

# FINAL PLAT UNICORP ADDITION TO THE TOWN OF ST. JOHN, INDIANA

### ORIGINAL PARENT PARCEL DESCRIPTIONS:

**PARCEL 1** - (8615 Wicker Ave., St. John, IN)  
The West 330 feet of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West of the 2nd P.M. lying South of West 85th Avenue, except the South 530 feet thereof, in the Town of St. John, Lake County, Indiana.

**PARCEL 2** - (8621 Wicker Ave., St. John, IN)  
The North 90 feet of the South 530 feet of the West 330 feet of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West of the 2nd P.M. in the Town of St. John, Lake County, Indiana.

**PARCEL 3** - (8633 Wicker Ave., St. John, IN)  
The West 160 feet of the North 115 feet of the South 440 feet of the West 330 feet of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West of the 2nd P.M. in the Town of St. John, Lake County, Indiana.

### CONSOLIDATED DESCRIPTION - (Lot 1 address: 8615 Wicker Ave., St. John, IN)

That part of the West 330 feet of the Northwest Quarter of the Northwest Quarter of Section 28, Township 35 North, Range 9 West of the 2nd P.M. lying South of West 85th Avenue, except the South 325 feet thereof and except the East 170 feet of the North 115 feet of the South 440 feet thereof, and except those 3 tracts acquired by the State of Indiana for the widening and reconstruction of U.S. Highway 41 (Wicker Avenue) under State Highway Project STP-019-4(013) by a Warranty Deed recorded as Doc. No. 2000-001911, and by 2 Condemnation Judgements recorded as Doc. No. 2002-012798 and Doc. No. 2003-000153, all in the Office of the Recorder of Lake County, Indiana.  
This parcel contains 1.604 Acres, more or less.

STATE OF INDIANA)  
COUNTY OF LAKE) SS

I, UNICORP FEDERAL CREDIT UNION, does hereby certify that it is the owner of the real estate shown and described hereon and that it has caused the same to be surveyed, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as UNICORP ADDITION, a subdivision in the Town of St. John, Indiana. All streets, alleys or other public right of ways shown and not heretofore dedicated are hereby dedicated to the Town of St. John for public use. Building setback lines are hereby established as shown on this plat, between which lines and the street right-of-way lines, no building or structure shall be erected or maintained.

### UTILITY EASEMENT:

Easements for public utilities are hereby granted to the Town of St. John, and to all public utility companies including SBC and Northern Indiana Public Service Company, severally, and to any 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, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, and along and over the strips of land designated on the plat and marked "Utility Easement" or "Drainage and Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone service and cable television service, including the right to use said easements for the conveyance, channelization, collection and disposal of surface water runoff, including the right to use both public and private street right of ways when necessary, and to cross lot lines with service wires to serve adjacent lots, together with the right to enter upon said easements at all times for any and all 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 easements, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easements for such public utility and drainage purposes.

### DRAINAGE EASEMENT:

An easement is hereby granted to the Town of St. John for the installation, operation, improvement and/or maintenance of any drainage swales, storm sewers, storm water detention basins and/or control devices lying within those strips or parcels designated on the plat and marked "Drainage Easement". Property owners shall not construct or maintain any permanent structures within any such easement nor materially alter the grade or alignment of any such drainage facilities without the express written consent of the Town of St. John.

Dated this 21<sup>st</sup> day of May, 2004.

UNICORP FEDERAL CREDIT UNION

*Edward Strbjak, Sr.*  
Edward Strbjak, Sr., President

*Richard Mollway*  
Richard Mollway, CEO

STATE OF INDIANA)  
COUNTY OF LAKE) SS

Before me, the undersigned Notary Public in and for the County and State aforesaid, did this day personally appear Edward Strbjak, Sr. and Richard Mollway, personally known to me to be the same persons who signed the above certificate, and they did separately and severally acknowledge the execution of this instrument as their voluntary acts and deeds for the purposes therein expressed.

Witness my Hand and Notarial Seal this 21<sup>st</sup> day of May, 2004.

County of Residence: Lake

Notary Public: *Christine M. Rutledge*

My Commission Expires: CHRYSTINE M. RUTLEDGE  
Notary Public, State of Indiana  
County of Lake  
My Commission Expires 11/17/2006

STATE OF INDIANA)  
COUNTY OF LAKE) SS

I, John E. Bullock, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that I have surveyed, platted and subdivided the property described hereon in accordance with the official record and with the staked boundary survey of said property as prepared by LAND TECHNOLOGIES, INC dated Jan. 6, 2004 and revised Feb 5, 2004; that the plat hereon drawn is a true and correct representation of said survey and subdivision and that all monuments shown thereon actually exist and that they are accurately shown and identified.

Witness my Hand and Seal this 26th day of March, 2004.

*John E. Bullock*  
John E. Bullock—Indiana Professional Land Surveyor No. S-0512

STATE OF INDIANA)  
COUNTY OF LAKE) SS

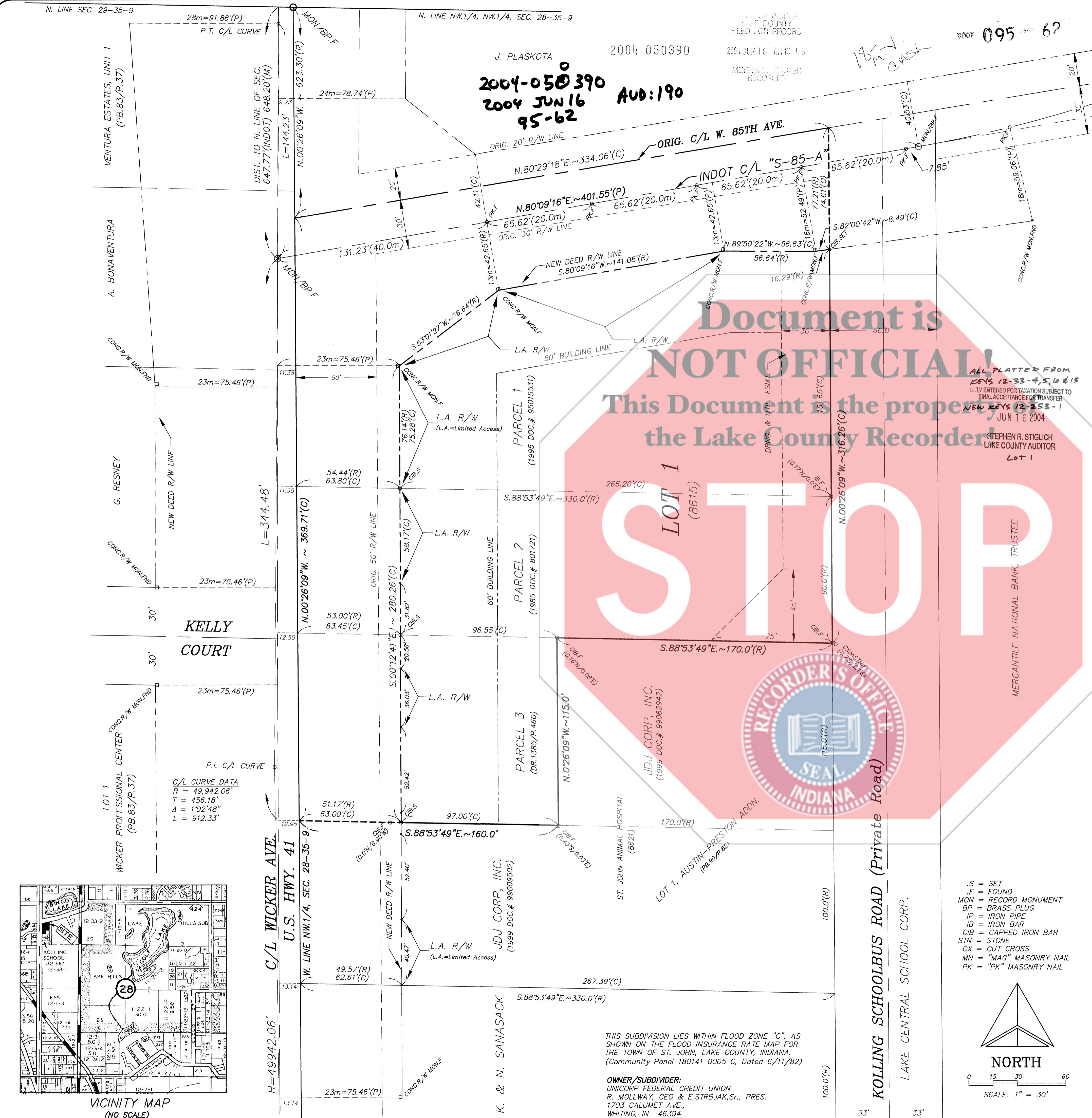
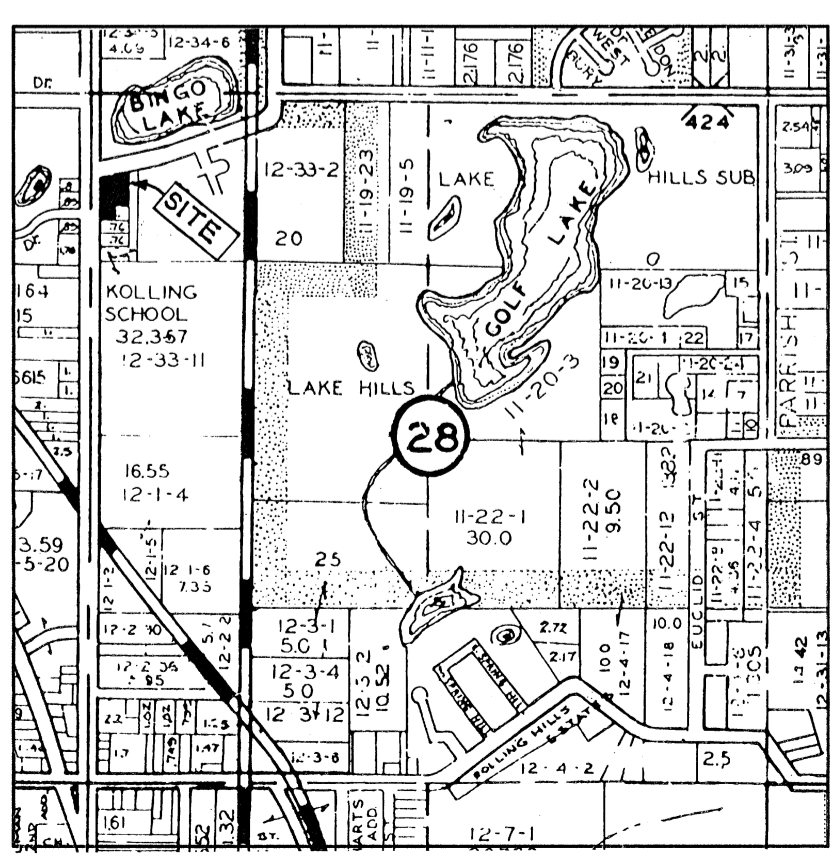
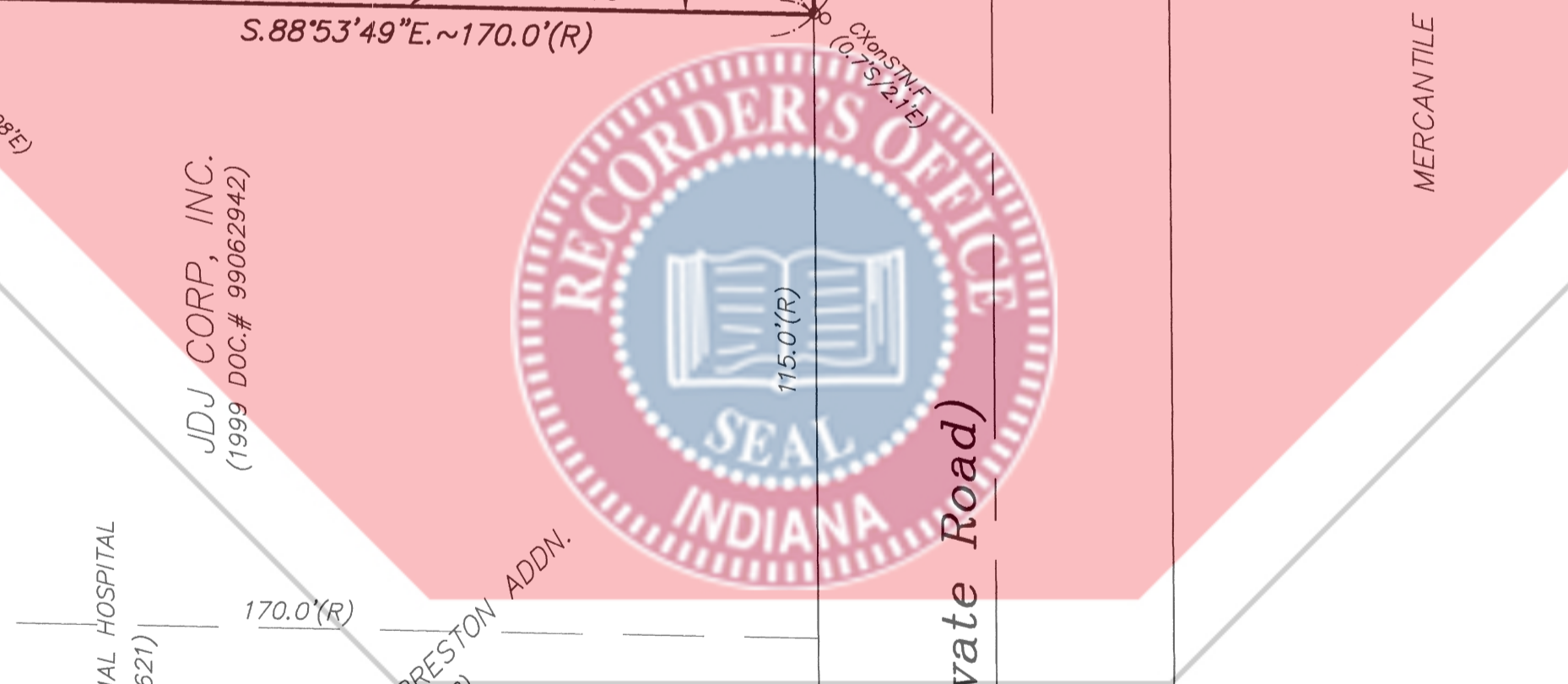
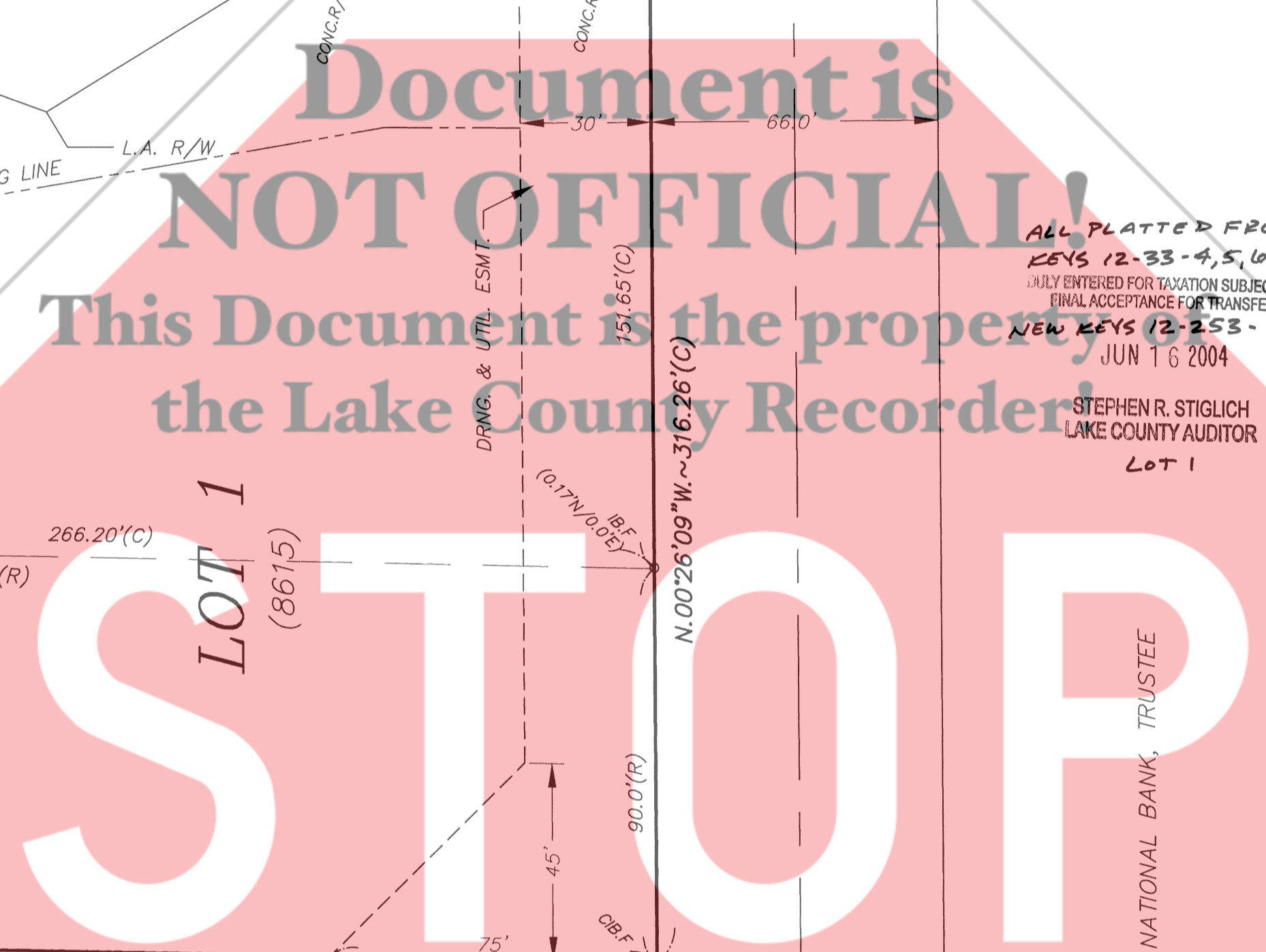
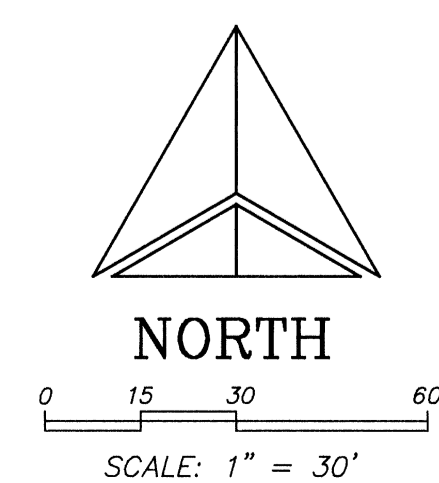
Submitted to, accepted and approved by the Plan Commission of the Town of St. John, Lake County, Indiana this 26 day of MAY, 2004.

*Michael S. Forbes*  
President:

*[Signature]*  
Secretary:



- S = SET
- F = FOUND
- MON = RECORD MONUMENT
- BP = BRASS PLUG
- IP = IRON PIPE
- IB = IRON BAR
- CIB = CAPPED IRON BAR
- STN = STONE
- CX = CUT CROSS
- MN = "MAG" MASONRY NAIL
- PK = "PK" MASONRY NAIL



THIS SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. (Community Panel 180141 0005 C, Dated 6/11/82)

**OWNER/SUBDIVIDER:**  
UNICORP FEDERAL CREDIT UNION  
R. MOLLWAY, CEO & E.STRBJAK, SR., PRES.  
1703 CALUMET AVE.,  
WHITING, IN 46394

**LAND TECHNOLOGIES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
7325 Mallard Lane Schererville, Indiana 46375  
PHONE: (219) 769-7728 FAX: (219) 769-7731

FINAL PLAT OF SUBDIVISION  
UNICORP ADDITION  
8615 WICKER AVE., ST. JOHN, IN  
PT NW.1/4, NW.1/4, SEC. 28-35-9

REVISIONS	DATE	DESCRIPTION

DATE: 3/26/04  
DRAWN/CHECKED: JEB/JEB  
FIELD BOOK/PAGE: M-27/181  
CLIENT: UNICORP  
JOB NO: 192-04  
SHEET NO: 1 OF 1  
FILE NO: 8-15.3