

2007 035281

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STATE OF INDIANA
LAKE COUNTY
PLUMB TUCKETT & ASSOCIATES
MICHAEL A. BRUNN
REGISTERED

AMENDED SITE DEVELOPMENT PLAN OF ON BROADWAY IN CROWN POINT, INDIANA

BOOK 101 PAGE 35

STATE OF INDIANA)
COUNTY OF LAKE)

Rosman & Associate, Inc., owner of the real estate shown and described hereon, does hereby certify that, owner of the real estate shown and described hereon, does hereby certify that it has prepared this Site Development Plan, and does hereby lay off, and plat said real estate in accordance with the plat hereon drawn. This development shall be known and designated as ON BROADWAY, a development in the city of Crown Point, Lake County, Indiana.

UTILITY EASEMENTS

An easement is hereby granted to Northern Indiana Public Service Company, Ameritech and AT&T Broadband Cable, and their respective successors and assigns to install, place and maintain gas mains, conduits, cables, poles and wires, either overhead or underground, all in accordance with the prevailing standards, with all necessary appliances, in along and over the areas designated on the plat and marked "UTILITY EASEMENT" for the purpose of serving the public in general with gas, electric, telephone and cable services, together with the right to enter upon the said easements for public utilities at all times and for any and all of the purposes aforesaid and to trim and to keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easements, but some may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements for such utility purposes.

WATER MAIN EASEMENT

An easement is granted to the City of Crown Point for the installation, operation and maintenance of a water main in, along and over the areas designated on the plat and marked "WATER MAIN EASEMENT".

DRAINAGE EASEMENTS

An easement is granted to the City of Crown Point and Lake County, Indiana for the installation, operation and maintenance of drainage swales, storm sewers, storm water detention basins and control devices, in, along and over the areas designated on the plat and marked "DRAINAGE EASEMENT".

INGRESS/EGRESS AND ACCESS EASEMENTS

An easement for the purpose of ingress and egress to and from State Route 53, (Broadway), and the development is hereby dedicated over all roadways and parking areas shown hereon. An easement for all access to all buildings and structures from the roadways and parking areas is hereby dedicated over all sidewalks and green areas surrounding all buildings and structures. The purpose of these easements is to provide both public and private access to all buildings and structures constructed in this development. These easements are subject to the reconfiguration of the parking areas, sidewalks and green areas surrounding the buildings and structures as necessary to accommodate changes in the development. The easements are subject to any changes in the building footprints and structures as developed, provided that there shall always be an easement for the purpose of ingress and egress to and from State Route 53, (Broadway), and the development; and provided that there shall always be an easement for access to all buildings and structures from the roadway and areas over all sidewalks and green areas surrounding all buildings and structures.

Dated this 13th day of April 2007.
Rosman & Associates, Inc.
Dated March 20, 2007

Robert I. Rosman
Robert I. Rosman, President

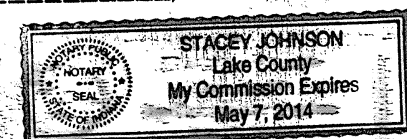
ATTEST: *Adam Clement*
Adam Clement, VP, Rosman & Assoc.

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared *Robert Rosman* as President of Rosman & Associates, Inc., personally known to me to be the same person who signed the certificate hereon, and acknowledged to me that she executed the same as her free and voluntary act and deed.

Witness my hand and Notarial Seal this 13th day of April 2007.

My Commission Expires: 5/7/2014
County of Residence: Lake Notary Public:



STATE OF INDIANA)
COUNTY OF LAKE) This is to certify that I have checked the plat hereon and the engineering plans and details submitted therewith.

W. C. Cook
Engineering Administrator

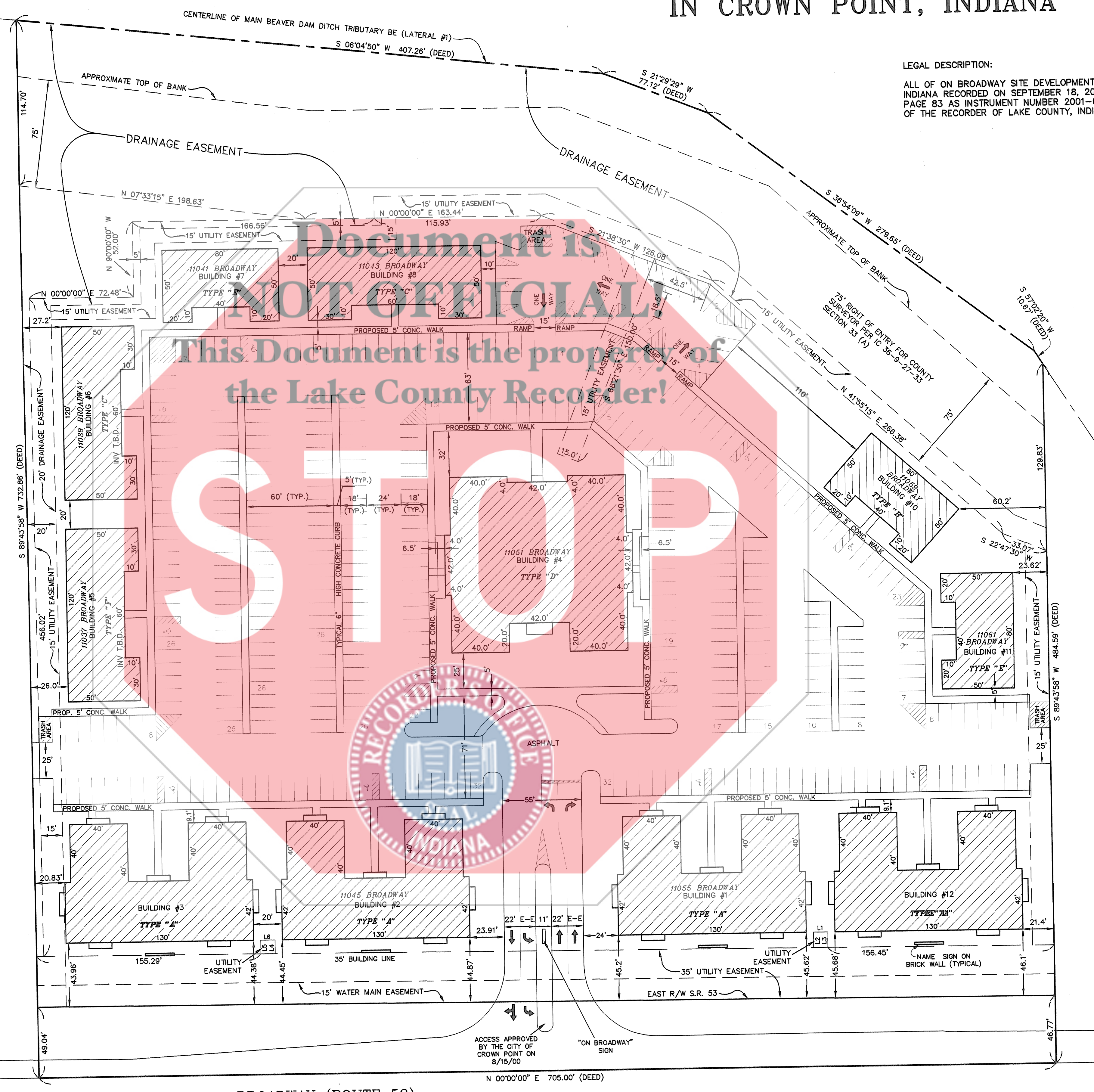
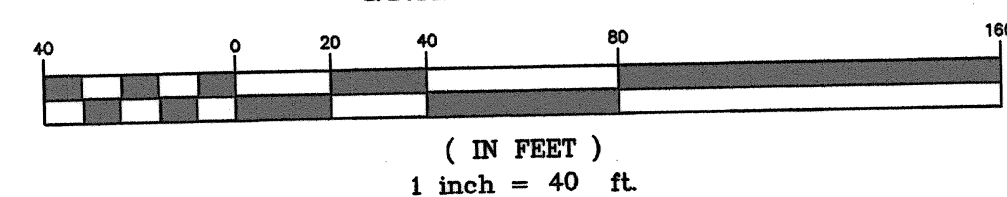
Submitted to, accepted and approved by the Plan Commission of the City of Crown Point, Indiana this 9th day of April 2007.

BY: *James C. Wirth*
President

ATTEST: *Curt Edwards*
Secretary

PROPOSED BUILDINGS			
BUILDING "A"	SO. FT.	FOUR BUILDINGS	REQ'D. PARKING
PAD	8,660	34,640	250 SF/SPACE
TOTAL	14,120	56,480	
LEASE	11,552	46,208	185
BUILDING "B"	SO. FT.	ONE BUILDING	REQ'D. PARKING
PAD	3,600	3,600	250 SF/SPACE
TOTAL	5,200	5,200	
LEASE	4,960	4,960	20
BUILDING "C"	SO. FT.	TWO BUILDINGS	REQ'D. PARKING
PAD	5,400	10,800	250 SF/SPACE
TOTAL	7,800	15,600	
LEASE	7,520	15,040	60
BUILDING "D"	SO. FT.	ONE BUILDING	REQ'D. PARKING
PAD	14,212	14,212	250 SF/SPACE
TOTAL	28,424	28,424	
LEASE	23,170	23,170	93
BUILDING "E"	SO. FT.	TWO BUILDINGS	REQ'D. PARKING
PAD	3,600	7,200	250 SF/SPACE
TOTAL	3,600	7,200	
LEASE	3,369	6,738	27
BUILDING "F"	SO. FT.	ONE BUILDING	REQ'D. PARKING
PAD	5,400	5,400	250 SF/SPACE
TOTAL	5,400	5,400	
LEASE	5,102	5,102	20
TOTALS:	PAD	75,852	
	BUILDINGS	118,304	
	LEASE	101,218	
	PARKING REQUIRED	407	
	PARKING SHOWN	410	

GRAPHIC SCALE



LEGAL DESCRIPTION:

ALL OF ON BROADWAY SITE DEVELOPMENT PLAN IN CROWN POINT, INDIANA RECORDED ON SEPTEMBER 18, 2001 IN PLAT BOOK 90, PAGE 83 AS INSTRUMENT NUMBER 2001-075385 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

FILED

APR 27 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMENDED SITE DEVELOPMENT
PLAN OF ON BROADWAY
CROWN POINT, INDIANA

Plumb
Tuckett
& Associates
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EXISTING ZONING: B3
SITE ACREAGE: 10.739 ACRES±
MAXIMUM BUILDING HEIGHT: 35'
TYPICAL PARKING SPACE: 18'x9'
HANDICAP PARKING REQUIREMENTS:
1/BUILDING = 12
TYPICAL HANDICAP PARKING SPACE: 18'x13'

REFERENCES:

- C-2: GENERAL DETAILS (1 SHEET)
- C-3: WATER MAIN DETAILS (1 SHEET)
- C-4: INDOT PERMITS (3 SHEETS)
- C-5: EROSION CONTROL PLAN (1 SHEET)
- C-6: SANITARY SEWER PLAN & PROFILES (1 SHEET)
- ALTA SURVEY BY PLUMB, TUCKETT & ASSOCIATES RECORDED IN SURVEY PLAT BOOK 8 PAGE 39, DATED 8/30/01, JOB NO. S01533

LINE	LENGTH	BEARING
L1	10.00	N00°00'00"E
L2	10.53	N89°48'57"W
L3	10.86	N89°48'57"W
L4	9.43	N89°48'57"W
L5	9.40	N89°48'57"W
L6	10.00	N00°00'00"E



Donald L. Plumb
4-11-07

AMENDED SITE DEVELOPMENT PLAN OF ON BROADWAY CROWN POINT, INDIANA
DRAWING NUMBER
1
SHEET: 1 OF 1
JOB NO. A06855
SECTION: 10-34-8