

2009 021945

2009-021945

CENTRAL PARK AN ADDITION TO THE TOWN OF DYER

103/63

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

25 APR - 6 AM 10:00
MICHAEL A. BROOKS
RECORDER

BOOK 103 PAGE 63

3266.17' N 0° 21' 28" E
3224.16' N 0° 21' 28" E

FND. 2 I.R. BENT

MARVIN & SALLY DEJONG
DOC. 97005798

KEITH A MURRAY
DOC. 2003 128217

TOWN OF DYER INDIANA REDEVELOPMENT AUTHORITY
PARCEL # 12-14-0002-0002
DOC. 2007 012881

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LOT 1

AREA = 3310698.34 SF
76.034 ACRES ±

SECTION

N.T.S.

CURVE DATA

RADIUS	6089.01'
ARC LENGTH	1106.56'
TANGENT	554.18'
CHORD	1105.04'
CHORD BEARING	S 75° 45' 53" E
CENTRAL ANGLE	10° 24' 45"

UTILITY EASEMENTS

EASEMENTS FOR UTILITIES AND DRAINAGE ARE HEREBY GRANTED TO THE TOWN OF DYER, ALL PUBLIC UTILITY COMPANIES INCLUDING 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 AS NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SUCH EASEMENT, BUT SOME 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.

DRAINAGE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE AND THE TOWN OF DYER FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR CONDUIT, UPON AND ALONG THE STRIPS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

PARCEL DESCRIPTION

THE WEST 77 ACRES OF THE EAST 117 ACRES OF THE WEST 171.54 ACRES OF THAT PART LYING NORTH OF THE RIGHT OF WAY OF THE JOLIET AND NORTHERN RAILWAY OF THE WEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF DYER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS
COMMENCING AT A MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 7;
THENCE SOUTH 88° 57' 47" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 716.93 FEET FOR A POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88° 57' 47" EAST ALONG SAID NORTH SECTION LINE A DISTANCE OF 1069.47 FEET TO THE NORTHWEST CORNER OF THE BRIAR CROSSING SUBDIVISION PHASE 1 AS RECORDED IN BOOK 89 PAGE 82 LAKE COUNTY RECORDERS OFFICE.
THENCE SOUTH 0° 21' 34" WEST ALONG SAID WEST LINE OF THE BRIAR CROSSING PHASE 1 A DISTANCE OF 1590.04 FEET TO THE NORTHWEST CORNER OF BRIAR CROSSING PHASE II, AS RECORDED IN BOOK 89 PAGE 81 IN SAID COUNTY RECORDERS OFFICE.
THENCE SOUTH 0° 21' 22" WEST ALONG SAID WEST LINE OF THE BRIAR CROSSING PHASE II A DISTANCE OF 1385.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORFOLK SOUTHERN JOLIET AND NORTHERN INDIANA RAILROAD. SAID NORTH RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 6089.01 FEET.
THENCE WESTERLY ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 10° 24' 45", AN ARC LENGTH OF 1106.56 FEET.
THENCE NORTH 0° 21' 28" EAST A DISTANCE OF 3266.17 TO THE NORTH LINE OF SECTION 7 TOWNSHIP 35 NORTH 9 WEST TO THE POINT OF BEGINNING.
CONTAINING 77.034 ACRES MORE OR LESS.

RIGHT-OF-WAY DEDICATION DESCRIPTION

COMMENCING AT A MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 88° 57' 47" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 716.93 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 57' 47" EAST ALONG SAID NORTH SECTION LINE A DISTANCE OF 1069.47 FEET TO THE NORTHWEST CORNER OF THE BRIAR CROSSING SUBDIVISION PHASE 1 AS RECORDED IN BOOK 89 PAGE 82 LAKE COUNTY RECORDERS OFFICE. THENCE SOUTH 0° 21' 34" WEST ALONG SAID WEST LINE OF THE BRIAR CROSSING PHASE 1 A DISTANCE OF 1590.04 FEET; THENCE SOUTH 0° 21' 22" WEST ALONG SAID WEST LINE OF THE BRIAR CROSSING PHASE II A DISTANCE OF 1385.03 FEET; THENCE NORTH 0° 21' 28" EAST A DISTANCE OF 3266.17 TO THE NORTH LINE OF SECTION 7 TOWNSHIP 35 NORTH 9 WEST TO THE POINT OF BEGINNING. CONTAINING 1.031 ACRES MORE OR LESS.

TOWN OF DYER INDIANA REDEVELOPMENT AUTHORITY

We, the undersigned, representing TOWN OF DYER INDIANA REDEVELOPMENT AUTHORITY, does hereby certify that they are the owner of the property herein above described, and that of their own free will and accord has caused said property to be resurveyed and subdivided into lots as hereon shown.

This subdivision shall be known as Central Park, a resurvey to the Town of Dyer, Lake County, Indiana. All streets have been dedicated to the public. Front, side and rear yard building lines are established as described by the Town of Dyer Zoning ordinance between which lines and property lines of the street there shall be erected or maintained no building or structure.
Dated this 19th day of January 2009

Rob Chubb, Redevelopment Director

STATE OF INDIANA } S
COUNTY OF LAKE } S

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and all Acts amendatory thereto and an ordinance of amendments thereto adopted by the Board of Trustees of the Town of Dyer, Lake County, Indiana, this plat was given final approval by a majority of the members of the Town Plan Commission of Dyer, Lake County, Indiana, at a meeting held on 19th January 2009.

Scott King President
Conrad Supton Secretary

SURVEYORS REPORT

AS REQUESTED BY TITLE 865, ARTICLE 1 CHAPTER 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE ABOVE DRAWN PLAT.

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS.
MONUMENTS WERE FOUND AS INDEXED BY THE LAKE COUNTY SURVEYORS OFFICE FOR THE NORTHWEST, NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 7, T35N, R9W.

MONUMENTS ON ADJOINING PARCELS WERE FOUND AS SHOWN. MONUMENTS FOUND MARKING THE CORNERS OF BRIAR CROSSINGS SUBDIVISION PHASE 1 (BOOK 89, PAGE 82) AND SUBDIVISION PHASE 2 (BOOK 89, PAGE 81) WERE HELD. HOWEVER THE SOUTHWEST CORNER OF PHASE II WAS FOUND TO ADJOIN A SHOWN 100' RAILROAD RIGHT-OF-WAY. THE MICHIGAN CENTRAL RAILROAD COMPANY VALUATION MAP V-3IND/B RIGHT-OF-WAY AND TRACK MAP JUNE 30, 1917 SHOWS A 99 FOOT RIGHT-OF-WAY. MONUMENTS SET FOR SOUTHWEST AND SOUTHEAST CORNERS OF PARCEL HOLD THE 99 FOOT RIGHT-OF-WAY. SAID RIGHT-OF-WAY WAS ESTABLISHED FROM BASELINE REFERENCED ON VALUATION MAP.

B. OCCUPATION AND POSSESSION LINES WERE CONSISTENT WITH MONUMENTATION FOUND IN THE FIELD. PREVIOUS SURVEYS AND DOCUMENTS USED FOR BOUNDARY LOCATION OTHER THAN THOSE SHOWN ON PLAT ARE AS FOLLOWS:

2000 STREET IMPROVEMENTS 213TH STREET PROJECT
RIGHT OF WAY AND TRACK MAP, JOLIET AND NORTHERN INDIANA RAILROAD OPERATED BY THE MICHIGAN CENTRAL RAILROAD COMPANY VALUATION MAP 3-IND 8 DECEMBER 28 1917.

C. NO APPARENT UNCERTAINTIES RESULTED DUE TO RECORD DESCRIPTIONS.
D. THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY FALLS WITHIN THE URBAN SURVEY R.P.A. 0.07 FEET + 50 PPM

STATE OF INDIANA

Before me, a Notary Public in and for said County and State, personally appeared _____ and _____ who acknowledged that they signed and delivered the said instruments as their own free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 19th day of January, 2009

My Commission expires: 10/10/2015 Notary Public: *Maurice Adreszewski*
County of Residence: *Laurens*

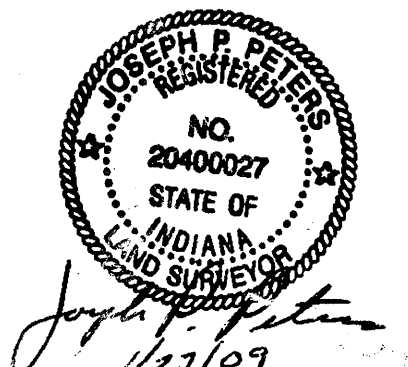
STATE OF INDIANA } S
COUNTY OF LAKE } S

I, Joseph P. Peters, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this survey was performed under my supervision; and to the best of my knowledge conforms to the requirements in 865 IAC Rule 12.

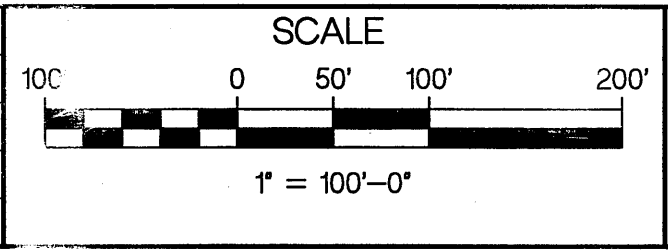
Indiana Reg. No. LS20400027

Joseph P. Peters

Date: 2/21/09



DESIGNED	JPP	4			
DRAWN	JPP	3			
CHECKED	JPP	2			
		1			
NO.	DATE	APPD.	REVISION		



TOWN OF DYER
DYER PARKS AND RECREATION
CENTRAL PARK 1 LOT SUBDIVISION

CENTRAL PARK
SECONDARY PLAT

(NIES) engineering, inc.
2421 1/2 Street, Hammond, Indiana, 46323
Phone: (815) 844 8680 Fax: (219) 844 7754
municipal, civil, environmental & transportation engineering

SHEET NUMBER 08-513
DATE & TIME 13/08 - 15:00