



# INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue  
Room N758-ES  
Indianapolis, Indiana 46204

PHONE: (855) 463-6848

**Eric Holcomb, Governor**  
**Michael Smith, Commissioner**

TO: REAL ESTATE DIVISION, INDOT

FROM: NICOLE FOHEY-BRETING, ENVIRONMENTAL POLICY MANAGER AND SAM TEAM LEAD, INDOT ENVIRONMENTAL SERVICES DIVISION

PREPARED BY: CINDY MAURO, ENVIRONMENTAL MANAGER, INDOT ENVIRONMENTAL SERVICES DIVISION

SUBJECT: STATE CATEGORICALLY EXEMPTED PROJECT, LA CODE 3786, PARCEL 141 (EXCESS PARCEL)

DATE: FEBRUARY 24, 2023

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## ENVIRONMENTAL CLEARANCE OF STATE FUNDED EXEMPTED PROJECTS

Under Indiana code IC 13-12-4-5, the Indiana Department of Transportation has determined certain types of projects to be exempt from the State Environmental Policy Act requirements outlined in 327 IAC 11. As this project has been determined to be 100% state funded and otherwise excluded from the National Environmental Policy Act (NEPA) requirements outlined in 40 CFR 1502.22 (b), it meets the requirements of the State Environmental Policy Act. As long as funding, approval, and permitting requirements remain the same as reported on this form at letting this project is exempted under 327 IAC 11-1-3, sec. 3. (e) (1). The following table demonstrates the exemptions agreed upon by the Indiana Department of Environmental Management and the Governor of the State of Indiana in accordance with 327 IAC 11, and under the authority of IC 13-12-4 and 13-14-8.

### Scope of Work:

INDOT and IDOA recognize that state-owned excess right-of-way exists at various locations throughout the state. This land provides no function to the state highway system in terms of serviceability or maintenance, and prohibits development of the property for productive use for residential, commercial, agricultural, or other private or public use.

Additionally, state-ownership of land may reduce the availability of real estate that is subject to property taxation; revenue which could benefit the community as a whole. Selling such excess parcels of land would benefit the above causes, as well as providing the potential for additional revenue to the state from the proceeds of the sale

The parcel is located approximately 1.60 miles north of SR 933 on the south side of SR 23 and South Bend Ave in St. Joseph County. The parcel totals approximately 0.106 acres.

### Statements of Disclosure:

Previously the parcel had contained a portion of a single-family house along with a paved cul-de-sac for the house and other adjacent houses. These structures were demolished circa 2013 in association with the SR 23 Added Travel Lanes project (Des. No. 9133615). One listed property is located near the parcel: Fire House Number Seven (NR-1390), located at 803 N. Notre Dame Ave. It is located at the northwest quadrant of the South Bend Ave., Notre Dame Ave., and Campeau St. intersection while the parcel is approximately 150 ft. away. No other potentially eligible buildings are located on or adjacent the parcel. Based on this information, INDOT-CRO does not think that the parcel contains any historic buildings or structures, and no further work is recommended before disposal.

Regarding archaeology, the parcel was included in a records check prepared by Landmark Archaeology (Bennett and Plunkett 1997) for the SR 23 Added Travel Lanes project (Des. No. 9133615). The records check found no sites within or adjacent to the parcel and recommended no further work due to extensive commercial and residential development. The parcel was disturbed through the demolition and construction activities of the SR 23 project. Currently, soils within the parcel consist of Urban Land which contains mixed, disturbed soils. Based on the INDNR-DHPA INDOT Disposal of Excess Parcels #141, dated September 26, 2022, the review did not identify any currently known archaeological resources listed or eligible for inclusion in the NRHP or IRHSS within Excess Parcel #141. Therefore, no further archaeological work is recommended prior to the sale of the parcel.

Check all that apply	Exemption number	Project type
	1	Pipe culvert replacement
	2	Bridge painting
	3	Mowing
	4	Installation, modernization or maintenance of signs, traffic signals, pavement markings, highway lighting, and channelization within the existing right-of-way
	5	Patching and crack sealing of roadway surfaces
	6	Resurfacing existing pavement
	7	Guardrail and fence installation or repairs
X	10	Right-of-way abstracting, engineering appraising, property management and administration
	11	Landscaping and erosion control
	12	Safety projects such as pavement grooving, flare screen, safety barriers, and energy attenuators
	13	Addition or reconstruction of railroad crossing protection
	15	Reconstruction or replacement of an existing bridge crossing a stream, railroad, or roadway
	16	Addition of special facilities to an existing highway for the exclusive use of buses
	17	Slide correction measures which are not emergencies but are necessary to preserve the highway facility
	18	Modernization of an existing highway by widening less than a single line (sic.) width, adding shoulders, adding auxiliary lanes for climbing, turning or weaving, and correcting substandard curves and intersections

(Please check all that apply)

  X   This project is to receive no federal funding or approval that would lead to NEPA requirements.

  X   This project does not qualify as a "Major state action" as defined under 327 IAC 11-3-4.

  X   Furthermore, this action fails to meet the definition of "Significantly affecting the quality of the human environment" as defined in 327 IAC 11-3-6.

These conclusions were ascertained by a study of the work type (as listed above) and the accompanying documentation.

  X   Red Flag Investigation

  X   Historical/Archaeological Survey

  X   Other

Concurrence:

I have reviewed the documented information and attest to the validity of this exemption based on current knowledge of the project and the existing known environment. Pursuant to 327 IAC 11-3-4, this exemption does not qualify as a “Major state action” and does not significantly affect the quality of the human environment. Therefore, the Responsible Official for INDOT, as defined in 327 IAC 11-3-5, does not need to approve this exemption.

February 24, 2023

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INDOT District Environmental or INDOT ESD

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Date

# Appendix A:

## Cultural Resources



September 26, 2022

Mary Kennedy  
Cultural Resources Office  
Indiana Department of Transportation  
100 N. Senate Avenue, Room N-758ES  
Indianapolis, Indiana 46204

Stage Agency: Indiana Department of Administration (“IDOA”),  
and Indiana Department of Transportation (“INDOT”)

Re: INDOT Disposal of Excess Parcel No. 141 (LA Code 3786), associated added travel  
lanes on SR 23 (LA Code 3786; DHPA No. 29748)

Dear Ms. Kennedy:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology (“Indiana DNR-DHPA”) has reviewed your review request submittal form, with enclosures, dated and received August 25, 2022, for the above indicated project located in the City of South Bend, in Portage Township, St. Joseph County, Indiana.

Based on the information you provided, it does not appear that Excess Parcel No. 141 (LA Code 3786), located southeast of the intersection of Notre Dame Avenue and South Bend Avenue, contains a structure that could be eligible for inclusion in the National Register of Historic Places (“NRHP”) or the Indiana Register of Historic Sites and Structures (“IRHSS”).

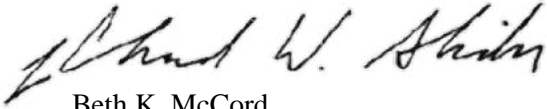
Additionally, based upon the submitted information and the documentation available to the staff of the Indiana DNR-DHPA, we have not identified any currently known archaeological resources listed or eligible for inclusion in the NRHP or IRHSS within Excess Parcel No. 141 (LA Code 3786).

Accordingly, we do not believe that Excess Parcel No. 141 (LA Code 3786), in the City of South Bend, Portage Township, St. Joseph County, Indiana, contains a historic site or historic structure.

If any archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 & 29) requires that the discovery must be reported to DNR-DHPA within two (2) business days. In that event, please call (317) 232-1646.

If you have further questions regarding this determination, please contact our office. Questions about archaeological issues should be directed to Wade T. Tharp at (317) 232-1650 or [wtharp1@dnr.IN.gov](mailto:wtharp1@dnr.IN.gov). Questions about historic buildings or structures pertaining to this project should be directed to Caitlin Lehman at (317) 232-0461 or [clehman1@dnr.IN.gov](mailto:clehman1@dnr.IN.gov). Additionally, in all future correspondence regarding the above indicated project, please refer to DHPA No. 29748.

Very truly yours,



Beth K. McCord  
Director  
Division of Historic Preservation & Archaeology

BKM:CML:WTT:wt

emc: Matt Coon, INDOT  
Mary Kennedy, INDOT  
Susan Branigin, INDOT  
Steve Harless, IDOA  
Caitlin Lehman, Indiana DNR-DHPA  
Wade T. Tharp, Indiana DNR-DHPA

## Giffin, Toni

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**From:** Kennedy, Mary  
**Sent:** Monday, September 14, 2015 10:36 AM  
**To:** Giffin, Toni  
**Cc:** Bales, Ronald; Miller, Shaun (INDOT)  
**Subject:** RE: Code 3786 17 Parcel, SR 23, St. Joseph County, NEW PARCELS

With regard to above-ground cultural resources, the seventeen parcels associated with LA Code 3786 (92, 100, 101, 103, 110, 111, 112, 113, 115, 117, 118, 119, 120, 123, 124, 141 & 145) are located within the Area of Potential Effect (APE) for the SR 23 Added Travel Lanes Project (Des. No. 9133615). As can be seen from the APE map, the identification efforts did not identify any National Register eligible properties on or directly adjacent to these parcels. The project resulted in a finding of "no adverse effect" dated October 29, 2008. The State Historic Preservation Officer (SHPO) concurred in the finding in a letter dated November 24, 2008. Even though some time has elapsed since the finding, because the APE was primarily composed of properties dating from approximately 1900 to 1930, no new properties in the APE should have turned 50 years of age since the finding was issued. Therefore, no further work is recommended prior to the sale of these parcels.

The finding signature page, APE map, and SHPO concurrence letter are here: [3786-17Parcels above-groundclearance.pdf](#).

### Mary E. Kennedy

*Architectural Historian/History Team Lead*

*Cultural Resources Office*

*Environmental Services*

100 N. Senate Ave., Room N642

Indianapolis, IN 46204

**Office:** (317) 232-5215

**Email:** [mkennedy@indot.in.gov](mailto:mkennedy@indot.in.gov)



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**From:** Miller, Shaun (INDOT)  
**Sent:** Tuesday, September 01, 2015 10:00 AM  
**To:** Giffin, Toni  
**Cc:** Bales, Ronald; Kennedy, Mary  
**Subject:** RE: Code 3786 17 Parcel, SR 23, St. Joseph County, NEW PARCELS

With regards to archaeological resources, the 17 parcels under LA Code 3786 were included in an archaeological records check prepared by Landmark Archaeology (Bennett and Plunkett 1997) for the SR 23 Added Travel Lanes project (Des. No. 9133615). The records check found no sites within or adjacent to any of the parcels and a current review of SHAARD GIS reveals the same. The results of the records check recommended no further work due to extensive commercial and residential development. Currently, soils within the parcels consist of Urban Land which contains mixed, disturbed soils. Therefore, no further archaeological work is recommended prior to the sale of these parcels.

Pertinent pages from records check are in PW: [3786\\_17parcels\\_archaeology.pdf](#)

Shaun Miller  
Archaeological Team Lead

INDOT, Cultural Resources Office

[smiller@indot.in.gov](mailto:smiller@indot.in.gov)

(317) 233-6795

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**From:** Bales, Ronald

**Sent:** Wednesday, August 19, 2015 10:38 AM

**To:** Mathas, Marlene; Miller, Shaun (INDOT); Kennedy, Mary; Giffin, Toni

**Subject:** FW: Code 3786 17 Parcel, SR 23, St. Joseph County, NEW PARCELS

Please prepare the necessary studies for these parcels. Toni is the document preparer. Thank you.

Ron

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**From:** Loggins, Katherine

**Sent:** Wednesday, August 19, 2015 10:32 AM

**To:** Bales, Ronald

**Cc:** Crowe Jr., Brad A

**Subject:** Code 3786 17 Parcel, SR 23, St. Joseph County, NEW PARCELS

Please see the below link for the new parcels.

[Code 3786 17 parcels, SR 23, St. Joe County](#)

The combined acreage is 1.474 acres.

**Katie Loggins**

*Property Management Specialist, Real Estate Division*

100 North Senate Ave, Room N642

Indianapolis, IN 46204

**Office:** (317)234-5818

**Email:** [kloggins@indot.in.gov](mailto:kloggins@indot.in.gov)





**FEDERAL HIGHWAY ADMINISTRATION'S  
SECTION 4(F) COMPLIANCE REQUIREMENTS (for historic properties) AND  
SECTION 106 FINDINGS AND DETERMINATIONS  
AREA OF POTENTIAL EFFECT  
ELIGIBILITY DETERMINATIONS  
EFFECT FINDING**

**Added travel lanes project on SR 23 in South Bend, St. Joseph County, Indiana  
from 0.2 mile south of Campeau Street to 0.05 mile south of Edison Road**

**DES. NO.: 9133615  
PROJECT NO.: STP-S050 (007)**

**AREA OF POTENTIAL EFFECT  
(Pursuant to 36 CFR Section 800.4(a)(1))**

The Area of Potential Effect consists of the following: on South Bend Avenue it is one property deep from Edison Road to Saint Peter Street, and one property deep on all current and proposed cross streets between Edison Road and Notre Dame Avenue. The APE also extends north of Edison Road for a short distance to encompass a short extension of Twyckenham Drive. Please refer to page A-3 of the Section 106 Documentation for a map of the APE.

**ELIGIBILITY DETERMINATIONS  
(Pursuant to 36 CFR 800.4(c)(2))**

There are four National Register listed or recommended eligible properties, buildings, or structures within the confines of the APE. One of these is currently listed on the National Register. The four properties that are on or recommended eligible for the National Register are the following:

- Hose Company No. 7 at 803 Notre Dame Ave. is on the west side of Notre Dame Avenue north of South Bend Avenue (site AL074 in the Historic Property Report/site 11063 in the 2007 Interim Report and site 29274 in the 1993 Interim Report). Under Criterion A, Hose Company No. 7 has a significant association with a historic event or pattern, notably with the history of the South Bend Fire Department. Under Criterion C, it is significant as an example of a Queen Anne firehouse designed by Charles A. Brehmer, one of the first professional architects to be headquartered in South Bend. The building maintains a good sense of historical integrity as well. It retains its original wood windows, detailing, and roofing materials; the only feature that has changed since its construction is the addition of an aluminum door on the front. Hose Company No. 7 is already listed on the NRHP with significance under Criteria A and C; it was listed in 1999.
- The First African Methodist Episcopal Zion Church at 801 Eddy St. is on the west side of SR 23 (Eddy Street) north of Campeau Street (site AL088 in the Historic Property Report/site 11075 in the 2007 Interim Report and site 29270 in the 1993 Interim Report). Under Criteria Consideration A, the property houses an early African Methodist Episcopal Church built in South Bend and was influential in the history of the African Methodist Church and within the African American community in South Bend. The First African Methodist Episcopal Zion Church is recommended eligible for the NRHP under Criteria Consideration A.
- Perley Elementary School at 740 Eddy St. is on the east side of SR 23 (Eddy Street) south of Campeau Street (site AL089 in the Historic Property Report/site 11085 in the 2007 Interim Report and site 29624 in the 1993 Interim Report). Under Criterion C, it is significant as being a notable example of the Art Deco and Art Moderne styles. The Perley School has characteristics of both Art Deco and Art Moderne. Its vertical projections and vertical emphasis on the windows are Art Deco characteristics, while its thin roof-line coping and round windows are Art Moderne characteristics.

What is even more significant is the school's construction date of 1951, a relatively late date for any Art Moderne or Art Deco building.

The building was designed by Norman Ray Shambleau. He was one half of the Austin and Shambleau architectural partnership, and together they became South Bend's leading architects. The Perley Elementary School was built in 1951, has good integrity, and still serves as a school. Because of its architectural significance, the Perley Elementary School is recommended eligible for the NRHP under Criteria Consideration C.

- Olivet African Methodist Episcopal Church at 719 North Notre Dame Avenue is on the west side of Notre Dame Avenue south of South Bend Avenue (site AL110 in the Historic Property Report/site 11065 in the 2007 Interim Report and site 29289 in the 1993 Interim Report). Olivet African Methodist Episcopal Church is currently used as a religious property. Under Criteria Consideration A, the property houses the oldest African Methodist and Episcopal congregation in South Bend (Historic Preservation Commission of South Bend and St. Joseph County 1993), and was influential in the history of the African Methodist Church and the African-American community in South Bend. Olivet African Methodist Episcopal Church is recommended eligible for the NRHP under Criteria Consideration A.

#### **EFFECT FINDING (Pursuant to 36 CFR 800.4(d)(1))**

There will not be any alterations to the characteristics of the identified historic properties qualifying them for eligibility for the National Register. The project and all the properties are currently in an urban environment and will remain in an urban environment. There will be no physical destruction of or damage to the structures on or recommended eligible for the National Register. No trees at the recommended eligible properties are expected to be removed for the project, and the visual setting is currently in and will remain in an urban setting. There also will be no perceptible auditory effects on the recommended eligible National Register properties.

INDOT, acting on FHWA's behalf, has determined a "No Adverse Effect" finding is appropriate for this undertaking as given the type of work proposed, the project will not alter any of the characteristics that qualify Hose Company No. 7, the First African Methodist Episcopal Zion Church, Perley Elementary School, or the Olivet African Methodist Episcopal Church for listing in the National Register of Historic Places in a manner that would diminish their integrity.

#### **SECTION 4(F) COMPLIANCE REQUIREMENTS (for historic properties)**


**Hose Company No. 7 (803 Notre Dame Ave)** -- This undertaking will not convert property from Hose Company No. 7 at 803 Notre Dame Ave, a Section 4(f) historic property, to a transportation use; the INDOT, acting on FHWA's behalf, has determined the appropriate Section 106 finding is "No Adverse Effect"; therefore no Section 4(f) evaluation is required for Hose Company No. 7 at 803 Notre Dame Ave. **INDOT respectfully requests the Indiana State Historic Preservation Officer provide written concurrence with the Section 106 determination of "No Adverse Effect."**

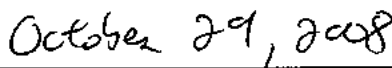
**First African Methodist Episcopal Zion Church (801 Eddy St)** -- This undertaking will not convert property from the First African Methodist Episcopal Zion Church at 801 Eddy St, a Section 4(f) historic property, to a transportation use; the INDOT, acting on FHWA's behalf, has determined the appropriate Section 106 finding is "No Adverse Effect"; therefore no Section 4(f) evaluation is required for the First African Methodist Episcopal Zion Church at 801 Eddy St. **INDOT respectfully requests the Indiana State Historic Preservation Officer provide written concurrence with the Section 106 determination of "No Adverse Effect."**

**Perley Elementary School (740 Eddy St) --** This undertaking will convert property from the Perley Elementary School at 740 Eddy St, a Section 4(f) historic property, to a transportation use; the INDOT, acting on FHWA's behalf, has determined the appropriate Section 106 finding is "No Adverse Effect"; therefore FHWA hereby intends to issue a "de minimis" finding for the Perley Elementary School at 740 Eddy St, pursuant to SAFETEA-LU, thereby satisfying FHWA's responsibilities under Section 4(f) for this historic property. **INDOT respectfully requests the Indiana State Historic Preservation Officer provide written concurrence with the Section 106 determination of "No Adverse Effect" and the "de minimis" finding for the Perley Elementary School at 740 Eddy St.**

**Olivet African Methodist Episcopal Church (719 North Notre Dame Avenue) --** This undertaking will not convert property from the Olivet African Methodist Episcopal Church at 719 North Notre Dame Avenue, a Section 4(f) historic property, to a transportation use; the INDOT, acting on FHWA's behalf, has determined the appropriate Section 106 finding is "No Adverse Effect"; therefore no Section 4(f) evaluation is required for the Olivet African Methodist Episcopal Church at 719 North Notre Dame Avenue. **INDOT respectfully requests the Indiana State Historic Preservation Officer provide written concurrence with the Section 106 determination of "No Adverse Effect."**

Consulting parties will be provided a copy of INDOT's, acting on FHWA's behalf, findings and determinations in accordance with INDOT's and FHWA's Section 106 procedures. Comments will be accepted for 30-days upon receipt of the findings.

  
\_\_\_\_\_  
Christopher D. Koeppel for FHWA  
Administrator  
INDOT Cultural Resources

  
\_\_\_\_\_  
Approved Date





Indiana Department of Natural Resources

Mitchell E. Daniels, Jr., Governor  
Robert E. Carter, Jr., Director

Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739  
Phone 317-232-1646 • Fax 317-232-0693 • [dhpa@dnr.IN.gov](mailto:dhpa@dnr.IN.gov)



November 24, 2008

Christopher Koepfel  
Cultural Resources Section  
Office of Environmental Services  
Indiana Department of Transportation  
100 North Senate Avenue, Room N642  
Indianapolis, Indiana 46204

Federal Agency: Federal Highway Administration ("FHWA")

Re: Notification of the Indiana Department of Transportation's finding of "no adverse effect" on behalf of the Federal Highway Administration regarding the addition of travel lanes on SR 23 from 0.2 miles south of Campeau Street to east of Twyckenham Drive, 0.05 miles south of Edison Road (Designation #9133615; Project #STP-S050[007]PE; DNR #12992; DHPA #2995)

Dear Mr. Koepfel:

Pursuant to Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f), 36 C.F.R. Part 800, and the "Programmatic Agreement among the Federal Highway Administration, the Indiana Department of Transportation, the Advisory Council on Historic Preservation, the Indiana State Historic Preservation Officer regarding the implementation of the Federal Aid Highway Program in the State of Indiana," the staff of the Indiana State Historic Preservation Officer has conducted an analysis of the materials dated October 30, 2008 and received on November 3, 2008 for the above indicated project in South Bend, St. Joseph County, Indiana.

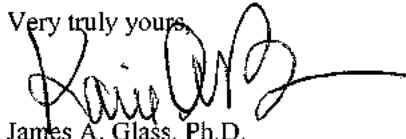
As previously indicated, we do not believe the characteristics that qualify the identified historic properties for inclusion in the National Register of Historic Places will be diminished as a result of this project. Additionally, based upon the documentation available to the staff of the Indiana SHPO, we have not identified any archaeological resources listed in or eligible for inclusion in the National Register of Historic Places within the proposed project area. However, this identification is subject to the project activities remaining within areas disturbed by previous construction.

Therefore, we concur with the INDOT's October 29, 2008 finding, on behalf of the FHWA, that there are no historic buildings, structures, districts, objects, or archaeological resources within the area of potential effects that will be adversely affected by the above indicated project.

Additionally, if any archaeological artifacts or human remains are uncovered during construction, demolition, or earthmoving activities, state law (Indiana Code 14-21-1-27 and 29) requires that the discovery must be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646. Be advised that adherence to Indiana Code 14-21-1-27 and 29 does not obviate the need to adhere to applicable federal statutes and regulations.

If you have questions about archaeological issues please contact Amy Johnson at (317) 232-6982 or [ajohnson@dnr.IN.gov](mailto:ajohnson@dnr.IN.gov). If you have questions about buildings or structures please contact Chad Slider at (317) 234-5366 or [cslider@dnr.IN.gov](mailto:cslider@dnr.IN.gov).

Very truly yours,

  
James A. Glass, Ph.D.  
Deputy State Historic Preservation Officer

JAG:CWS:ALJ:aj

cc: Richard Ray, Corradino Group



# ARCHAEOLOGICAL RECORDS AND LITERATURE CHECK

INDOT Project No. STP-S050, Des. No. 9133615  
Added Travel Lanes to SR 23, from 0.23 km (0.2 mi)  
South of Campeau St. to 0.08 km (0.05 mi) South of Edison Road,  
in South Bend, St. Joseph County, Indiana

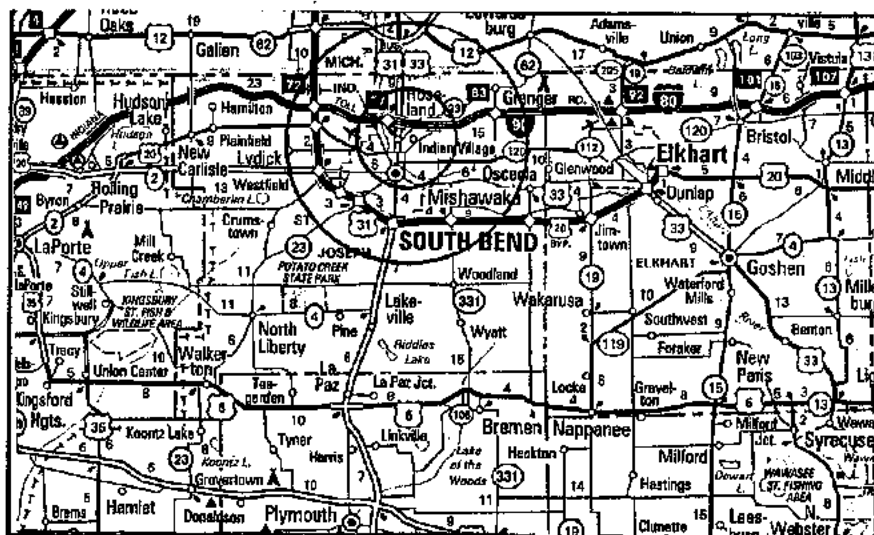
Prepared by:  
Stacy N. Bennett

Principal Investigator:  
Jeffrey Plunkett

Prepared for:  
Indiana Department of Transportation  
100 North Senate Avenue  
Room N755  
Indianapolis, Indiana 46204-2249

April 1, 1997

Report of Investigations: 97IN0014-P1r01



## Landmark

Archaeological and Environmental Services, Inc.  
5640 North SR 421  
Lebanon, IN 46052  
(317) 325-2682

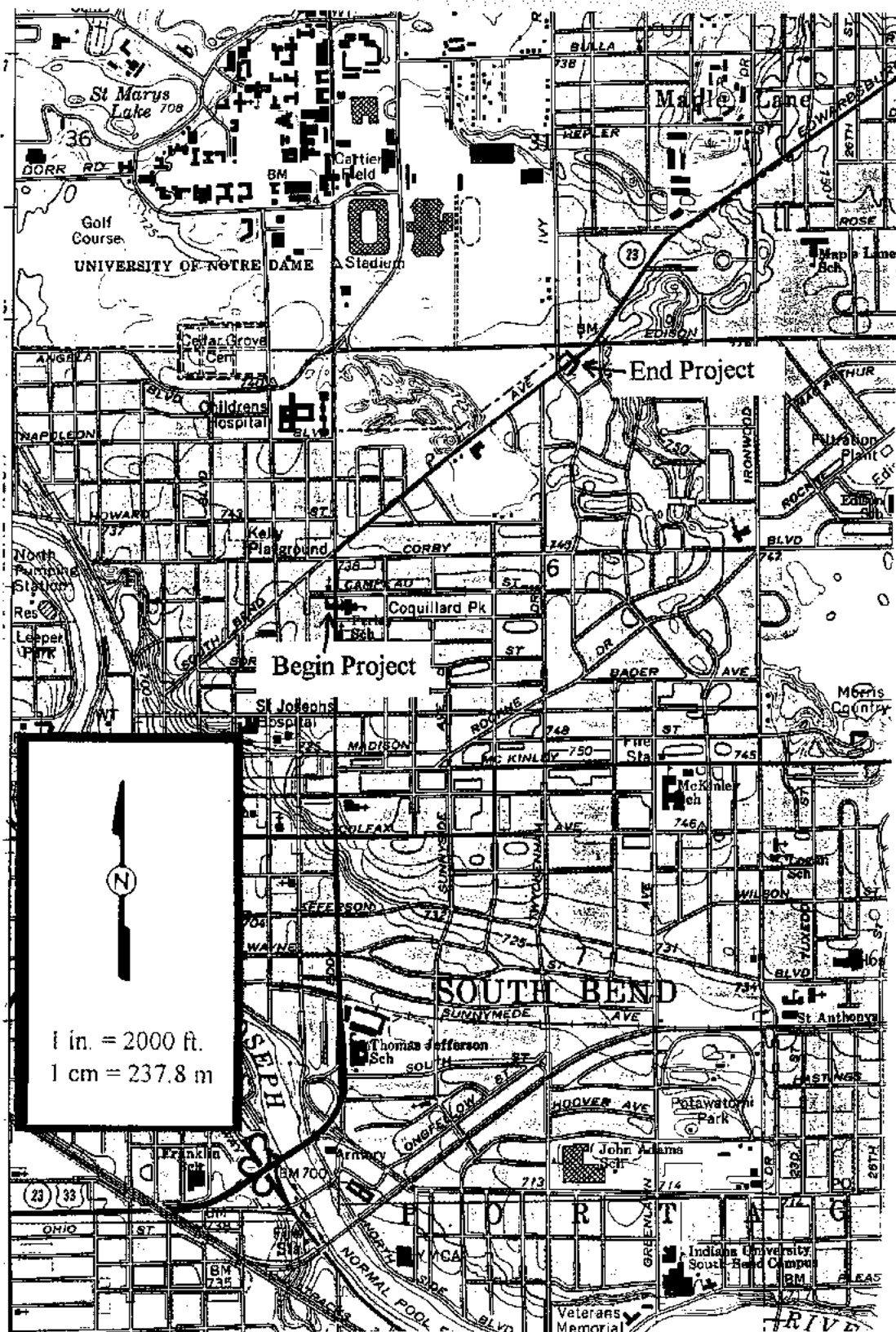


Figure 1: Location of the Project Area as Shown on the USGS 7.5 Minute Series South Bend East, Indiana Quadrangle

In response to a request by the Indiana Department of Transportation, a records check and literature search have been conducted for added travel lanes to SR 23 from 0.23 km (0.2 mi) south of Campeau St. to 0.08 km. (0.05 mi) south of Edison Road in South Bend, St. Joseph County, Indiana. The project area is located in the N 1/2 of Section 6, Township 37 North, Range 3 East and the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 37 North, Range 2 East as shown on the USGS 7.5 minute series South Bend East, Indiana quadrangle (Figure 1).

The project area is located in the Kankakee Outwash and Lacustrine Plain, Northern Moraine and Lake physiographic region (Schneider 1966). Soils in the project area include the following, in alphabetical order (Benton 1977):

Oshtemo sandy loam (OsA) 0-2% slopes -- a deep, well drained soil found on irregularly shaped areas on broad flats

Tyner loamy sand (TyA) 0-6% slopes -- a deep, well drained soil found in irregularly shaped areas on broad flats

Tyner loamy sand (TyD) 12-18% slopes -- a deep, well drained soil found on elongated areas on low ridges on outwash flats

The records check utilized site records, maps, and materials on file at the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology (IDNR, DHPA), and at Landmark Archaeology, Inc. The purpose of the records check/literature search was to locate, identify and evaluate the known and expected cultural resources within the project area. The records search was conducted at a level specific to the project area; where no record of sites was found, the search was broadened to include the county and/or region to evaluate the potential impact of the project upon archaeological resources.

A review of information on file at the IDNR, DHPA revealed no prehistoric or historic archaeological sites within the boundaries, or within one mile, of the project area. In addition, aerial photographs of the project area indicate that this area has been subject to extensive commercial and residential development. Due to the urban setting of the project area a Phase Ia archaeological field reconnaissance is not recommended for the area.

It is the opinion of these archaeologists, based on the records/literature search, that the proposed project should not have an adverse effect on archaeological resources meeting the criteria established for inclusion to the State or National Registers of Historic Places. Federal and State environmental provisions concerning the identification of significant archaeological resources have been accomplished, and it is recommended that the project be allowed to proceed. This is with the understanding that if human remains, features, or midden deposits are revealed during construction, disturbance will cease until an archaeologist is contacted, and mitigation is completed.



**INDOT Excess Parcel  
Historic Sites and Structures Screening Form**

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**Date:** 11/23/15

**LA Code/Parcel#:** 3786/109 and 122

**Associated Project Name/Des. #:** SR 23 Added Travel Lanes/Des. No. 9133615

**Legal Description:** Section 6, Township 37 North, Range 3 East

**Township:** Portage

**City/County:** South Bend/St. Joseph County

**Information reviewed (please check all that apply):**

USGS map ☒ Aerial photograph ☒

SHAARD ☒

Previously completed archaeology reports ☒

Previously completed historic property reports ☒ Interim Report ☐

Other (please specify):

Bennett, Stacy N. and Jeffrey Plunkett  
1997 Archaeological Records and Literature Check; INDOT Project N. STP-S050, Des. No. 9133615  
Added Travel Lanes to SR 23, from 0.23 km (0.2 mi) South of Campeau St. To 0.08 km (0.05 mi) South of  
Edison Road, in South Bend, St. Joseph County, Indiana. Report on file, Indiana Department of  
Transportation, Cultural Resources Office, Indianapolis, In.

**List of Attachments:**

Pertinent pages of 1997 archaeology report

Portion of USGS 7.5' series South Bend East, In topographic quadrangle showing parcel locations

2014 aerial map showing parcels

Pertinent pages of Section 106 documents for Des. No. 9133615

**Above-Ground Summary:**

With regard to above-ground resources, no buildings or structures are located on Parcels 3786-109 and 122. However, an INDOT Cultural Resources architectural historian who meets the Secretary of the Interior's Professional Qualification Standards as per 36 CFR Part 61 checked the Indiana Register of Historic Sites and Structures (State Register) and National Register of Historic Places (National Register) lists for St. Joseph County. No listed properties are located near the parcels.

These parcels were located within the Area of Potential Effect (APE) for the SR 23 Added Travel Lanes Project (Des. No. 9133615). As can be seen from the APE map, the identification efforts did not identify any National Register eligible properties on or directly adjacent to these parcels. The project resulted in a finding of “no adverse effect” dated October 29, 2008. The State Historic Preservation Officer (SHPO) concurred in the finding in a letter dated November 24, 2008. Even though some time has elapsed since the finding, because the APE was primarily composed of properties dating from approximately 1900 to 1930, no new properties in the APE should have turned 50 years of age since the finding was issued. Therefore, no further work is recommended prior to the sale of these parcels.

### **Archaeology Summary:**

With regards to archaeological resources, parcels 3786-109 and 122 were included in an archaeological records check prepared by Landmark Archaeology (Bennett and Plunkett 1997) for the SR 23 Added Travel Lanes project (Des. No. 9133615). The records check found no sites within or adjacent to either of the parcels and a current review of SHAARD GIS reveals the same. The results of the records check recommended no further work due to extensive commercial and residential development. Currently, soils within the parcels consist of Urban Land which contains mixed, disturbed soils. Therefore, no further archaeological work is recommended prior to the sale of these parcels.

**INDOT Cultural Resources staff reviewer(s):** Mary Kennedy & Shaun Miller

\*\*\*Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Transportation on behalf of the Indiana Department of Administration is hereby notifying the Division of Historic Preservation and Archaeology of its intent to offer for sale or transfer the property listed above and described in the attached document. We request that the division inspect the property and notify the Indiana Department of Transportation of the location of each historic site or historic property within 30 days of receipt.



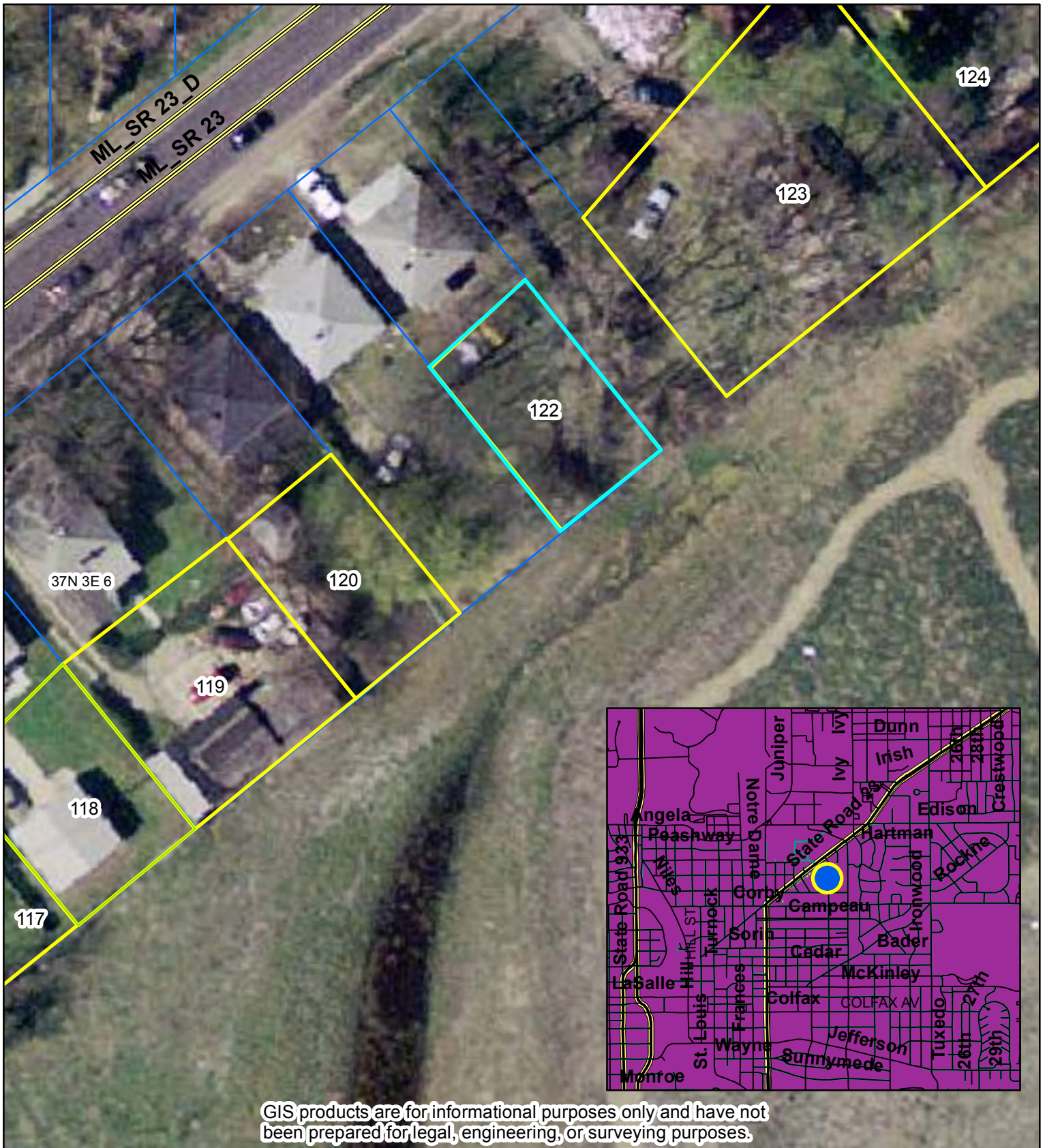
This figure is an aerial photograph of a residential neighborhood, overlaid with a GIS map showing property boundaries. The map includes several labeled parcels: 101, 103, 109, 110, 111, and 112. A cyan-colored parcel is also visible near parcel 109. The map shows a network of streets, including Dwyer, and a road labeled ML\_SR 23\_D and ML\_SR 23. A yellow circle highlights a specific location on the map. An inset map in the bottom right corner provides a broader geographical context, showing the area's location relative to surrounding streets and landmarks. The inset map is a street grid with labels for various streets, including State Road 933, Hill St, Turnock, Notre Dame, Juniper, Ivy, Dunn, Irish, Edison, Hartman, Rockne, Bader, McKinley, Colfax, Jefferson, Sunnymede, Tuxedo, 26th, 27th, 28th, 29th, and Crestwood. A yellow circle on the inset map indicates the location of the main map area.

GIS products are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes.





## 3786-122 SR 23, St. Joseph County

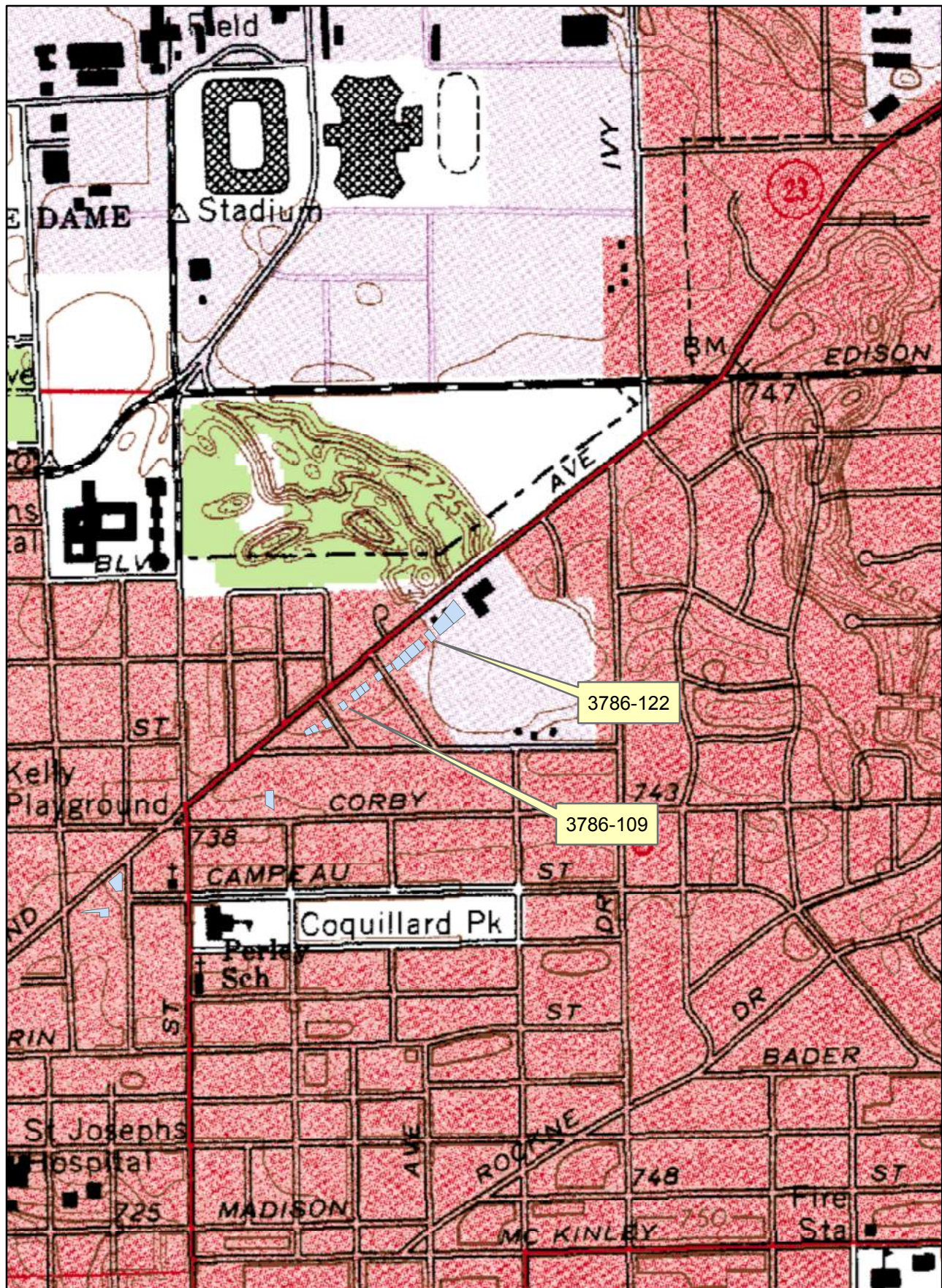






2014 aerial image showing location of parcel 3786-109 and 122





Portion of USGS 7.5' series South Bend East, In topographic quadrangle showing location of excess parcels 3786-109 and 122





## Indiana Department of Natural Resources

Michael R. Pence, Governor  
Cameron F. Clark, Director

Division of Historic Preservation & Archaeology 402 W. Washington Street, W274 Indianapolis, IN 46204-2739  
Phone 317-232-1646 Fax 317-232-0693 [dhpa@dnr.IN.gov](mailto:dhpa@dnr.IN.gov)



May 13, 2016

Anuradha Kumar  
Manager, Cultural Resources Office  
Environmental Services  
Indiana Department of Transportation  
100 North Senate Avenue, Room N642  
Indianapolis, Indiana 46204

State Agencies: Indiana Department of Administration ("IDOA"),  
and Indiana Department of Transportation ("INDOT")

Re: Request for comment letter with corrected LA Code and parcel numbers for excess parcels  
3786/109 and 122, along SR 23 in Section 6, Township 37N, Range 3E, Portage Township,  
St. Joseph County (LA Code 3786, related to SR 23 Added Travel Lanes, Des. No. 9133615;  
DHPA No. 18553)

Dear Ms. Kumar:

Pursuant to Indiana Code 14-21-1-14, the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology ("DHPA"), has conducted a review of the information provided in and enclosed with Shaun Miller's INDOT Excess Parcel Historic Sites and Structures Screening Form dated November 23, 2015, and received on November 25, for the aforementioned parcels lying southeast of SR 23 (South Bend Avenue) and northeast of Duey Street (Parcel 109) or northeast of Talbot Avenue (Parcel 122) in South Bend, Indiana.

Mary Kennedy has notified us of typographical errors in our December 23, 2015, comment letter about these parcels. This letter is intended to correct those errors and to supersede the December 23 letter.

The November 23 Excess Parcel Historic Sites and Structures Screening Form advised us that a records check completed in 1997 by Landmark Environmental and Environmental Services, Inc., had determined that the parcels were previously disturbed. We agree that no additional archaeological assessment will be necessary.

Based on that November 23 form and its attachments and on readily-available, online satellite photography, there do not appear to us to be any structures on either Parcel 109 or Parcel 122, except perhaps utility poles and lines. Consequently, we do not believe that any structure that might currently exist within either of the parcels would be eligible for inclusion in the National Register of Historic Places or the Indiana Register of Historic Sites and Structures.

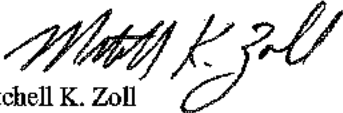
Accordingly, we do not believe that LA Code 3786/109 and 122 contain a historic site or a historic structure.

If any archaeological artifacts, features, or human remains are uncovered during construction, state law (Indiana Code 14-21-1-27 and -29) requires that the discovery be reported to the Department of Natural Resources within two (2) business days. In that event, please call (317) 232-1646.

Questions about archaeological issues should be directed to Mitch Zoll at (317) 232-3492 or [mzoll@dnr.in.gov](mailto:mzoll@dnr.in.gov). Please direct questions about historic structures to John Carr at (317) 233-1949 or [jcarr@dnr.IN.gov](mailto:jcarr@dnr.IN.gov).

If there is any future correspondence regarding excess parcels 3786/109 and 122, in St. Joseph County, please continue to refer to DHPA No. 18553.

Very truly yours,



Mitchell K. Zoll  
Deputy State Historic Preservation Officer  
Director, Division of Historic Preservation & Archaeology

MKZ:JLC:jlc

enc: Anuradha Kumar, Indiana Department of Transportation  
Shaun Miller, Indiana Department of Transportation  
Mary Kennedy, Indiana Department of Transportation  
Toni Giffin, Indiana Department of Transportation  
Shirley Clark, Indiana Department of Transportation  
Michael Kuehl, Indiana Department of Transportation  
Matt Hostetler, Indiana Department of Transportation  
Steve Harless, Indiana Department of Administration  
Nathan Smith, Resource Commercial Real Estate  
Mitchell Zoll, Indiana Department of Natural Resources  
Chad Slider, Indiana Department of Natural Resources  
John Carr, Indiana Department of Natural Resources



Appendix B:

Red Flag Investigation

**From:** [Passmore, Andrew D](#)  
**To:** [Mauro, Cindy E](#)  
**Subject:** FW: Environmental Clearance update: 3786-141; St. Joseph County  
**Date:** Friday, December 2, 2022 3:52:53 PM  
**Attachments:** [image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)

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LA 3786-141

**Drew Passmore**

***Major Projects/LPA Review Liaison***

Environmental Services Division  
Indiana Department of Transportation  
100 N Senate Ave N758-ES  
Indianapolis, IN 46204  
**Phone:** (317) 439-7500

---

**From:** Foheybreting, Nicole K <NFoheyBreting@indot.IN.gov>  
**Sent:** Friday, August 19, 2022 10:29 AM  
**To:** Passmore, Andrew D <APassmore@indot.IN.gov>  
**Subject:** RE: Environmental Clearance update: 3786-141; St. Joseph County

Good morning Drew –

SAM completed an evaluation of the previously completed and approved RFI (dated April 12, 2016) for Parcel 141 and there are no resource updates or new recommendations for the parcel. Please let me know if something more substantial than this email is needed for clearance.

Thank you!  
Sincerely,  
Nicole

**Nicole Fohey-Breting**

Site Assessment & Management (SAM) Team Lead  
100 North Senate Avenue N758-ES  
Indianapolis, Indiana 46204  
**Office:** (317) 416-7084  
**Email:** [NFoheyBreting@indot.in.gov](mailto:NFoheyBreting@indot.in.gov)  
**Office Hours:** 8 to 4 PM





# INDIANA DEPARTMENT OF TRANSPORTATION

## *Driving Indiana's Economic Growth*

100 North Senate Avenue  
Room N642  
Indianapolis, Indiana 46204-2216 (317) 232-5348 FAX: (317) 233-4929

**Michael R. Pence, Governor**  
**Brandye Hendrickson, Commissioner**

Date: April 12, 2016

To: Brad Crowe, Jr.  
Property Management Specialist, Real Estate Division  
Indiana Department of Transportation  
100 North Senate Avenue, Room N642  
Indianapolis, IN 46204

From: Hazardous Materials Unit  
Environmental Services  
Indiana Department of Transportation  
100 N Senate Avenue, Room N642  
Indianapolis, IN 46204

Re: RED FLAG INVESTIGATION  
LA 3786 19 Parcels  
Excess Parcels  
SR 23  
St. Joseph County, Indiana

### **NARRATIVE**

This RFI is being performed for the sale of nineteen (19) excess parcels, which all add up to approximately 1.585 acres. They are:

- Parcel 92
- Parcel 100
- Parcel 101
- Parcel 103
- Parcel 109
- Parcel 110
- Parcel 111
- Parcel 112
- Parcel 113
- Parcel 115
- Parcel 117
- Parcel 118
- Parcel 119
- Parcel 120
- Parcel 122
- Parcel 123
- Parcel 124
- Parcel 141
- Parcel 145

The parcels are located approximately 1.60 mile north of SR 933 on the south side of SR 23 and South Bend Avenue in St. Joseph County. INDOT has decided that the surplus land will not be needed for right-of-way or transportation purposes in the foreseeable future. A legal description of the excess parcels is available in a separate document.

## SUMMARY

<b>Infrastructure</b>			
Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
Religious Facilities	<b>1</b>	Recreational Facilities	<b>4</b>
Airports	<b>N/A</b>	Pipelines	<b>3</b>
Cemeteries	<b>N/A</b>	Railroads	<b>1</b>
Hospitals	<b>1</b>	Trails	<b>6</b>
Schools	<b>2</b>	Managed Lands	<b>4</b>

### Explanation:

**Religious Facilities:** One (1) religious facility was found within the 0.5 mile search radius, located approximately 0.46 mile southeast of Parcel 141. No impact is expected from the sale of the subject parcels.

**Schools:** Two (2) schools were found within the 0.5 mile search radius, the nearest located approximately 0.11 mile southeast of Parcel 141. No impact is expected from the sale of the subject parcels.

**Recreational Facilities:** Four (4) recreational facilities were found within the 0.5 mile search radius. Fredrickson Park is located adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124. No impact is expected from the sale of the subject parcels; however, potential buyers should be informed.

**Pipelines:** Three (3) pipelines were found within the 0.5 mile search radius, the nearest being approximately 0.04 mile east of Parcel 145. No impact is expected from the sale of the subject parcels.

**Railroads:** One (1) railroad was found within the 0.5 mile search radius, located approximately 0.38 mile southwest of Parcel 141. No impact is expected from the sale of the subject parcels.

**Trails:** Six (6) trails were found within the 0.5 mile search radius. South Bend Northeast to County Line is shown going through Parcel 145 and is described as a potential trail. No impact is expected from the sale of the subject parcels; however, potential buyers should be informed.

**Hospitals:** One (1) hospital is located 0.49 mile southwest of Parcel 141. No impact is expected.

**Managed Lands:** Four (4) managed lands were found within the 0.5 mile search radius. Fredrickson Park is located adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124. No impact is expected from the sale of the subject parcels; however, potential buyers should be informed.

<b>Hazmat Concerns</b>			
Indicate the number of items of concern found within ½ mile, including an explanation why each item within the ½ mile radius will/will not impact the project. If there are no items, please indicate N/A:			
Brownfield Sites	<b>1</b>	Restricted Waste Sites	<b>N/A</b>
Corrective Action Sites (RCRA)	<b>N/A</b>	Septage Waste Sites	<b>N/A</b>
Confined Feeding Operations	<b>N/A</b>	Solid Waste Landfills	<b>N/A</b>
Construction Demolition Waste	<b>N/A</b>	State Cleanup Sites	<b>N/A</b>
Industrial Waste Sites (RCRA Generators)	<b>2</b>	Tire Waste Sites	<b>N/A</b>
Infectious/Medical Waste Sites	<b>N/A</b>	Waste Transfer Stations	<b>N/A</b>
Lagoon/Surface Impoundments	<b>N/A</b>	RCRA Waste Treatment, Storage, and Disposal Sites (TSDs)	<b>N/A</b>
Leaking Underground Storage Tanks (LUSTs)	<b>6</b>	Underground Storage Tanks	<b>4</b>
Manufactured Gas Plant Sites	<b>N/A</b>	Voluntary Remediation Program	<b>1</b>
NPDES Facilities	<b>N/A</b>	Superfund	<b>N/A</b>
NPDES Pipe Locations	<b>3</b>	Institutional Control Sites	<b>N/A</b>
Open Dump Sites	<b>N/A</b>		

**Explanation:**

**Brownfield Sites:** One (1) Brownfield site was found within the 0.5 mile search radius. South Bend Fredrickson Park is improperly marked on the map and is actually adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124. According to IDEM's Virtual File Cabinet, Fredrickson Park served as an unregulated landfill from the 1940s to the 1970s. In a telephone call to Kevin Davis, IDEM Office of Land Quality Technical Review Coordinator for the Brownfield Program, the site is essentially closed out. He said that there has been periodic monitoring for methane gas, and that the INDOT parcels are upgradient of the groundwater contamination associated with the site. No impact is expected from the sale of the subject parcels; however potential buyers should be informed.

**Industrial Waste Sites (RCRA Generators):** Two (2) RCRA generator sites were found within the 0.5 mile search radius, the nearest located approximately 0.04 mile northeast of Parcel 145. No impact is expected from the sale of the subject parcels.

**Leaking Underground Storage Tanks (LUSTs):** Six (6) LUST sites were found within the 0.5 mile search radius. The nearest, Dick's Marathon, 1102 South Bend Avenue, is located approximately 0.05 mile west of Parcel 92. On March 18, 2015, IDEM issued a No Further Action Status Determination Pursuant to Risk Integrated System of Closure (RISC) Guidance. Low levels of soil contamination remain on the site, and groundwater contaminants are at or below RISC residential default closure levels. The letter stated that soil contamination is not leaching to the groundwater. No impact is expected from the sale of the subject parcels; however, potential buyers should be informed.

**NPDES Pipe Locations:** Three (3) NPDES pipe locations were found within the 0.5 mile search radius, the nearest located approximately 0.43 mile southwest of Parcel 141. No impact is expected from the sale of the subject parcels.

**Underground Storage Tanks:** Four (4) Underground Storage Tank sites were found within the 0.5 mile search radius, the nearest located approximately 0.37 mile northwest of Parcel 100. No impact is expected from the sale of the subject parcels.

Voluntary Remediation Program: One (1) Voluntary Remediation Program site was found within the 0.5 mile search radius, located approximately 0.30 northwest of Parcel 110. No impact is expected from the sale of the subject parcels.

## **Ecological Information**

The St. Joseph County listing of the Indiana Natural Heritage Data Center information on endangered, threatened, or rare (ETR) species and high quality natural communities is attached with ETR species highlighted. A review of the Indiana Natural Heritage Database did indicate the observation of four (4) ETR species within the 0.5 mile search radius, but none within or adjacent to the parcels. No impact is expected from the sale of the subject parcels.

## **Cultural Resources**

A request for review was made to INDOT Environmental Services, Cultural Resources Office, and will be submitted under separate documentation.

## **RECOMMENDATIONS**

### **INFRASTRUCTURE:**

Trails: It is recommended that the potential buyers be informed that South Bend Northeast to County Line is shown going through Parcel 145 and is described as a potential trail.

Managed lands: It is recommended that the potential buyers be informed that Fredrickson Park is located adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124.

Recreational Facilities: It is recommended that the potential buyers be informed that Fredrickson Park is located adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124.

### **WATER RESOURCES:**

NWI – Wetlands: It is recommended that the potential buyers be informed that the southeastern corner of Parcel 122, the southeastern border of Parcel 120, and the northeastern corner of Parcel 119 are within a wetland.

### **MINING/MINERAL EXPLORATION: N/A**

### **HAZMAT CONCERNS:**

Brownfield Sites: South Bend Fredrickson Park is a Brownfield Site and is improperly marked on the map. Fredrickson Park is actually adjacent to Parcels 117, 118, 119, 120, 122, 123 and 124. According to IDEM's Virtual File Cabinet, Fredrickson Park served as an unregulated landfill from the 1940s to the 1970s. In a telephone call to Kevin Davis, IDEM Office of Land Quality Technical Review Coordinator for the Brownfield Program, the site is essentially closed out. He said that there has been periodic monitoring for methane gas, and that the INDOT parcels are upgradient of the groundwater contamination associated with the site. No impact is expected from the sale of the subject parcels; however potential buyers should be informed.

Leaking Underground Storage Tanks (LUSTs): Dick's Marathon, 1102 South Bend Avenue, is located approximately 0.05 mile west of Parcel 92. On March 18, 2015, IDEM issued a No Further Action Status Determination Pursuant to Risk Integrated System of Closure (RISC) Guidance. Low levels of soil contamination remain on the site, and groundwater

contaminants are at or below RISC residential default closure levels. The letter stated that soil contamination is not leaching to the groundwater. No impact is expected from the sale of the subject parcels; however, potential buyers should be informed.

ECOLOGICAL INFORMATION: N/A

CULTURAL RESOURCES:

A request for review was made to INDOT Environmental Services, Cultural Resources Office, and will be submitted under separate documentation.

INDOT Environmental Services concurrence:

**Marlene Mathas**

Digitally signed by Marlene Mathas  
DN: cn=Marlene Mathas, o=INDOT  
Environmental Services, ou=Hazardous  
Materials, email=mmathas@indot.in.gov, c=US  
Date: 2016.04.18 08:35:45 -04'00'

(Signature)

Originally Prepared by:  
Anthony Johnson  
Hazardous Materials Specialist  
INDOT Environmental Services

**Graphics:**

A map for each report section with a ½ mile radius buffer around all project area(s) showing all items identified as possible items of concern is attached.

GENERAL SITE MAP SHOWING PROJECT AREA: YES

INFRASTRUCTURE: YES

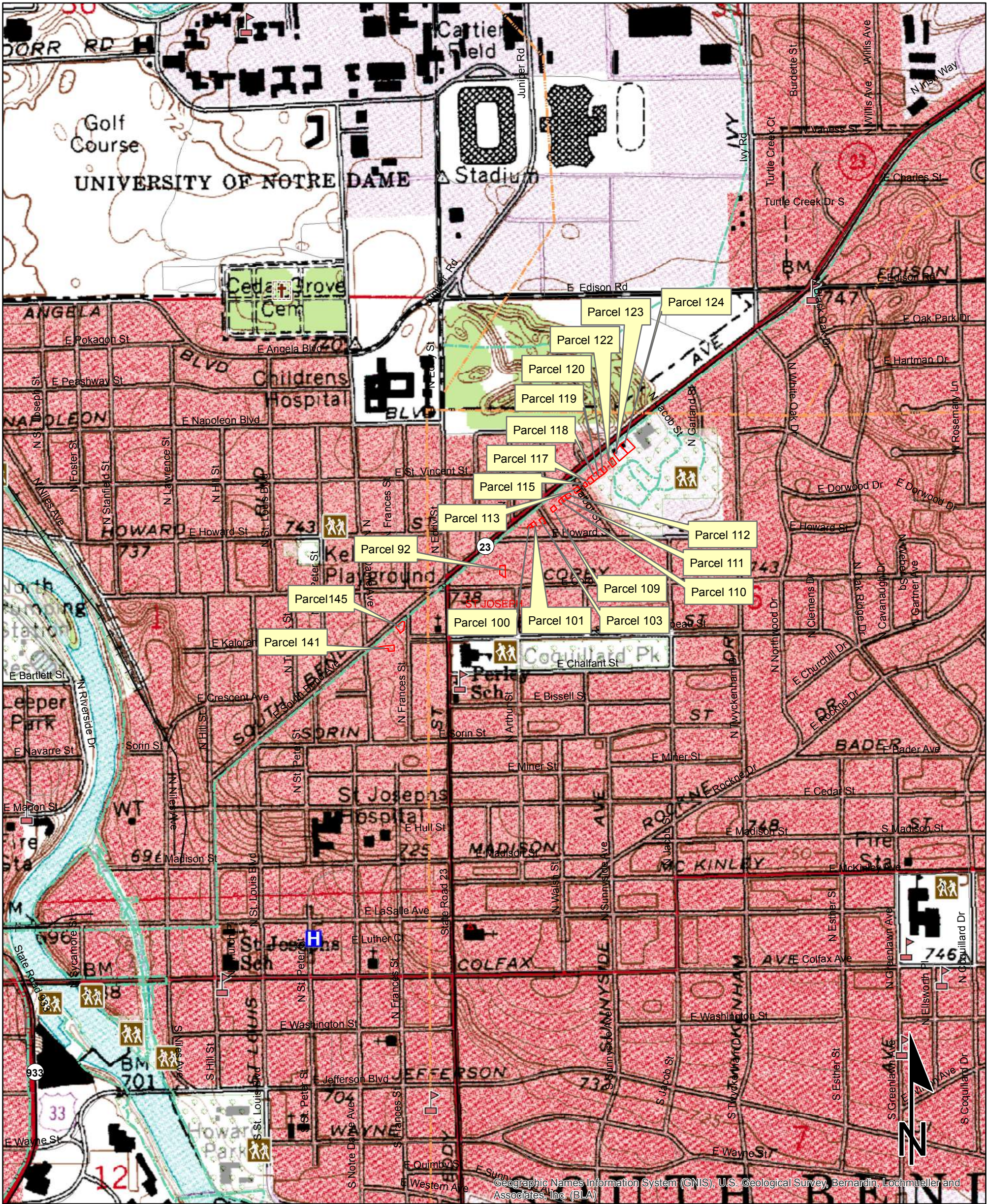
WATER RESOURCES: YES

MINING/MINERAL EXPLORATION: N/A

HAZMAT CONCERNS: YES



Red Flag Investigation - Site Location  
SR 23, Excess Parcels  
LA 3786 - 19 Parcels  
St. Joseph County, Indiana

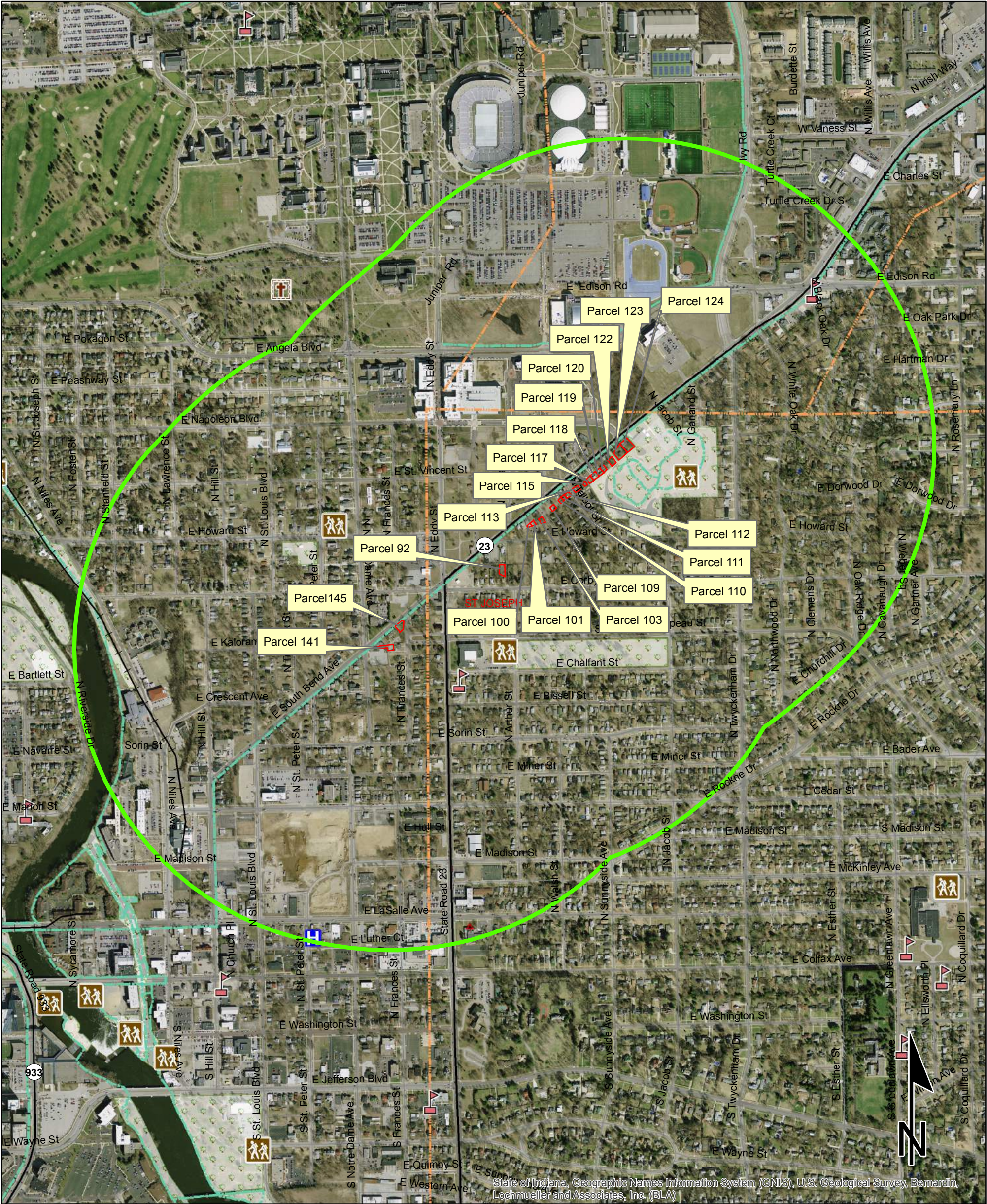


Sources: 0.2 0.1 0 0.2 Miles  
**Non Orthophotography**  
**Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
**Map Projection:** UTM Zone 16 N **Map Datum:** NAD83  
This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

SOUTH BEND EAST QUADRANGLE  
INDIANA  
7.5 MINUTE SERIES  
(TOPOGRAPHIC)



Red Flag Investigation - Infrastructure  
SR 23, Excess Parcels  
LA 3786 - 19 Parcels  
St. Joseph County, Indiana



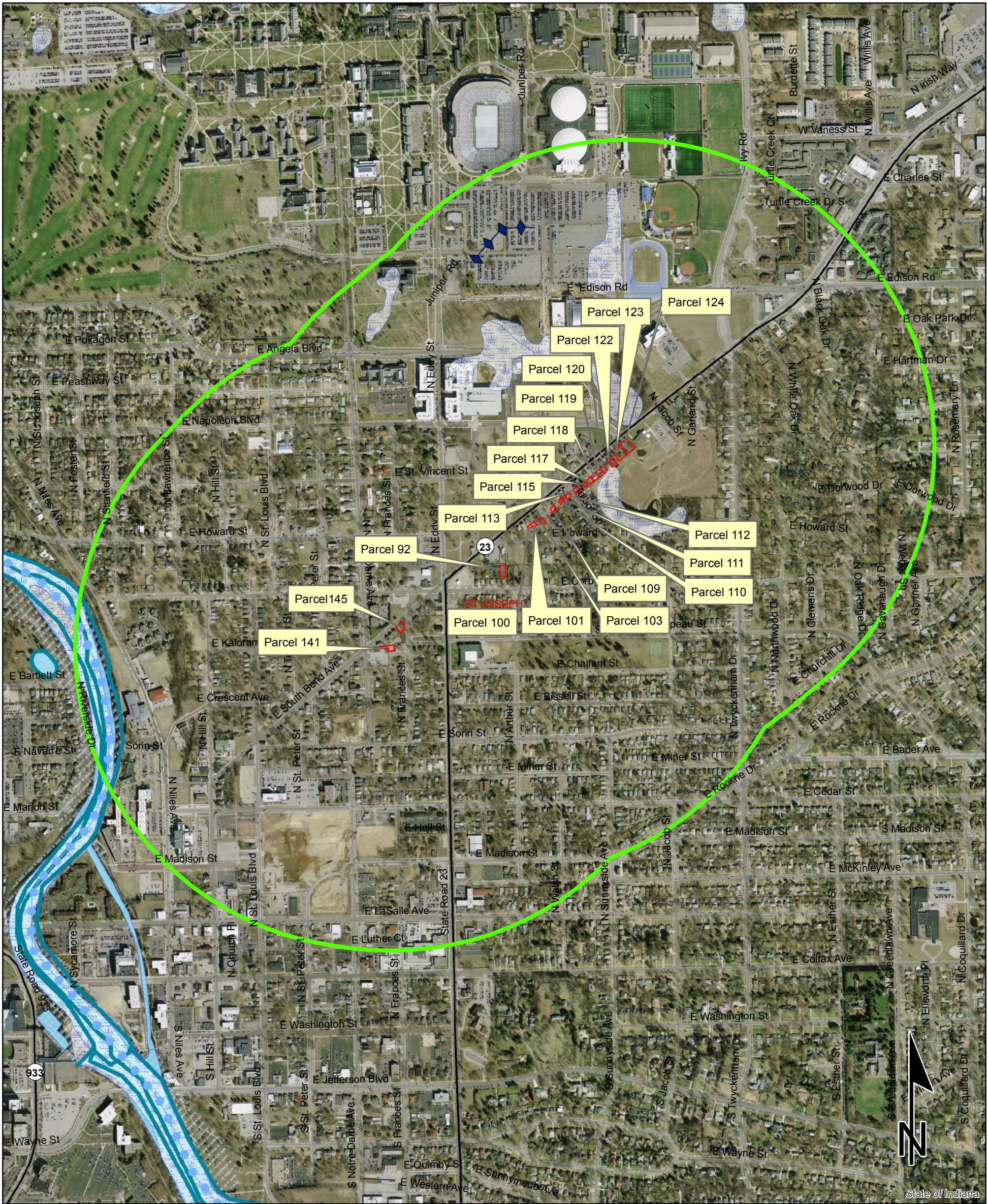
**Sources:**  
**Non Orthophotography**  
**Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
**Map Projection:** UTM Zone 16 N **Map Datum:** NAD83

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

	Religious Facility		Recreation Facility		Project Area
	Religious Facility		Pipeline		Half Mile Radius
	Indiana Map		Railroad		Interstate
	Airport		Trails		State Route
	Cemeteries		Managed Lands		US Route
	Hospital		County Boundary		Local Road
	School				

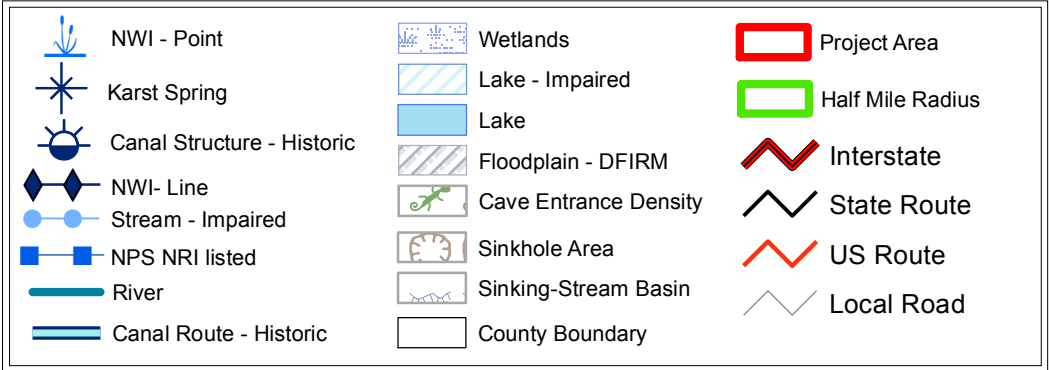


Red Flag Investigation - Water Resources  
SR 23, Excess Parcels  
LA 3786 - 19 Parcels  
St. Joseph County, Indiana



Sources:  
**Non Orthophotography**  
**Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
**Map Projection:** UTM Zone 16 N **Map Datum:** NAD83

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.



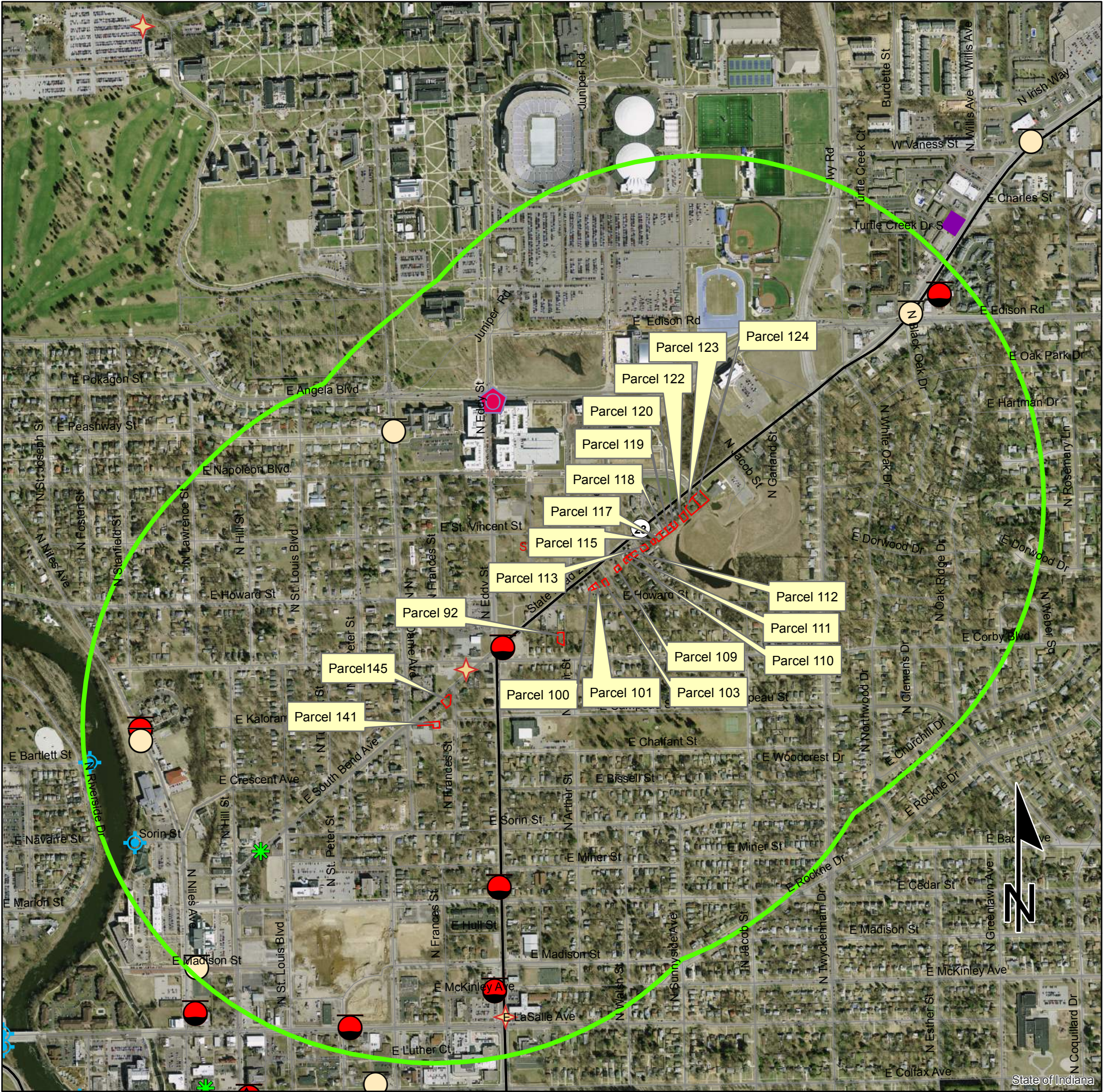


Red Flag Investigation - Hazardous Material Concerns

SR 23, Excess Parcels

LA 3786 - 19 Parcels

St. Joseph County, Indiana



Brownfield	RCRA Generator/TSD	Institutional Controls
RCRA Corrective Action Sites	Restricted Waste Site	County Boundary
Confined Feeding Operation	Septage Waste Site	Project Area
Construction/Demolition Site	Solid Waste Landfill	Half Mile Radius
Infectious/Medical Waste Site	State Cleanup Site	Interstate
Leaking Underground Storage Tank	Superfund	State Route
Manufactured Gas Plant	Tire Waste Site	US Route
NPDES Facilities	Underground Storage Tank	Local Road
NPDES Pipe Locations	Voluntary Remediation Program	
Open Dump Waste Site	Waste Transfer Station	



Appendix C:

Parcel Documentation

Revised to total to the Cinc excess land

8/31/11

SHEET 1 OF 1

**EXHIBIT "A"**

Project: STP-S050(007)

Code: 3786

Parcel 141 Excess Land

St. Joseph County Parcel No.: 18-5030-1087

Tax ID Key: 71-08-01-431-005.000-026

A part of Lot A as shown on the recorded plat of Benny Kirk's Minor Subdivision First Replat, recorded as Instrument Number 0018796 in the Office of the Recorder of St. Joseph County, Indiana, being that part of the grantor's land lying within the right of way lines depicted on the attached Right Of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwesterly corner of said Lot A, designated as point "354" on said Parcel Plat; thence South 89 degrees 59 minutes 03 seconds East, (Indiana State Plane Coordinates, East Zone), along the southerly boundary of said lot, a distance of 36.47 feet, to point "355" as designated on said Parcel Plat and being the Point of Beginning of this description; thence North 64 degrees 40 minutes 20 seconds East, a distance of 23.81 feet, to a point designated as "366" on said Parcel Plat; thence North 84 degrees 05 minutes 50 seconds East, a distance of 162.08 feet to a point on an easterly boundary of said Lot A, being South 00 degrees 47 minutes 05 seconds E, along said easterly boundary, a distance of 0.36 feet from a northeasterly corner of said Lot A, designated as point "364" on said Parcel Plat (the next 4 calls are along the easterly, southerly and westerly boundaries of said Lot A); South 00 degrees 47 minutes 05 seconds East, a distance of 54.64 feet, to point "529" as designated on said Parcel Plat; South 89 degrees 22 minutes 05 seconds West, a distance of 54.63 feet, to point "530" as designated on said Parcel Plat; North 00 degrees 31 minutes 53 seconds West, a distance of 28.35 feet, to point "359" as designated on said Parcel Plat; North 89 degrees 59 minutes 03 seconds West, a distance of 128.60 feet to the Point Of Beginning.

Containing 0.106 acres (4,634 square feet), more or less.

DATE: August 31, 2011



*Ronald L. Nolan*

RONALD L. NOLAN

Registered Land Surveyor SO 439

State Of Indiana

This description was prepared for the Indiana Department of Transportation by Ronald L. Nolan, Indiana Registered Land Surveyor, License Number LS80040439, on the 31<sup>st</sup> day of August, 2011.

EXHIBIT "B"

SHEET 1 OF 2

RIGHT-OF-WAY PARCEL PLAT  
PREPARED FOR INDIANA DEPARTMENT OF TRANSPORTATION  
BY WESSLER ENGINEERING

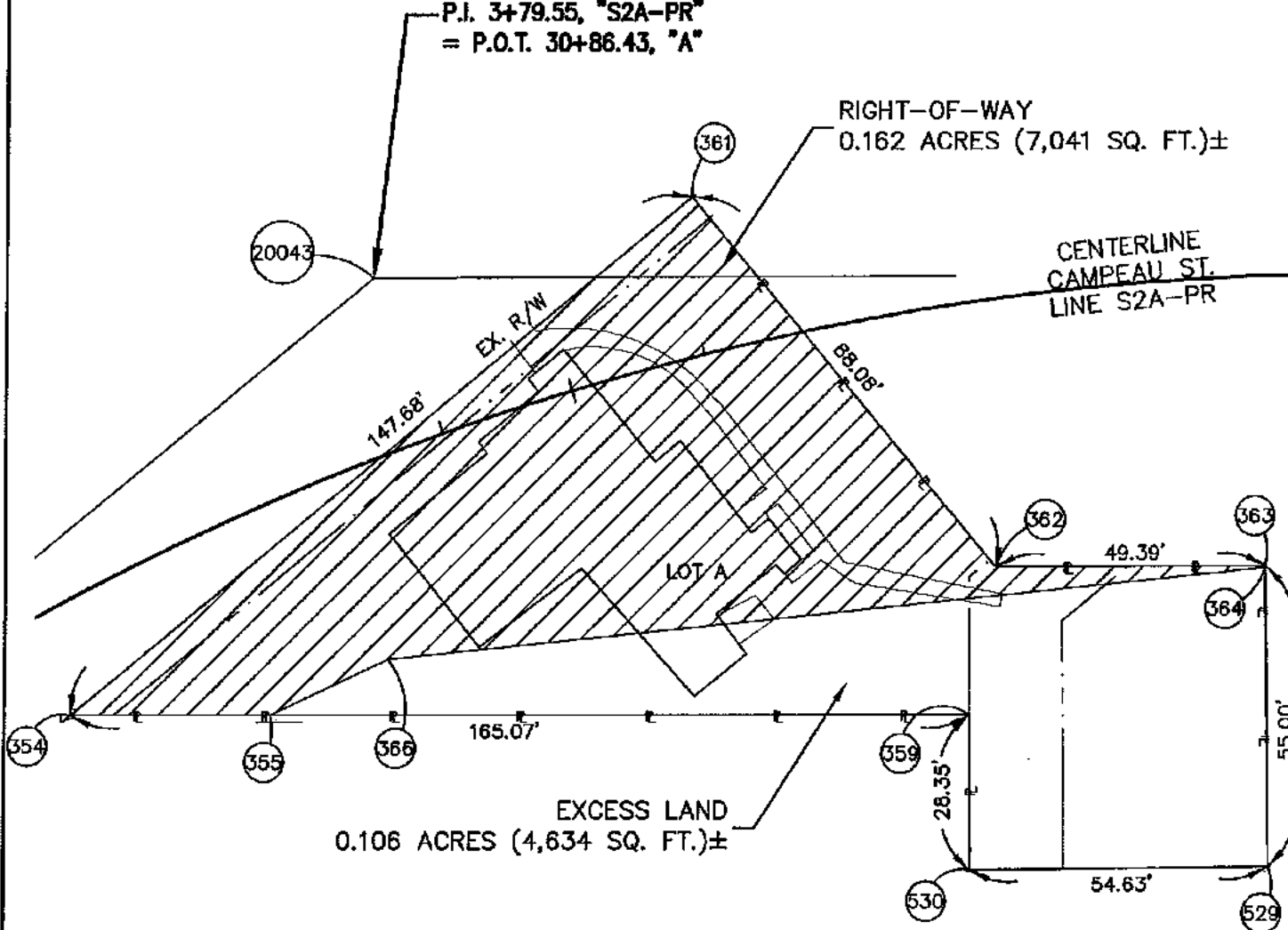


1 inch = 30 ft.

EQU:  
P.I. 3+79.55, "S2A-PR"  
= P.O.T. 30+86.43, "A"

RIGHT-OF-WAY  
0.162 ACRES (7,041 SQ. FT.)±

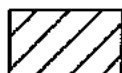
CENTERLINE  
CAMPEAU ST.  
LINE S2A-PR



PARCEL: 141  
CODE: 3786  
PROJECT: STP-S050(007)  
ROAD: S.R. 23  
COUNTY: ST. JOSEPH  
SECTION: 6  
TOWNSHIP: 37-N  
RANGE: 3-E

OWNER: CRIMMINS, JOSEPH R. & KATHLEEN C.

DRAWN BY: JNY 8-31-11  
CHECKED BY: RLN 8-31-11  
DES. NO.: 9133615



HATCHED AREA IS THE  
APPROXIMATE TAKING

DEED INSTR. NO. 0152598, DATED 10-19-2001  
KEY NO. 018-5030-1087

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

# AREA COMPUTATIONS

PAR.: 141

PROJECT: STP-S050 (007)

CODE: 3786

Sheet 1 of 1

By: RLN

Date: 8/31/2011

Chk'd.By: JAB

Date: 08/31/11

TITLE AREAS	EXCEPTIONS
Warranty Deed Instr No. 0152598 = 0.268 AC.	
SUBTOTALS AREAS = 0.268 AC.	
LESS TOTAL EXCEPTIONS =	TOTAL EXCEPTIONS =
TOTAL AREA = 0.268 AC.	

EXISTING R/W -- CALCULATIONS		
TOTAL R/W EXISTING =		

PARCEL	FEE SIMPLE AREAS	
141	0.162	AC.
F.S.= 0.162		AC.
PARCEL	EXCESS LAND AREAS	
141	0.106	AC.
E.L.= 0.106		AC.
F.S.+E.L.=TOTAL F.S.= 0.268		AC.
PARCEL	PERM. ESM'T AREAS	
TOTAL P.E.=		
PARCEL	TEMP. R/W AREAS	

TOTAL AREA = 0.268 AC.	R/W EXISTING =
NET TOTAL AREA = 0.268 AC.	TOTAL F.S. AREA = 0.268 AC.
TOTAL P.E. AREA =	TOTAL RESIDUE AREA = 0.000
RESIDUE "A" = 0.000	RESIDUE "B" =
RESIDUE "C" =	RESIDUE "D" =
RESIDUE "E" =	

Revised By: RLN Date: 08/31/11