

HICKORY ROAD FIRST MINOR SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 3 EAST,
CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

(BEING A RE-SUBDIVISION OF LOTS #1, #2, AND OUTLOT "A" IN THE PLAT OF "KEMPF MINOR SUBDIVISION")

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: LOTS # 1, #2 AND OUTLOT "A" OF THE PLAT OF "KEMPF MINOR SUBDIVISION" AS RECORDED BY DOCUMENT NUMBER 8930877 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE.
CONTAINING 6.02 ACRES MORE OR LESS.
SUBJECT TO LEGAL HIGHWAYS, RESTRICTIONS AND EASEMENTS OF RECORD.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREAS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY F.E.M.A. FOR FLOOD INSURANCE PANEL NO. 18141C0202D, EFFECTIVE 1/6/2011

BUILDING ENCROACHMENT:

THERE ARE NO ENCROACHMENTS UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.

BUILDING SETBACK NOTE:

THE 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.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
HICKORY ROAD	ARTERIAL	AS SHOWN

WATER AND SEWER NOTE:

THE LOTS SHOWN ON THIS SUBDIVISION PLAT ARE SERVICED BY PRIVATE WELL AND SEPTIC.

MONUMENTATION:

- = FOUND IRONS
- o = 5/8" IRONS SET, P.K. NAILS IN ROAD
- X = CHISELED "X" ON CONCRETE

PARCEL ID:

002-2013-027001

LEGEND:

- (A) 5-FT NON-ACCESS EASEMENT.

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

RONALD E. & KIMBERLY J EVANS
51700 HAZEL RD
LOTS 1 & 2 DESIGN MINOR
SUBDIVISION

RONALD E. EVANS
51501 HICKORY RD.
LOTS 1 & 2 DESIGN
MINOR SUBDIVISION

FREYA LOUISE FLORA REVOCABLE
TRUST AND TRUSTEE
51776 HAZEL RD.
DOC. NO. 2024-05929

WILLIAM J WILKINSON 2009
REVOCABLE TRUST AND TRUSTEE
51790 HAZEL RD.
LOT 1 & 2
RUDHMON MINOR SUBDIVISION

BRIAN W. & EMIOY R.
MACHMICHAEL
51855 HICKORY RD.
LOT 1
TAELMAN'S MINOR
SUBDIVISION

S.E. COR., SEC 17, T. 38 N.,
R. 3 E.

FD HARRISON
MONUMENT

P.O.C.

LINE	BEARING	DISTANCE
L1	N 89°46'48" W	40.00'

OWNERS

ANDREW & MALLORY SCHOENLE
51757 HICKORY RD.
GRANGER, IN. 46530

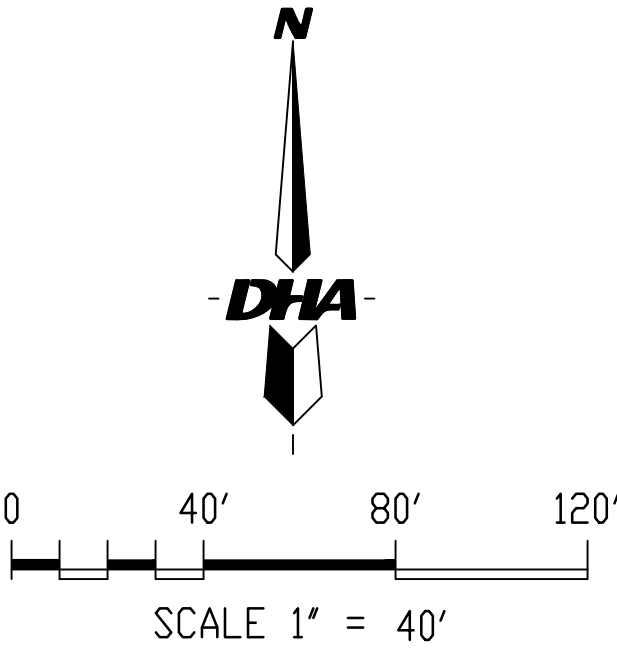
SURVEYORS & ENGINEERS:

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

WAIVER NOTE:

ON FEBRUARY 5, 2026 THE PLAT COMMITTEE OF THE ST. JOSEPH COUNTY AREA PLAN COMMISSION GRANTED A WAIVER:

FROM SECTION 153.135(H) TO ALLOW FOR TWO (2) 20 FT OPENINGS ACROSS THE 5 FT NON-ACCESS EASEMENT, ON LOT 1 AND LOT 2, FOR CONTINUED ACCESS ONTO HICKORY ROAD.



Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

DHA

Office: (574) 234-4003 / (800) 964-4003 • Fax: (574) 234-4119
1643 Commerce Drive • South Bend, IN 46628

SHEET

1

OF

2

DATE	DRAWN BY:	REVISIONS			
10/16/2025	AAH				
SCALE	CHECKED BY:	DATE	BY		
1" = 40'	MJD				
FILE #	PROJ. MANGR:				
250254.4	AAH				

HICKORY ROAD FIRST MINOR SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 3 EAST,
CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.
(BEING A RE-SUBDIVISION OF LOTS #1, #2, AND OUTLOT "A" IN THE PLAT OF "KEMPf MINOR SUBDIVISION")

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 CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

HICKORY ROAD FIRST 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.

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 _____, 2026.

ANDREW SCHOENLE
51757 HICKORY RD.
GRANGER, IN 46530

MALLORY SCHOENLE
51757 HICKORY RD.
GRANGER, IN 46530

ANDREW SCHOENLE

MALLORY SCHOENLE

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 _____, 2026.

MY COMMISSION EXPIRES NOVEMBER 13, 2030. _____
MICHAEL J. DANCH
NOTARY PUBLIC NP0660529
RESIDENT OF ST. JOSEPH COUNTY
NP #0660529

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SURVEYOR'S CERTIFICATE:

I, R.L. HARNER, 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 10TH DAY OF DECEMBER, 2025 AND RECORDED AS DOCUMENT NO. 2025-31468 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE, AND 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 ST. JOSEPH COUNTY, INDIANA.

R.L. HARNER #910032

OWNERS

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SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

DATE	DRAWN BY:	R E V I S I O N S			
12/18/25	AAH	CHECKED BY:	DATE	BY	
SCALE	N/A	MJD			
FILE #	PROJ. MANGR:				
250254.4	AAH				

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DHA

SHEET
2
OF
2

(BEING A RE-SUBDIVISION OF LOTS #1, #2, AND OUTLOT "A" IN THE PLAT OF "KEMPF MINOR SUBDIVISION")

SHEET
1 OF
1

DATE	BY