

2008 004576 2008 JAN 18 AM 9:50

MICHAEL A. BORG RECORDER

Final Plat of Subdivision of FCL GRIFFITH SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA.

102/41

2008 004576

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("THEORETICAL UNCERTAINTY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION AND SURVEY POINTS FOUND ON THE SURVEYED LINES. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND ON THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR CLASS "A" SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION) AS DEFINED IN 865 IAC 12-7.

RTK-GPS AND ROBOTIC TOTAL STATION WAS USED FOR THE MEASUREMENTS OF ALL SURVEYED POINTS OF THIS SURVEY.

THIS SURVEY HAS BEEN BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SIDEWALK AERIAL PHOTOGRAPHY FROM THE SURVEYOR'S OFFICE; SECTION CORNER RECORD FILES FROM THE SURVEYOR'S OFFICE; DEED RECORDED AS DOCUMENT NUMBER 028332; CORPORATION WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2003 054360; RIDGE GARDENS ADDITION TO THE TOWN OF GRIFFITH RECORDED IN BOOK 35 PAGE 201 DALKAMP'S ADDITION TO THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA RECORDED IN BOOK 44 PAGE 8, ALL ACQUIRED FROM THE LAKE COUNTY RECORDERS OFFICE.

ALL SECTION CORNERS OF SECTION 26 AND THE EAST QUARTER CORNER WERE FOUND AS PERPETRATED BY THE LAKE COUNTY SURVEYOR EXCEPT MONUMENT G19 WHICH WAS SHEARED OFF. THE CENTER OF THE EAST SHAFT WAS LOCATED. FROM THIS INFORMATION THE SECTION WAS BROKEN DOWN BY MEASUREMENT TO ASSIST IN DETERMINING THE EAST AND SOUTH BOUNDARIES OF THE SUBJECT TRACT, AS SHOWN ON THE THEORY OF LOCATION DETAIL HEREON.

UPON REVIEW OF THE DESCRIPTIONS OF THIS AND THE ADJOINING PARCELS, NO GAPS OR OVERLAPS WERE DISCOVERED.

THE DEED DESCRIPTION OF THIS PARCEL DOES NOT MATHEMATICALLY CLOSE. THE DESCRIPTION OF THE PROPERTY CONVEYED FOR ROAD IMPROVEMENTS DOES NOT MATCH THE DESCRIPTION OF THE GRANTORS PROPERTY IN ALL AREAS. THE CENTERLINE OF THE NEW SOUTH LINE OF RIDGE ROAD WAS ESTABLISHED PER THE CORPORATION WARRANTY DEED HOLDING A POINT ON THE WEST 47 FOOT LINE OF BROAD STREET AT A DISTANCE OF 83.34 FEET SOUTH FROM THE NORTHEAST CORNER OF THE GRANTORS PROPERTY WHICH WAS ESTABLISHED 341.90 FEET NORTH OF THE NORTH LINE OF THE SOUTH 602.60 FEET OF THE EAST ONE-THIRD OF THE NORTHWEST QUARTER OF SAID SECTION 26.

THE WEST LINE OF THIS PARCEL WAS ESTABLISHED FROM CONSISTENT MONUMENTATION FOUND ALONG THE EAST LINE OF SAID RIDGE GARDENS ADDITION. THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING THE DEED DIMENSION OF 445.56 FEET NORTH FROM THE NORTH LINE OF THE SOUTH 602.60 FEET OF THE EAST ONE-THIRD OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY AND HAVE BEEN LISTED IN THIS REPORT TO BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND/OR RECORDER'S OFFICE.

THIS SURVEY REFLECTS THE QUESTIONS OF TITLE IN A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 620074411 WITH EFFECTIVE DATE: JULY 5, 2007.

ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 185175 0004 C WITH EFFECTIVE DATE OCTOBER 15, 1982, THIS PROPERTY LIES WITHIN "ZONE C".

THIS PROPERTY IS ZONED B3 GENERAL BUSINESS, ACCORDING TO THE TOWN OF GRIFFITH ZONING DISTRICT MAP ADOPTED DECEMBER 29, 2004.

NO EASEMENTS ARE GRANTED HEREON.

STATEMENT OF INTENT
THE PROPOSED OFFICE BUILDING DEVELOPMENT AT THE SOUTHWEST CORNER OF IN THE INTERSECTION OF RIDGE ROAD AND BROAD STREET WILL BE SERVICED BY UTILITIES OWNED AND MAINTAINED BY THE TOWN OF GRIFFITH.

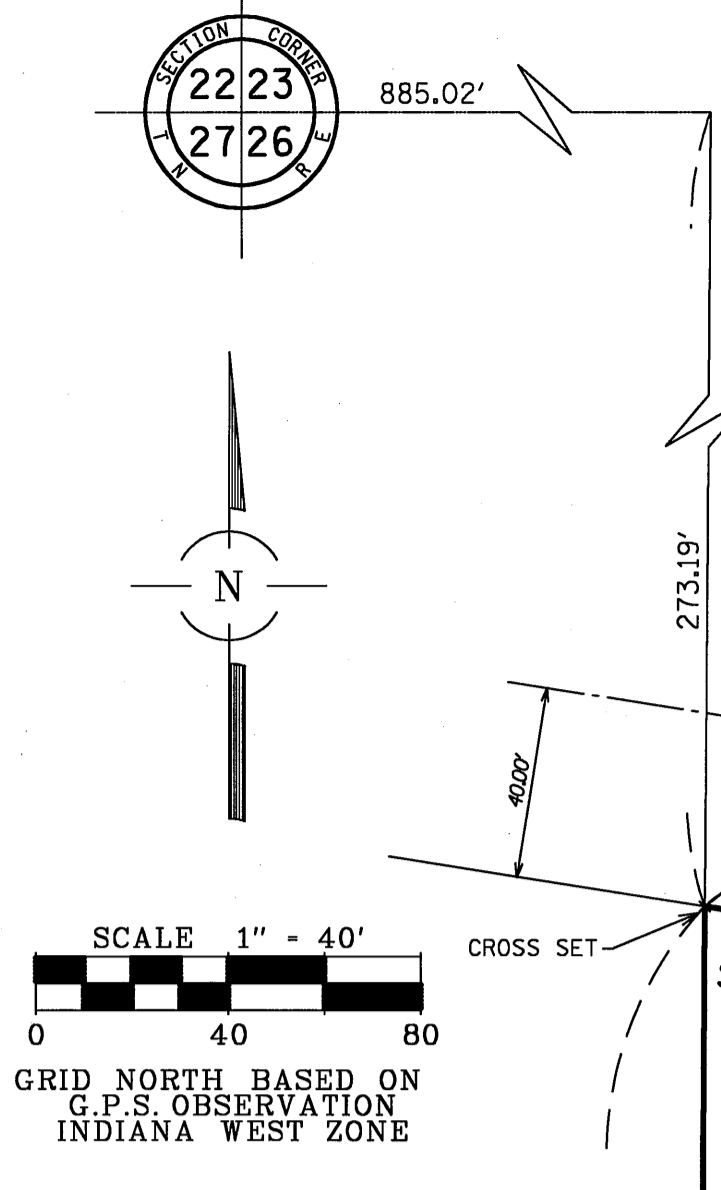
SANITARY SEWAGE
THE SITE WILL BE SERVICED BY A 6" SERVICE LINE CONNECTING TO THE 10" SANITARY SEWER WITHIN THE RIDGE ROAD RIGHT OF WAY. THE SERVICE WILL BE BY GRAVITY. NO PUMPS OR FORCEMAINS ARE REQUIRED FOR THIS DEVELOPMENT. PER CONVERSATIONS WITH THE DONCHE AND/ONDOY, TOWN OF GRIFFITH, THERE IS SUFFICIENT CAPACITY WITHIN THE SANITARY SYSTEM FOR THIS PROPOSED DEVELOPMENT. THE SANITARY SEWAGE PRODUCED BY THE TOWN OF GRIFFITH IS ULTIMATELY CONVEYED TO THE HAMMOND SANITARY DISTRICT TREATMENT PLANT FOR TREATMENT.

WATER SUPPLY
THE SITE WILL BE SERVICED BY AN 8" WATERMAIN THAT PROVIDES WATER TO THE BUILDING FOR FIRE AND DOMESTIC USES. THE SERVICE WILL ALSO SUPPLY WATER TO THE FIRE HYDRANTS THAT PROVIDE FIRE PROTECTION TO THE EXTERIOR OF THE BUILDING. THE 8" WATERMAIN WILL BE CONNECTED TO THE EXISTING 12" WATERMAIN STUB ALONG THE EASTERN PROPERTY LINE, BROAD STREET RIGHT OF WAY. THE STUB LOCATION HAS BEEN DETERMINED PER WATERMAIN ATLAS SHEETS PROVIDED BY THE TOWN OF GRIFFITH.

DRAINAGE
THE SITE WILL HAVE A STORM SYSTEM DESIGNED PER BULLETIN 71 RAINFALL DATA AND WILL CONVEY THE ON-SITE DRAINAGE TO PROPOSED DETENTION POND. THE DETENTION POND WILL BE DESIGNED PER THE MODIFIED RATIONAL METHOD TO RETAIN THE STORM WATER VOLUME REQUIRED. THE RELEASE RATE ALLOWED FOR THE DETENTION POND WILL BE THE 10 YEAR EXISTING CONDITIONS RELEASE RATE. THE STORMWATER IS RELEASED TO THE STORM SEWER WITHIN THE RIDGE ROAD RIGHT OF WAY ALONG THE NORTHERN PROPERTY LINE OF THE SITE.

THERE WILL BE NO DEED RESTRICTION ON THIS PROPERTY.

ALL PLATTED FROM
KEY 26-10-128 & 26-340-1
DELIVERED FOR TRANSMISSION TO
FURNISH ACCEPTANCE FOR TRANSFER
NEW KEY 26-535-1
JAN 18 2008
LAKE COUNTY AUDITOR



PART OF OUTLOT A RIDGE GARDENS ADDITION TO THE TOWN OF GRIFFITH DOCUMENT 375651 NOT INCLUDED
KEY 15-26-0245-0027
OWNER: FOREIT, CLAUDE E TR
DEED: 96076551

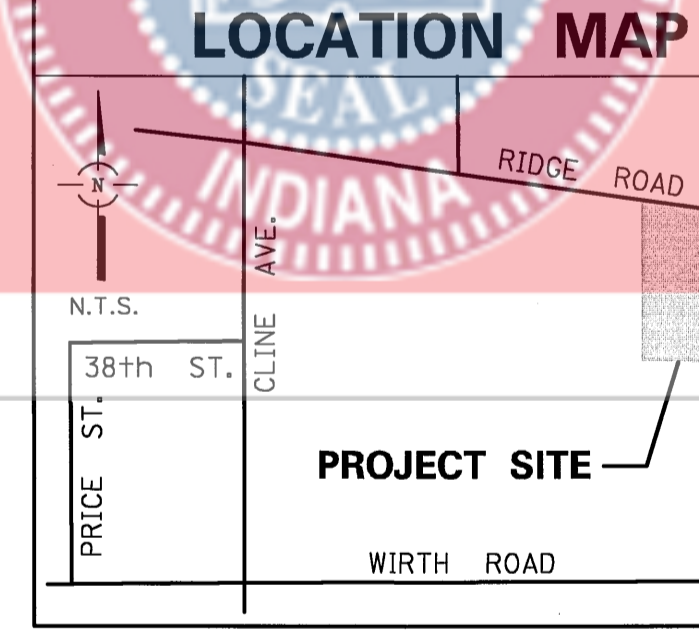
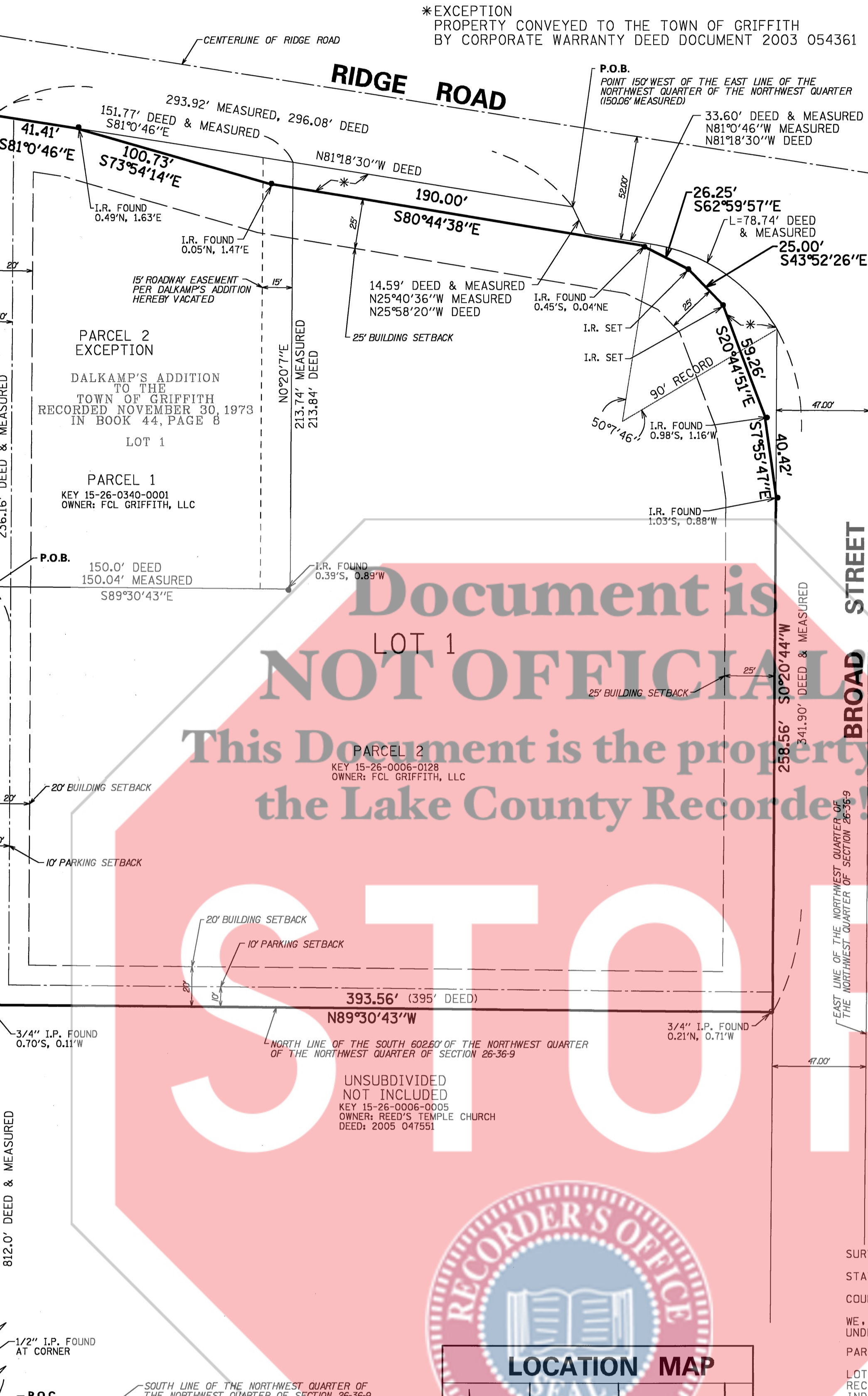
PART OF OUTLOT A RIDGE GARDENS ADDITION TO THE TOWN OF GRIFFITH DOCUMENT 375651 NOT INCLUDED
KEY 15-26-0245-0029
OWNER: FOREIT, CLAUDE E TR
DEED: 2003 054361

WEST LINE OF THE EAST ONE THIRD OF THE NORTHWEST QUARTER OF SECTION 26-36-9 AS MONUMENTED AND OCCUPIED

LOT 14
KEY 15-26-0245-0014
OWNER: OSMSLISKI, ROSEMARY
DEED: 2001 094334

LOT 15
KEY 15-26-0245-0015
OWNER: NICHOLS, TERRY AND KATHY
DEED: 99057136

RIDGE GARDENS ADDITION TO THE TOWN OF GRIFFITH

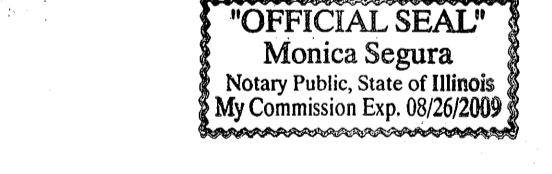


DEED OF DEDICATION
WE, THE UNDERSIGNED, FCL Griffith, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FCL Griffith Subdivision. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, 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 STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 14th DAY OF January, 2008
FCL Griffith, LLC
By: Four Columns Ltd, its Manager
By: Robert L. Stovall, its President

STATE OF ILLINOIS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK, STATE OF ILLINOIS, AND 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 14th DAY OF January, 2008

Monica Segura
NOTARIAL PUBLIC



STATE OF INDIANA
COUNTY OF LAKE
SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA
THIS 12 DAY OF DECEMBER, 2007

Ross Bears
Ross Bears
PRESIDENT

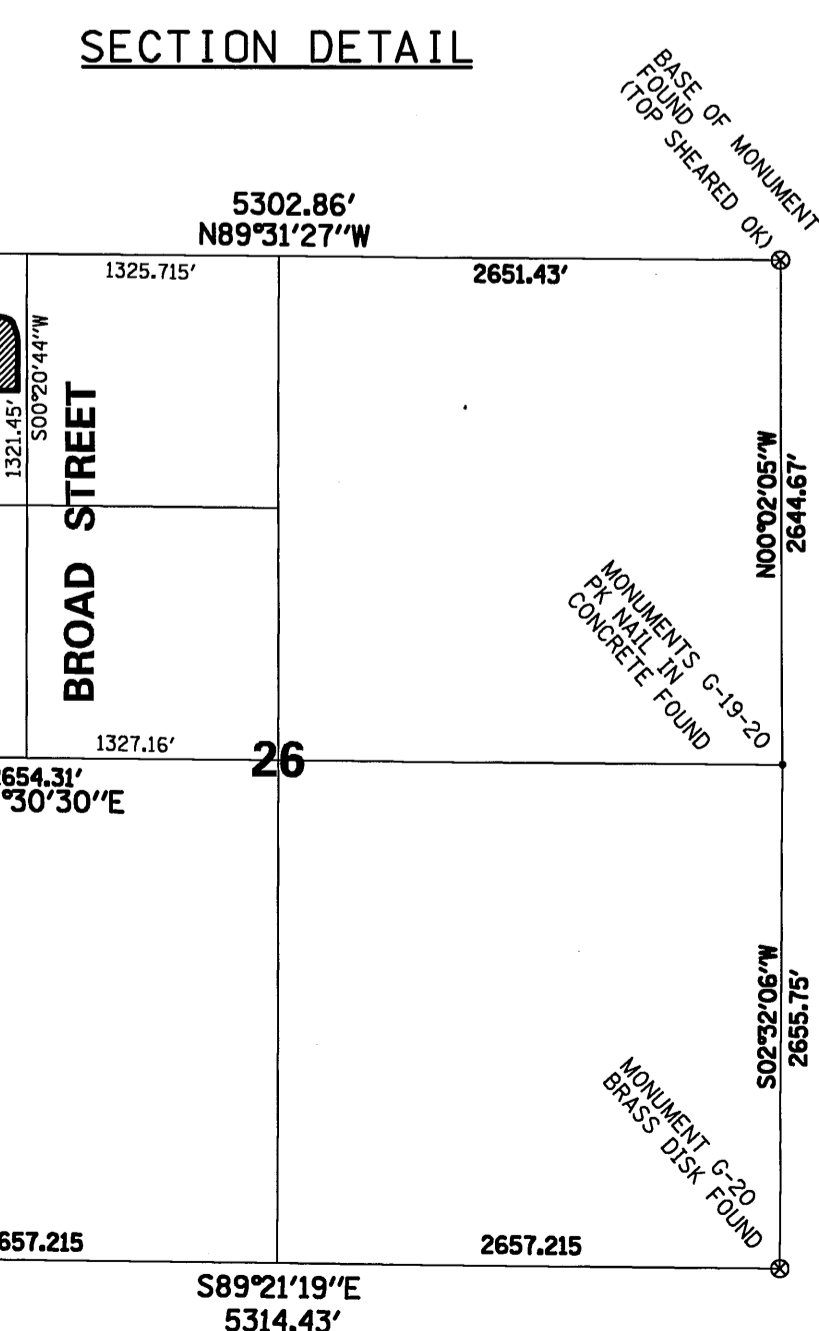
Dave Maglish
Dave Maglish
SECRETARY

EASEMENT VACATION APPROVED AND ACCEPTED
ACCEPTED: Susan E. Manshum DATE: 12/18/07
A/T - By: Susan E. Manshum, Manager/Right of Way

ACCEPTED: Jon F. Nadolski DATE: 12/20/07
NORTHERN INDIANA PUBLIC SERVICE COMPANY
By: Jon F. Nadolski, Leader/Field Engineering

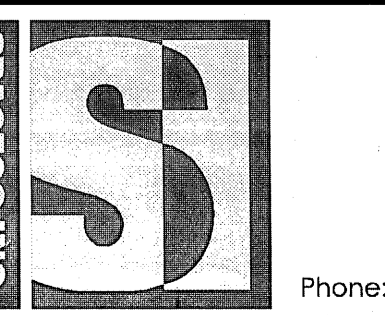
OWNER & SUBDIVIDER:
FCL GRIFFITH, LLC
1325 SANDBURG TERRACE
CHICAGO, IL 60610
(312) 568-4400

ENGINEER & SURVEYOR
SPACECO, INC.
9575 W. HIGGINS ROAD
SUITE 700
ROSEMONT, IL 60018



REVISIONS

12/06/07
11/29/07
11/28/07
10/22/07
10/19/07
10/17/07



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
DATE: 9/27/07
JOB NO: 5597
FILENAME: 97SUB01.DGN
SHEET 1 OF 1
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

