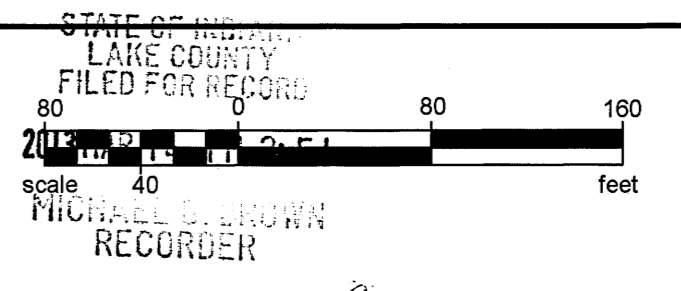


2013-019681

FINAL PLAT OF SUBDIVISION FOR LAKE BUSINESS CENTER SUBDIVISION

2013 019681



LEGAL DESCRIPTION: PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, BEING SOUTH 01 DEGREES 54 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 25, 85.00 FEET TO THE NORTH LINE OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2006012393, RECORDED ON FEBRUARY 14, 2009 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 315.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 54 MINUTES 55 SECONDS WEST, 80.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 28 SECONDS EAST, 275.00 FEET TO THE WEST RIGHT OF WAY LINE OF CALUMET AVENUE; THENCE SOUTH 01 DEGREES 54 MINUTES 55 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 1493.84 FEET TO THE SOUTH LINE OF PARCEL 1, AS DESCRIBED IN SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2004012393, RECORDED ON FEBRUARY 14, 2009 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 1397.52 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE NORTH 36 DEGREES 18 MINUTES 08 SECONDS WEST ALONG SAID NORTHEASTLY RIGHT OF WAY LINE, 481.48 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, DOCUMENT NUMBER 2012-04681, RECORDED ON JANUARY 18, 2012 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THENCE NORTH 11 DEGREES 54 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE, 1194.49 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE SOUTH 88 DEGREES 17 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 1090.29 FEET TO THE POINT OF BEGINNING ALL IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, CONTAINING 88.39 ACRES, MORE OR LESS.

OWNER'S CONSENT: STATE OF INDIANA, COUNTY OF LAKE. THIS IS TO CERTIFY THAT MUNSTER DEVELOPMENT, LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON EXCLUDING LOT 9 AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED. WITNESS OUR HANDS THIS 15 DAY OF JAN, A.D., 2013.

ATTEST: MICHAELE S. SIMBORG, Notary Public, State of Indiana, County of Lake. PEGGY HOLINGA KATONA, LAKE COUNTY AUDITOR, PLATED FROM 15-06-25-227-005-000-027.

NOTARY PUBLIC: CRAIG HENDRIX, State of Indiana, County of Lake. GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 25 DAY OF JAN, A.D., 2013.

OWNER'S CONSENT: STATE OF INDIANA, COUNTY OF LAKE. THIS IS TO CERTIFY THAT 37 HOTEL MUNSTER, LLC IS THE OWNER OF THE PROPERTY SHOWN AS LOT 9 HEREON AND HAS CAUSED THE SAME TO BE PLATTED AS INDICATED ON THE ATTACHED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME ON THE STYLE AND TITLE THEREON INDICATED. WITNESS OUR HANDS THIS 25 DAY OF JAN, A.D., 2013.

ATTEST: MICHAELE S. SIMBORG, Notary Public, State of Indiana, County of Lake. GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 25 DAY OF JAN, A.D., 2013.

PLAN COMMISSION CERTIFICATE: STATE OF INDIANA, COUNTY OF LAKE. UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OF AMENDMENTS THERETO ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TOWN PLAN COMMISSION OF MUNSTER, LAKE COUNTY, INDIANA.

AT A MEETING HELD ON Dec. 11, 2012. Stuart Friedman, President; Clay Johnson, Secretary.

LANDSCAPE BUFFER EASEMENT PROVISIONS: A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO INSTALL, REPAIR, REMOVE, REPLACE, INSPECT, AND MAINTAIN LANDSCAPE BERMS, PLANTINGS, AND STRUCTURES ON THE LAND DESIGNATED ON THE PLAT AND MARKED 'LANDSCAPE BUFFER EASEMENT' FOR THE PURPOSE OF SERVING LOT 9 WITH A LANDSCAPE BUFFER TO SECURE A PHYSICAL BARRIER BETWEEN THE DIFFERENT LAND USES AND MINIMIZE ADVERSE CONDITIONS OF SIGHT AND SOUND, INCLUDING THE RIGHT FOR ALL PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

CROSS ACCESS EASEMENT PROVISIONS: THE OWNERS OF LOTS 3, 4 AND LOTS 6, 7 GRANT TO EACH OTHER OWNER, AND TO THEIR PERSONAL REPRESENTATIVE, SUCCESSORS, ASSIGNS, GRANTEEES, BUSINESS SUCCESSIONS, TENANTS, LICENSEES AND EMPLOYEES A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND UNDER COMMON DRIVES TO AND FROM ADJACENT PUBLIC STREETS, IN THE LOCATIONS AS FROM TIME TO TIME AMENDED OR SUPPLEMENTED BY THE OWNERS OF THE APPLICABLE LOTS. THE COMMON DRIVES SHALL BE MAINTAINED BY AND AT THE COST OF THE OWNERS OF THE LOTS UPON WHICH THE COMMON DRIVES ARE LOCATED.

STORM WATER MANAGEMENT EASEMENT PROVISIONS: A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY GRANTED TO INSTALL PLACE AND MAINTAIN AN UNDERGROUND DETENTION STORAGE AREA, STORM SEWERS, AND MANHOLES WITH ALL NECESSARY OTHER APPLIANCES IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED 'STORM WATER MANAGEMENT EASEMENT' FOR THE PURPOSE OF SERVING LOT 9 AND A PORTION OF LOT 1 WITH STORM SEWER SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR STORM SEWERS 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 STORM SEWER EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR PAVINGS, CURBS, SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH STORM SEWER PURPOSES.

NO ACCESS EASEMENT PROVISIONS: THERE SHALL BE NO DRIVEWAYS CONSTRUCTED OR MAINTAINED ALONG THE EAST PROPERTY LINES OF LOT 5, 6, AND 7 TO CALUMET AVENUE.

UTILITY AND DRAINAGE EASEMENT PROVISIONS: A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY GRANTED TO MUNSTER DEVELOPMENT LLC, AND ANYALL PUBLIC UTILITY COMPANIES, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, EITHER COVERED OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIP OR STRIPS OF LAND DESIGNATED AS 'UTILITY AND DRAINAGE EASEMENT' FOR THE PURPOSES OF SERVING THE PROSPECTIVE LOT OWNERS IN GENERAL 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 PAVINGS, CURBS, SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH UTILITY AND DRAINAGE PURPOSES.

INGRESS/EGRESS EASEMENT PROVISIONS: EASEMENTS FOR INGRESS AND EGRESS HAVE BEEN GRANTED OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS 'INGRESS AND EGRESS EASEMENTS' TO THE OWNERS, OCCUPANTS AND INVITEES OF THE LOTS IN THE PROPERTY DESCRIBED HEREON, PURSUANT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT, DATED JUNE 21, 2012 AND RECORDED ON JULY 16, 2012 AS DOCUMENT NUMBER 2012 04644, THE DECLARATION OF EASEMENTS AND RESTRICTIONS COVENANTS, DATED JUNE 1, 2012 AND RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 04644, AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, DATED JUNE 1, 2012 AND RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 04644.

SURVEYOR'S NOTES: 1. DISTANCES AREA MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. 2. MONUMENTS TO BE SET ARE 5" DIAMETER BY 24" LENGTH REBAR WITH YELLOW CAP. MONUMENTS SHALL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18 AND TOWN OF MUNSTER SUBDIVISION CONTROL ORDINANCE. 3. LOTS 3-7 ARE NOT SHOWN ON THIS SUBDIVISION PLAT AND WILL BE PLATTED AT A LATER TIME.

SURVEYOR'S CERTIFICATE: STATE OF INDIANA, COUNTY OF LAKE. I, RICHARD P. OWAN, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 29 DAY OF Oct, A.D., 2012. RICHARD P. OWAN, Registered Professional Land Surveyor No. LS20800110.

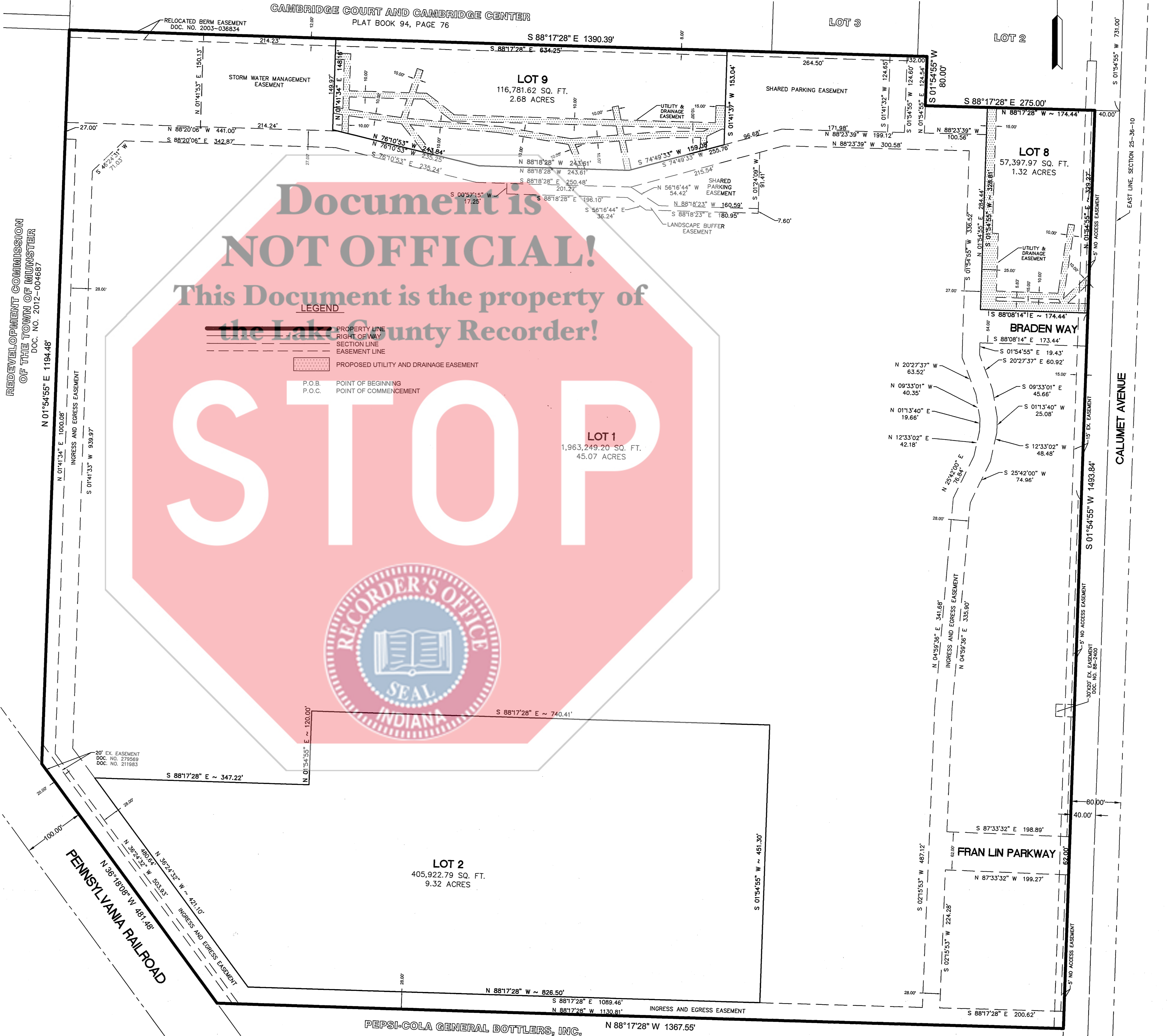


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Table with columns: SEH FILE NO., PROJECT NO., ISSUE DATE, DRAWN BY, DESIGNED BY, CHECKED BY.

SEH of Indiana logo and contact information: 8200 Calumet Avenue, Suite 16501, Munster, Indiana 46321, Phone: 219.613.2900.

MUNSTER, INDIANA SIMBORG DEVELOPMENT, LLC LAKE BUSINESS CENTER SUBDIVISION FINAL PLAT OF SUBDIVISION