

STATE OF INDIANA )
) SS 106/85
COUNTY OF LAKE )

2014 000340

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 JAN -3 PH 3:32
MICHAEL BROWN
RECORDER

FINAL PLAT OF
UNION PARK ADDITION
TO THE TOWN OF MERRILLVILLE

being part of Section 16, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana.

I Carol Miano, Town Council President for the Town of Merrillville, an Indiana body politic and corporate, as owner and undersigned 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 within plat. This subdivision shall be known and designated as Union Park Subdivision, an addition to the Town of Merrillville. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby dedicated, to the Town of Merrillville. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Witness our Hands and Seals this 17th day of DECEMBER A.D. 2013

Owner: Town of Merrillville
7820 Broadway Avenue
Merrillville, Indiana 46410
Carol Miano

STATE OF INDIANA )
) SS
COUNTY OF LAKE )

Before me the undersigned Notary Public in and for the County and State, personally appeared Carol Miano, and 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 17th day of DECEMBER, A.D. 2013.

Notary Public
Commission Expires January 25, 2017

RECORDER'S CERTIFICATE

STATE OF INDIANA )
) SS
COUNTY OF LAKE )

Filed for record this day of 20 at o'clock M. Recorded in Book of Plats, Page and examined.

Document Number:

By: Lake County Recorder

TOWN ENGINEER CERTIFICATE

STATE OF INDIANA )
) SS
COUNTY OF LAKE )

This is to certify that the Town Engineer for the Town of Merrillville, has checked and verified the boundary closure of the above plat.

In witness thereof, I have hereunto set my hand this day of A.D. 2013.

By: Town Engineer

CERTIFICATE OF TOWN OF MERRILLVILLE

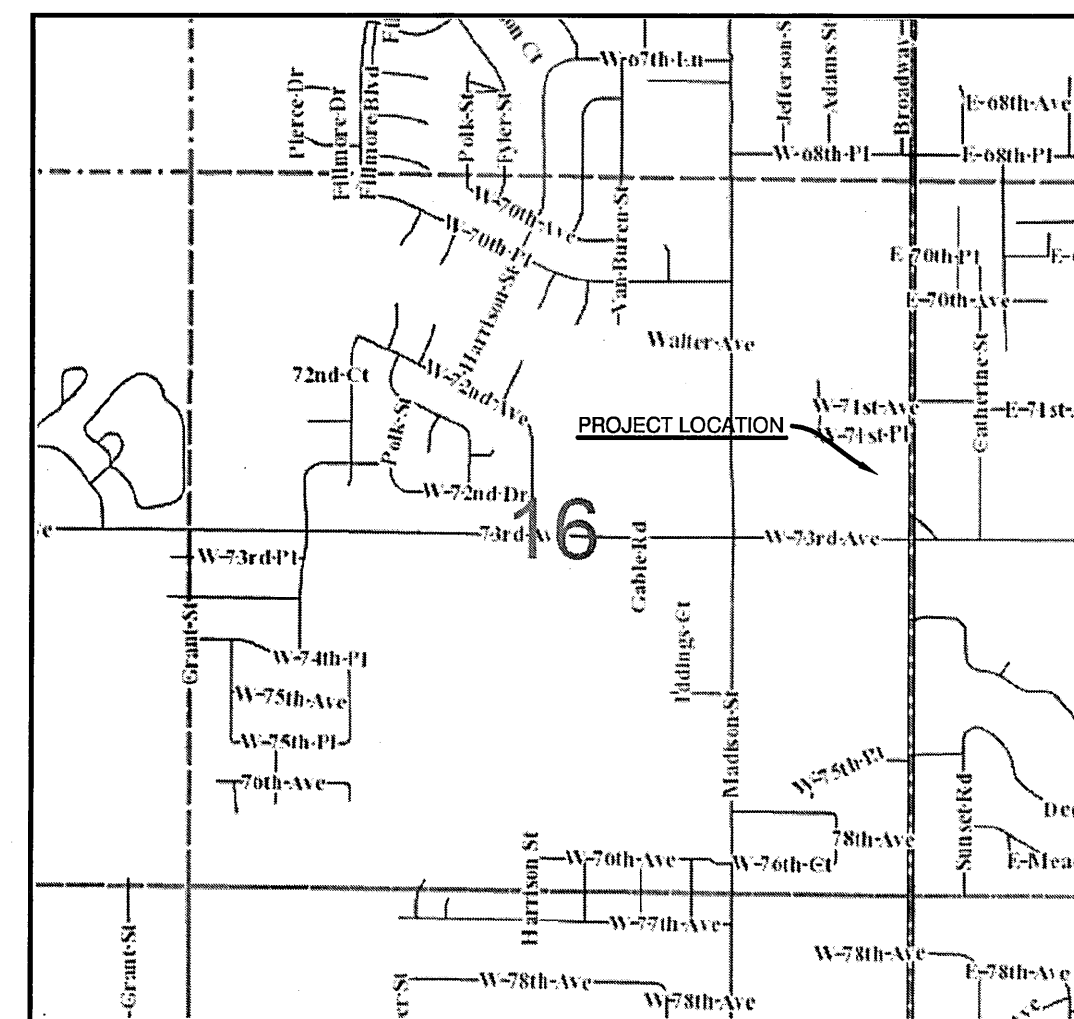
STATE OF INDIANA )
) SS
COUNTY OF LAKE )

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plat was given approval by the Town of Merrillville as follows:

Approved by the Town Plan Commission at a meeting held 11-19-13.

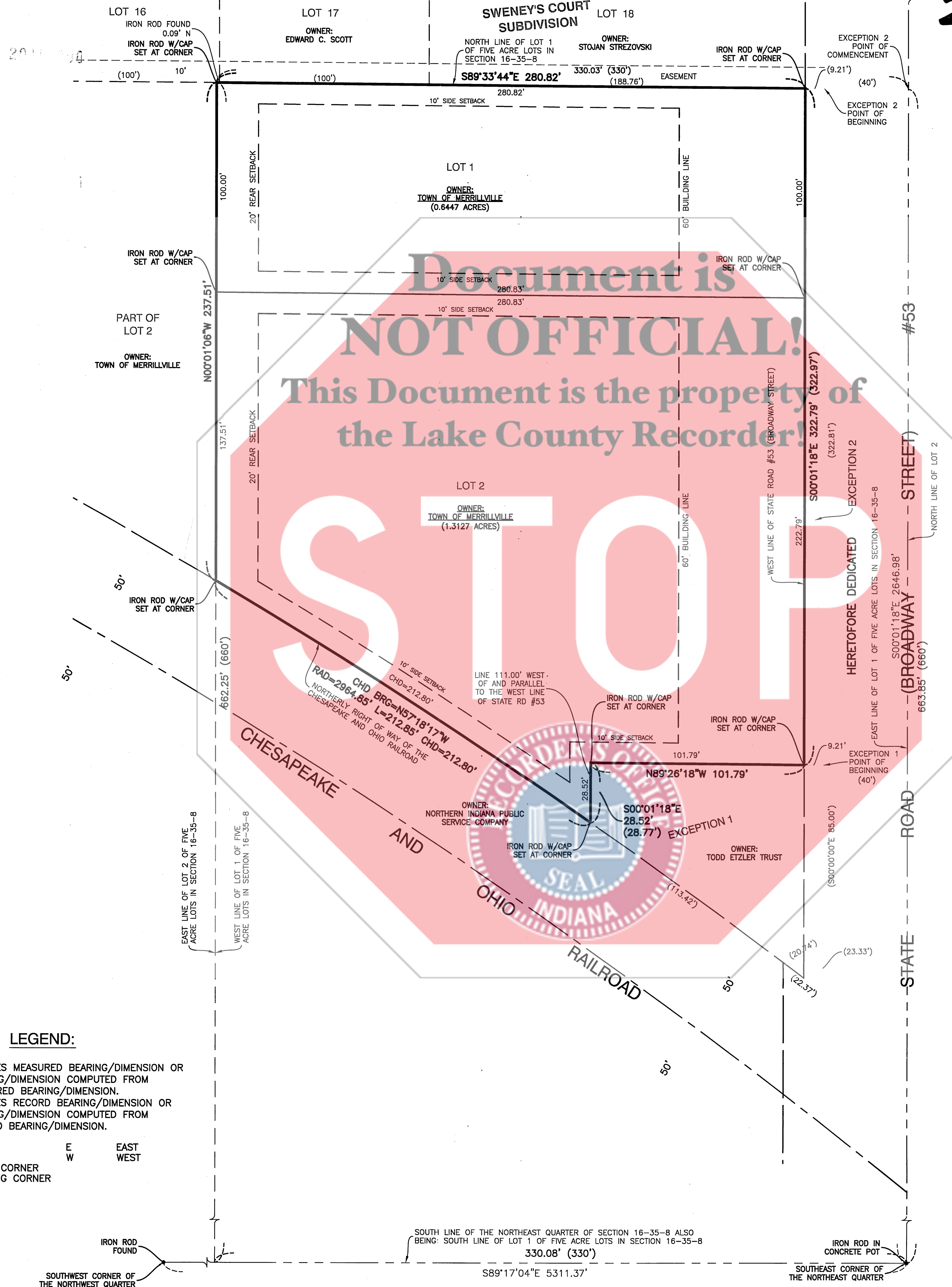
President Secretary

VICINITY MAP: SCALE: 1" = 1500'



LEGEND:

- XXX.XX' DENOTES MEASURED BEARING/DIMENSION OR BEARING/DIMENSION COMPUTED FROM MEASURED BEARING/DIMENSION.
(XXX.XX') DENOTES RECORD BEARING/DIMENSION OR BEARING/DIMENSION COMPUTED FROM RECORD BEARING/DIMENSION.
N NORTH E EAST
S SOUTH W WEST
FC FENCE CORNER
BC BUILDING CORNER



2014-000340

SCALE 1" = 30'

Property Address:

7200 Broadway Street, Merrillville, Indiana 46410

Legal Description:

That part of Lot Number One of Five Acre Lots in Section 16, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana being more particularly described as follows: All that part lying northerly of the right of way of the Chesapeake and Ohio Railroad (formerly the Cincinnati, Richmond and Muncie Railroad) of Lot Number One (1) of Five Acre Lots, in Section 16, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, containing Two and One Half (2-1/2) acres more or less.

Excepting therefrom: a part of Lot Number One of Five Acre Lots in Section 16, Township 35 North, Range 8 West of the Second Principal Meridian, in the Town of Merrillville, Lake County, Indiana described as follows: Beginning at the northeast corner of said Lot 1, which is also the northeast corner of the South Half of the Southeast Quarter of the Northeast Quarter of Section 16; thence west along the north line thereof, 40.00 feet to the west right of way of State Road 53 (Broadway); thence South 00 degrees 00 minutes 00 seconds East, along said west right of way line 322.81 feet to the Point of Beginning; thence continuing South 00 degrees 00 minutes 00 seconds East, along said west right of way line, 85.00 feet to a point that is 23.33 feet north of the northerly right of way of the Chesapeake and Ohio Railroad; thence South 60 degrees 39 minutes 02 seconds West, 20.74 feet, more or less, to a point on the northerly right of way line that is 22.37 feet northwesterly, as measured along said right of way line from the west right of way line of State Road 53; thence northwesterly along said north right of way line of the Chesapeake and Ohio Railroad, 113.42 feet, more or less to a line that is parallel to and South 89 degrees 25 minutes 00 seconds West, 111.00 feet from the west right of way line of State Road 53; thence North 00 degrees 00 minutes 00 seconds East, along said parallel line, 28.77 feet more or less, to a point that bears South 89 degrees 25 minutes 00 seconds West, from the Point of Beginning; thence North 89 degrees 25 minutes 00 seconds East, 111.00 feet to the Point of Beginning.

Also excepting: a part of the Northeast Quarter (being part of Lot 1 of Five Acre Lots) of Section 16, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana described as follows: Commencing at the northeast corner of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 16, thence North 89 degrees 46 minutes 41 seconds West 12.192 meters (40.00 feet) along the north line of said South Half to the west boundary of State Road 53 (also known as Broadway Street) and the point of beginning; thence South 00 degrees 10 minutes 56 seconds East 98.392 meter (322.81 feet) along the boundary of said State Road 53 (Broadway Street) to the southeast corner of the owner's land; thence South 89 degrees 14 minutes 04 seconds West 2.808 meters (9.21 feet) along the south line of the owner's land; thence North 0 degrees 10 minutes 56 seconds West 98.441 meters (322.97 feet) to the north line of said South Half; thence South 89 degrees 46 minutes 41 seconds East 12.192 meters (9.21 feet) along said north line to the point of beginning and containing 0.0276 hectares (0.68 acres), more or less.

The perimeter of the parcel described herein contains 1.9574 acres (85,262 square feet) more or less.

STATE OF INDIANA )
) SS
COUNTY OF LAKE )

I, Phillip A. Patrick, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on October 21, 2013, that all the monuments shown thereon actually exist; and their location, size, type and material are accurately shown.

I further certify that said plat is a correct representation of said survey and resubdivision. Dimensions are in feet and decimal parts thereof.

I further certify that the land above described is situated within the incorporated Town of Merrillville, Indiana.

I further certify that the land above described is situated within C-3 Highway Commercial zoning in the Town of Merrillville, Indiana.

I further certify that to the best of my knowledge all of the subject property covered by this plat of subdivision is situated within, "Zone X Other - Areas determined to be outside of the 0.2% annual chance floodplain or the 500-Year floodplain," as determined by scale from the "Flood Insurance Rate Map - FIRM" for Lake County, Illinois and incorporated areas, Map Number 18089C0232 E panel 232 of 480 effective date January 18, 2012 prepared by Federal Emergency Management Agency (FEMA), as part of the Federal Insurance Administration (Subject to uncertainties, inaccuracies, and scale of said map. Also subject to the uncertainties and inaccuracies associated with scaling from said map).

Given under my hand and seal this 21st day of October, 2013. Merrillville, Indiana.

Phillip A. Patrick
Indiana Registered Land Surveyor LS 21200025
Expires July 31, 2014



Completed October 11, 2013
Dated October 21, 2013

EASEMENT NOTES:

GRANT OF PERPETUAL EASEMENT RECORDED JANUARY 15, 1991 AS DOCUMENT NUMBER 91002354 REFERENCE AN EXHIBIT WHICH IS NOT ATTACHED ALONG WITH THE REST OF THE DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA AND THEREFORE CANNOT BE PLOTTED HEREON.

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS
17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473
(708) 331-6700 FAX (708) 331-3826
© COPYRIGHT 2013
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

Drawn by: P.A.P. Date: OCTOBER 21, 2013
Checked by: P.A.P. Scale: 1" = 30'
Sheet 1 of 1 Project No. 13-589

Table with 3 columns: No., Date, Remarks. It is currently empty.