

2013-031519

2013 031519

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2013 MAY -3 PM 2:50  
MICHAEL B. BROWN  
RECORDER

106/29

# SOUTH SHORE AUDI

AN ADDITION TO THE CITY OF HOBART,  
LAKE COUNTY, INDIANA

BOOK 106 PAGE 29

BEING A RESUBDIVISION OF LOT 4 IN COLORADO SQUARE  
AND LOTS 1 & 2 IN UNDERWOOD PLAZA

LEGAL DESCRIPTION: LOT 4 IN COLORADO SQUARE, AN ADDITION TO THE CITY OF HOBART, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 87, AND LOTS 1 & 2 IN UNDERWOOD PLAZA, AN ADDITION TO THE CITY OF HOBART, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 39 THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

STATE OF INDIANA )  
COUNTY OF LAKE )

It, Lincoln Highway, LLC, as owner of the real estate shown and described herein, does certify that it has laid off, platted, and subdivided and does hereby lay off, plat, and subdivide, said real estate in accordance with the plat hereon. This subdivision shall be known and designated as SOUTH SHORE AUDI, an Addition to the City of Hobart, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Public. Front and side yard building setback lines are to comply with local Zoning Codes and any established Declaration of Covenants, Easements, Conditions and Restrictions, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

UTILITY EASEMENTS: An easement is hereby granted to the City of Hobart, all public utility companies including Frontier, Northern Indiana Public Service Company and Indiana-American Water Company, and private companies where they have a certificate of territorial authority to render service, severally and their respective successors and assigns, to install, place and maintain sewers; water mains, gas mains, conduits, poles and wires, both overhead and underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strips of land designated on the plat and marked "UTILITY EASEMENT", for the purpose of serving the public in general with sewer, water, gas, electric and telephone services, including the right to use the streets where necessary, and to overhang lots with aerial service wires to serve adjacent lots, together with the right to enter upon the said easements, for public utilities 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 utility equipment. No permanent building shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements for such public utility purpose.

DRAINAGE EASEMENTS: An easement is hereby granted for the installation of drainage swales, ditches, pipes or waterways upon and along the strip or strips of land designated on the plat and marked "Drainage & Utility Easement" for the purpose of handling the storm water run-off.

Dated this 25<sup>th</sup> day of MARCH, 2013

Lincoln Highway, LLC  
Van Gurley Jr.  
Principal

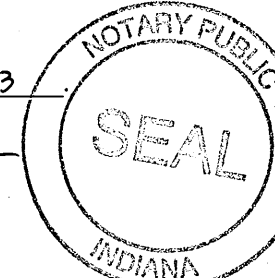
STATE OF INDIANA )  
COUNTY OF LAKE )

Before me, Jenna Stuart Allen, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Van Gurley Jr., on behalf of Lincoln Highway, LLC, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 25<sup>th</sup> day of MARCH, 2013

My Commission Expires: 2-8-2018  
County of Residence: LAKE

Jenna Stuart Allen  
Notary Public



### CERTIFICATE OF MAINTENANCE RESPONSIBILITY:

By acceptance of the plat, the City of Hobart assumes no liability for the maintenance on drainage swales, ditches and tiles, roadside ditches, private storm and sanitary sewers, septic systems, retention and detention ponds, overflow pipes, and park areas found on the entire plat.

STATE OF INDIANA )  
COUNTY OF LAKE )

This is to certify that all subdivision improvements and installations required are in place and this plat has been examined for compliance with the Hobart Municipal Code and is hereby approved.

Paul E. Spahr  
City Engineer, Hobart, Indiana

STATE OF INDIANA )  
COUNTY OF LAKE )

Under authority provided by I.C. 36-74-700, enacted by the General Assembly of the State of Indiana, all Acts amendatory thereto, and an Ordinance adopted by the City of Hobart, Lake County, Indiana, this plat was given approval by the City of Hobart as follows:

Submitted to, approved and accepted by the Board of Public Works and Safety of the City of Hobart, Lake County, Indiana this 7<sup>th</sup> day of APRIL, 2013

By: [Signature] Title: Mayor  
By: [Signature] Title: Member  
By: [Signature] Title: Member

STATE OF INDIANA )  
COUNTY OF LAKE )

Submitted to, approved and accepted by the Plan Commission of the City of Hobart, Lake County, Indiana this 7<sup>th</sup> day of March, 2013

President: [Signature]  
Secretary: [Signature]

STATE OF INDIANA )  
COUNTY OF LAKE )

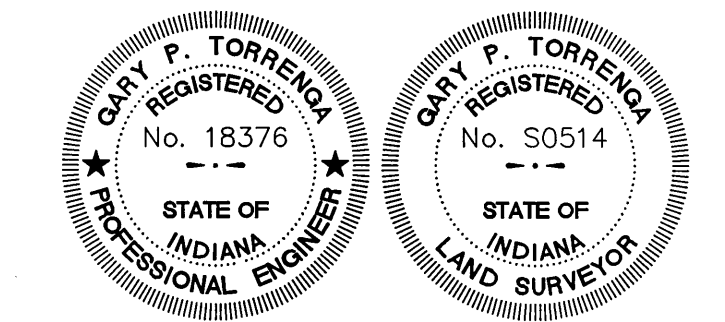
I, Gary P. Torrenge, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown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

This instrument was prepared by Gary P. Torrenge, and 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.

Witness my hand and Seal this 25<sup>th</sup> day of March, 2013 A.D.

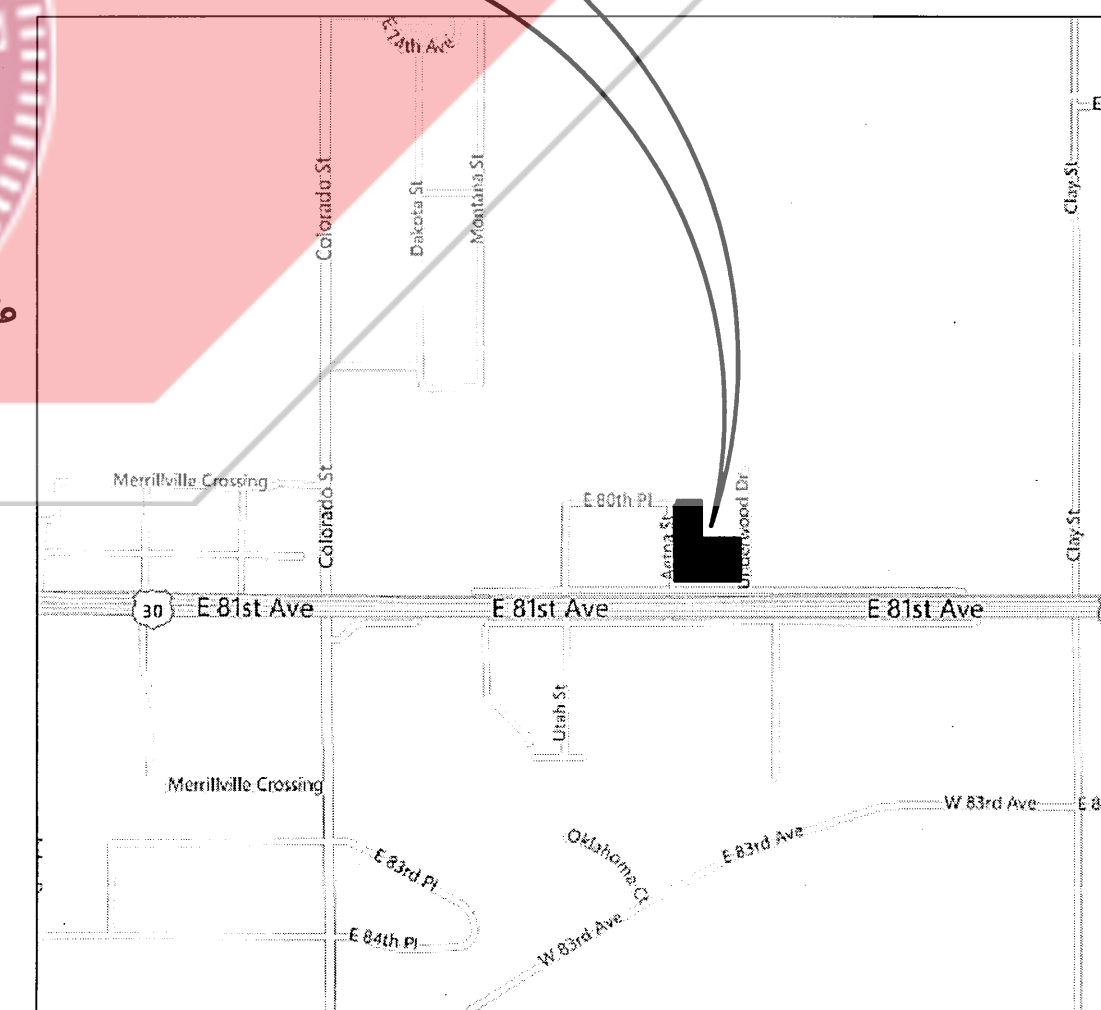
TORRENGE ENGINEERING, INC.

Gary P. Torrenge - Registered Professional Engineer #18376 & Land Surveyor #S0514

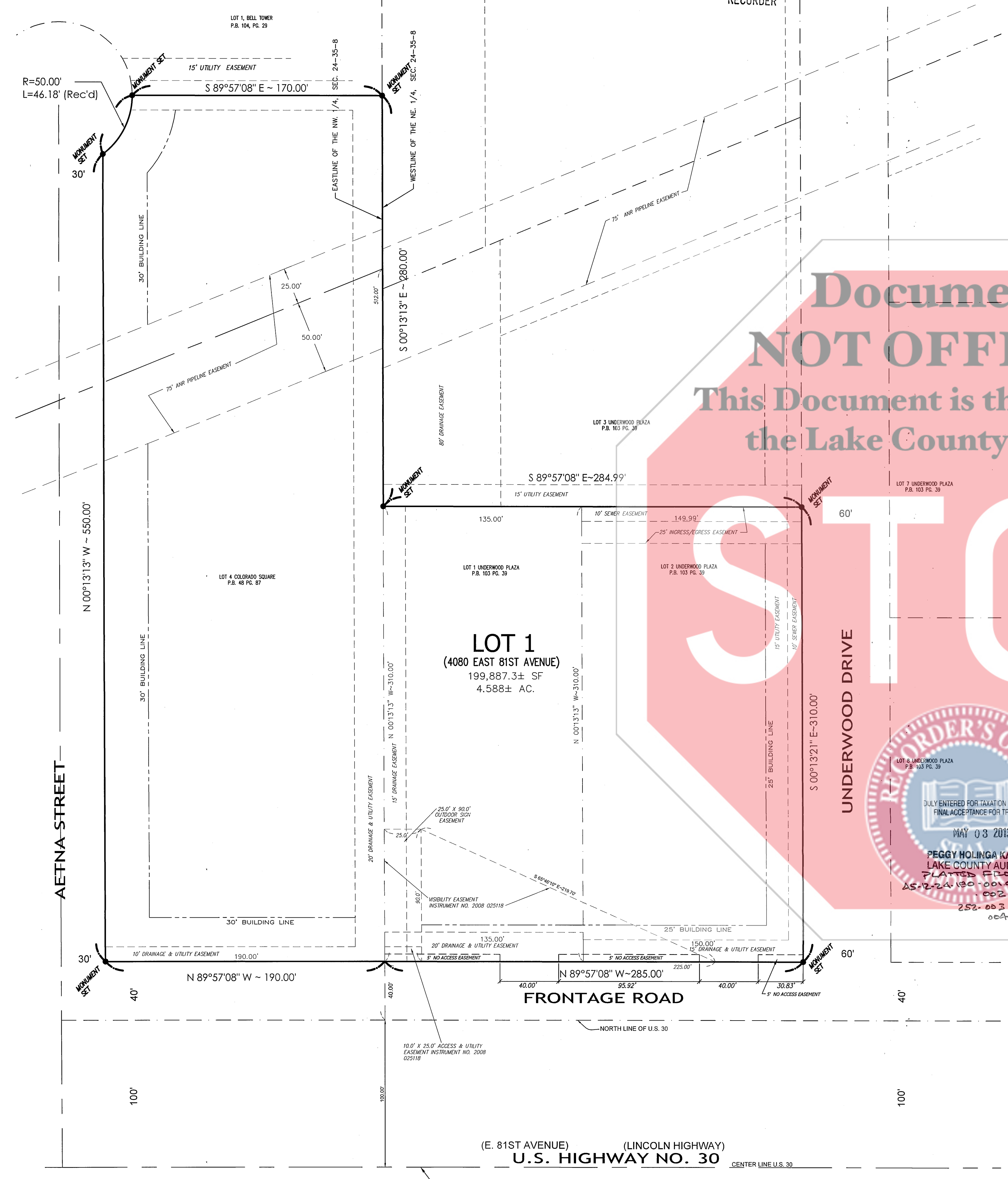
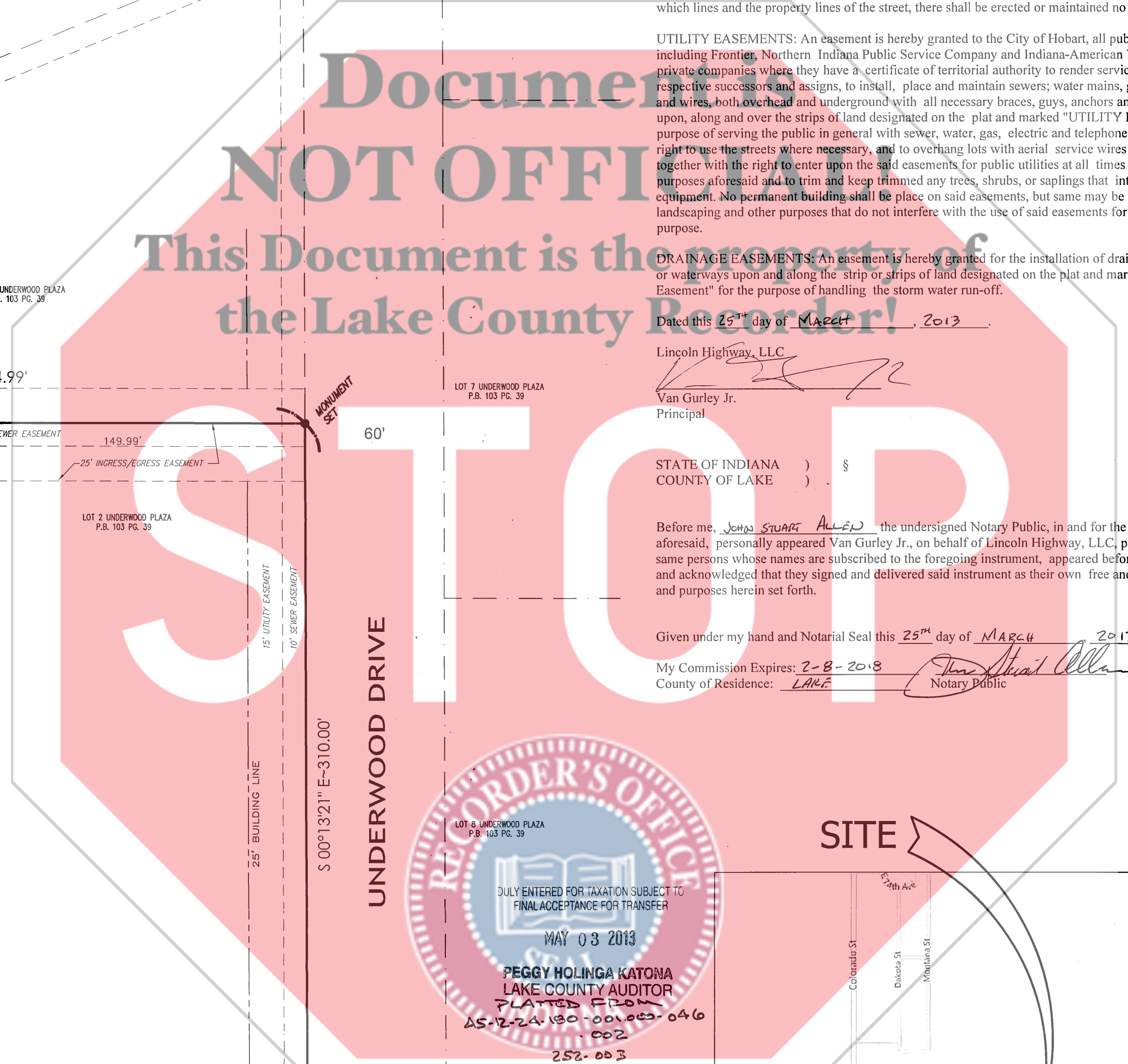
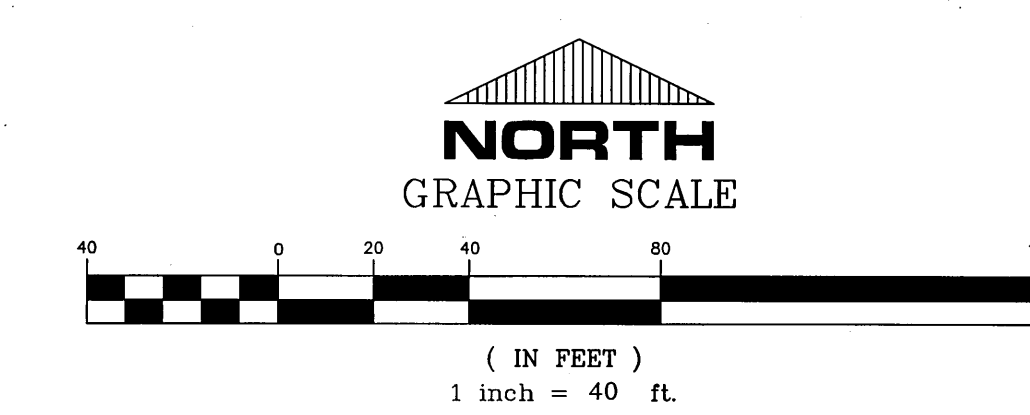


### NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HOBART, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0256E, EFFECTIVE DATE JANUARY 18, 2012.
- EASEMENTS SHOWN ON THIS PLAT SHALL TAKE PRECEDENCE OVER EASEMENTS SHOWN ON PREVIOUS PLATS OF THE PROPERTY INCLUDED IN THIS SUBDIVISION.
- THE PIPELINE CORRIDOR IS A DEED RESTRICTED AREA THAT ENCOMPASSES THE ONE PIPELINE EASEMENTS THAT TRAVERSE THE SUBJECT PROPERTY. THE CORRIDOR IS NOT A SEPARATE PARCEL, AND IS INCLUDED IN THE LOT.



VICINITY MAP



**LOT 1**  
(4080 EAST 81ST AVENUE)  
199,887.3± SF  
4.588± AC.

(E. 81ST AVENUE) (LINCOLN HIGHWAY)  
U.S. HIGHWAY NO. 30

SOUTH LINE OF THE NORTH 1/2, SEC. 24-35-8

FILE NO: Z:\2012-5093 South Shore Audi\dwg\2012-5093.dwg 3/25/2013 10:36:23 AM CDT

TORRENGE ENGINEERING, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
website: www.torrenge.com  
Tel. No.: (219) 636-8916

SOUTH SHORE AUDI  
AN ADDITION TO THE CITY OF  
HOBART, LAKE COUNTY, INDIANA  
FINAL PLAT

REVISIONS:  
DATE: 03-25-2013

CLIENT: Lincoln Highway, LLC  
JOB NO: 5012-5095  
SCALE: 1" = 40'

SHEET  
1 OF 1