

106/27

2013-028550

2013 028550

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2013 APR 22 AM 11:26
MICHAEL BROWN
RECORDER

LARRY SMITH ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA

85

Legal Description:
The North 3 acres of the South 4 acres of the East 25 acres of the Southeast Quarter of the Southwest Quarter of Section 9, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, except the East 30 feet of said tract conveyed to the Town of Schererville for highway purposes, by Warranty Deed September 14, 1913, in Deed Record 193 Page 450.

STATE OF INDIANA } \$
COUNTY OF LAKE }

I, the undersigned, Larry Smith, owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This Subdivision shall be known and designated as LARRY SMITH ADDITION, to the Town of Schererville, Lake County, Indiana, all streets, alleys crosswalks, and public ways shown and not heretofore dedicated, are hereby dedicated, to the Town of Schererville.

Dated this 16th day of April, 2013.

Larry Smith
Larry Smith, President

STATE OF INDIANA } \$
COUNTY OF LAKE }

Before me, Larry Smith, the undersigned Notary Public, in and for the County and State, personally appeared, Larry Smith, and acknowledged to me that he executed the foregoing certificate as his free and voluntary act and deed.

Witness my hand and Notarial Seal this 16th day of April, 2013.

My Commission Expires: 5/25/2016
County of Residence: Lake Notary Public

STATE OF INDIANA } \$
COUNTY OF LAKE }

Under authority provided by Indiana Code 36-7-4-700 (Sec. 700-799), as amended from time to time, and an Ordinance adopted by the Town Council of the Town of Schererville, this plat was given approval as follows:

Approved by the Town Plan Commission at a meeting held this 1st day of April, 2013 A.D.

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

STATE OF INDIANA } \$
COUNTY OF LAKE }

Before me, Danese Kowalik, the undersigned Notary Public, in and for the County and State, personally appeared, Thomas Anderson and Kevin Slaman, each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and Notarial Seal this 1st day of April, 2013.

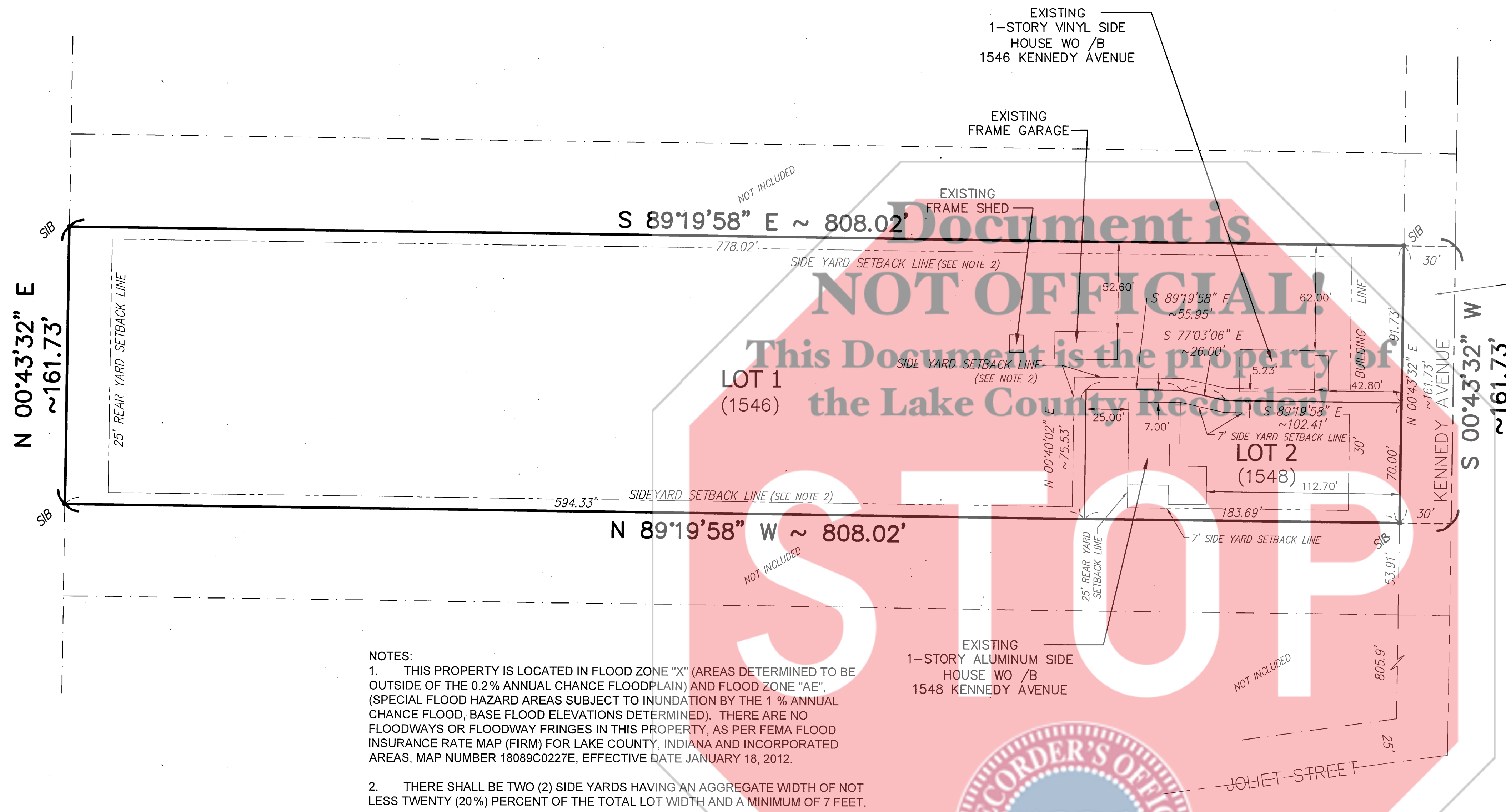
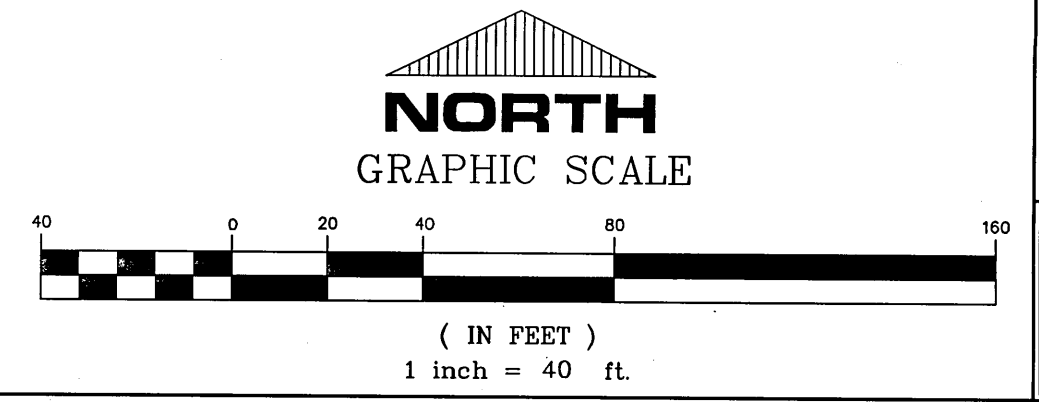
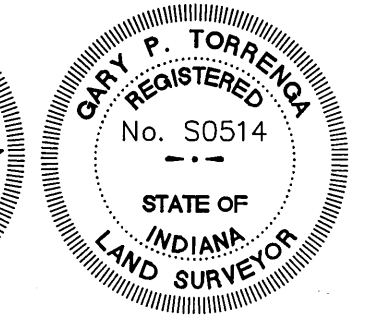
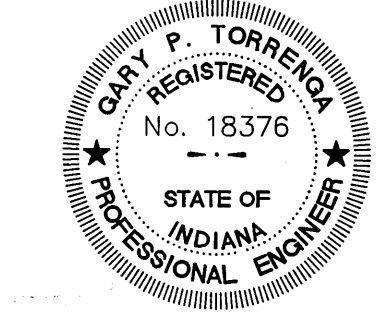
My Commission Expires: 5/25/2016
County of Residence: Lake Notary Public

STATE OF INDIANA } \$
COUNTY OF LAKE }

I, Gary P. Torrenga, 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 subdivided herein 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 locations, size, type and description are accurately shown.

Witness my hand and Notarial Seal this 1st day of April, 2013.

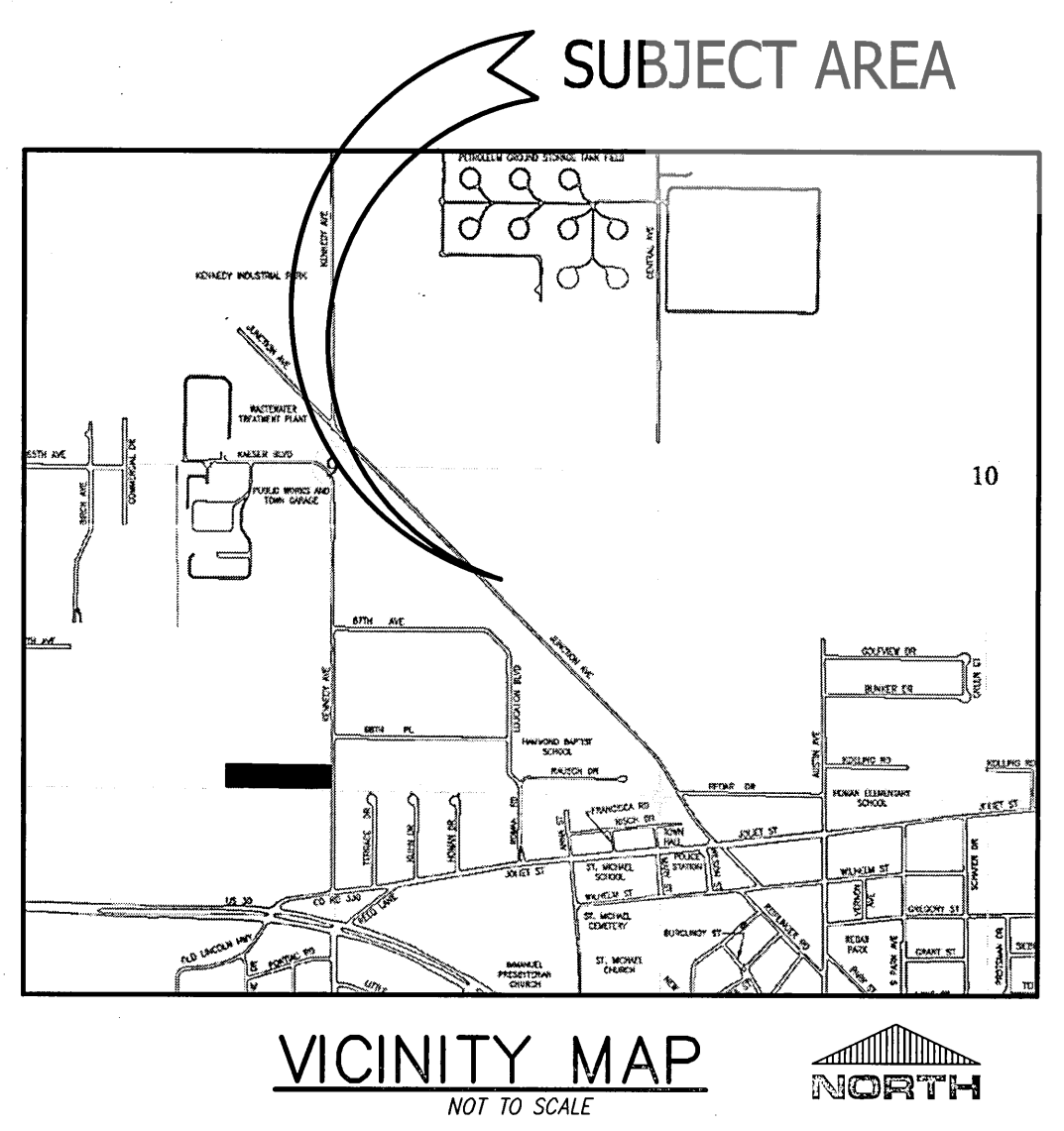
TORRENGA ENGINEERING, INC.
[Signature]
Gary P. Torrenga - Registered P.E. #18376 and L.S. #S0514



- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED). THERE ARE NO FLOODWAYS OR FLOODWAY FRINGES IN THIS PROPERTY, AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR LAKE COUNTY, INDIANA AND INCORPORATED AREAS, MAP NUMBER 18089C0227E, EFFECTIVE DATE JANUARY 18, 2012.
 - THERE SHALL BE TWO (2) SIDE YARDS HAVING AN AGGREGATE WIDTH OF NOT LESS TWENTY (20%) PERCENT OF THE TOTAL LOT WIDTH AND A MINIMUM OF 7 FEET.

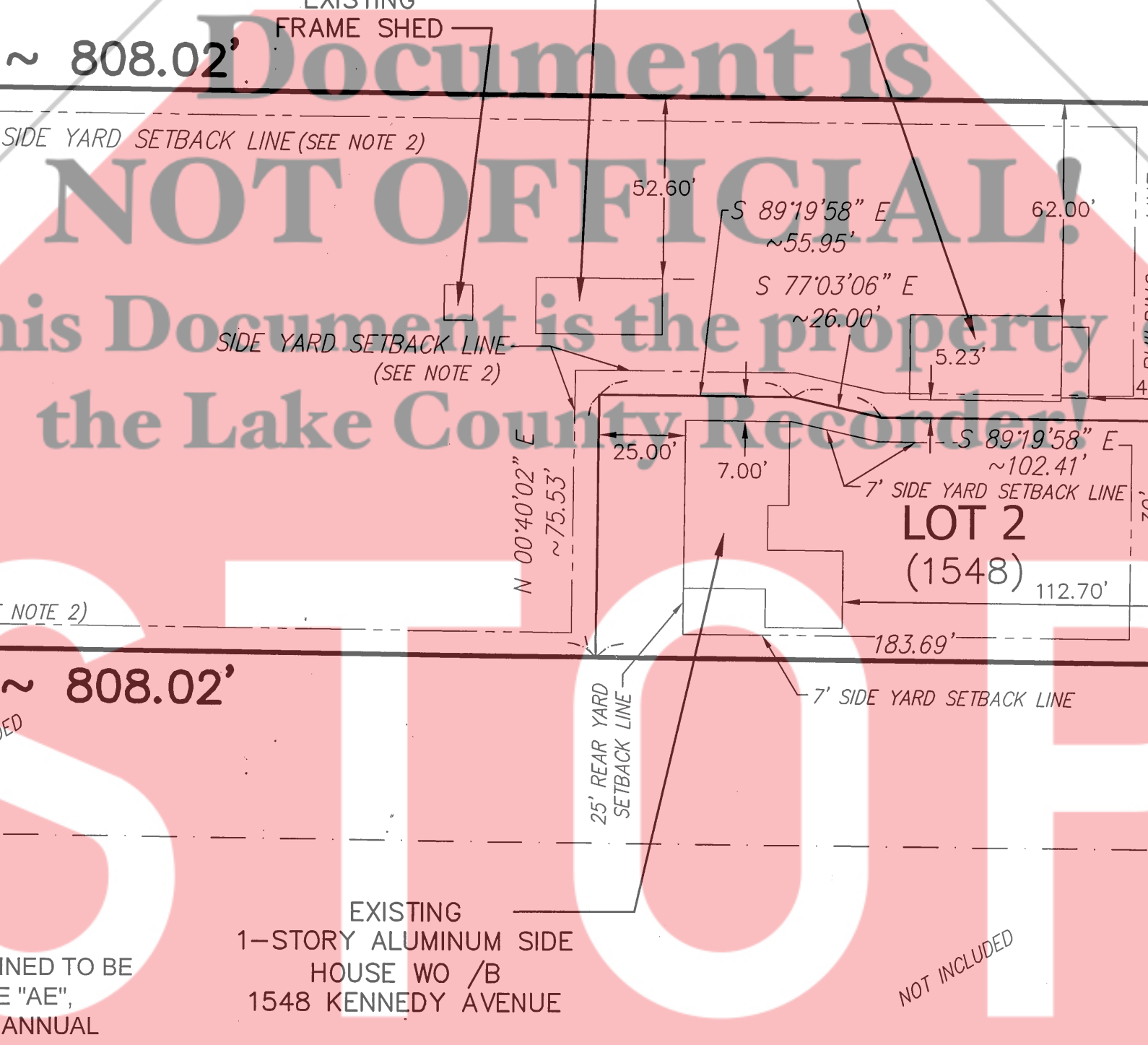
LEGEND:
SIB - REPRESENTS 5/8" DIAMETER, 2' LONG REBAR SET

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 22 2013
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
PLATED FROM
45-11-03-376-022-000-036



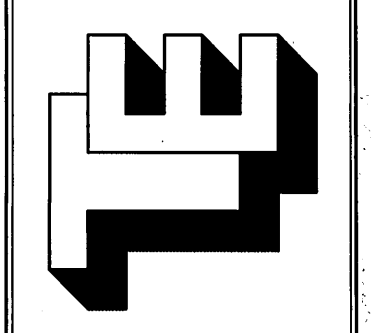
Front and side yard building set-back lines are hereby established as shown on this Plat, between which line and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described 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 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, AT&T, 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 serving 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 use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all time 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 easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.



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

LARRY SMITH ADDITION
TO THE TOWN OF SCHERERVILLE,
LAKE COUNTY, INDIANA
FINAL PLAT

REVISIONS:
DATE: 04-01-2013

CLIENT: Larry Smith
10167 Olcott Avenue
St. John, Indiana 46373
JOB NO: 2012-5079
SCALE: 1" = 40'

SHEET
1 OF 1