

103/40

2008-076568

ROHRMAN ESTATE REPLAT AN ADDITION TO THE TOWN OF SCHERERVILLE 76568

STATE OF INDIANA
LAKE COUNTY
PLUMB TUCKETT & ASSOCIATES, INC.
2008 NOV 10 AM 9:21
MICHAEL A. BROWN
RECORDER

20.00
Cash
P.B.

335

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 IN ROHRMAN ESTATE, AN ADDITION TO THE TOWN OF SCHERERVILLE AS SHOWN IN PLAT BOOK 88, PAGE 68 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF PARCEL "B" AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S00511, DATED APRIL 20, 2000, RECORDED IN SURVEY RECORD BOOK 07, PAGE 06 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B", SAID CORNER BEING THE NORTHEAST CORNER OF LOT 1 IN ROHRMAN ESTATE AS SHOWN IN PLAT BOOK 88, PAGE 68 IN SAID RECORDER'S OFFICE, THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST (BASIS OF BEARINGS IS PER SAID ROHRMAN ESTATE PLAT), 153.22 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 71 DEGREES 20 MINUTES 51 SECONDS EAST, 73.53 FEET TO A 5/8-INCH REBAR WITH A PLUMB, TUCKETT AND ASSOCIATES, INC. IDENTIFICATION CAP (P.T.A. CAP); THENCE NORTH 03 DEGREES 27 MINUTES 43 SECONDS WEST, 130.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B", SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A P.T.A. CAP; THENCE SOUTH 89 DEGREES 09 MINUTES 58 SECONDS WEST, 64.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES MORE OR LESS.

ALTERNATE LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT ONE IN ROHRMAN ESTATE ADDITION TO THE TOWN OF SCHERERVILLE AS SHOWN IN PLAT BOOK 88, PAGE 68 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE NORTH 89 DEGREES 09 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS FOR THIS DESCRIPTION IS PLAT OF ROHRMAN ESTATE), ALONG THE SOUTHERLY LINE OF LOT 21 IN HARVEST MANOR ADDITION, UNIT NUMBER 1, SECTION NUMBER 6 AS SHOWN IN PLAT BOOK 69, PAGE 42 IN SAID RECORDER'S OFFICE, 64.00 FEET; THENCE SOUTH 03 DEGREES 27 MINUTES 43 SECONDS EAST, 130.86 FEET; THENCE SOUTH 71 DEGREES 20 MINUTES 51 SECONDS WEST, 73.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE OF ROHRMAN ESTATE; THENCE ALONG THE FOLLOWING FOUR COURSES OF SAID ROHRMAN ESTATE: 1.) SOUTH 53 DEGREES 15 MINUTES 00 SECONDS WEST, 158.95 FEET; 2.) NORTH 44 DEGREES 21 MINUTES 31 SECONDS WEST, 242.79 FEET; 3.) NORTH 45 DEGREES 28 MINUTES 06 SECONDS EAST, 101.39 FEET; 4.) NORTH 89 DEGREES 09 MINUTES 58 SECONDS EAST, 286.24 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF SCHERERVILLE, COUNTY OF LAKE, STATE OF INDIANA.

STATE OF INDIANA
COUNTY OF LAKE

WE, PATRICK D. MORLEY AND DIANA I. MORLEY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY HEREIN DESCRIBED AND THAT OF OUR OWN FREE WILL AND ACCORD HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS HEREON SHOWN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROHRMAN ESTATE REPLAT, AN ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA. THE STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF SCHERERVILLE.

STATE OF INDIANA
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED PATRICK D. MORLEY AND DIANA I. MORLEY AND EACH, SEPARATELY AND SEVERALLY, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESSED MY HAND AND NOTARIAL SEAL THIS 21ST DAY OF September, 2008. MY COMMISSION EXPIRES 11/11/2011.

COUNTY OF RESIDENCE: Porter
STATE OF INDIANA
COUNTY OF LAKE

I, KENNETH GEMBALA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT AND DESCRIPTION CORRECTLY REPRESENTS A LAND SURVEY COMPLETED BY PLUMB, TUCKETT AND ASSOCIATES INC. ON AUGUST 15, 2008; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION AND TYPE ARE TO THE BEST OF MY KNOWLEDGE ACCURATELY SHOWN AND EXECUTED IN ACCORDANCE WITH 865 IAC 1-12-1 (RULE 12).

KENNETH GEMBALA
REGISTERED LAND SURVEYOR
IND. REG. NO. S0568



STATE OF INDIANA
COUNTY OF LAKE

SUBMITTED TO AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, AT A MEETING HELD THE 13TH DAY OF October, 2008.

BY: William R. Davis
PLAN COMMISSION PRESIDENT
(PRINTED NAME)

ATTEST: Jeffrey Hunt
PLAN COMMISSION SECRETARY
(PRINTED NAME)

STATE OF INDIANA
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED William R. Davis AND Jeffrey Hunt AND EACH, SEPARATELY AND SEVERALLY, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESSED MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF October, 2008, A.D.

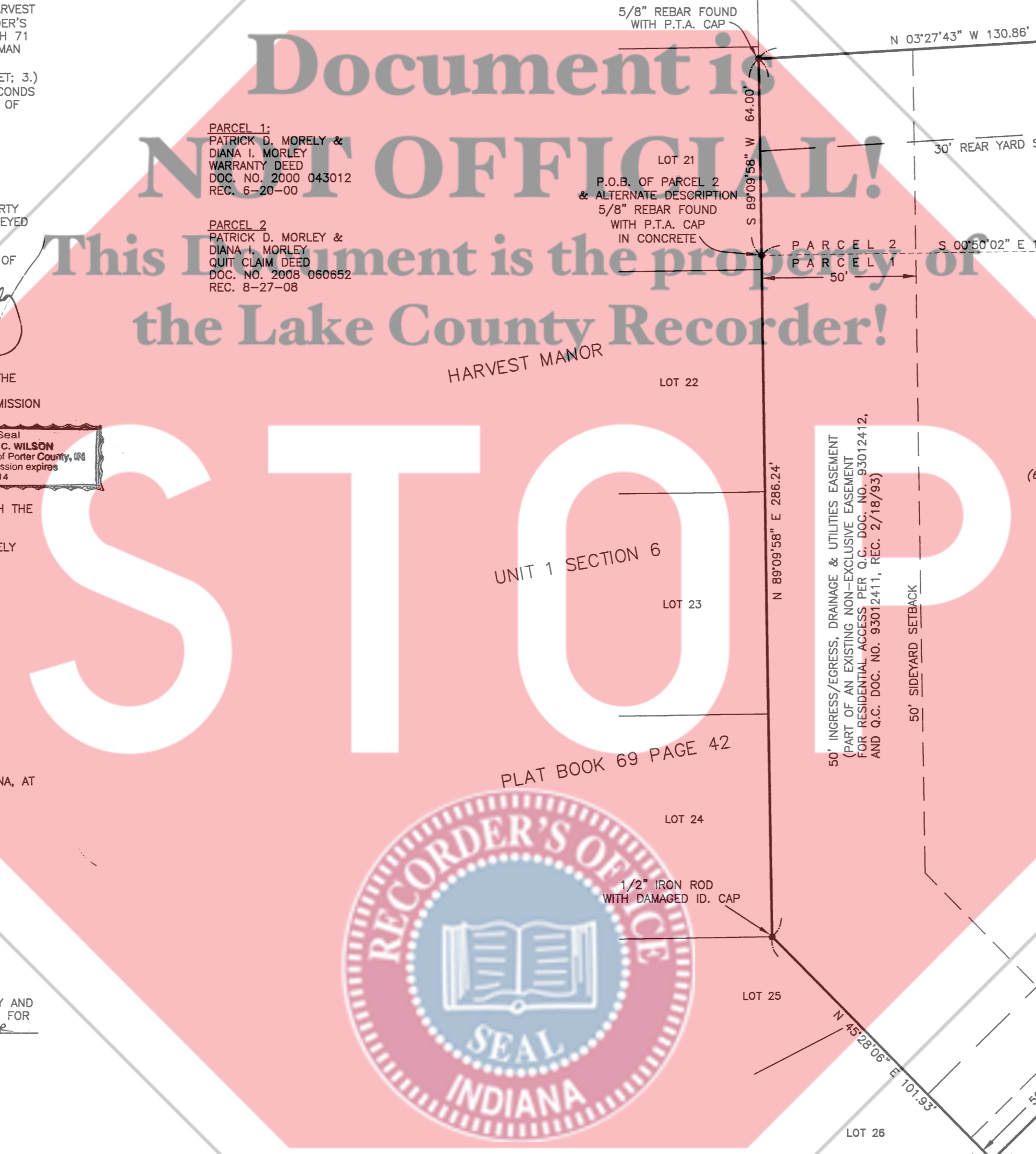
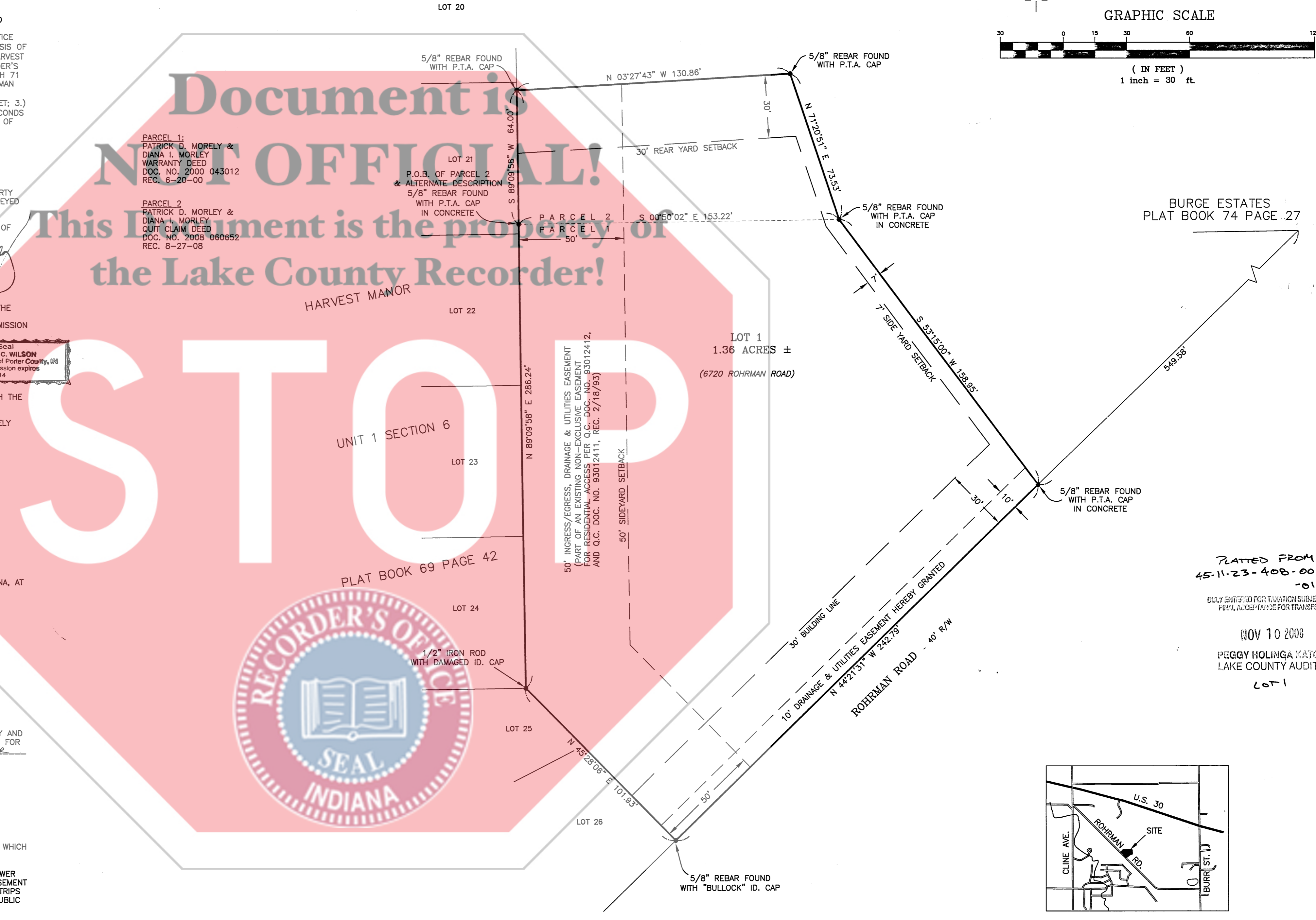
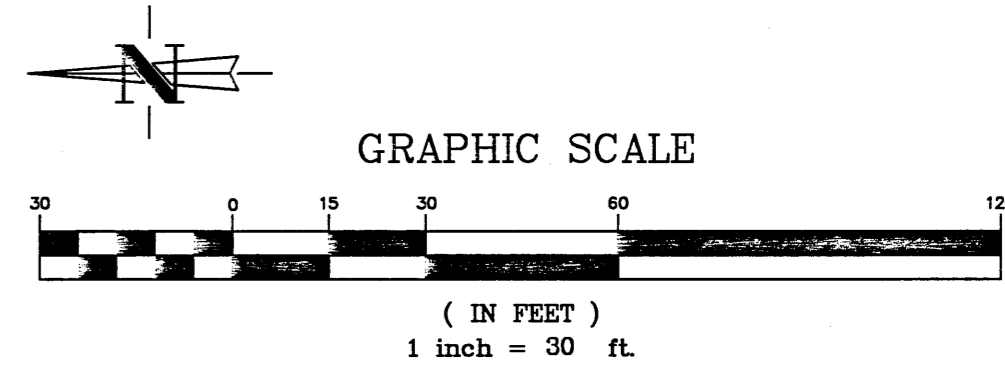
MY COMMISSION EXPIRES: 5/25/2016
COUNTY OF RESIDENCE: Lake
NOTARY: Dawn S. J. J. J.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINE AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", AS FURTHER DESCRIBED HEREFTER, RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY, THE TOWN OF SCHERERVILLE AND CABLE TELEVISION COMPANIES, JOINTLY AND SEVERALLY, TOGETHER WITH THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERRECT, CONSTRUCT, RENEW, REPAIR, OPERATE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES AND WIRES, BOTH OVERHEAD AND UNDERGROUND, IN, UPON AND ALONG AND OVER THOSE STRIPS OF GROUND DESIGNATED ON THE PLAT BY DOTTED LINES AND MARKED "EASEMENT" INCLUDING THOSE IMMEDIATE AREAS NOT SO MARKED BUT EXTENDING FROM SAID STRIPS OF GROUND, WHEREUPON OVERHEAD OR UNDERGROUND FACILITIES AS STATED ABOVE SHALL EXIST FOR THE DIRECT SERVICE TO THE REAL ESTATE HEREIN PLATTED, FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE, INCLUDING THE RIGHT TO USE SAID EASEMENT FOR THE CONVEYANCE, CHANNELING, COLLECTION AND DISPERSAL OF SURFACE WATER RUNOFF AND THE RIGHT TO USE BOTH PUBLIC AND PRIVATE STREET RIGHT-OF-WAYS WHEN NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID, AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SARPLINGS THAT INTERFERE WITH THE NORMAL USE, OPERATION OR MAINTENANCE OF ANY SUCH UTILITY EQUIPMENT, TOGETHER WITH THE RIGHT TO GRADE OR RE-GRADE THE SURFACE OR TO REMOVE OBSTRUCTIONS TO SURFACE DRAINAGE. NO PERMANENT BUILDING OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, PLANTING, LANDSCAPING, FENCING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SAID PUBLIC UTILITY AND DRAINAGE PURPOSES.

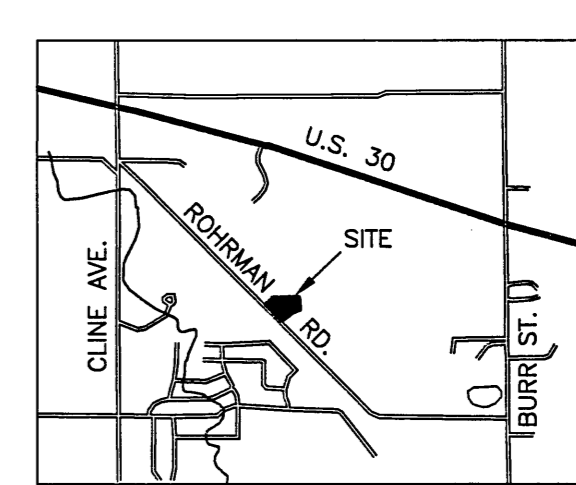
FLOOD HAZARD STATEMENT: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). ALL OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE C, AREA OF MINIMAL FLOODING, AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL # 180142 0005 B OF THE FIRM FOR SCHERERVILLE, INDIANA, DATED MAY 1, 1980.

REPLAT NOTE:
THE PURPOSE OF THIS REPLAT IS TO COMBINE PARCEL 2 (DESCRIBED HEREON) WITH THE PREVIOUSLY PLATTED LOT 1 (ROHRMAN ESTATE) TO CREATE A NEW (LARGER) LOT 1 AND HEREBY REESTABLISH THE SETBACK LINES BASED ON THE NEW LOT 1 AS SHOWN HEREON.



BURGE ESTATES
PLAT BOOK 74 PAGE 27

PLATTED FROM
45-11-23-408-009.000-036
-010
DAILY ENTERED FOR TAXATION SUBJECT TO
FIRST ACCEPTANCE FOR TRANSFER
NOV 10 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOT 1



BASIS OF BEARINGS: N 89°09'58\" E, ALONG THE SOUTH LINE OF HARVEST MANOR UNIT 1, SECTION 6.
SEE PLAT OF SURVEY BY PLUMB TUCKETT & ASSOCIATES INC. DATED APRIL 20, 2000 AND RECORDED IN SURVEY RECORD BOOK 07, PAGE 06 AND PLAT OF SURVEY BY PLUMB TUCKETT & ASSOCIATES INC. DATED AUGUST 15, 2008 AND RECORDED IN SURVEY RECORD BOOK 19, PAGE 45.
P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.
P.O.B. - POINT OF BEGINNING

DRAWN BY: G.B.	DATE: 8-15-08	CHECKED BY: K.O.G.	DATE: 8-15-08
REVISIONS	FLOOD ZONE DESIGNATION	ALTERNATE DESCRIPTION ADDED	
1	8-20-08		
2	9-24-08		
ROHRMAN ESTATE FINAL SUBDIVISION PLAT SCHERERVILLE, INDIANA PART OF SEC. 23-35-9 LAKE COUNTY, INDIANA			

Plumb Tucket & Associates
SURVEYORS • ENGINEERS • ARCHITECTS
64 West 67th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtucket.com

FILE: /648/08648 PLAT OF SUB R-2.DWG	PLOT SCALE: 1"=30'
ROHRMAN ESTATE REPLAT FINAL SUBDIVISION PLAT	DRAWING NUMBER 1
SHEET: 1 OF: 1	JOB NO. 508648 SECTION: 23-35-9