16" E	13°58'44"	50.88'
C19	415.00'	107.30'	107.00'	S 75°52'57" E	14°48'50"	53.95'
C20	415.00'	107.99'	107.68'	S 61°01'16" E	14°54'31"	54.30'
C21	19.00'	29.85'	26.87'	N 44°57'39" W	90°00'00"	19.00'
C22	19.00'	29.85'	26.87'	S 45°02'21" W	90°00'00"	19.00'
C23	200.00'	174.12'	168.68'	N 65°05'52" E	49°52'09"	93.01'
C24	200.00'	12.99'	12.99'	S 38°17'42" W	03°43'22"	6.50'
C25	40.00'	62.31'	56.20'	N 45°20'11" W	89°14'55"	39.48'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C26	19.00'	30.09'	27.05'	N 44°39'49" E	90°45'05"	19.25'
C27	19.00'	29.60'	26.69'	N 45°20'11" W	89°14'55"	18.75'
C28	40.00'	63.36'	56.94'	S 44°39'49" W	90°45'05"	40.53'
C29	65.00'	25.66'	25.50'	N 10°35'53" E	22°37'12"	13.00'
C30	65.00'	15.71'	15.67'	S 14°38'46" W	13°50'49"	7.89'
C31	65.00'	9.96'	9.95'	S 03°39'40" W	08°46'40"	4.99'
C32	130.00'	80.70'	79.41'	N 17°04'17" E	35°33'39"	41.70'
C33	130.00'	93.11'	91.62'	N 17°04'17" E	35°33'39"	48.11'
C34	170.00'	105.53'	103.84'	N 17°04'24" E	35°33'39"	54.53'
C35	315.00'	36.75'	36.73'	S 06°41'50" E	06°41'05"	18.40'
C36	315.00'	118.22'	117.53'	S 20°36'10" E	21°30'14"	59.82'
C37	315.00'	27.62'	25.25'	N 76°30'07" E	03°17'40"	16.90'
C38	19.00'	27.62'	25.25'	S 06°47'33" E	83°17'40"	16.90'
C39	19.00'	27.62'	25.25'	S 76°30'07" W	83°17'40"	16.90'
C40	300.00'	182.71'	179.89'	S 72°35'33" E	34°53'39"	94.29'
C41	300.00'	285.01'	274.41'	N 27°55'43" W	54°26'00"	154.29'
C42	285.00'	124.74'	123.75'	S 77°30'02" E	25°04'41"	63.39'
C43	285.00'	161.12'	158.90'	S 48°45'59" E	32°23'25"	82.77'
C44	315.00'	86.76'	86.46'	N 40°22'05" W	16°08'36"	44.67'
C45	315.00'	103.65'	103.18'	N 22°52'13" W	18°51'09"	52.30'
C46	315.00'	70.00'	69.85'	N 07°04'41" W	12°43'56"	35.14'
C47	285.00'	150.47'	156.44'	N 16°38'30" W	31°31'33"	81.34'
C48	313.73'	29.43'	29.40'	N 03°13'56" E	07°33'19"	14.74'
C49	228.73'	84.09'	83.61'	N 79°30'27" E	21°03'47"	42.52'
C50	213.73'	78.57'	78.13'	N 79°30'27" E	21°03'47"	39.71'
C51	19.00	29.85	26.87	N 45°42'43" W	90°00'00"	19.00'

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF DEVONSHIRE POINTE, SECTION TWO WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON APRIL 20, 1995; AND THAT A MAJORITY OF THE MEMBERS OF THE COMMITTEE CONSIDERED 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; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

ASSISTANT SECRETARY OF THE COMMITTEE
R. W. SANTE

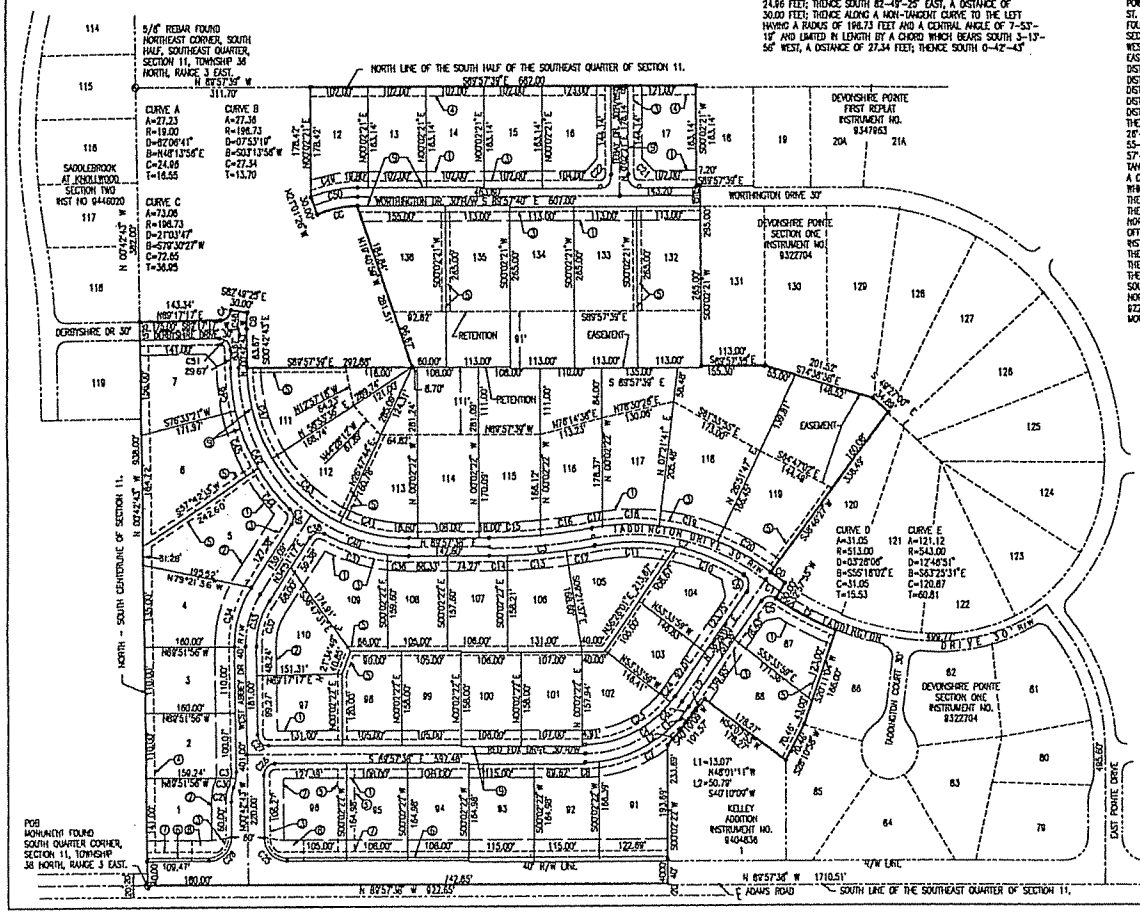
VICE-CHAIRMAN OF THE COMMITTEE
TODD OVERPECK

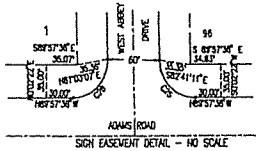
AREA PLAN COMMISSION ST. JOSEPH COUNTY, INDIANA SEAL

DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 0-42'-43" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 938.00 FEET; THENCE NORTH 89-17'-17" EAST, A DISTANCE OF 143.34 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET AND CENTRAL ANGLE OF 82-08'-41" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 48-13'-56" EAST, A DISTANCE OF 24.86 FEET; THENCE SOUTH 82-49'-25" EAST, A DISTANCE OF 30.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 196.73 FEET AND A CENTRAL ANGLE OF 7-53'-18" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 3-13'-56" WEST, A DISTANCE OF 27.34 FEET; THENCE SOUTH 0-42'-43" EAST, A DISTANCE OF 63.67 FEET; THENCE SOUTH 89-57-36" EAST, A DISTANCE OF 292.86 FEET; THENCE NORTH 19-42'-58" WEST, A DISTANCE OF 281.51 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.73 FEET AND A CENTRAL ANGLE OF 21-03'-47" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 79-30'-27" WEST, A DISTANCE OF 72.65 FEET; THENCE NORTH 21-01'-26" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 0-02'-21" EAST, A DISTANCE OF 178.42 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 89-57-36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 682.00 FEET TO THE NORTHWEST CORNER OF LOT 18 DEVONSHIRE POINTE, SECTION ONE AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9322704; THENCE FOLLOWING ALONG THE WESTERLY LINE OF SAID DEVONSHIRE POINTE, SECTION ONE FOR THE NEXT 12 COURSES; THENCE SOUTH 0-02'-21" WEST, A DISTANCE OF 163.14 FEET; THENCE SOUTH 89-57-36" EAST, A DISTANCE OF 7.20 FEET; THENCE SOUTH 0-02'-21" WEST, A DISTANCE OF 295.00 FEET; THENCE SOUTH 89-57-36" EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 74-38'-36" EAST, A DISTANCE OF 201.52 FEET; THENCE SOUTH 49-27'-02" EAST, A DISTANCE OF 34.89 FEET; THENCE SOUTH 38-48'-27" WEST, A DISTANCE OF 336.49 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 513.00 AND A CENTRAL ANGLE OF 3-28'-06" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 55-18'-02" EAST, A DISTANCE OF 31.05 FEET; THENCE SOUTH 32-57-55" WEST, A DISTANCE OF 30.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 543.00 FEET AND A CENTRAL ANGLE OF 12-46'-51" AND LIMITED IN LENGTH BY CHORD WHICH BEARS SOUTH 63-29'-31" EAST, A DISTANCE OF 120.87 FEET; THENCE SOUTH 20-11'-04" WEST, A DISTANCE OF 188.00 FEET; THENCE SOUTH 28-10'-58" WEST, A DISTANCE OF 70.49 FEET TO THE NORTHEAST CORNER OF LOT 1 KELLEY ADDITION AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NO. 9404836; THENCE NORTH 54-07'-53" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 178.27 FEET; THENCE SOUTH 40-10'-09" WEST, A DISTANCE OF 101.57 FEET; THENCE SOUTH 0-02'-22" WEST, A DISTANCE OF 233.69 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE NORTH 89-37-36" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 872.85 FEET TO THE PLACE OF BEGINNING CONTAINING 28.95 ACRES MORE OR LESS.





SIGN EASEMENT DETAIL - NO SCALE

THE SIGN EASEMENTS DELINEATED ON THIS SUBDIVISION PLAT IS AN EASEMENTS RESERVED TO THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, THE RIGHT OF CONSTRUCT, PER ST. JOSEPH COUNTY ZONING STANDARDS, SIGN(S), AS THEY DESIRE IN ORDER TO IDENTIFY SAID SUBDIVISION AND/OR TO FOSTER THE PROMOTION AND EFFECT SALES OF LOTS OR STRUCTURES IN SAID SUBDIVISION. THE OWNERS OF THE AFFECTED LOTS, ITS SUCCESSORS AND ASSIGNS SHALL TAKE THEIR TITLES SUBJECT TO SAID USE OF SIGN EASEMENTS.

EASEMENT LEGEND
1 25' BUILDING SETBACK LINE
2 35' BUILDING SETBACK LINE
3 10' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
4 15' DRAINAGE & UTILITY EASEMENT
5 7.5' DRAINAGE & UTILITY EASEMENT
6 5' NON-ACCESS EASEMENT
7 15' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
8 SIGN EASEMENT (SEE DETAIL)
9 RIGHT OF WAY LINE

NOTE
1. TO THE BEST OF OUR RESEARCH ALL EASEMENTS OF RECORD AFFECTING THIS PLAT ARE SHOWN.
2. • DENOTES 5/8" REBAR WITH CAP.

SOUTHEAST CORNER, SECTION 11, TWP. 38 NORTH, RANGE 3 EAST.

ST. JOSEPH CO. INDIANA

0' 100' 200' 300'

DEED OF DEDICATION:

THE UNDERSIGNED,
JAMES AND INEZ RUSSELL
OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISON SHALL BE KNOWN AND DESIGNATED AS: DEVONSHIRE POINTE, SECTION TWO
ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE 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 ARE 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 AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES/ INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER 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 EASEMENT HEREIN RESERVED. 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,
JAMES AND INEZ RUSSELL
ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

James Russell
JAMES RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

Inez Russell
INEZ RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

STATE OF INDIANA
SS:
COUNTY OF ST. JOSEPH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES & INEZ RUSSELL AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED 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 14 DAY OF MARCH, 1995.
MY COMMISSION EXPIRES AUGUST 1, 1998.

Jody M. Schlarb
JODY M. SCHLARB, NOTARY PUBLIC
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.

NOTARY PUBLIC SEAL INDIANA

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, 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 MARCH 6, 1995. 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.

J. BERNARD FEENEY, RLS NO. S-0309

REGISTERED LAND SURVEYOR NO. S-0309 STATE OF INDIANA

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 1965 INDIANA DRAINAGE CODE, CHAPTER 305, ACTS OF 1965, AS AMENDED.

Tracing Number 1526
Tracing Unit Harris
Date 4-21-95

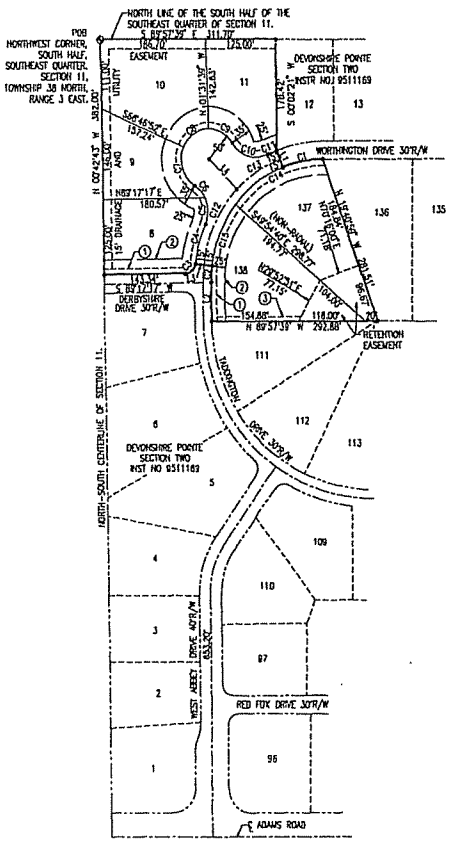
Prepared by:
Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (219) 233-1841
Land Surveying

Scale 1" = 100'		Drawn JAS	
Date 3/6/95		Job Name DEV-SEC2.DWG	
Rev. 3/28/94		Job No. 73-85	
Rev.			

9531407

DEVONSHIRE POINTE
SECTION THREE

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.



DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89-57-39" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 311.70 FEET TO THE NORTHWEST CORNER OF LOT 12 DEVONSHIRE POINTE, SECTION TWO AS SHOWN IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AS INSTRUMENT NUMBER 9511169; THENCE ALONG SAID PLAT FOR THE NEXT 10 COURSES SOUTH 0-02'-21" WEST, A DISTANCE OF 178.42 FEET; THENCE SOUTH 21-01'-26" EAST, A DISTANCE OF 30.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 198.73 FEET AND A CENTRAL ANGLE OF 21-03'-47" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 79-30'-27" EAST, A DISTANCE OF 72.65 FEET; THENCE SOUTH 19-40'-59" EAST, A DISTANCE OF 281.51 FEET; THENCE NORTH 89-57'-39" WEST, A DISTANCE OF 292.88 FEET; THENCE NORTH 0-42'-43" WEST, A DISTANCE OF 63.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 198.73 FEET AND A CENTRAL ANGLE OF 7-53'-19" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 3-13'-56" EAST, A DISTANCE OF 27.34 FEET; THENCE NORTH 82-49'-25" WEST, A DISTANCE OF 30.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET AND A CENTRAL ANGLE OF 82-00'-41" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 48-13'-56" WEST, A DISTANCE OF 24.98 FEET; THENCE SOUTH 89-17'-17" WEST, A DISTANCE OF 143.34 FEET TO THE PLACE OF BEGINNING.

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 1965 INDIANA DRAINAGE CODE, CHAPTER 305, ACTS OF 1965, AS AMENDED.

NOTES:
1. TO THE BEST OF OUR RESEARCH, ALL EASEMENTS OF RECORD AFFECTING THIS PLAT ARE SHOWN.
2. • DENOTES 5/8" REBAR WITH CAP.

EASEMENT LEGEND

① 10' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT

② BUILDING SETBACK LINE

③ 7.5' DRAINAGE & UTILITY EASEMENT

LINE	BEARING	LENGTH
L1	S 21°01'26" E	30.00'
L2	N 00°42'43" W	63.67'
L3	S 82°49'25" E	30.00'
L4	S 45°20'11" E	70.00'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	198.73'	73.06'	72.65'	N 79°30'27" E	21°03'47"	36.95'
C2	198.73'	27.36'	27.34'	N 03°13'56" E	07°53'19"	13.70'
C3	19.00'	27.23'	24.96'	S 48°13'56" W	82°06'41"	16.55'
C4	228.73'	67.98'	67.73'	N 15°41'29" E	17°01'48"	34.24'
C5	50.00'	45.13'	43.64'	S 01°39'56" E	51°44'37"	24.25'
C6	50.00'	26.92'	26.60'	S 42°57'41" E	30°50'53"	13.79'
C7	50.00'	71.21'	65.34'	N 17°35'00" W	81°36'15"	43.16'
C8	50.00'	56.94'	53.92'	N 55°50'44" E	65°15'14"	32.01'
C9	50.00'	51.70'	49.42'	S 61°54'27" E	59°14'24"	28.43'
C10	50.00'	72.07'	65.99'	S 73°35'00" E	82°35'31"	43.92'
C11	228.73'	15.39'	15.39'	N 67°02'54" E	03°51'19"	7.70'
C12	213.73'	139.84'	137.36'	N 25°55'12" E	37°29'13"	72.52'
C13	213.73'	98.69'	98.01'	N 56°49'11" E	24°18'45"	46.04'
C14	198.73'	175.72'	170.05'	N 64°42'29" E	50°39'44"	94.07'
C15	198.73'	139.05'	136.23'	N 19°19'57" E	40°05'20"	72.51'

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION OF DEVONSHIRE POINTE, SECTION THREE WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA ON SEPTEMBER 21, 1995; 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; AND THAT THE TIME PROVIDED FOR APPEAL HAS EXPIRED.

IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURES AND THE COMMISSION'S SEAL HEREUPON:

ASSISTANT SECRETARY
ROBERT W. SAMTE

AREA PLAN COMMISSION ST. JOSEPH COUNTY, INDIANA SEAL

CHAIRMAN OF THE COMMITTEE
JOHN R. MCNAMARA

DEED OF DEDICATION:

THE UNDERSIGNED,
JAMES RUSSELL AND INEZ RUSSELL
OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISON SHALL BE KNOWN AND DESIGNATED AS:
DEVONSHIRE POINTE, SECTION THREE
ALL STREETS, ALLEYS, RIGHTS-OF-WAY, FUTURE 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 ARE 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 AREAS OF GROUND DESIGNATED ON THE PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE DESIGNATED USES BY THE PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER 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 EASEMENT HEREIN RESERVED. 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,
JAMES RUSSELL AND INEZ RUSSELL
ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN AND 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.

JAMES RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

INEZ RUSSELL
30877 CROSS CREEK DRIVE
GRANGER, INDIANA 46530

STATE OF INDIANA
SS:
COUNTY OF ST. JOSEPH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES RUSSELL AND INEZ RUSSELL AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FORECGING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF AUGUST, 1995.
MY COMMISSION EXPIRES AUGUST 1, 1998.

JODY M. SCHLARB, NOTARY PUBLIC
NOTARY IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.

NOTARY PUBLIC SEAL INDIANA

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, 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 JUNE 16, 1995. 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.

J. BERNARD FEENEY, RLS NO. S-0309

J. BERNARD FEENEY REGISTERED NO. S-0309 STATE OF INDIANA LAND SURVEYOR

0' 50' 100' 150'

63.82
Harris
9-21-95

Prepared by:
Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (219) 233-1841

Land Surveying

Scale	1" = 100'	Drawn	JMS
Date	6/16/95	Job Name	DEV-SEC3.DWG
Rev.		Job No.	75-54
Rev.			