

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2010 057983  
2010 OCT -6 AM 11:57  
MICHAEL J. SALAMAN  
RECORDER

# NOVOGRODER CHICAGO STREET ADDITION

to the City of Hammond, Lake County, Indiana

## 2011-042117

2011 042117

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2011 AUG -4 PM 1:40  
MICHAEL J. SALAMAN  
RECORDER

AMOUNT \$ 0.00  
CASH / CHARGE  
CHECK #  
OVERAGE  
COPY  
NON-COM  
CLERK

BOOK 21 PAGE 83

105/21

BOOK 105 PAGE 21

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
AUG 04 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

I, the undersigned, George Novogroder of Novogroder Companies Inc., owner of the real estate shown and described herein, does certify that I have laid off, platted, and subdivided said real estate and designated the same as Novogroder Chicago Street Addition, to the City of Hammond, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback lines are established as shown on the plat or, if not shown, said setback lines are subject to applicable zoning regulations; between said 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.

Witness my hand this 11th day of June, 2011.

Novogroder Companies Inc. AND NOVOGRODER/HAMMOND LLC.  
George Novogroder

STATE OF INDIANA §  
COUNTY OF LAKE )

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

Witness my hand this 11th day of June, 2011.

My Commission Expires: Jan 22, 2012  
County of Residence: Lake Notary Public

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 9th day of June, 2011.

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

Stanley Dostatek, President  
Caryn Janiga, Secretary

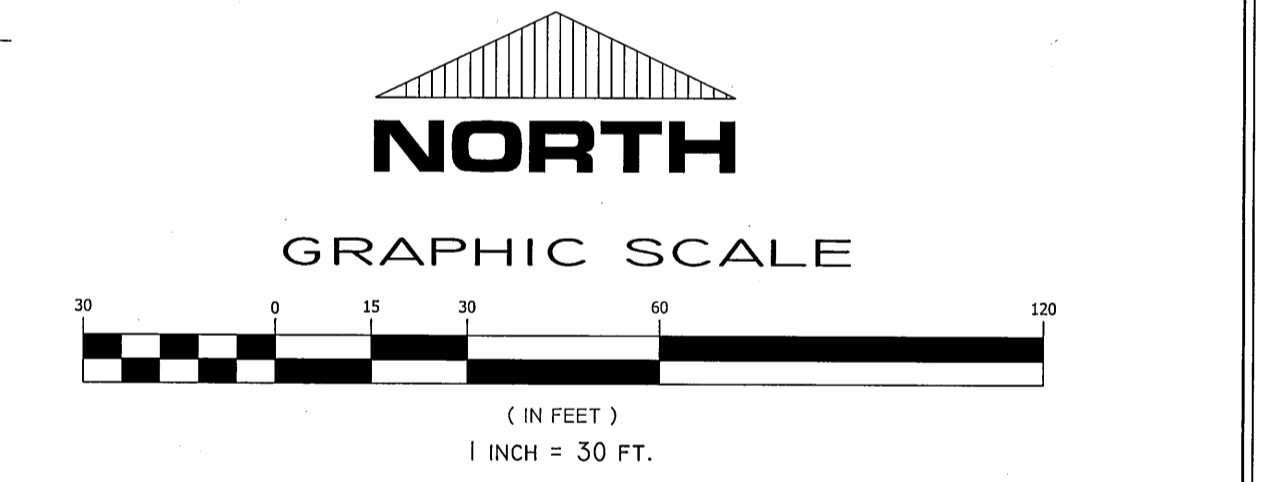
STATE OF INDIANA §  
COUNTY OF LAKE )

This is to certify that the Board of Public Works and Safety of the City of Hammond, Lake County, Indiana has this 2nd day of June, 2011, at a regular meeting of said Board, accepted the plat herein drawn.

BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND

William O'Connor, President  
Stanley Dostatek, Vice President

Barbara Cardwell, Attest  
Barbara Cardwell



STATE OF INDIANA §  
COUNTY OF LAKE )

I, John Stuart Allen, 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 is 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 9th day of JUNE, 2011.

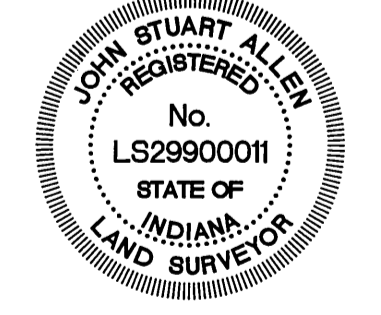
TORRENGA SURVEYING, LLC  
John Stuart Allen, L.S. 29900011

STATE OF INDIANA §  
COUNTY OF LAKE )

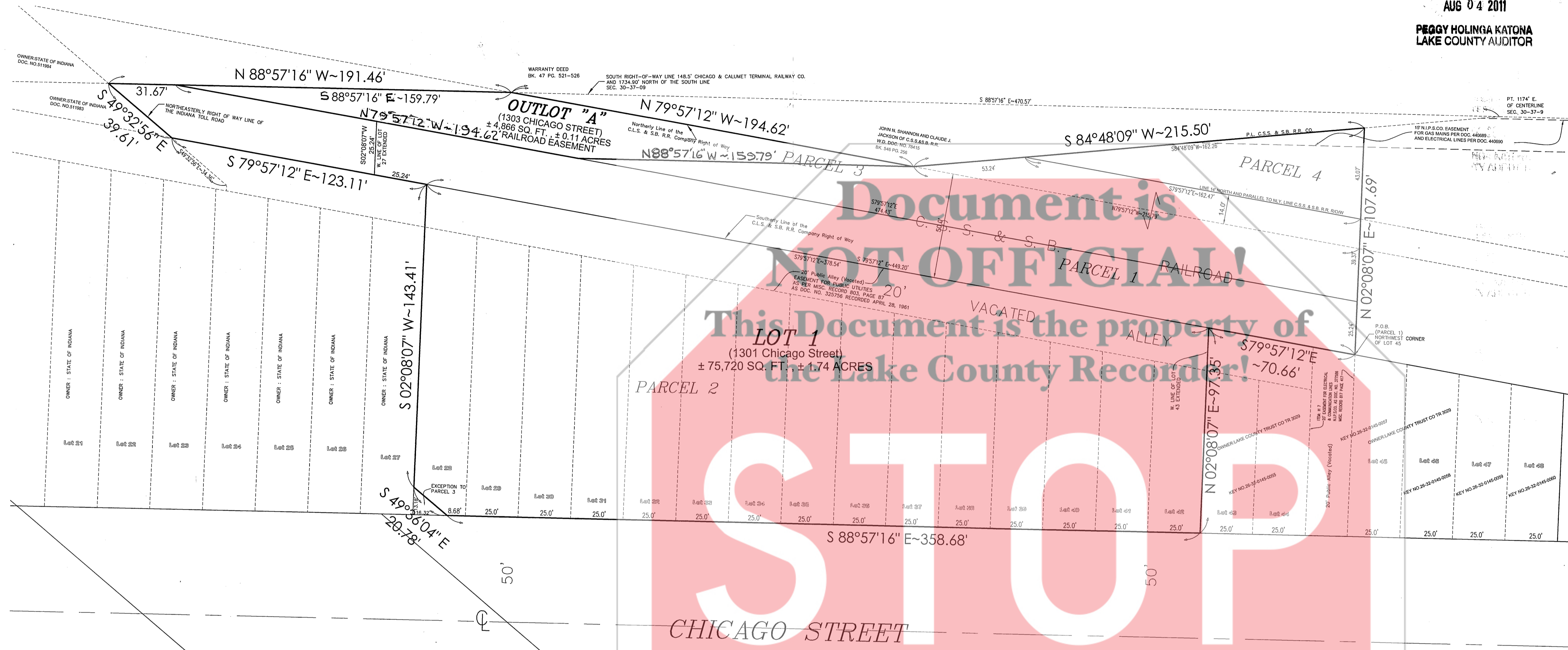
I, John Stuart Allen, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or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

Witness my hand and Seal this 9th day of JUNE, 2011.

TORRENGA SURVEYING, LLC  
John Stuart Allen, L.S. 29900011



"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 TO DO OTHERWISE."  
PREPARED BY: [Signature]



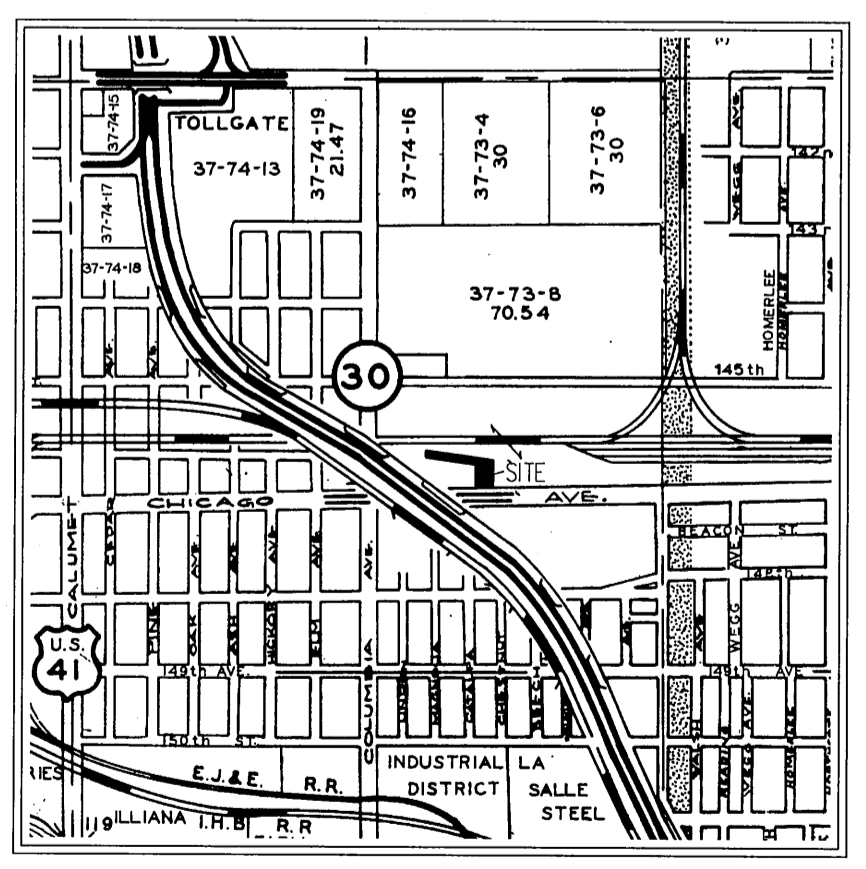
**Legal Description:**

Parcel 1:  
Part of the Northwest quarter of the Southeast quarter of Section 30, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Beginning on a point on the South right-of-way line of the Chicago South Shore & South Bend Railroad said point being the Northwest corner of Lot 45 in Chicago Avenue Addition to the City of Hammond, Indiana as per plat thereof recorded in Plat Book 16, Page 23, in the Office of the Recorder of Lake County, Indiana; thence North 82 degrees 00 minutes 00 seconds West along the North line of said Chicago Avenue Addition and said South right-of-way line, 474.31 feet to a point of said North line which is the extension of the West line of Lot 27 in said Chicago Avenue Addition to the said North line; thence North 00 degrees 15 minutes 42 seconds East along the said extended West line of Lot 27, 25.23 feet; thence South 82 degrees 00 minutes 00 seconds East parallel with the said South line, 474.31 feet; thence South 00 degrees 15 minutes 42 seconds West, parallel with the West line of said Lot 45, 25.23 feet to the point of beginning, containing, 11,858 square feet, 0.272 acres.

Parcel 2:  
Lot 28, except that portion of said Lot more particularly described as follows: Beginning at the Southwest corner thereof; thence North 89 degrees 12 minutes 37 seconds East, 16.32 feet on the South line of said Lot; thence North 51 degrees 26 minutes 21 seconds West, 20.79 feet to a point on the West line of said Lot; thence South 00 degrees 15 minutes 42 seconds West, 13.18 feet on the West line of said Lot to a point of the beginning, and all of Lots 29 to 42, both inclusive in Chicago Avenue Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 16, Page 23, in the Office of the Recorder of Lake County, Indiana, including the vacated 20 foot alley North of and adjacent to the above described real estate, containing, 75,720 square feet, 1.74 acres

Parcel 3:  
Part of the Northwest quarter of the Southeast quarter of Section 30, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the South right of way of the Chicago, South Shore & South Bend Railroad said point being the Northwest corner of Lot 45 in Chicago Avenue Addition to the City of Hammond, Indiana, as per plat thereof, recorded in Plat Book 16, Page 23, in the Office of the Recorder of Lake County, Indiana; thence North 02 degrees 08 minutes 07 seconds East along the extension of the West line of said Lot 45, 25.24 feet to the point of beginning; thence North 79 degrees 57 minutes 12 seconds West parallel with the said South right of way line, 474.43 feet to a point on the extension of the West line of Lot 27 in said Chicago Avenue Addition; thence South 02 degrees 08 minutes 07 seconds West along the extension of the West line of said Lot 27, 25.24 feet to the North line of said Chicago Avenue Addition and said South right of way line; thence North 79 degrees 57 minutes 12 seconds West along said South right of way line, 97.88 feet to the Northeastly right of way line of the Indiana Toll Road (Interstate 90); thence North 49 degrees 32 minutes 56 seconds West along the said Northeastly right of way line, 39.61 feet to a point 201.00 feet North of the North right of way of Chicago Avenue as shown in said Chicago Avenue Addition; thence South 88 degrees 57 minutes 16 seconds East parallel with and 201.00 feet North of said North right of way line of Chicago Avenue, 191.46 feet to a point on the Northerly right of way line of the Chicago, South Shore and South Bend Railroad Company; thence South 79 degrees 57 minutes 12 seconds East along the said Northerly right of way line, 194.62 feet to a point on the Southeastly line of a parcel of land described in a warranty deed recorded as Document Number 78415 in Deed Record Book 546 Page 256 in the Office of the Recorder of Lake County, Indiana; thence North 84 degrees 48 minutes 09 seconds East along said Southeastly line, 53.24 feet to a point on a line 14.00 feet Northerly by parallel lines of the Northerly right of way line of the said Chicago, South Shore and South Bend Railroad Company; thence South 79 degrees 57 minutes 12 seconds East along said parallel line, 162.47 feet to a point on the said extension of the West line of Lot 45; thence South 02 degrees 08 minutes 07 seconds West along the said extension of the West line of Lot 45, 39.37 feet to the point of beginning containing 17,762 square feet 0.41 acres more or less

Parcel 4:  
Part of the Northwest quarter of the Southeast quarter of Section 30, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the South right of way of the Chicago, South Shore & South Bend Railroad said point being the Northwest corner of Lot 45 in Chicago Avenue Addition to the City of Hammond, Indiana, as per plat thereof, recorded in Plat Book 16, Page 23, in the Office of the Recorder of Lake County, Indiana; thence North 02 degrees 08 minutes 07 seconds East along the extension of the West line, 64.61 feet to a point on a line which is 14 feet North of and parallel with the North line of said Chicago, South Shore and South Bend Railroad Company right of way line, said point being the point of beginning; thence North 79 degrees 57 minutes 12 seconds West along said parallel line, 162.47 feet to the Southeastly line of a parcel of land described in a warranty deed recorded as Document Number 78415 in Deed Record Book 546 Page 256 in the Office of the Recorder of Lake County, Indiana; thence North 84 degrees 48 minutes 09 seconds East along said Southeastly line, 162.26 feet to a point on the said extension of the West line of Lot 45; thence South 02 degrees 08 minutes 07 seconds West along said extension of the West line of Lot 45, 43.07 feet to the point of beginning, containing 3,466 square feet, 0.08 acres more or less.



VICINITY MAP

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
OCT 06 2010  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

FILED  
2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-8918  
WEBSITE: WWW.TORRENGA.COM

NOVOGRODER CHICAGO STREET  
ADDITION TO THE CITY OF HAMMOND  
FINAL PLAT  
1301 CHICAGO STREET  
HAMMOND, INDIANA

DATE: 04/10/08  
CLIENT: Novogroder Companies, Inc.  
JOB NO: 0142-08  
DRAWN: jfe  
SCALE: 1"=30'

SHEET 1 OF 1