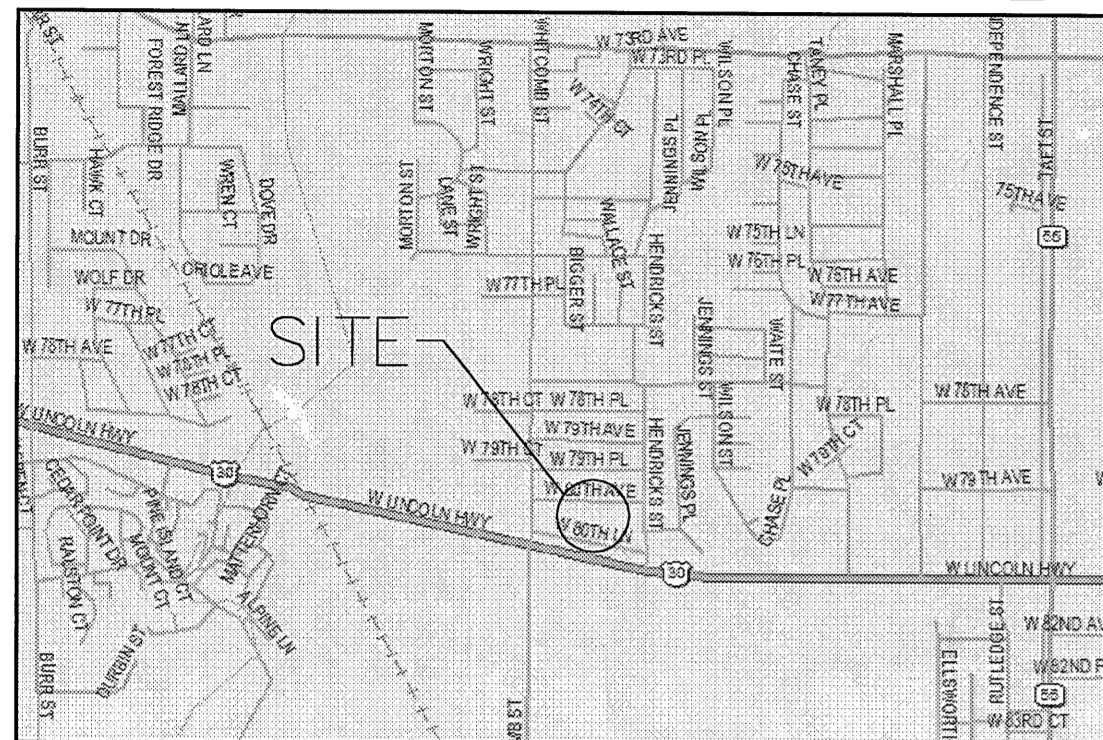


2008-062989  
103/23

# FINAL PLAT OF RESUBDIVISION OF PART OF OUTLOT "A" IN LINCOLN GARDENS MERRILLVILLE, INDIANA

BOOK 103-23  
2008 062989  
2008 SEP-8 AM 11:26  
MICHAEL A. BROWN  
RECORDER

PLATTED FROM  
45-12-19-254-017.000-030  
-018  
D.L.  
8  
LOT 1



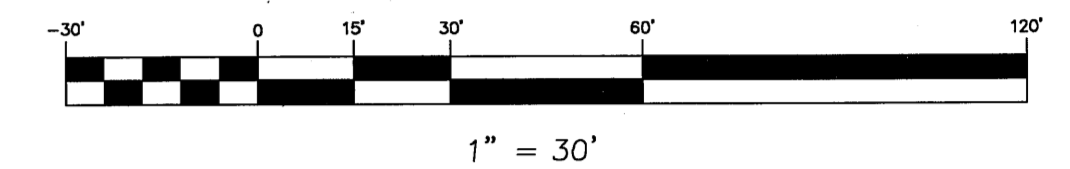
VICINITY MAP  
NOT TO SCALE

### LEGAL DESCRIPTION

PARCEL 1: THE WEST 50 FEET OF THE EAST 355 FEET OF OUTLOT "A", LINCOLN GARDENS, AS SHOWN IN PLAT BOOK 33, PAGE 100, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: THE WEST 50 FEET OF THE EAST 405 FEET OF OUTLOT "A", LINCOLN GARDENS, AS SHOWN IN PLAT BOOK 33, PAGE 100, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

### GRAPHIC SCALE



### BUILDING USE RESTRICTION

BUILDING USE IS RESTRICTED TO SINGLE OCCUPANCY PROFESSIONAL OFFICE, SUCH AS BUT NOT LIMITED TO: ACCOUNTANT, ADVERTISING, BOOKKEEPING, INSURANCE, LEGAL, TRAVEL, TAX PREPARATION, OR SIMILAR SERVICES.

### BUILDING ENCROACHMENT EASEMENT PROVISIONS

A TEMPORARY EASEMENT IS HEREBY GRANTED TO LAKE COUNTY TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 16, 1995 AND KNOWN AS TRUST No. 4686, IT'S ASSIGNS AND/OR SUCCESSORS, FOR THE PURPOSE OF AN EXISTING BUILDING ENCROACHMENT, AS SHOWN ON A PLAT OF SURVEY PREPARED BY V3 COMPANIES OF ILLINOIS, LTD. DATED NOVEMBER 2, 2007 WITH A REVISION DATE OF FEBRUARY 1, 2008. THIS EASEMENT SHALL TERMINATE UPON THE REMOVAL OF SAID BUILDING ENCROACHMENT.

### PLAN COMMISSION APPROVAL

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 15<sup>th</sup>  
*John A. Shaw*  
PRESIDENT  
*Debra Stearns*  
SECRETARY

### TOWN ENGINEER'S CERTIFICATION

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

*Steve Benzil*  
TOWN ENGINEER  
DATE 8/22/08

### LAND SURVEYOR'S STATEMENT

I, DONALD R. WILLIAMS, JR., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 03, 2007, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Donald R. Williams, Jr.*  
DONALD R. WILLIAMS, JR.  
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20600012  
MY LICENSE EXPIRES ON JULY 31, 2010  
DATE 6/25/08

WEST LINE - NORTHEAST 1/4  
SEC 19-35-8

WHITCOMB STREET

### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE C) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA (COMMUNITY PANEL NO. 180138 0005 B) EFFECTIVE DATE OCTOBER 15, 1981.

### DEED OF DEDICATION

WE THE UNDERSIGNED, JOHN TOWNSEND AND CATHIE TOWNSEND H&W, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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 SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FINAL PLAT OF RESUBDIVISION OF PART OF OUTLOT "A", LINCOLN GARDENS, AN ADDITION TO THE TOWN OF MERRILLVILLE. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS 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 LECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 14 DAY OF July, 2008.

*John Townsend*  
JOHN TOWNSEND  
*Cathie Townsend*  
CATHIE TOWNSEND

### NOTARY CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE )SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN TOWNSEND AND CATHIE TOWNSEND H&W 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

14 DAY OF July, 2008.  
*Asst. Notary Public*  
NOTARY PUBLIC  
3/22/09  
MY COMMISSION EXPIRES

### LEGEND

—	PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY LINE
- - - -	EXISTING LOT LINE
- - - - -	EX. & PRO. CENTERLINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	EX. & PRO. BUILDING SETBACK LINE
○ FIR	FOUND IRON ROD
○ FPK	FOUND PK NAIL
● SPK	SET PK NAIL
● SIP	SET IRON PIPE
● SCM	SET CONCRETE MONUMENT WITH IRON PIPE

### ABBREVIATIONS

N	NORTH	(REC)	RECORD DATUM
S	SOUTH	MEAS.	MEASURED DATUM
E	EAST	[CALC]	CALCULATED DATUM
W	WEST	<DEED>	INFORMATION TAKEN FROM DEED
CB	CHORD BEARING	U.E.	UTILITY EASEMENT
A	ARC LENGTH	P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS	D.E.	DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT	I.E.	INGRESS & EGRESS EASEMENT
P.O.B.	POINT OF BEGINNING		

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REFLECT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: *Asst. Notary Public*



### BASIS OF BEARINGS

ASSUMED THE EAST LINE OF OUTLOT "A" TO BE SOUTH 0°00'00" EAST.

### AREA

21,713 SQ. FT.  
0.4985 ACRES +/-



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**IN ARCHITECTS & PLANNERS, INC.**  
COURTHOUSE SQUARE, SUITE 305  
CROWN POINT, IN 46307  
219.663.6046

### REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	06/25/08	REVISED PER TOWN COMMENTS			

### FINAL PLAT OF RESUBDIVISION

PARCELS 10 & 12 IN OUTLOT "A"		Project No: 07232
Group No: V04.1		SHEET NO. 1 of 1
DRAFTING COMPLETED: 1/07/08	DRAWN BY: SJT	PROJECT MANAGER: DRW
FIELD WORK COMPLETED: 10/03/07	CHECKED BY: BA	SCALE: 1" = 30'