

104/26

THE SECONDARY PLAT OF
INTAC 697 SUBDIVISION
AN ADDITION TO THE TOWN OF MERRILLVILLE
2010-004389

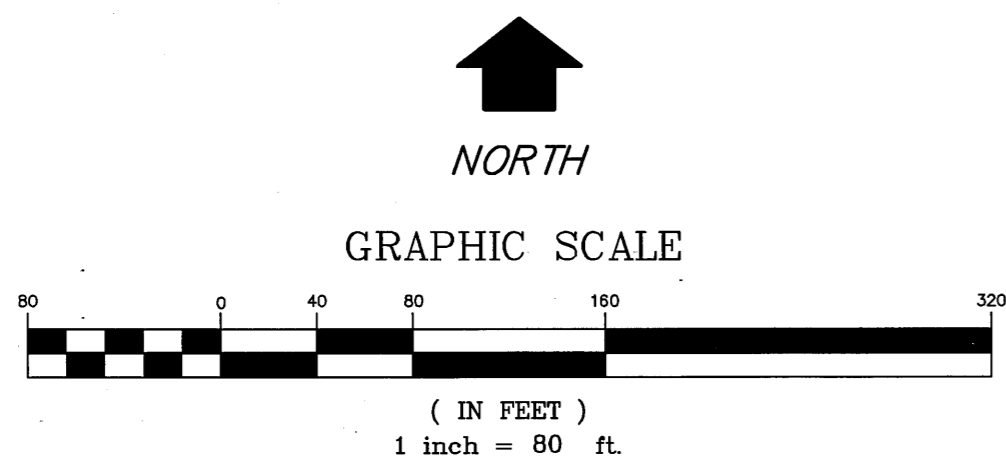
2010 004389

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2010 JAN 25 AM 10:57
CAROLINE POLLARD
ACTING RECORDER

BOOK 104 PAGE 26

PLATTED FROM
45-12-15-200-010.000-030
201-001
TO
004
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
JAN 22 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOTS 1 & 2



NORTHEAST CORNER
SEC. 15-35N-R8W
(MAG-NAIL FOUND,
FLUSH)

NOTES:

- Holder of Title/Subdivider/Developer: Local 697 International Brotherhood of Electrical Workers, and Electrical Industry Pension Fund 2835 165th Street Hammond, IN 46323
 - Surveyor: Duneland Group Inc. 1498 POPE COURT Chesterton, IN 46304
- INTAC 697 Owners' Association, Inc., an Indiana non-profit corporation 2835 165th Street Hammond, IN 46323
- This plat is based upon a parent survey by Duneland Group, Inc. which is recorded as Document Number 2009 076648 in the Office of the Recorder of Lake County, Indiana.
 - Survey Monuments: 5/8-inch diameter by 24-inch long re-roads with a red plastic cap inscribed with "T.D. SMITH #20200047", and where practical 1/4-inch diameter by 2-inch long MAG-nails with a metal tag inscribed with "T.D. SMITH L5920200047" will be set as construction is completed at the following locations: at all lot corners and all angle points of lot lines, of block corners, at all points of curve of street right-of-way lines, and on street centerlines at all points of curve, and street intersections.
 - (XXXX) Addresses shown thusly
 - In accordance with the FEMA Flood Insurance Rate Map Panel No. 180138 0005 B with an effective date of October 15, 1981, this parcel lies in Flood Zone C.
 - The source of title of this plat is Document Number 2009-056405 in the Office of the Recorder of Lake County, Indiana. 2009-056406

LEGAL DESCRIPTION:

Part of the Northeast Quarter and part of the Southeast Quarter, all in Section 15, Township 35 North, Range 8 West, Second Principal Meridian, Lake County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of said Section 15; thence South 00 degrees 00 minutes 00 seconds West, 1587.37 feet on and along the East line of said Northeast Quarter; thence South 88 degrees 48 minutes 25 seconds West, 1072.83 feet to a corner of a tract of land described to the Town of Merrillville in Document Number 2002-039431 in Office of the Recorder of Lake County, Indiana, and being the point of beginning of this description; thence South 88 degrees 48 minutes 25 seconds West, 616.73 feet on and along the south line of said Town of Merrillville tract and its westerly extension to the intersection with an east line of a tract of land described to George A. Rogge in Document Numbers 97051505, 97051506, and 97051507 in said Office of the Recorder; thence on and along the easterly line of said Rogge tract the following three courses: 1) South 00 degrees 00 minutes 00 seconds West, 768.86 feet; 2) thence South 50 degrees 01 minutes 43 seconds East, 277.67 feet; 3) thence South 00 degrees 00 minutes 00 seconds West, 516.59 feet to the intersection with the northerly right-of-way line of 73rd Avenue as described in Miscellaneous Record 1229, page 231 in said Office of the Recorder; thence South 78 degrees 03 minutes 31 seconds East, 386.29 feet on and along the northerly right-of-way line of said 73rd Avenue to the intersection with the westerly line of said Town of Merrillville tract; thence on and along the westerly line of said Town of Merrillville tract the following seven courses and distances: 1) North 41 degrees 40 minutes 48 seconds East, 36.24 feet; 2) thence North 00 degrees 07 minutes 17 seconds West, 130.00 feet; 3) thence North 04 degrees 10 minutes 04 seconds East, 200.56 feet; 4) thence North 00 degrees 07 minutes 17 seconds West, 300.00 feet; 5) thence North 03 degrees 23 minutes 30 seconds West, 350.57 feet; 6) thence North 03 degrees 41 minutes 34 seconds East, 150.33 feet; 7) thence North 00 degrees 07 minutes 17 seconds West, 399.52 feet to the point of beginning, containing 18.34 acres, more or less. The description is based upon a survey by Duneland Group, Inc., Job No. 2464-000.2, dated March 31, 2009.

DEED OF DEDICATION:

We, the undersigned, Local 697 International Brotherhood of Electrical Workers and Electrical Industry Pension Fund, and INTAC 697 Owners' Association, Inc., an Indiana non-profit corporation owners of the real estate shown and described hereon, do hereby certify that we have laid out, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "INTAC 697 Subdivision". All streets and detention areas shown and not heretofore dedicated are hereby dedicated to the public. Front yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the street there shall be erected or maintained no buildings or structures.

Witness my hand and Seal this 17th day of November, 2009.

David Soderquist
David Soderquist, Fund Manager
Local 697 IBEW & Electrical Industry Pension Fund

Ed Shikany
Ed Shikany, Trustee
Local 697 IBEW & Electrical Industry Pension Fund

Tom Frame
Tom Frame, Vice President
INTAC 697 Owners Association, Inc.

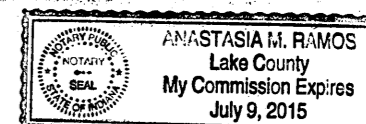
STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned notary public, in and for the County of Lake, State of Indiana, appeared David Soderquist, Fund Manager, Ed Shikany, Trustee, Raymond Kosmark, Pres. and Tom Frame, Vice Pres. and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 17th day of November, 2009.

Anastasia M. Ramos
Notary Public

My Commission Expires: July 9, 2015
County of Residence: Lake



UTILITY EASEMENT. An easement is hereby granted to the Town of Merrillville, and all public utility companies, including SBC and Northern Indiana Public Service Company severally and their respective successors and assigns, where they have their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles, and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strip 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 street where necessary, and to overhead lots with aerial service wires to serve adjacent lots, 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 easements, 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 purposes.

DRAINAGE EASEMENT. An easement is hereby granted to the Town of Merrillville for the installation, operation and maintenance of drainage facilities that include drainage swales, storm sewers, storm water detention basins and control devices. The Town shall own and maintain all storm sewers, structures, and retention/detention pond appurtenances considered public infrastructure and shall ensure all features of the drainage system are functional. All other property maintenance within the easements shall be the responsibility of the Owners of this real estate.

INGRESS/EGRESS EASEMENT. An ingress-egress easement is hereby granted to the public for access to each lot in the subdivision over and across the areas on this plat designated as "INGRESS/EGRESS EASEMENT".

Submitted to, approved and accepted by the Town Plan Commission of Merrillville, Lake County, Indiana, this 16th day of June, 2009

Lance Huiar
Lance Huiar, President

Drew Stetler
Drew Stetler, Secretary

I, Peter Faberback, Town Engineer for the Town of Merrillville, have reviewed and accepted the final engineering plans and this plat as being generally in conformance with the Town of Merrillville standards and ordinances. However, the Town Engineer and the Town of Merrillville, do not accept any liability for engineering or construction errors or omissions.

Peter Faberback
Peter Faberback, Town of Merrillville Engineer

CERTIFICATE OF SURVEY

I, Troy D. Smith, hereby state that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me, on 11/10/2009, that all the monuments shown thereon actually exist; and that their locations, size, type and material are accurately shown.

Troy D. Smith Date: 11/10/2009
Troy D. Smith, Professional Land Surveyor, #20200047



"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."

NAME: Troy D. Smith

DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL dg@dunelandgroup.com

PARCEL IN THE NE 1/4 & SE 1/4,
ALL IN SEC. 15, T. 35N., R. 8W. OF
THE 2nd P.M., LAKE COUNTY,
INDIANA

Date: 06/15/2009 Sheet 1
Job No. 2464.000.5
Drawn: TDS/DGI of ONE