

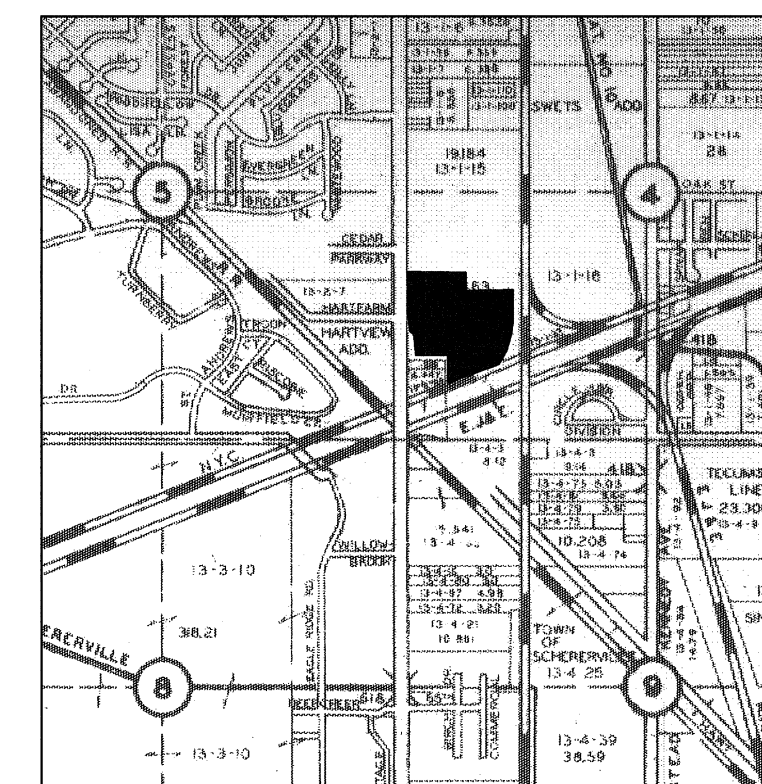
SHOPPES OF SCHERERVILLE
to the Town of Schererville, Lake County, Indiana

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2004-045544
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AUD: 162

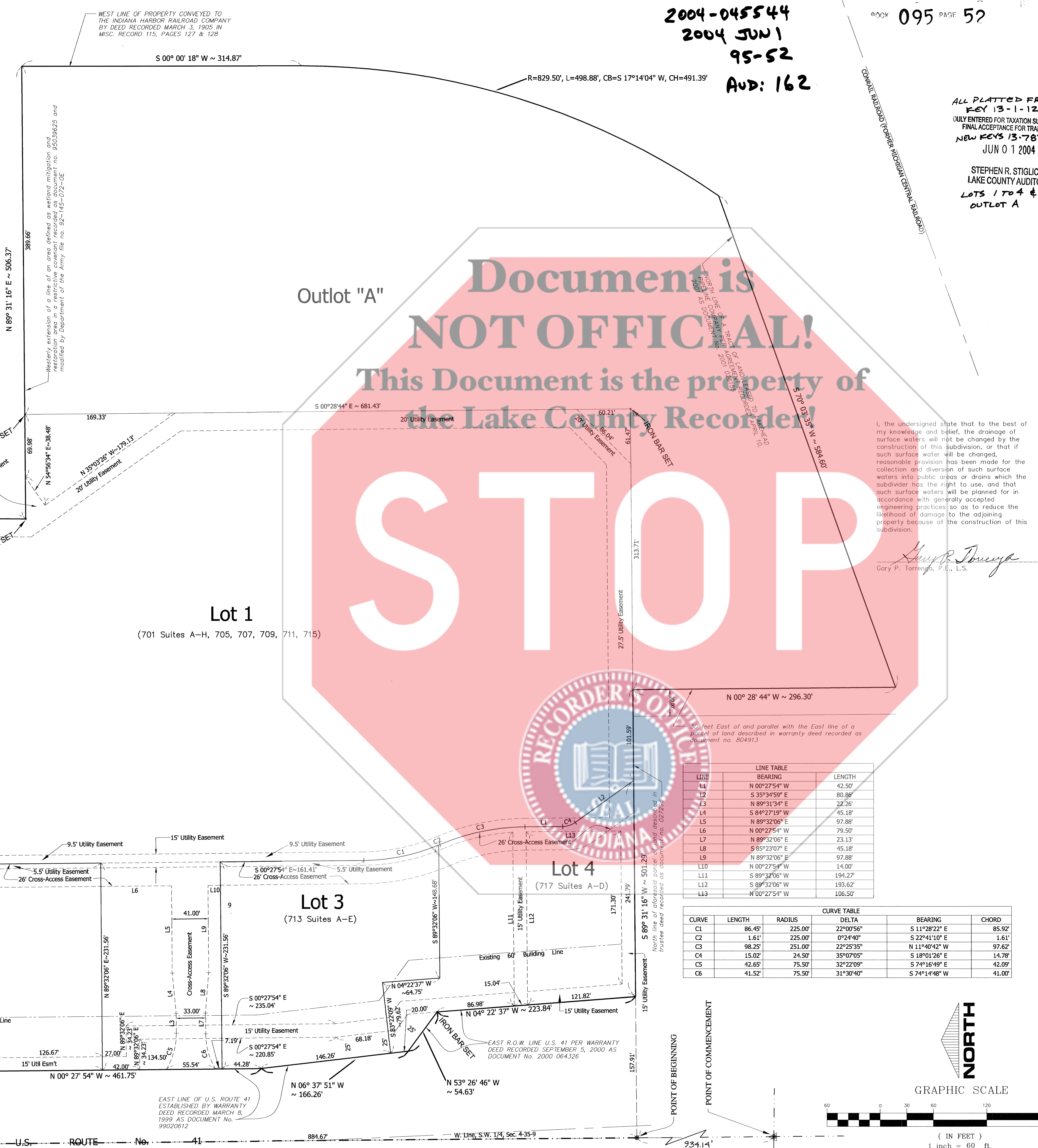
BOOK 095 PAGE 52

FILED FOR RECORD
MAY 11 2004



VICINITY MAP

"Easements for Public Utilities" are hereby granted to Northern Indiana Public Service Company, Ameritech, the Town of Schererville and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, together with the right to enter upon said easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes. Front and side yard building set-back lines are hereby established as shown on this Plat, between which line and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described hereafter, reserved for the use of public utilities for the installation of water and sewer mains, poles ducts, lines and wires, 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 strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.



I, the undersigned state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision, or that if such surface water will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Gary P. Torrenge, P.E., L.S.

LEGAL DESCRIPTION:
That part of the Southwest Quarter of Section 4, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows:
Commencing at a survey disk marking the Southwest corner of said Southwest quarter; thence North 00 degrees 28 minutes 44 seconds West, 934.14 feet along the West line thereof to an intersection with the Westerly extension of the North line of a parcel of land described in trustee's deed recorded as document no. 027296, said point also being the point of beginning; thence continuing along the last described course, 884.67 feet; thence South 89 degrees 30 minutes 06 seconds East, 701.65 feet along a line parallel with the North line of the Southwest quarter of said Section 4; thence South 00 degrees 29 minutes 54 seconds West, 191.30 feet to a point on the Westerly extension of a line of an area defined as wetland mitigation and restoration area in a restrictive covenant recorded as document no. 95039625 and modified by Department of the Army file no. 92-145-072-0E; thence North 89 degrees 31 minutes 16 seconds East, 506.37 feet along said line and its Westerly and Easterly extensions to a point on the West line of land conveyed to the Indiana Harbor Railroad Company by deed dated February 25, 1905 and recorded March 3, 1905 in Book 115, pages 127 and 128, thence South 00 degrees 00 minutes 18 seconds West, 314.87 feet along said West line to a point of curvature; thence Southwesterly 498.88 feet along a curve concave Northwesterly, having a radius of 829.50 feet and a chord bearing South 17 degrees 14 minutes 04 seconds West, 491.39 feet to a point on the Northerly line of a tract of land leased to Lakehead Pipeline Company per agreement recorded April 10, 2001 as document No. 2001026155; thence South 70 degrees 03 minutes 35 seconds West, 584.60 feet along said Northerly line to a point on a 70 degree 03 minutes 35 seconds West, 584.60 feet along said land described in warranty deed recorded as document no. 804913; thence North 00 degrees 28 minutes 44 seconds West, 296.30 feet along said parallel line to a point on the Easterly extension of the North line of aforesaid parcel of land described in trustee deed recorded as document no. 027296; thence South 89 degrees 31 minutes 16 seconds West, 501.29 feet along said North line and its Easterly and Westerly extensions thereof to the point of beginning;

excepting therefrom that part of the land lying West of the East line of U.S. Route 41 (Indianapolis Boulevard) said East line being established by warranty deed recorded March 5, 1999 as document no. 99020612 and also excepting therefrom all that part described in warranty deed recorded September 5, 2000 as document No. 2000-064326.

STATE OF INDIANA }
COUNTY OF LAKE }
I, Lowe's Home Centers, Inc., Owner of the real estate shown and described herein, does hereby lay off, plat and subdivide, said real estate in accordance with the Plat.
This Subdivision shall be known and designated as the Shoppes of Schererville, an Addition to the Town of Schererville, Lake County, Indiana, all streets, alleys crosswalks, and public ways shown and not heretofore dedicated, are hereby dedicated, to the Town of Schererville.

Dated this 14th day of May 2004
Lowe's Home Centers, Inc.
David E. Shelton

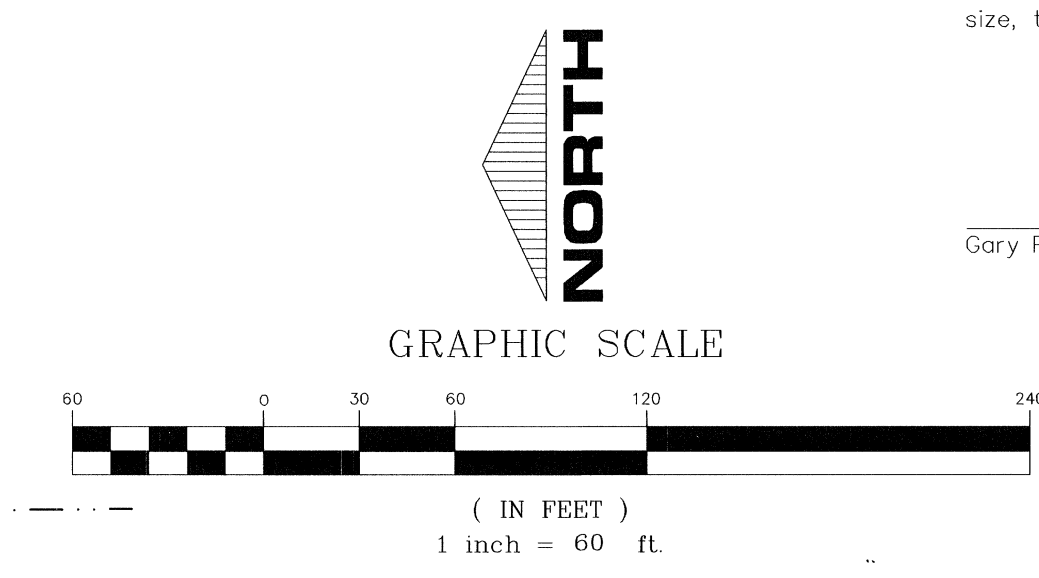
STATE OF NORTH CAROLINA }
COUNTY OF WILKES }
Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared David E. Shelton, on behalf of Lowe's Home Centers, Inc. and acknowledged to me that he executed the foregoing certificate as his own free acts and deeds.
Witness my hand and Notarial Seal this 14th day of May 2004
My Commission Expires: 02/01/2007
County of Residence: Wilkes

STATE OF INDIANA }
COUNTY OF LAKE }
Before me, the undersigned Notary Public, in and for the County and State, personally appeared William R. Jarvis and Tom Anderson, each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.
Witness my hand and Notarial Seal this 19th day of May 2004
My Commission Expires: 5/25/08
County of Residence: LAKE

STATE OF INDIANA }
COUNTY OF LAKE }
I, Gary P. Torrenge, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana, that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn, that this plat is correctly shown and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.
Gary P. Torrenge - Registered P.E. #8376 and L.S. #50514

LINE	BEARING	LENGTH
L1	N 00°27'54" W	42.50'
L2	S 35°34'59" E	80.86'
L3	N 89°31'34" E	22.26'
L4	S 84°27'19" W	45.18'
L5	N 89°32'06" E	97.88'
L6	N 00°27'54" W	79.50'
L7	N 89°32'06" E	23.13'
L8	S 89°32'07" E	45.18'
L9	N 89°32'06" E	97.88'
L10	N 00°27'54" W	14.00'
L11	S 89°32'06" W	194.27'
L12	S 89°32'06" W	193.62'
L13	N 00°27'54" W	106.50'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	86.45'	225.00'	22°00'56"	S 11°28'22" E	85.92'
C2	1.61'	225.00'	0°24'40"	S 22°41'10" E	1.61'
C3	98.25'	251.00'	22°25'35"	N 11°40'42" W	97.62'
C4	15.02'	24.50'	35°07'05"	S 18°01'26" E	14.78'
C5	42.65'	75.50'	32°22'09"	S 74°16'49" E	42.09'
C6	41.52'	75.50'	31°30'40"	S 74°14'48" W	41.00'



FILE NO: ZAN5056-03 MoLy.dwg ACCAD-5056-03 MoLy.dwg 5/6/2004 2:20:04 PM CDT

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com

SHOPPES OF SCHERERVILLE FINAL PLAT

CLIENT: Maly Commercial Realty
1015 East Broadway
Suite 275
Columbia, MO 65201
JOB NO: 5056-03
SCALE: 1" = 60'

REVISIONS: DATE: 05-10-2004

SHEET 1 OF 1