

2007 049462

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 JUN 18 PM 12:32
MICHAEL A. BROWN
RECORDER

ROYAL BRUSH

AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA

LEGAL DESCRIPTION:
PARCEL 1: A STRIP OF LAND 9 RODS WIDE OFF THE ENTIRE NORTH SIDE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE EAST 640 FEET THEREOF AND ALL THAT LAND LYING IN BROADWAY ALSO KNOWN AS STATE HIGHWAY 53.

PARCEL 2: THE NORTH 149.27 FEET EXCEPT THE EAST 640 FEET OF A PARCEL OF LAND DESCRIBED AS PARCEL ONE TO MERRILLVILLE COMMUNITY SCHOOL CORPORATION IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2000010017 ON FEBRUARY 14, 2000, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID SCHOOL CORPORATION'S PARCEL DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING 148.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST TO A POINT 148.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 396 FEET; THENCE WEST TO A POINT 544.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM ALL THAT LAND LYING IN BROADWAY ALSO KNOWN AS STATE HIGHWAY 53.

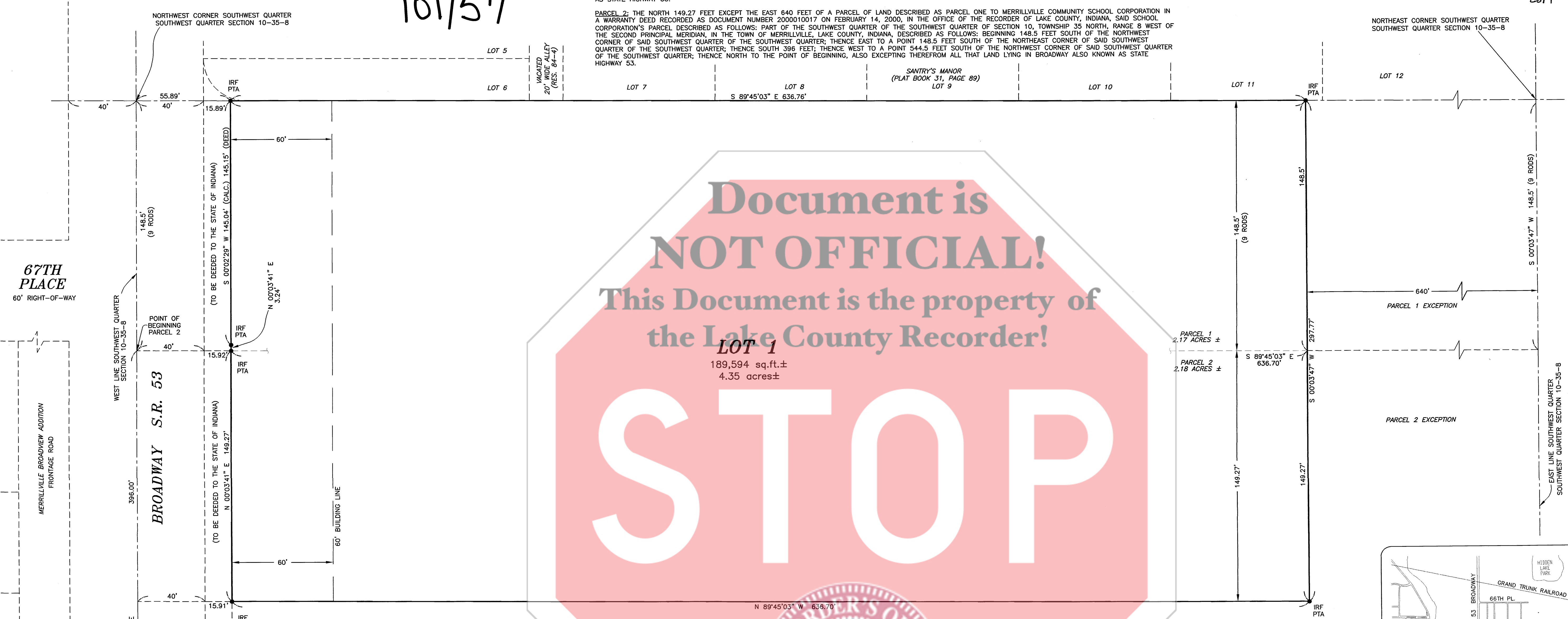
SANTRY'S MANOR
(PLAT BOOK 31, PAGE 89)
LOT 9

BOOK 101 PAGE 57

ALL PLATTED FROM
LEAS 15-2A-26 #160
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
JUN 18 2007
NEW KEY 15-848-1
PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR
LOT 1

DRAWN BY: G.B.
DATE: 5/13/06
CHECKED BY: G.B.
DATE: 5/13/06
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101/57



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LOT 1
189,594 sq.ft. ±
4.35 acres ±

STOP

DEED OF DEDICATION
WE, THE UNDERSIGNED, GEORGE M. DOVELLOS, GUS M. DOVELLOS, WILLIAM N. DOVELLOS AND ROYAL BRUSH MANUFACTURING, INC. DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS ADDITION TO THE TOWN OF MERRILLVILLE SHALL BE KNOWN AND DESIGNATED AS "ROYAL BRUSH". ALL STREETS 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 ERODED OR MAINTAINED NO BUILDING OR STRUCTURE.

GEORGE M. DOVELLOS

GUS M. DOVELLOS

WILLIAM N. DOVELLOS

ROYAL BRUSH MANUFACTURING, INC.
(PRINTED NAME) *George M. Dovellos*

DRAINAGE EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE 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, AMERITECH 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.

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 TOWN 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 20, 2006

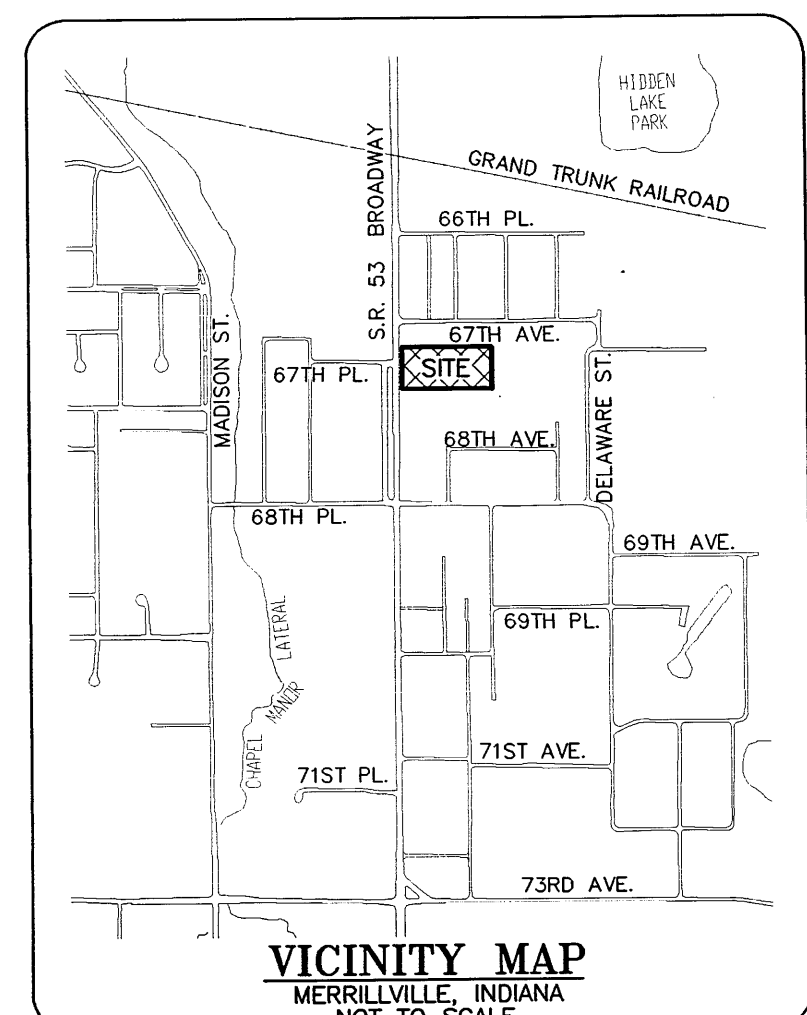
Shawnee Pettit
PRESIDENT, SHAWN PETTIT

JULIE OLTHOFF
SECRETARY

REFERENCE SURVEY:
REFERENCE A BOUNDARY SURVEY BY PLUMB, TUCKETT & ASSOCIATES, INC., JOB NO. 506569, DATED APRIL 17, 2006 RECORDED IN SURVEY BOOK 15, PAGE 11 ON JUNE 15, 2006, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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

SIGNATURE: *John Warmelink*
MERRILLVILLE TOWN ENGINEER: JOHN WARMELINK

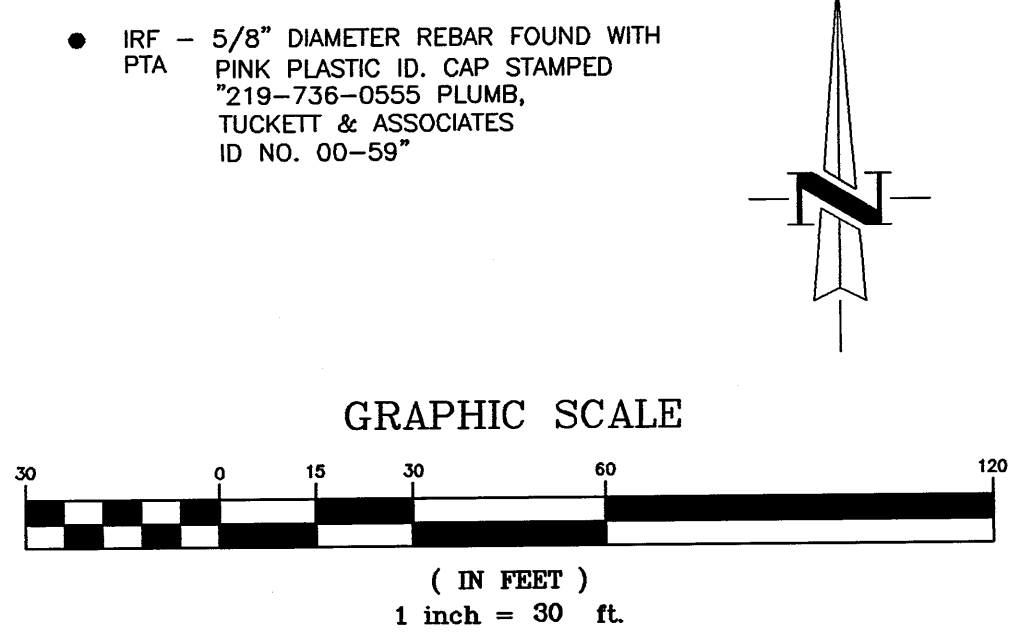
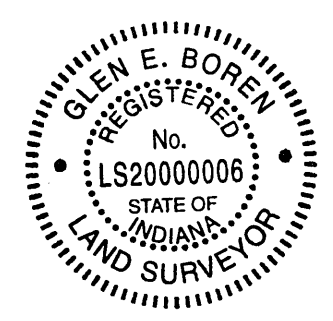


WITNESS MY HAND AND SEAL THIS 14th DAY OF July, 2006.

NOTARY
STATE OF INDIANA) ss:
COUNTY OF LAKE)
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED George M. Dovellos, Gus M. Dovellos, William N. Dovellos
AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF July, 2006.
NOTARY PUBLIC Nicole M. Traumontariis
MY COMMISSION EXPIRES 11-11-06

I, GLEN E. BOREN, 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 17, 2006, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. SEE REFERENCED (HEREON) PLAT OF SURVEY FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES.

G.E.B.
GLEN E. BOREN, L.S.
INDIANA LICENSE NO. LS20000006



FINAL PLAT
ROYAL BRUSH
6707 BROADWAY
MERRILLVILLE, INDIANA
REF. NAME: DOVELLOS

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" = 30'

FINAL PLAT
ROYAL BRUSH
6707 BROADWAY
MERRILLVILLE, IN

DRAWING NUMBER
1

SHEET: 1 OF 1

JOB NO. 506569
SECTION: 10-35-8