

# FINAL PLAT Y & W FIRST ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA

2003 069249

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2003 JUL -3 AM 10:22

PLUMB TUCKETT & ASSOCIATES, INC.  
RECORDER

1800  
OK# 1387

**DEED OF DEDICATION**

I, THE UNDERSIGNED, THEATRICAL MANAGERS, INC. AN INDIANA CORPORATION, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "Y & W FIRST ADDITION", AN ADDITION TO MERRILLVILLE. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF MERRILLVILLE. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 30<sup>th</sup> DAY OF June, 2003.

**THEATRICAL MANAGERS, INC.**

VERA R. YOUNG

NOTARY  
STATE OF INDIANA )  
COUNTY OF )  
NOTARY PUBLIC STATE OF INDIANA  
MARIION COUNTY  
MY COMMISSION EXPIRES 5/27/2009

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED VERA R. YOUNG AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL

THIS 30<sup>th</sup> DAY OF June, 2003.

NOTARY PUBLIC Norren Pomarlean

MY COMMISSION EXPIRES 9-09-2009

**CERTIFICATES**

**PLAN COMMISSION APPROVAL STATEMENT**

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MERRILLVILLE AS FOLLOWS:

APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD June 17, 2003

PRESIDENT: Archie Owen  
ARCHIE OWEN

SECRETARY: Drew Sterley  
DREW STERLEY

**TOWN ENGINEER CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE.

Tris Miles  
TRIS MILES, MERRILLVILLE TOWN ENGINEER

**DRAINAGE EASEMENT**

AN EASEMENT IS HEREBY GRANTED TO THE STATE OF INDIANA AND THE TOWN OF MERRILLVILLE FOR THE INSTALLATION OF A DRAINAGE SWALE, STORM PIPE, OR WATERWAY, UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

**UTILITY EASEMENT**

EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING NORTHWEST INDIANA WATER COMPANY, MERRILLVILLE CONSERVATORY DISTRICT, AMERTECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

R/W - RIGHT OF WAY  
P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.

UNLESS OTHERWISE NOTED  
5/8" REBAR SET TO BE SET AT CLIENTS REQUEST  
AFTER SITE DEMOLITION, REBAR HAVE YELLOW  
PLASTIC CAP STAMPED "P.T.A. 736-0555".

3.093 Ac. From  
KEY 15-23-188  
DAILY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 02 2003  
NEW KEY 15-280-112  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
LOT 1 & OUTLOT A

**LEGAL DESCRIPTION FOR APPURTENANT UTILITY EASEMENT:**

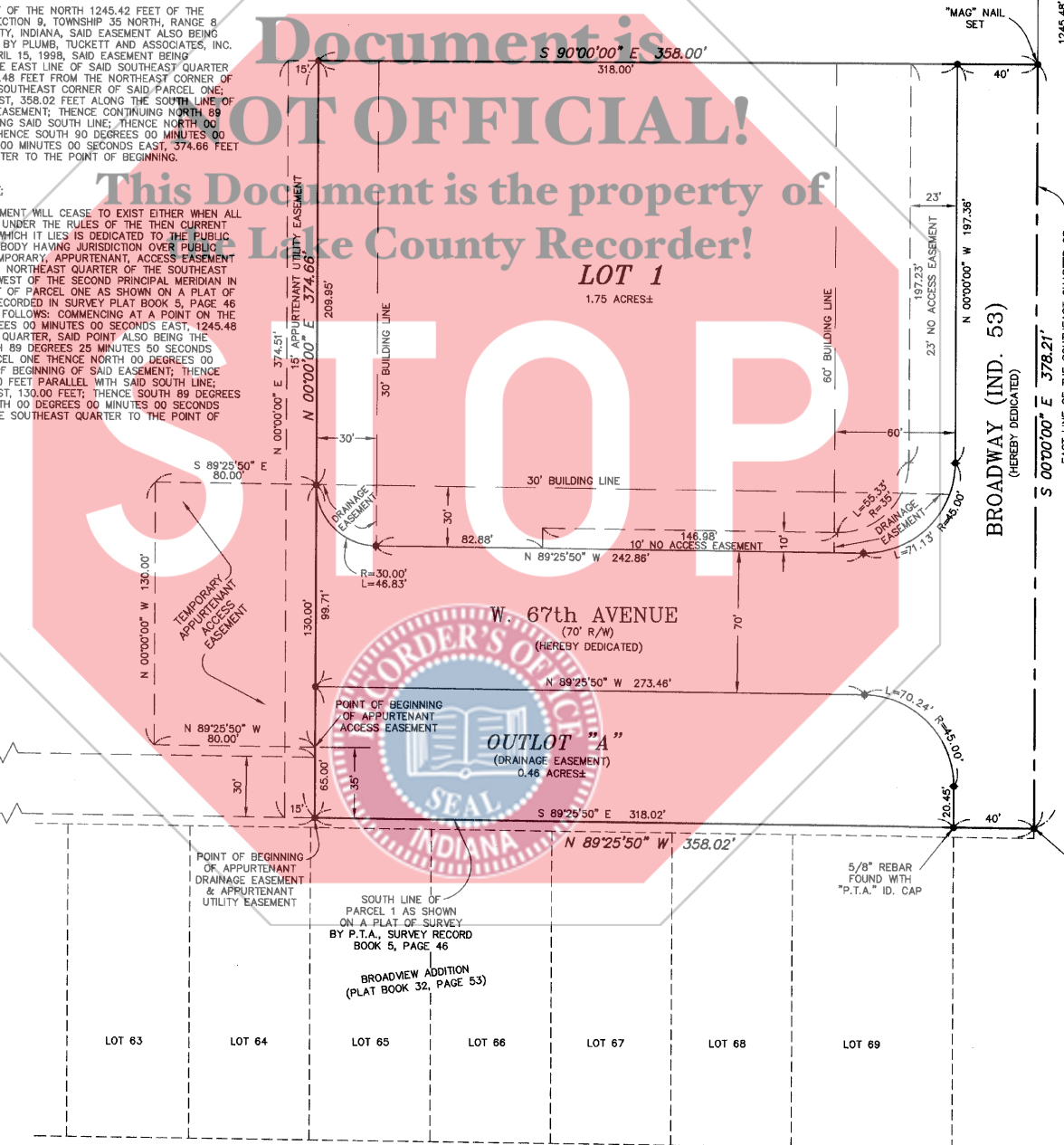
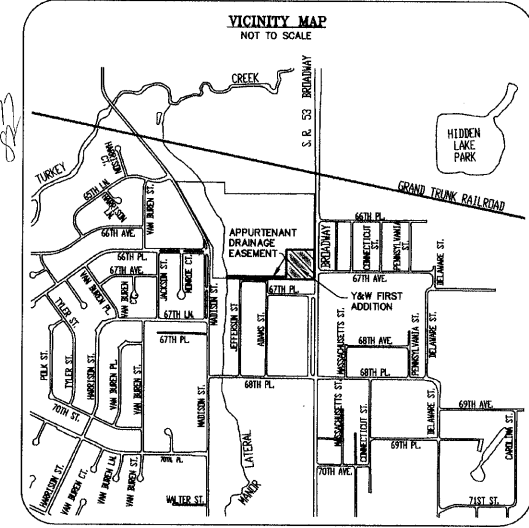
AN APPURTENANT, UTILITY EASEMENT PARCEL BEING PART OF THE NORTH 1245.42 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID EASEMENT ALSO BEING PART OF PARCEL ONE AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC. AS RECORDED IN SURVEY PLAT BOOK 5, PAGE 46 ON APRIL 15, 1998, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 358.02 FEET ALONG THE SOUTH LINE OF SAID PARCEL ONE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 15.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 374.51 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 374.66 FEET PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION FOR APPURTENANT ACCESS EASEMENT:**

THE FOLLOWING TEMPORARY, APPURTENANT, ACCESS EASEMENT WILL CEASE TO EXIST EITHER WHEN ALL OF THE LAND ON WHICH IT LIES IS PROPERLY SUBDIVIDED UNDER THE RULES OF THE THEN CURRENT SUBDIVISION ORDINANCE OR ANY PART OF THE LAND ON WHICH IT LIES IS DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES AND ACCEPTED BY THE PUBLIC BODY HAVING JURISDICTION OVER PUBLIC ROADS, SAID EASEMENT IS DESCRIBED AS FOLLOWS: A TEMPORARY, APPURTENANT, ACCESS EASEMENT PARCEL BEING PART OF THE NORTH 1245.42 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID EASEMENT ALSO BEING PART OF PARCEL ONE AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC. AS RECORDED IN SURVEY PLAT BOOK 5, PAGE 46 ON APRIL 15, 1998, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 358.02 FEET ALONG THE SOUTH LINE OF SAID PARCEL ONE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 80.00 FEET PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 80.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 130.00 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 130.00 FEET PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND BEING PART OF THE NORTH 1245.42 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING PART OF PARCEL ONE AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC. AS RECORDED IN SURVEY PLAT BOOK 5, PAGE 46 ON APRIL 15, 1998, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 358.02 FEET ALONG THE SOUTH LINE OF SAID PARCEL ONE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 374.66 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 358.00 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 378.21 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

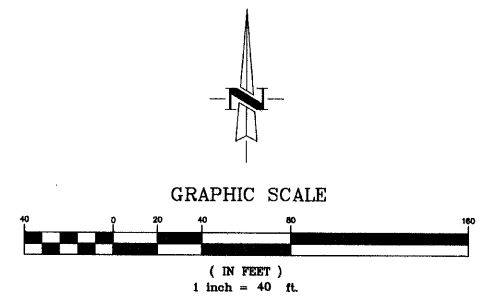
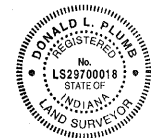
**LEGAL DESCRIPTION FOR APPURTENANT DRAINAGE EASEMENT:**  
AN APPURTENANT, DRAINAGE EASEMENT PARCEL BEING PART OF THE NORTH 1245.42 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID EASEMENT ALSO BEING PART OF PARCEL ONE AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC. AS RECORDED IN SURVEY PLAT BOOK 5, PAGE 46 ON APRIL 15, 1998, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1245.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, 358.02 FEET ALONG THE SOUTH LINE OF SAID PARCEL ONE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 374.66 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 358.00 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.



**NOTE:**  
REFERENCE BOUNDARY INFORMATION FROM A BOUNDARY SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC. DATED JANUARY 8, 1998, AS JOB NO. 597469 AND RECORDED IN SURVEY RECORD BOOK 5, PAGE 46 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

I, DONALD L. PLUMB, 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 BY ME ON APRIL 15, 2003, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. SEE NOTE REFERENCE FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES.

Donald L. Plumb  
DONALD L. PLUMB, L.S.  
INDIANA LICENSE NO. LS29700018  
6-23-03



DRAWN BY: D.B.	DATE: 6/16/03	REVISIONS
CHECKED BY: D.L.P.	DATE: 6/16/03	1 6/16/03 APPURTENANT ACCESS EASEMENT
COMPILED & BY: PLUMB TUCKETT & ASSOCIATES, INC.	ALL RIGHTS RESERVED	

**FINAL PLAT  
Y & W FIRST ADDITION  
PART OF S.E. 1/4, SECTION 9-35-8  
MERRILLVILLE, INDIANA  
REF. NAME: THEATRICAL MANAGERS, INC.**

**Plumb  
Tuckett  
& Associates**  
SURVEYORS • ENGINEERS • ARCHITECTS  
64 West 67th Place • Merrillville, IN 46410  
(219) 736-0555 • FAX (219) 769-0178  
www.plumbtuckett.com

PLOT SCALE: 1"=40'
<b>FINAL PLAT Y &amp; W FIRST ADDITION</b>
DRAWING NUMBER <b>1R</b>
SHEET: 1 OF: 1
JOB NO. S02210 SECTION: 9-35-8