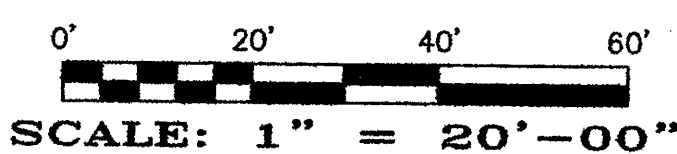


VICINITY MAP

105/20

THE BULL PEN



SCALE: 1" = 20'-00"

2011 042045

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 AUG - 4 AM 10:20

MICHAEL J. KRULL
RECORDER



PREPARED BY:
KRULL SURVEYING, INC.
LAND SURVEYORS
P.O. BOX 422
205 MAIN STREET
HOBART, INDIANA 46342
219-947-2588

OWNER AND DEVELOPER:
TOM FRANGOS
13356 HAYES COURT
CROWN POINT, IN 46307
219-512-3880

ACREAGE: 1.626 Ac.
NUMBER OF LOTS: 1
DENSITY: 0.615 NET
DENSITY: 0.77 GROSS

BOOK 105 PAGE 20

2011-042045

DESCRIPTION OF PROPERTY: Part of the NW 1/4 of the NE 1/4 of Section 17, Township 35 North, Range 9 West of the 2nd P.M., in the Town of Schererville, Lake County, Indiana, described as follows: Beginning at the Southeast corner of said 1/4 1/4 Section and thence running North 88°45'30" West along the South line thereof, 200 feet; thence North 00°00'00" East parallel with the East line thereof 334.21 feet to the center line of Lincoln Highway; thence South 88°46'40" East along the center line of said highway, 200 feet to the East line of said tract, 334.28 feet more or less to the point of beginning, ALSO part of the SW 1/4 of the NE 1/4 of Section 17, Township 35 North, Range 9 West of the 2nd P.M., in the Town of Schererville, Lake County, Indiana, described as follows: Beginning at the Northeast corner of said 1/4 1/4 Section; thence South 00°00'00" East along the East line thereof, 50.57 feet to the center line of the existing public road; thence North 79°57'33" West along the center line of said road, 203.06 feet; thence North 00°00'00" East, 19.5 feet to the North line of said 1/4 1/4 Section; thence South 88°45'30" East, along the North line of said 1/4 1/4 Section, 200 feet to the point of beginning.

Excepting therefrom: A part of the NW 1/4 of the NE 1/4 of Section 17, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Beginning on the Eastern line of said 1/4 1/4 Section South 03°45'59" East, 1,020.83 feet from the Northeast corner of said 1/4 1/4 Section, which point of beginning is on the South boundary of U.S. 30; thence continuing South 03°45'59" East 15.01 feet along said Eastern line; thence South 88°05'14" West 185.51 feet; thence Westerly 14.48 feet along an arc to the right and having a radius of 17,684.47 feet and subtended by a long chord having a bearing of South 88°06'59" West and a length of 14.48 feet to the Western line of the owner's land; thence North 03°45'59" West 15.01 feet along said Western line to the South boundary of said U.S. 30; thence along the boundary of said U.S. 30 easterly 14.97 feet along an arc to the left and having a radius of 17,689.47 feet and subtended by a long chord having a bearing of North 88°07'01" East and a length of 14.97 feet; thence North 88°05'34" East 185.02 feet along said boundary to the point of beginning.

(Non Exclusive Easement Rights set forth in Instrument No. 915888): Part of the NW 1/4 of the NE 1/4 of Section 17, Township 35 North, Range 9 West of the 2nd P.M., in the Town of Schererville, Lake County, Indiana, described as follows: Commencing at the Southeast corner of the NW 1/4 of said Section 17; thence North 88°45'30" West along the South line of the NW 1/4 of said Section 17 a distance of 200 feet; thence North 00°00'00" East, 10.97 feet to the North line of Old Lincoln Highway and the point of beginning of this described easement; thence continuing North 00°00'00" East, 135.03 feet; thence North 90°00'00" West, 30.0 feet; thence South 00°00'00" West, 129.73 feet, more or less to the North right-of-way line of Old Lincoln Highway; thence South 79°57'33" East along said right-of-way, 30.47 feet more or less to the point of beginning.

AMOUNT \$ 20.00
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK *133*

U.S. HIGHWAY NO. 30
CENTER LINE U.S. HIGHWAY NO. 30
S 88°46'40" E 200.00'

We, the undersigned, Stamatios Frangos and Theodora Frangos, as Co-Trustees of the Stamatios Frangos and Theodora Frangos Living Trust Agreement and Louis Gerodemos, Chris Gerodemos and James Gerodemos, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the Plat.

This subdivision shall be known as "The Bull Pen" an addition to the Town of Schererville, Lake County, Indiana. All streets, alleys and easement shown and not heretofore dedicated, are hereby dedicated, to the Town of Schererville.

Front and side yard building lines are hereby established as shown on this plat, between which line and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground 15 feet in width as shown on this plat and marked "Easement", as further described hereafter, 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 herein reserved. No permanent or other structures are to be erected 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, erect, construct, renew, repair, operate and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, 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 service of the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and 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 saplings that interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade 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.

Witness my hand and Seal this 22nd day of July 2011

[Signatures]
Louis Gerodemos
Chris Gerodemos
James Gerodemos
Stamatios Frangos, Trustees
Stamatios Frangos and Theodora Frangos Living Trust Agreement

State of Indiana)
County of Lake) SS:

Before me, the undersigned Notary Public in and for the County and State, personally appeared Stamatios Frangos and Theodora Frangos, as Co-Trustees of the Stamatios Frangos and Theodora Frangos Living Trust Agreement and Louis Gerodemos, Chris Gerodemos and James Gerodemos, and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purpose therein expressed.

Witness my hand and Seal this 22nd day of July 2011

[Signature]
Stacy Spejewski
Notary Public
A resident of Lake County
My Commission expires: July 21, 2013

STACY SPEJEWSKI
Notary Public, State of Indiana
Lake County
My commission expires July 21, 2013

State of Indiana)
County of Lake) SS:

I, Kevin A. Krull, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on July 7, 2011, that all the monuments shown thereon actually exist; and that their locations, size, type and material are accurately shown.

[Signature]
Kevin A. Krull, Reg. Land Surveyor No. 20100076
July 7, 2011



State of Indiana)
County of Lake) SS:

Submitted to, and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 11th day of July 2011.

By: *[Signature]*
Plan Comm. President
Attest: *[Signature]*
Plan Comm. Secretary

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 04 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
15-11-17-2011-653.000-036

NOTES:

- 1. According to FIRM Community-Panel 160142-0005-B, dated May 1, 1980, the above described parcel is in Zone "C".
- 2. Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with yellow surveyor identification cap stamped "Krull RLS 20100076".
- 3. For boundary information reference Plat of Survey prepared by Krull Surveying, dated July 7, 2011, recorded in Survey Book 22 page 71 in the Office of the Recorder of Lake County, Indiana.
- 4. Source of title: Warranty Deed recorded September 14, 2001 as Document No. 2001 074643 and Trust Deed recorded November 24, 2010 as Document No. 2010 069443.