

104/82

WOODMAR CENTER

2010 074552

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2010 DEC 16 AM 11:47

2010-074552

Addition to the City of Hammond, Lake County, Indiana

MICHAEL S. FAHMAN
RECORDER

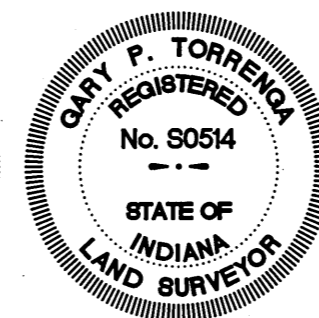
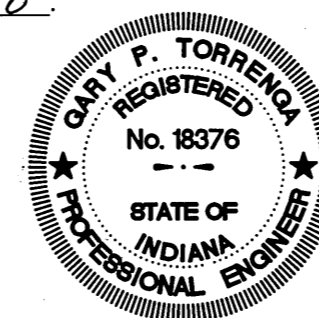
STATE OF INDIANA §
COUNTY OF LAKE)

I, Gary P. Torrenza, state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this Subdivision, or that if such water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public area or drains which the subdivider has right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Dated this 2nd day of November, 2010

TORRENZA ENGINEERING, INC.

Gary P. Torrenza, P.E. #18376



STATE OF INDIANA §
COUNTY OF LAKE)

I, Gary P. Torrenza, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat herein drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this 2nd day of November, 2010

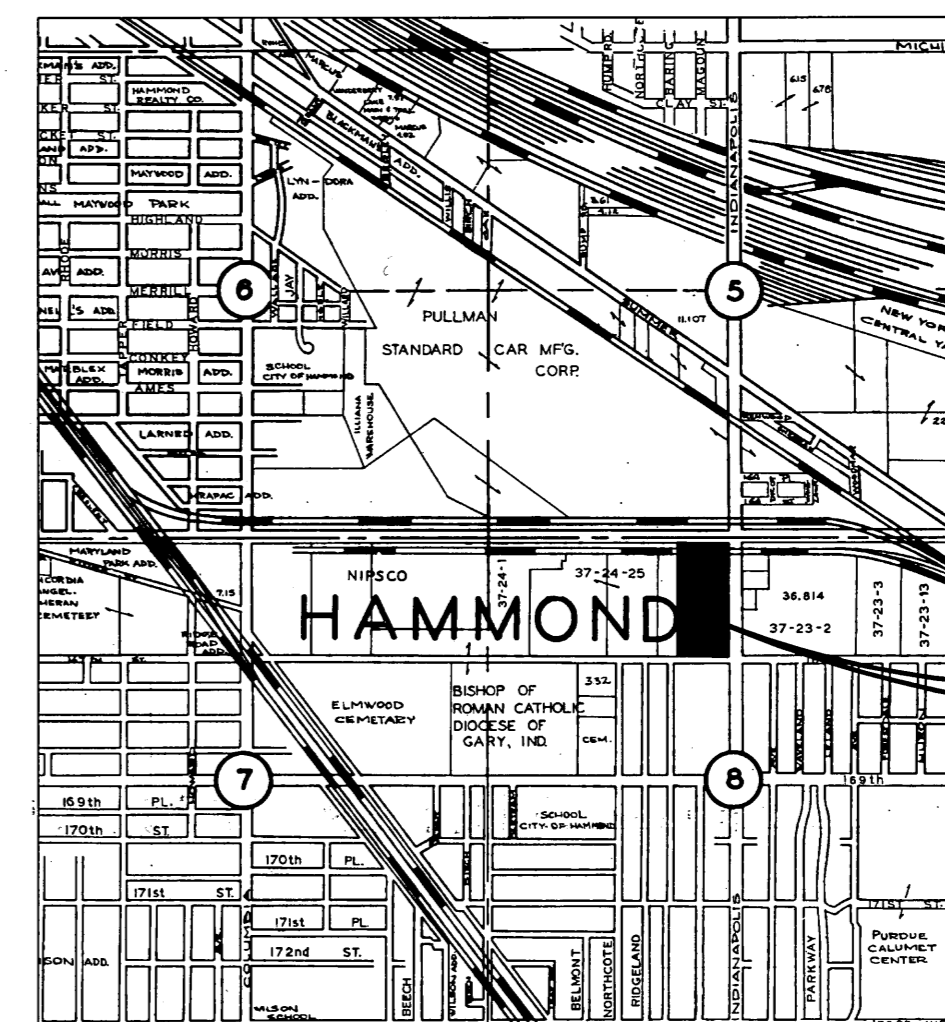
TORRENZA ENGINEERING, INC.

Gary P. Torrenza - Registered P.E. #18376 and L.S. #50514

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 16 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
45-07-06-126-009,000-023
-008



SITE

LEGAL DESCRIPTION:

Parcel 1: That part of the following described parcel lying East of the Replat of Rubloff Subdivision as recorded in Plat Book 83, page 79 in the Office of the Recorder of Lake County, Indiana.

The South 50 feet of the North 90 feet of the Northwest Quarter of Section 8, Township 36 North, Range 9 West of the 2nd Principal Meridian lying West of the West right of way of Indianapolis Boulevard, Lake County, Indiana, excepting therefrom the following: A part of the Northwest Quarter of Section 8, Township 36 North, Range 9 West, City of Hammond, Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter Section; thence South 89 degrees 39 minutes 00 seconds West 54.00 feet along the North line of said Quarter Section; thence South 0 degrees 39 minutes 30 seconds East, 40.00 feet to the point of beginning of this description, which point is the intersection of the West boundary of Indianapolis Boulevard with the South boundary of 165th Street; thence South 0 degrees 39 minutes 30 seconds East, 26.16 feet along said West boundary; thence North 40 degrees 47 minutes 52 seconds West 15.25 feet; thence South 89 degrees 33 minutes 45 seconds West, 335.00 feet; thence North 87 degrees 34 minutes 01 seconds West, 310.39 feet to the South boundary of 165th Street; thence North 89 degrees 39 minutes 00 seconds East, 654.77 feet along said South boundary to the point of beginning.

Parcel 2: That part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the right of way line of the New York Central Railroad Company and lying East of a line drawn from a point on the North line of said Northwest Quarter 617.35 feet West of the Northeast corner thereof and running to the point on the South line of said Northeast Quarter of the Northwest Quarter 624.66 feet West of the Southeast corner thereof.

Both parcels being more particularly described as follows:

Part of the North Half of the Northwest Quarter of Section 8, Township 36 North, Range 9 West of the Second Principal Meridian and more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence S 0°32'01" E, along the East line of said Northwest Quarter, a distance of 1320.07 feet to the Southeast corner of the North Half of said Northwest Quarter; thence N 89°57'37" W, along the South line of said North Half, a distance of 54.00 feet to the point of beginning; thence continuing N 89°57'37" W, along said South line, a distance of 570.66 feet; thence N 00°13'06" W, a distance of 1281.71 feet along the East line of Lot 1 in Eagle's Commercial-Industrial Centre, as recorded in Plat Book 79, page 57 in the Office of the Recorder of Lake County, Indiana, Outlot "B" and Lot 2 in the Replat of Rubloff Subdivision as recorded in Plat Book 83, page 79 in the Office of the Recorder of Lake County, Indiana, to a point lying 44.43 feet South of the North line of said Northwest Quarter; thence S 87°15'27" E, a distance of 219.06 feet; thence N 89°52'19" E, a distance of 335.00 feet; thence S 40°29'18" E, a distance of 15.38 feet to a point 54.00 feet West of the East line of said Northwest Quarter; thence S 00°32'01" E, parallel to the East line of said Northwest Quarter, a distance of 1260.74 feet to the point of beginning, containing 16.582 acres, more or less, all in the City of Hammond, Lake County, Indiana.

STATE OF INDIANA §
COUNTY OF LAKE)

I, the undersigned, Woodmar Hammond, LLC, owner of the real estate shown and described herein, does certify that it has laid off, platted, and subdivided said real estate and designated the same as WOODMAR CENTER ADDITION to the City of Hammond, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building set-back lines are established as shown on the plat, or, if not shown, are subject to applicable zoning provisions; between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land. Access Easements are heretofore dedicated and/or hereby rededicated.

Witness my hand this 2nd day of NOVEMBER, 2010

Woodmar Hammond, LLC

STATE OF INDIANA §
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for said County and State, personally appeared George Markopoulos of Woodmar Hammond, LLC, and does acknowledge the execution of the foregoing instrument as his voluntary act and deed, for the purposes herein expressed.

Witness my hand this 2nd day of NOVEMBER, 2010

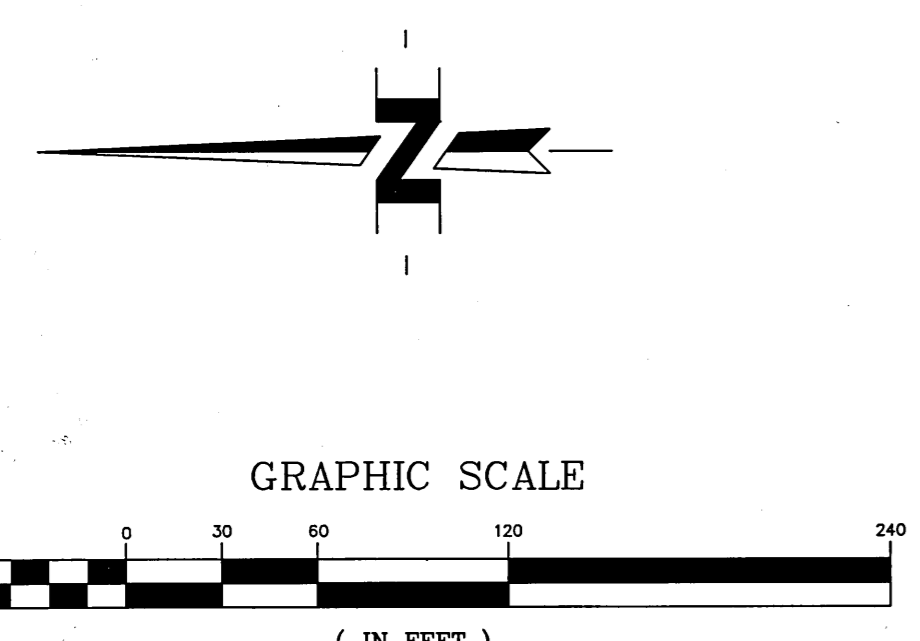
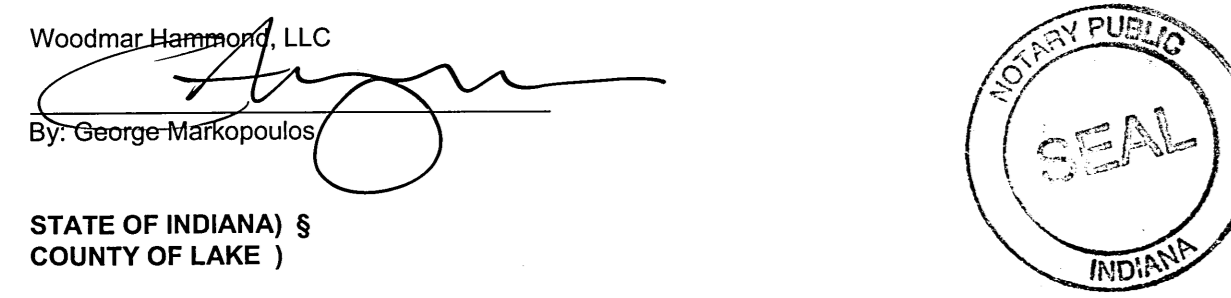
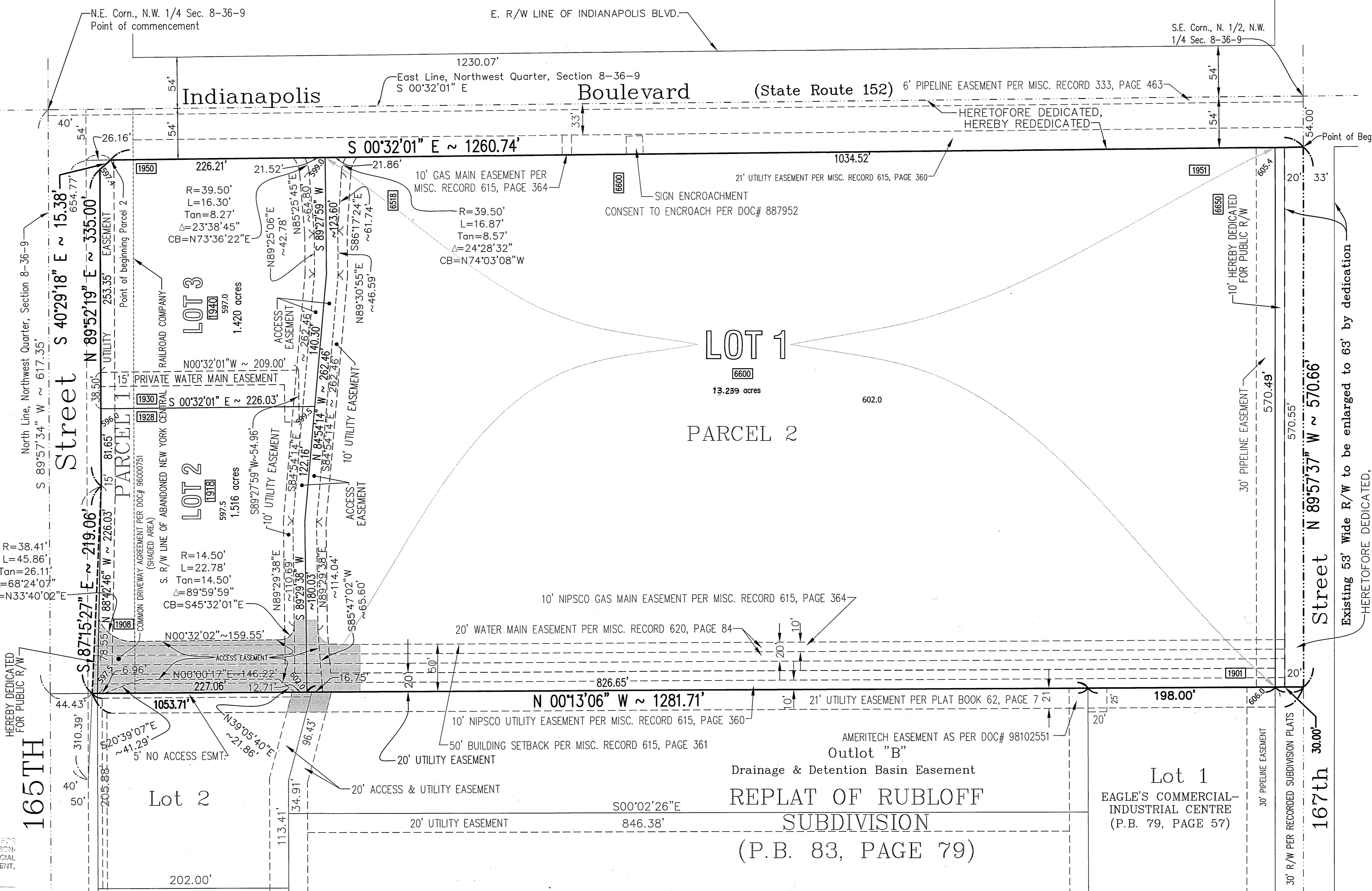
My Commission Expires: 2-8-2018

STATE OF INDIANA §
COUNTY OF LAKE)

Under the authority provided by I.C. 36-7-4-700 et seq., enacted by the General Assembly of the State of Indiana, and all Acts amendatory thereto adopted by the Common Council of the City of Hammond, Lake County, Indiana, this plat was given Final Approval by a majority of the members of the City Plan Commission of the City of Hammond, Lake County, Indiana at a meeting held this 21st day of June, 2010.

CITY PLAN COMMISSION OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA

Stanley Dostarli, President
Shannon Morris, Secretary to the Plan Commission



TORRENZA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenza.com

Woodmar Center
Addition to the
City of Hammond
Final Plat

REVISIONS:
DATE: 05/27/2010
JOB NO: 2009-5059
SCALE: 1" = 60'
SHEET
1 of 1

FILE NO: 2A-2009-5059 Woodmar Center.dwg 2009-5059 Final Plat.dwg 6/15/2010 2:07:10 PM CDT