

CERTIFICATE OF APPROVAL

PURSUANT TO INDIANA CODE SECTION 36-7-4, THE UNDERSIGNED CERTIFY THAT THE WEST-
 POINTE ESTATES SECTION TWO FIRST REPLAT SUBDIVISION WAS CONSIDERED AND GRANTED
 SECONDARY APPROVAL BY THE STAFF OF THE AREA PLAN COMMISSION OF ST. JOSEPH
 COUNTY, INDIANA ON FEBRUARY 13, 2006 AFTER THE DETERMINATION WAS MADE THAT THE
 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, OR THAT THE RIGHT OF APPEAL HAS BEEN WAIVED, IN WRITING, BY ALL
 INTERESTED PARTIES

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

John W. Byrni
 SECRETARY OF THE COMMISSION
 JOHN W. BYRNI

Jessica Clark, P.E.
 VICE CHAIRMAN
 JESSICA CLARK

AREA PLAN COMMISSION
 ST. JOSEPH COUNTY, INDIANA

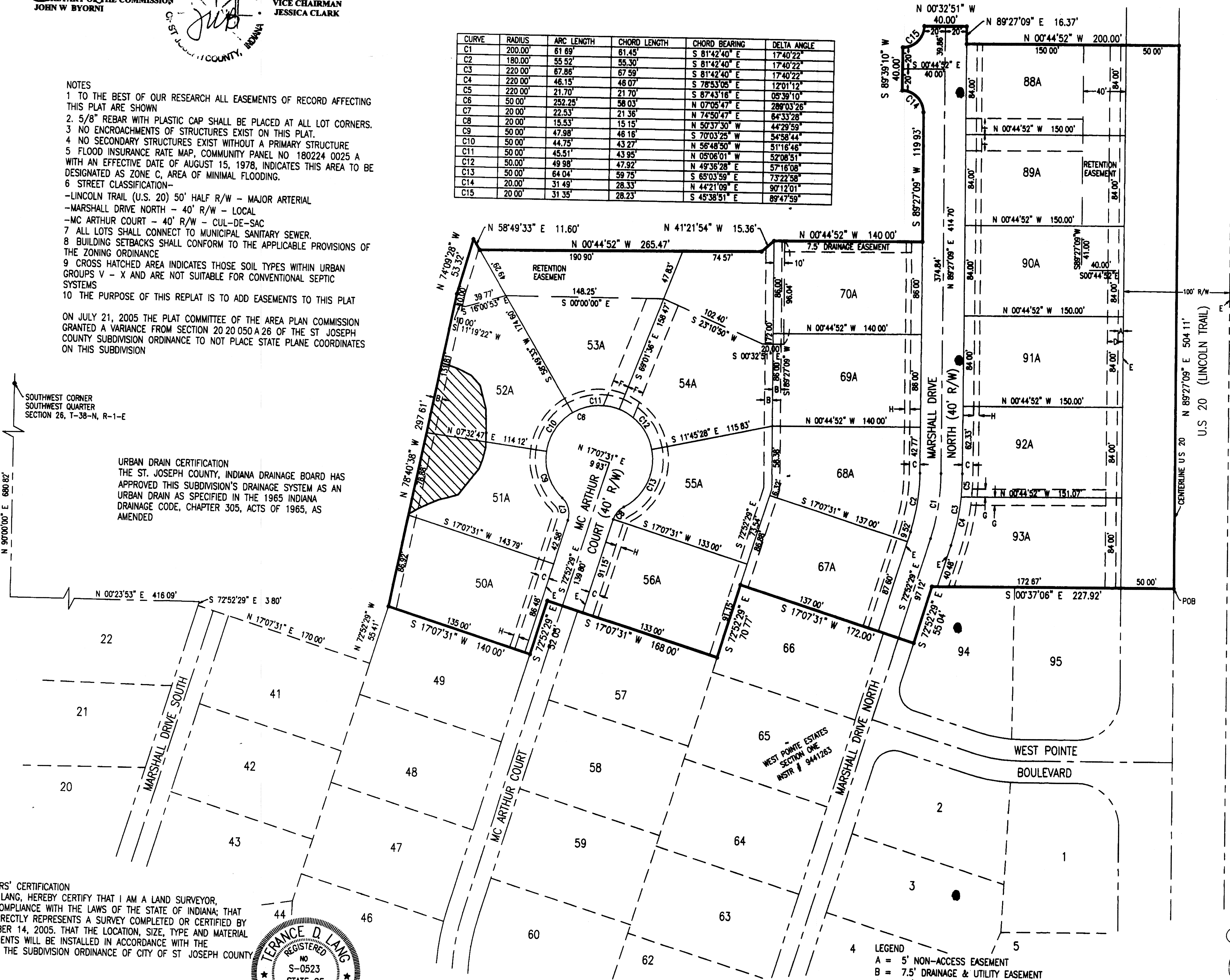
WEST POINTE ESTATES SECTION TWO FIRST REPLAT

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 1 EAST,
 WARREN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

0605408
 RECORDED AS PRESENTED ON
 02/16/2006 02:47:41PM
 TERRI J. BETHLAKE
 ST. JOSEPH COUNTY
 RECORDER
 REC FEE: \$20.00
 PAGES: 2

- NOTES
- TO THE BEST OF OUR RESEARCH ALL EASEMENTS OF RECORD AFFECTING THIS PLAT ARE SHOWN
 - 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.
 - NO ENCROACHMENTS OF STRUCTURES EXIST ON THIS PLAT.
 - NO SECONDARY STRUCTURES EXIST WITHOUT A PRIMARY STRUCTURE
 - FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 180224 0025 A WITH AN EFFECTIVE DATE OF AUGUST 15, 1978, INDICATES THIS AREA TO BE DESIGNATED AS ZONE C, AREA OF MINIMAL FLOODING.
 - STREET CLASSIFICATION-
 -LINCOLN TRAIL (U.S. 20) 50' HALF R/W - MAJOR ARTERIAL
 -MARSHALL DRIVE NORTH - 40' R/W - LOCAL
 -MC ARTHUR COURT - 40' R/W - CUL-DE-SAC
 - ALL LOTS SHALL CONNECT TO MUNICIPAL SANITARY SEWER.
 - BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE
 - CROSS HATCHED AREA INDICATES THOSE SOIL TYPES WITHIN URBAN GROUPS V - X AND ARE NOT SUITABLE FOR CONVENTIONAL SEPTIC SYSTEMS
 - THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO THIS PLAT
- ON JULY 21, 2005 THE PLAT COMMITTEE OF THE AREA PLAN COMMISSION GRANTED A VARIANCE FROM SECTION 20.20.050 A.26 OF THE ST. JOSEPH COUNTY SUBDIVISION ORDINANCE TO NOT PLACE STATE PLANE COORDINATES ON THIS SUBDIVISION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	61.69'	61.45'	S 81°42'40" E	17°40'22"
C2	180.00'	55.52'	55.30'	S 81°42'40" E	17°40'22"
C3	220.00'	67.86'	67.59'	S 81°42'40" E	17°40'22"
C4	220.00'	46.15'	46.07'	S 78°53'05" E	12°01'12"
C5	220.00'	21.70'	21.70'	S 87°43'16" E	05°39'10"
C6	50.00'	252.25'	58.03'	S 07°05'47" E	289°03'26"
C7	20.00'	22.53'	21.36'	N 74°50'47" E	84°33'28"
C8	20.00'	15.53'	15.15'	N 50°37'30" W	44°29'59"
C9	50.00'	47.98'	46.16'	S 70°03'25" W	54°58'44"
C10	50.00'	44.75'	43.27'	N 56°48'50" W	51°16'46"
C11	50.00'	45.51'	43.95'	N 05°06'01" W	52°08'51"
C12	50.00'	49.98'	47.92'	N 49°36'28" E	57°16'08"
C13	50.00'	64.04'	59.75'	S 65°03'59" E	73°22'58"
C14	20.00'	31.49'	28.33'	N 44°21'09" E	90°12'01"
C15	20.00'	31.35'	28.23'	S 45°38'51" E	89°47'59"



DESCRIPTION
 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 1 EAST, WARREN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
 BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF WEST POINTE ESTATES SECTION ONE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAME, RECORDED AS INSTRUMENT NUMBER 9441263 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, THENCE FOR THE NEXT SEVEN COURSES ALONG THE WESTERLY LINE OF SAID PLAT OF WEST POINTE ESTATES SECTION ONE THE FIRST COURSE BEING SOUTH 00°37'06" EAST, A DISTANCE OF 227.92; THENCE SOUTH 72°52'29" EAST, A DISTANCE OF 55.04 FEET, THENCE SOUTH 17°07'31" WEST, A DISTANCE OF 172.00 FEET; THENCE SOUTH 72°52'29" EAST, A DISTANCE OF 70.77 FEET; THENCE SOUTH 17°07'31" WEST, A DISTANCE OF 168.00 FEET; THENCE SOUTH 72°52'29" EAST, A DISTANCE OF 52.05 FEET; THENCE SOUTH 17°07'31" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 74°09'28" WEST, A DISTANCE OF 53.32 FEET; THENCE NORTH 58°49'33" EAST, A DISTANCE OF 11.60 FEET; THENCE NORTH 00°44'52" WEST, A DISTANCE OF 265.47 FEET, THENCE NORTH 41°21'54" WEST, A DISTANCE OF 15.36 FEET; THENCE NORTH 00°44'52" WEST, A DISTANCE OF 140.00 FEET, THENCE SOUTH 89°27'09" WEST, A DISTANCE OF 119.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°47'59" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS SOUTH 44°21'09" WEST, A DISTANCE OF 28.33 FEET, THENCE SOUTH 89°39'10" WEST, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°47'59" AND LIMITED IN LENGTH BY A CHORD WHICH BEARS NORTH 45°38'51" WEST, A DISTANCE OF 28.23 FEET; THENCE NORTH 00°32'51" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°27'09" EAST, A DISTANCE OF 16.37 FEET; THENCE NORTH 00°44'52" WEST, A DISTANCE OF 200.00 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY #20 (LINCOLN TRAIL), THENCE NORTH 89°27'09" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 504.11 FEET TO THE PLACE OF BEGINNING CONTAINING 6.56 ACRES MORE OR LESS SUBJECT TO THE LEGAL RIGHTS OF PUBLIC HIGHWAYS AND SUBJECT ALSO TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

DEED OF DEDICATION.
 THE UNDERSIGNED, PORTAGE REALTY CORP., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE ST. JOSEPH COUNTY INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS: WEST POINTE ESTATES SECTION TWO FIRST REPLAT. 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 ERRECTED 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 ERRECTED 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

OWNER'S CERTIFICATION.
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, PORTAGE REALTY CORP. IS THE OWNER 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 DOES HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

David L. Hunter
 PORTAGE REALTY CORP.
 DAVID L. HUNTER, PRESIDENT
 129 DIXIE WAY SOUTH
 SOUTH BEND, INDIANA 46637

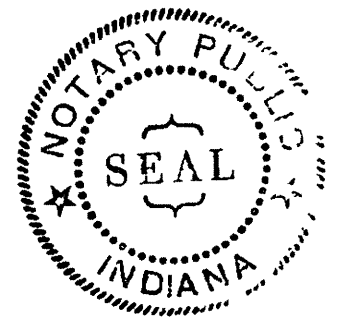
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DULY ENTERED FOR REVISION
 MICHAEL C. J.
 ST. JOSEPH CO. INDIANA

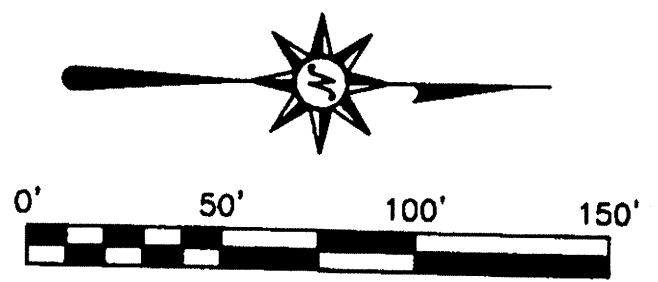
RECEIVED
 JAN 26 2006
 AREA PLAN COMM.

STATE OF INDIANA
 COUNTY OF ST. JOSEPH SS.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PORTAGE REALTY CORP BY DAVID L. HUNTER, PRESIDENT AND SEVERALLY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH. WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF JANUARY, 2006
 MY COMMISSION EXPIRES AUGUST 1, 2006



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



Lang, Feeny & Associates, Inc.
 715 S Michigan Street
 South Bend, Indiana 46601
 Phone (574) 233-1841

Land Surveyors • Soil Scientists

Scale	1" = 50'	Drawn	BKG/JMS
Date	12-14-05	Job Name	WestPointeEstSec2Replat
Rev		Rev	

104-96A

LAND SURVEYORS' CERTIFICATION
 I, TERANCE 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 DECEMBER 14, 2005. THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF CITY OF ST. JOSEPH COUNTY INDIANA

Terance D. Lang
 TERANCE D. LANG, RLS NO S-0523



- LEGEND
- A = 5' NON-ACCESS EASEMENT
 - B = 7.5' DRAINAGE & UTILITY EASEMENT
 - C = 10' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
 - D = 15' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
 - E = RIGHT-OF-WAY LINE
 - F = 15' DRAINAGE EASEMENT
 - G = 7.5' DRAINAGE & UTILITY EASEMENT
 - H = 5' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT