

102/87

2008-044272

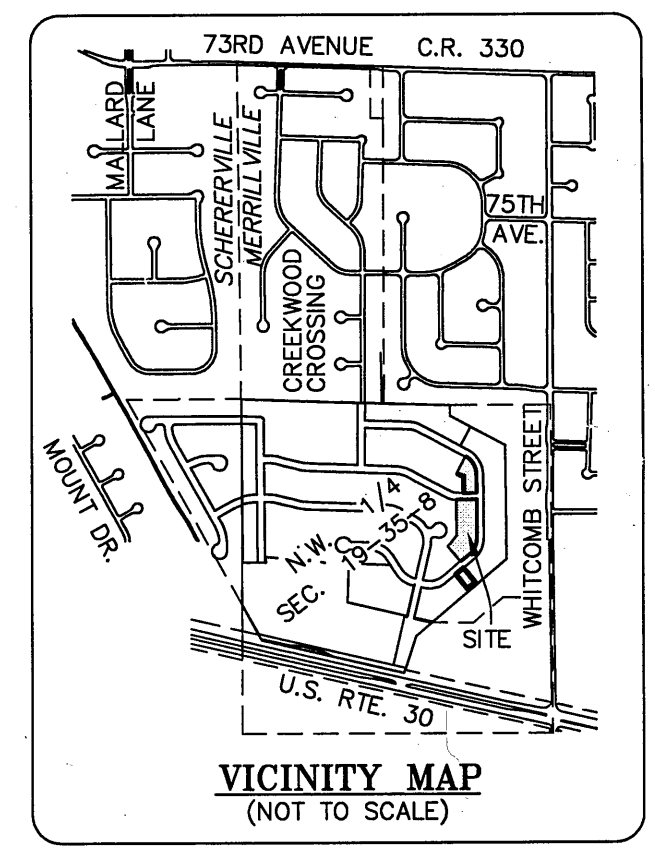
208

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2008 JUN 17 PM 2:38  
MICHAEL A. BROWN  
RECORDER

# FOX MOOR, UNIT 1B

## AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA

BOOK 102 PAGE 87  
BOOK 102 PAGE 81



0.03 AC PLATTED  
FROM 15-118-33  
NEW KEY 15-863-170-11  
LOTS 26, 35 TO 39,  
60 461

**LEGAL DESCRIPTION:**  
THREE PARCELS OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN MERRILLVILLE, INDIANA, THE FIRST PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 34 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 51, PAGE 39 (SHEET 4) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 906.96 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 298.09 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO THE POINT OF BEGINNING, SAID POINT BEING 478.69 FEET NORTHEASTERLY OF (AS MEASURED ALONG SAID WESTERLY LINE) THE SOUTHWEST CORNER OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE CONTINUING SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 80.00 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 40 DEGREES 12 MINUTES 58 SECONDS WEST, 150.00 FEET; THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 80.00 TO A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 40 DEGREES 12 MINUTES 58 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING, SAID FIRST PARCEL CONTAINING 0.28 ACRES MORE OR LESS;

ALSO, THE SECOND PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT SAID POINT "A", THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 119.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY 201.92 FEET ALONG SAID CURVE TO A POINT HERINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 302.30 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS WEST, 146.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY 3.54 FEET ALONG SAID CURVE; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST, 289.39 FEET; THENCE SOUTH 38 DEGREES 27 MINUTES 53 SECONDS WEST, 87.52 FEET; THENCE SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 20.03 FEET; THENCE SOUTH 40 DEGREES 12 MINUTES 58 SECONDS EAST, 150.00 FEET; THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 82.19 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY 149.24 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING, SAID SECOND PARCEL CONTAINING 1.63 ACRES MORE OR LESS;

ALSO, THE THIRD PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT SAID POINT "B", THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 503.82 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST, 141.53 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS WEST, 98.91 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 132.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.62 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 05 SECONDS WEST, 38.88 FEET; THENCE NORTH 28 DEGREES 18 MINUTES 41 SECONDS EAST, 149.27 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, AND A CHORD THAT BEARS SOUTH 28 DEGREES 27 MINUTES 10 SECONDS EAST, 159.29 FEET; THENCE SOUTHEASTERLY 165.78 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING, SAID THIRD PARCEL CONTAINING 0.62 ACRES MORE OR LESS.

**UTILITY EASEMENT**  
EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING NORTHWEST INDIANA WATER COMPANY, MERRILLVILLE CONSERVATORY DISTRICT, AMERTECH 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.

**DEED OF DEDICATION:**  
IT, THE UNDERSIGNED, GCC MERRILLVILLE VENTURE LLC, DO HEREBY CERTIFY THAT IT HAS 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 FOX MOOR, UNIT 1B. ALL STREETS AS SHOWN AND DESCRIBED HEREON AS "APPURTENANT ROAD DEDICATION" 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

GCC MERRILLVILLE VENTURE LLC  
(PRINTED NAME): Joe M. Gupta, Manager  
WITNESS MY HAND AND SEAL THIS 14th DAY OF June, 2008.

**NOTARY**  
STATE OF INDIANA, SS:  
COUNTY OF LAKE  
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,  
PERSONALLY APPEARED Joe M. Gupta

AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.  
WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF June, 2008.

**NOTARY PUBLIC**  
Krishna R. Gupta  
MY COMMISSION EXPIRES \_\_\_\_\_

**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.

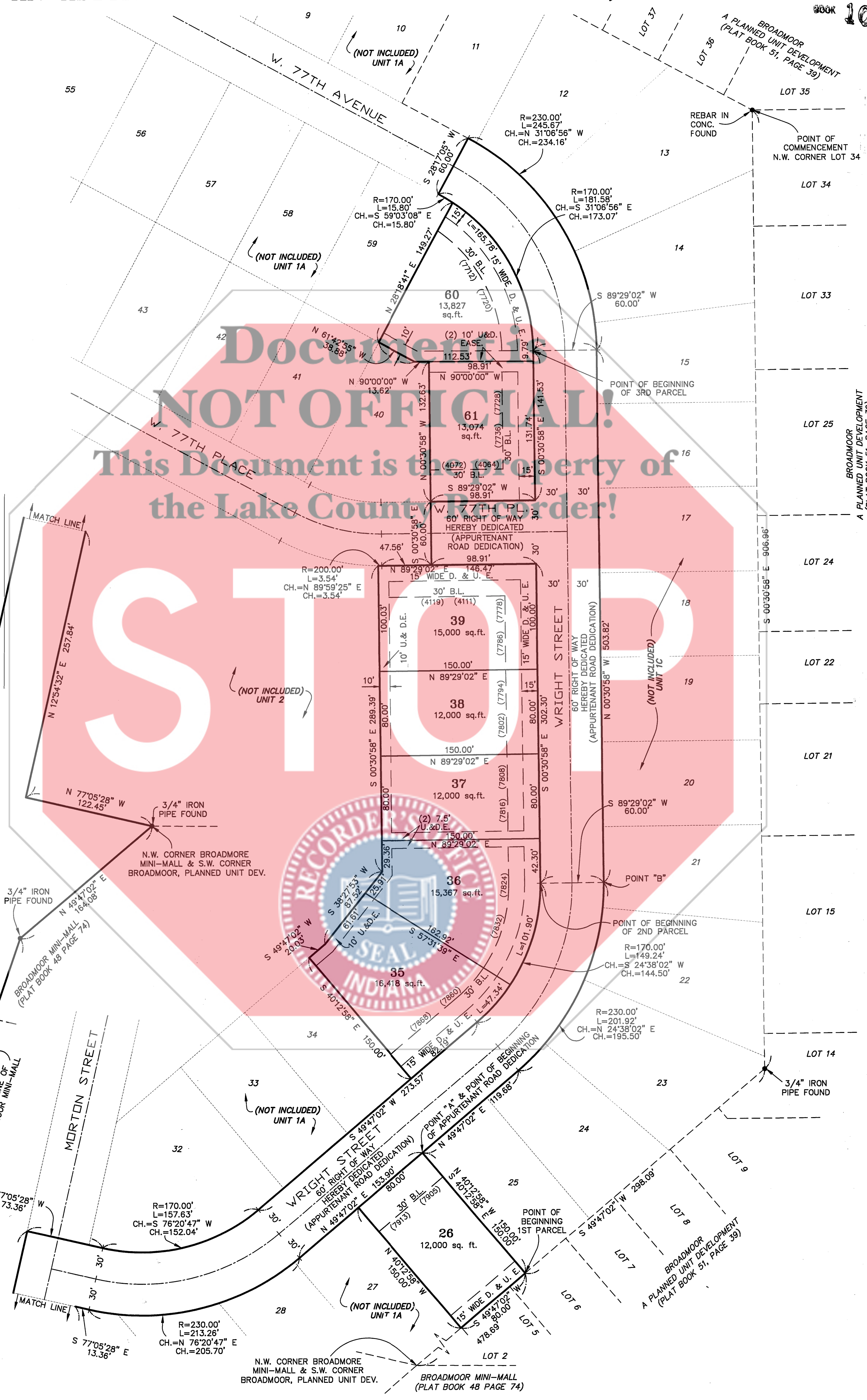
**PLAN COMMISSION APPROVAL STATEMENT**  
UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN BOARD OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MERRILLVILLE AS FOLLOWS:  
APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD April 15, 2007

**PRESIDENT:** Shawn Pettit  
(PRINTED NAME): SHAWN PETTIT

**SECRETARY:** Drew Sterley  
(PRINTED NAME): DREW STERLEY

**TOWN ENGINEER CERTIFICATION**  
THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE.  
SIGNATURE: Steve Benczik  
STEVE BENCZIK, PE  
MERRILLVILLE TOWN ENGINEER

LINCOLN HIGHWAY  
U.S. HWY. NO. 30



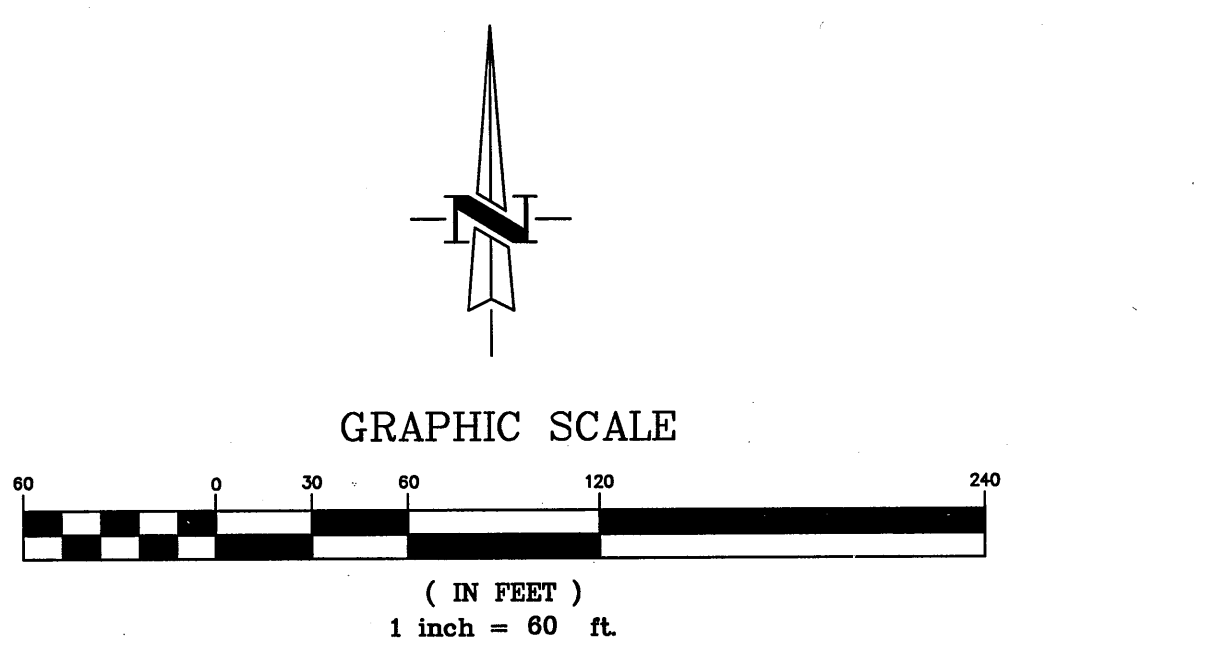
**LEGAL DESCRIPTION (APPURTENANT ROAD DEDICATION):**  
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN MERRILLVILLE, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 34 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 51, PAGE 39 (SHEET 4) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 906.96 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 298.09 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO A POINT BEING 478.69 FEET NORTHEASTERLY OF (AS MEASURED ALONG SAID WESTERLY LINE) THE SOUTHWEST CORNER OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE NORTH 40 DEGREES 12 MINUTES 58 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 119.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY 201.92 FEET ALONG SAID CURVE; THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET AND A CHORD THAT BEARS SOUTH 31 DEGREES 06 MINUTES 58 SECONDS EAST, 173.07 FEET; THENCE SOUTHEASTERLY 181.58 FEET ALONG SAID CURVE; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST, 141.53 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 02 SECONDS WEST, 98.91 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 132.63 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.62 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 05 SECONDS WEST, 38.88 FEET; THENCE NORTH 28 DEGREES 18 MINUTES 41 SECONDS EAST, 149.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE WESTERLY 157.63 FEET ALONG SAID CURVE; THENCE NORTH 77 DEGREES 05 MINUTES 28 SECONDS WEST, 73.36 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 32 SECONDS WEST, 317.84 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 28 SECONDS EAST, 98.91 FEET; THENCE SOUTH 13 DEGREES 05 MINUTES 28 SECONDS WEST, 20.00 FEET; THENCE SOUTH 13 DEGREES 05 MINUTES 28 SECONDS WEST, 396.81 FEET TO THE NORTH LINE OF A 40 FOOT WIDE FRONTAGE ROAD DESCRIBED TO THE LAKE COUNTY BOARD OF COMMISSIONERS IN DOCUMENT NUMBER 175806, RECORDED ON NOVEMBER 13, 1972 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 76 DEGREES 54 MINUTES 00 SECONDS EAST, 77.23 FEET ALONG SAID NORTH LINE TO THE WESTERLY LINE OF BROADMOOR MINI-MALL AS SHOWN IN PLAT BOOK 48, PAGE 74 IN SAID RECORDER'S OFFICE; THENCE NORTH 18 DEGREES 56 MINUTES 15 SECONDS EAST, 287.29 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 164.08 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID BROADMOOR MINI-MALL; THENCE NORTH 77 DEGREES 05 MINUTES 28 SECONDS WEST, 122.45 FEET; THENCE NORTH 12 DEGREES 54 MINUTES 32 SECONDS EAST, 257.84 FEET; THENCE SOUTH 13 DEGREES 05 MINUTES 28 SECONDS EAST, 13.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE EASTERLY 213.26 FEET ALONG SAID CURVE; THENCE NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 153.90 FEET TO THE POINT OF BEGINNING, CONTAINING 3.5 ACRES MORE OR LESS.

**REFERENCE SURVEY:**  
THIS PLAT IS BASED ON AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S07149, LAST REVISED 7/3/07.

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 MAY 15, 2008, 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.

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

B.L. - BUILDING LINE  
U.&D.E. - UTILITY & DRAINAGE EASEMENT  
E.A.S.E. - EASEMENT  
(xxxx) - ADDRESS



DRAWN BY: G.B.  
DATE: 3/6/08  
CHECKED BY: G.B.  
DATE: 3/6/08  
REVISIONS  
1 5/6/08 APPURTENANT ROAD DEDICATION  
2 5/9/08 ROAD DIM. AT LOT 60  
3 5/19/08 ADDRESSES, W. LINE MORTON

FOX MOOR, UNIT 1B  
FINAL PLAT  
U.S. RTE 30  
MERRILLVILLE, INDIANA  
GCC, MERRILLVILLE VENTURE, LLC

Plumb  
Tucket  
& Associates  
SURVEYORS • ENGINEERS • ARCHITECTS  
64 West 67th Place, Merrillville, IN 46410  
(219) 756-0555 • FAX (219) 769-0178  
www.plumbtucket.com

PLOT SCALE: 1"=100'  
FINAL  
PLAT  
FOX MOOR  
UNIT 1B  
DRAWING NUMBER  
1  
SHEET: 1 OF: 1  
JOB NO. S03778  
SECTION: 19-35-8