

104/02

2009-066329

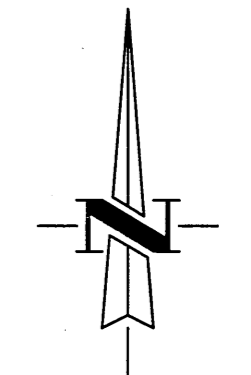
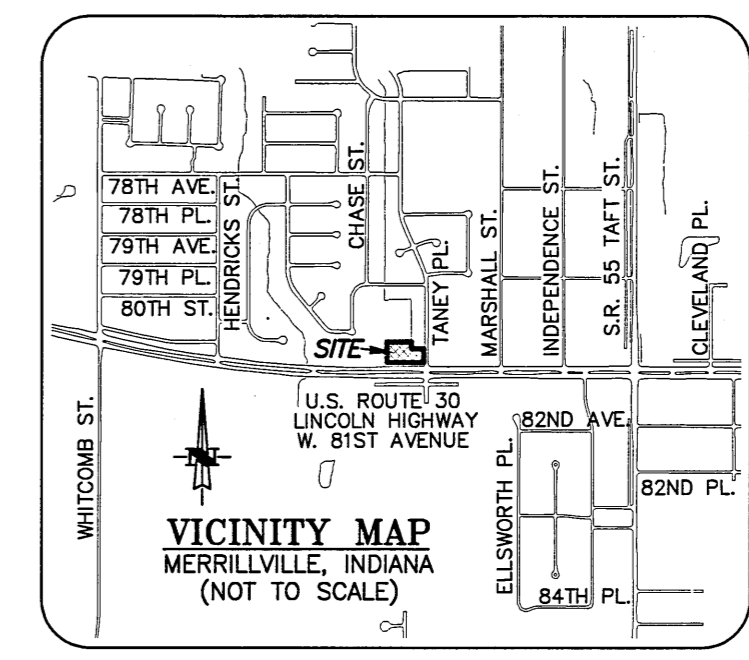
2009 066329

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2009 SEP 30 PM 2:11
MICHAEL A. BROWN
RECORDER

McDONALD'S TANEY ADDITION

AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA

BOOK 104 PAGE 02



DEED OF DEDICATION:
IT, THE UNDERSIGNED, McDONALD'S REAL ESTATE COMPANY, 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 McDONALD'S TANEY ADDITION. ALL STREETS AS SHOWN AND DESCRIBED HEREON 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.

McDONALD'S REAL ESTATE COMPANY
[Signature]

(PRINTED NAME): Catherine A. Griffin, Vice President and Assistant Secretary
WITNESS MY HAND AND SEAL THIS 30th DAY OF October, 2008.

NOTARY
STATE OF ILLINOIS) SS:
COUNTY OF DuPage
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED Catherine A. Griffin, Vice President and Assistant Secretary

Secretary 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 30th DAY OF October, 2008.

NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES 7-28-12

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

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.

INGRESS/EGRESS EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE WESTERN ADJOINING PROPERTY OWNER ALONG THE STRIP OF LAND DESIGNATED ON THE PLAT AND MARKED "INGRESS/EGRESS" FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS SAID LABELED AREA. THE COST OF ALL FUTURE IMPROVEMENTS TO FACILITATE SAID INGRESS AND EGRESS FROM THE WEST SHALL BE BORNE BY THE GRANTEE.

4c:03-0090

NORTH RIGHT OF WAY LINE OF U.S. HWY. NO. 30

DOC. NO. 259460
REC. 7/16/74
STATE OF INDIANA
EXTINGUISHMENT OF
INGRESS/EGRESS (17' ALONG R/W LINE)

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 October 21, 2008

PRESENTER: *[Signature]*
(PRINTED NAME): SHAWN PETTIT

SECRETARY: *[Signature]*
(PRINTED NAME): DREW STERLEY

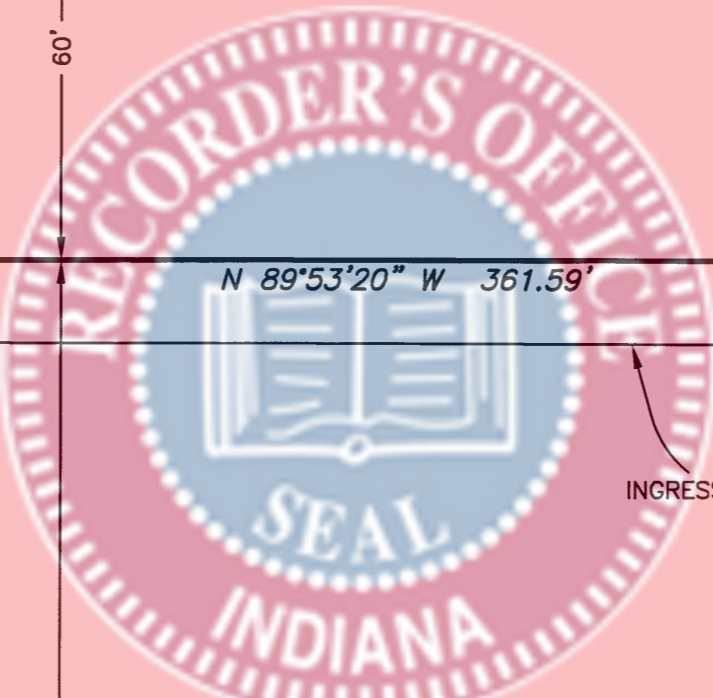
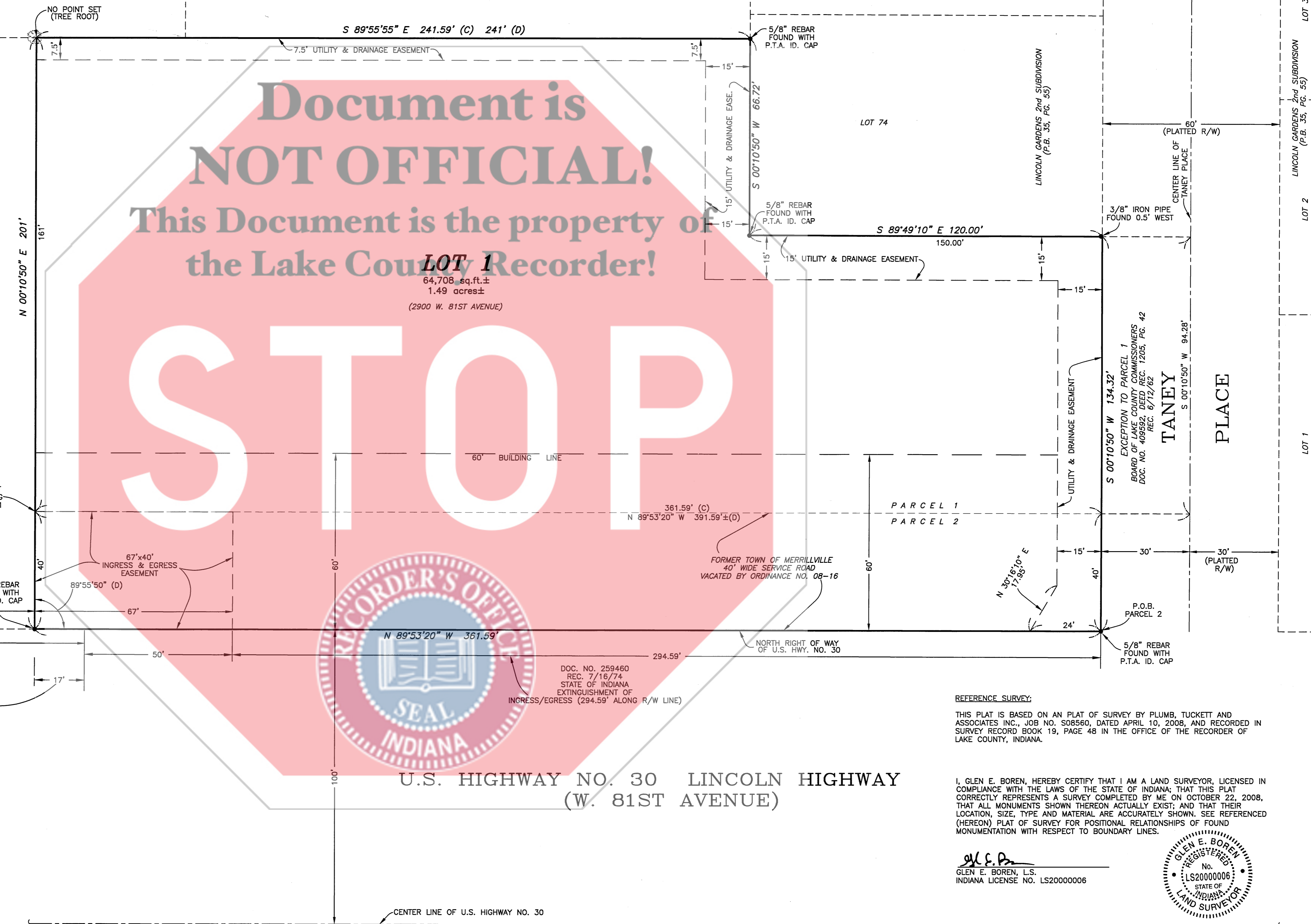
TOWN ENGINEER CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE.

SIGNATURE: *[Signature]*
STEVE BENCIK, P.E.
TOWN OF MERRILLVILLE ENGINEER

*I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
PREPARED BY: *[Signature]*

LEGAL DESCRIPTION:
PARCEL 1:
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE 40-FOOT WIDE SERVICE ROAD CONTIGUOUS TO THE NORTH SIDE OF THE 100-FOOT RIGHT OF WAY OF U.S. HIGHWAY NO. 30 (LINCOLN HIGHWAY) WHICH POINT IS 200 FEET EAST OF THE WEST LINE OF SECTION 20; THENCE NORTHERLY 161 FEET, THENCE EASTERLY 241 FEET; THENCE SOUTHERLY 66.72 FEET; THENCE EASTERLY 150 FEET TO THE CENTERLINE OF THE PUBLIC ROAD KNOWN AS TANEY PLACE; THENCE SOUTHERLY ALONG THE CENTERLINE OF TANEY PLACE 94.28 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF 40-FOOT SERVICE ROAD CONTIGUOUS TO U.S. HIGHWAY NO. 30 RIGHT OF WAY (WHICH NORTH LINE OF SERVICE ROAD IS 140 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF U.S. HIGHWAY NO. 30) 391.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED TO THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA IN A DEED RECORDED JUNE 12, 1962 IN DEED RECORD 1205, PAGE 42 AS DOCUMENT NO. 409592 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:
A FORTY FOOT WIDE TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30, AND THE WEST RIGHT OF WAY LINE OF 60 FOOT WIDE TANEY PLACE, THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 361.59 FEET TO A POINT WHICH IS 200 FEET EAST OF THE WEST LINE OF SAID SECTION 20; THENCE NORTHERLY ON A LINE WHICH MAKES AN INTERIOR ANGLE WITH LAST DESCRIBED 361.59 FOOT LINE OF 89 DEGREES 55 MINUTES 50 SECONDS MEASURED EAST TO NORTH A DISTANCE OF 40 FEET; THENCE EASTERLY ON A LINE WHICH IS PARALLEL TO AND 40 FEET NORTH OF AFORESAID NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 30 A DISTANCE OF 361.59 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF 60 FOOT WIDE TANEY PLACE; THENCE SOUTHERLY ALONG SAID WEST LINE OF TANEY PLACE A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.



U.S. HIGHWAY NO. 30 LINCOLN HIGHWAY (W. 81ST AVENUE)

REFERENCE SURVEY:
THIS PLAT IS BASED ON AN PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S08560, DATED APRIL 10, 2008, AND RECORDED IN SURVEY RECORD BOOK 19, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

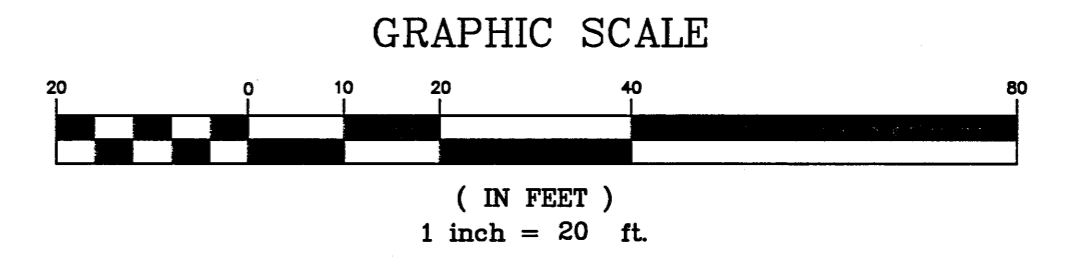
I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 22, 2008, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL 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



RATED FROM
45-12-20-153-D17.000-030
FULLY ENGINEERED FOR TRANSFER TO
FAMILY ACCEPTANCE FOR TRANSFER
SEP 30 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOT 1

LEGEND
PLAT OR P - DIMENSION SHOWN ON RECORD PLAT
DESC. OR D. - DESCRIBED PER DEED
CALC. OR C. - DIMENSION CALCULATED
P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.
P.O.B. - POINT OF BEGINNING
ID. - IDENTIFICATION
P.B. - PLAT BOOK
DOC. - DOCUMENT



BASIS OF BEARINGS: NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 IS N 89°53'20" W PER THE PLAT OF LINCOLN GARDENS SECOND SUBDIVISION, SHOWN IN PLAT BOOK 35, PAGE 55 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

DRAWN BY: G.B.
CHECKED BY: G.B.
DATE: 9/4/08
DATE: 9/4/08
PLUMB, TUCKETT & ASSOC., INC.
ALL RIGHTS RESERVED

REVISIONS

FINAL PLAT
McDONALD'S TANEY ADDITION
2900 W. 81ST AVENUE
MERRILLVILLE, INDIANA
REF. NAME: McDONALD'S USA, LLC

Plumb
Tuckett
& Associates
SURVEYORS-ENGINEERS-ARCHITECTS
64 West 87th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

FILE: /596/FINAL PLAT.dwg PLOT SCALE: 1"=20'
FINAL PLAT McDONALD'S TANEY ADDITION 2900 W. 81ST AVE. MERRILLVILLE, IN
DRAWING NUMBER 1
SHEET: 1 OF: 1
JOB NO. S08596 SECTION: 20-35-8