

2014-079895

APPOLLO GROUP ADDITION

2014 079895

2014 DEC 16 AM 10:17

MICHAEL B. BROWN
RECORDER

I, Randall E. Gann, an Indiana Professional Land Surveyor, do hereby state that I have surveyed and subdivided into lots the following described parcel of land based upon the results of a retracement survey recorded October 29, 2014 in Survey Plat Book 27 Page 17 as document number 2014 068765 in the Office of the Lake County, Indiana Recorder:

Part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, lying south of the southerly right-of-way line of the Penn Central Railroad (formerly Pittsburgh, Cincinnati, Chicago and St. Louis Railroad) and more particularly described as follows: Commencing at the southwest corner of said Northwest Quarter of the Northwest Quarter; thence North, along the west line of said Section 9, a distance of 401.75 feet to the Point of Beginning; thence East, at right angles to said west line of Section 9, along the centerline and the centerline extended of the two existing railroad spur tracks, a distance of 520.95 feet; thence North 87 degrees 20 minutes 30 seconds East a distance of 165.60 feet to the point of convergence of said two spur tracks and a point of curve; thence northwesterly along the centerline of the existing spur track on a curve concave to the south and having a radius of 601.95 feet, an arc distance of 280.6 feet, to the point of intersection of said spur track centerline and the southerly right-of-way line of the Penn Central Railroad which point lies 342.70 feet northwesterly of the intersection of said southerly right-of-way line with the west right-of-way line of the N.Y.C.R.R.; thence northwesterly along said southerly right-of-way line, a distance of 1176.3 feet, more or less, to a point of curve; thence northwesterly along the southerly right-of-way line of an abandoned wye track on a curve concave to the south and having a radius of 269.6 feet, more or less, an arc distance of 148.4 feet, more or less, to the point of intersection of said southerly wye track right-of-way line with the west line of said Section 9, which point lies 48 feet south of the northwest corner said Section 9; thence south along the West line of Section 9, 867.80 feet to the Point of Beginning.

Excepting therefrom a parcel taken by Condemnation Proceedings filed March 14, 1930, in Cause No. 20530 of the Lake Circuit Court described as a parcel of land lying in Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Section 9; thence west 21.3 feet to the centerline of the proposed highway improvement, thence south along said centerline a distance of 48.5 feet to the place of beginning; thence continuing south along said centerline, a distance of 253 feet; all that land lying between the present east right-of-way line of the north and south public road and the proposed east right-of-way line, same being 75 feet distant, measured at right angles and being parallel to the above described centerline, the above described parcel of land being right-of-way necessary for the construction of the proposed highway improvements.

And also excepting a parcel conveyed in Warranty Deed recorded February 28, 2001, as Document No. 2001 014204 described as a part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 35 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked as Exhibit "B", described as follows:

Beginning at a point on the west line of said section North 00 degrees 29 minutes 11 seconds West 122.453 meters (401.75 feet) from the southwest corner of said Quarter Quarter Section, said southwest corner being designated as point "2287" on said parcel plat, which Point of Beginning is the southwest corner of the grantor's land; thence North 00 degrees 29 minutes 11 seconds West 262.076 meters (859.83 feet) [867.80 feet by Instrument No. 354502] along said west line to the northwest corner of the grantor's land and the southwestern line of the Norfolk Southern Railroad (formerly Penn Central Railroad); thence along said southwestern line southeasterly 45.410 meters (148.98 feet) along an arc to the right and having a radius of 160.549 meters (526.74 feet) [269.6 feet by Instrument No. 354502] and subtended by a long chord having a bearing of South 60 degrees 51 minutes 18 seconds East and a length of 45.259 meters (148.49 feet) to point "2353" designated on said parcel plat; thence South 00 degrees 14 minutes 55 seconds West 1.010 meters (3.31 feet) to point "2352" designated on said parcel plat; thence southerly 111.591 meters (366.11 feet) along an arc to the left and having a radius of 12,871.908 meters (42,230.67 feet) and subtended by a long chord having a bearing of South 00 degrees 00 minutes 01 seconds West and a length of 111.591 meters (366.11 feet) to point "2351" designated on said parcel plat; thence South 10 degrees 36 minutes 06 seconds West 62.962 meters (206.57 feet) to point "2348" designated on said parcel plat; thence South 04 degrees 24 minutes 30 seconds West 23.028 meters (75.55 feet) to point "2346" designated on said parcel plat, thence southerly 42.371 meters (139.01 feet) along an arc to the left and having a radius of 12,885.908 meters (42,276.60 feet) and subtended by a long chord having a bearing of South 00 degrees 43 minutes 09 seconds East and a length of 42.371 meters (139.01 feet) to the south line of the grantor's land; thence South 89 degrees 30 minutes 49 seconds West 24.478 meters (80.31 feet) along said south line to the Point of Beginning.

And also excepting those additional parts taken off the west side of said land for the widening and improvement of U.S. Highway 41, all in Schererville, Lake County, Indiana

Containing 7.394 acres (322,065.8 square feet) more or less.

A portion of the property appears to be located within the Zone AE, the areas where Base Flood Elevations have been determined and are the areas determined to be inside of the 1% annual chance of flood (100 year flood), also known as the Base Flood, and is the flood that has a 1% chance of being equaled or exceeded in any given year, as scaled from Flood Insurance Rate Map (FIRM) prepared for Lake County, Indiana and incorporated areas Map Number 18089C0138E Panel 138 of 480 with an effective date of January 18, 2012 prepared by the Federal Emergency Management Agency (FEMA). Subject to the uncertainties and inaccuracies associated with said map and the uncertainties and inaccuracies associated from scaling from said map. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

I, Randall E. Gann, a registered land surveyor in the State of Indiana, do hereby state that I have completed a survey and subdivision of the herein described parcels, and that to the best of my knowledge, information, and belief, this represents said survey, and that this subdivision was completed in accordance with Title 865 of the Indiana Administrative Code (IAC) 1-12, commonly known as Rule 12.

Randall E. Gann
Randall E. Gann
Indiana Registered Land Surveyor #LS29600023
Expires July 31, 2016

The plat is dated August 13, 2014.

XXX.XX' Denotes measured dimension and/or bearing or dimension and/or bearing computed from measured values

(XXX.XX') Denotes record dimension and/or bearing or dimension and/or bearing computed from record values.



STATE OF INDIANA)
COUNTY OF LAKE)

The undersigned, Appollo Group, LLC, Owner of the real estate shown and described herein, does 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 Plat.

This Subdivision shall be known and designated as APPOLLO GROUP ADDITION, an addition to the Town of Schererville. All streets, alleys and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Schererville.

Front and side yard 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 no strips of ground 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 said 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, Indiana Bell Telephone Company, 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 wire, 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 servicing 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 easement 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 easement, but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easement for said Public Utility and drainage purposes.

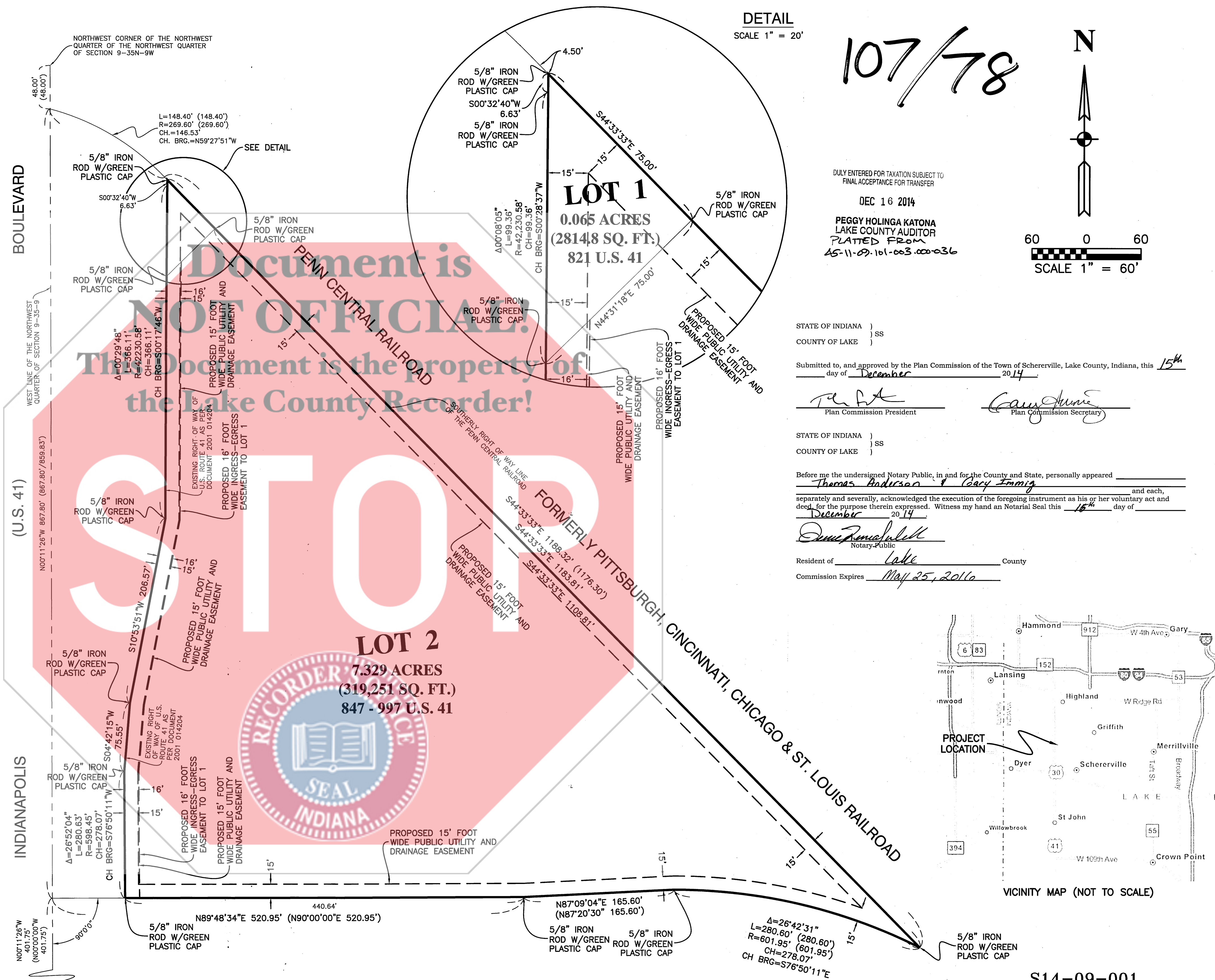
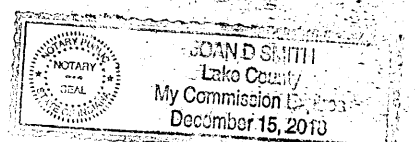
Dated this 10th day of December, A.D. 2014
By: *[Signature]*
Title: *MR*

Attest: *[Signature]*
Title: *AS*

STATE OF INDIANA)
COUNTY OF LAKE)

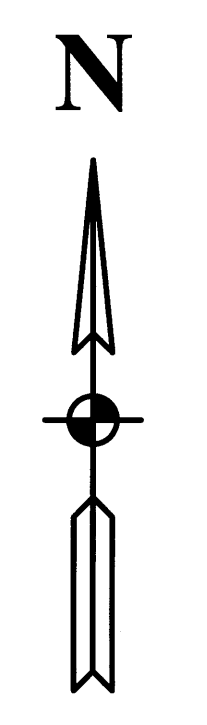
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ and _____ acting as _____ and _____ respectively Appollo Group, LLC, personally known to me to be _____ same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth and as the free and voluntary act of said Appollo Group, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal and sworn to before me this 10th day of Dec 2014
[Signature]
Notary Public
Commission Expires 12-15-18



DETAIL
SCALE 1" = 20'

107/78



60 0 60
SCALE 1" = 60'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 16 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
PLATED FROM
AS-11-09-101-003-000-036

STATE OF INDIANA)
COUNTY OF LAKE)

Submitted to, and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 12th day of December 2014

[Signature]
Plan Commission President

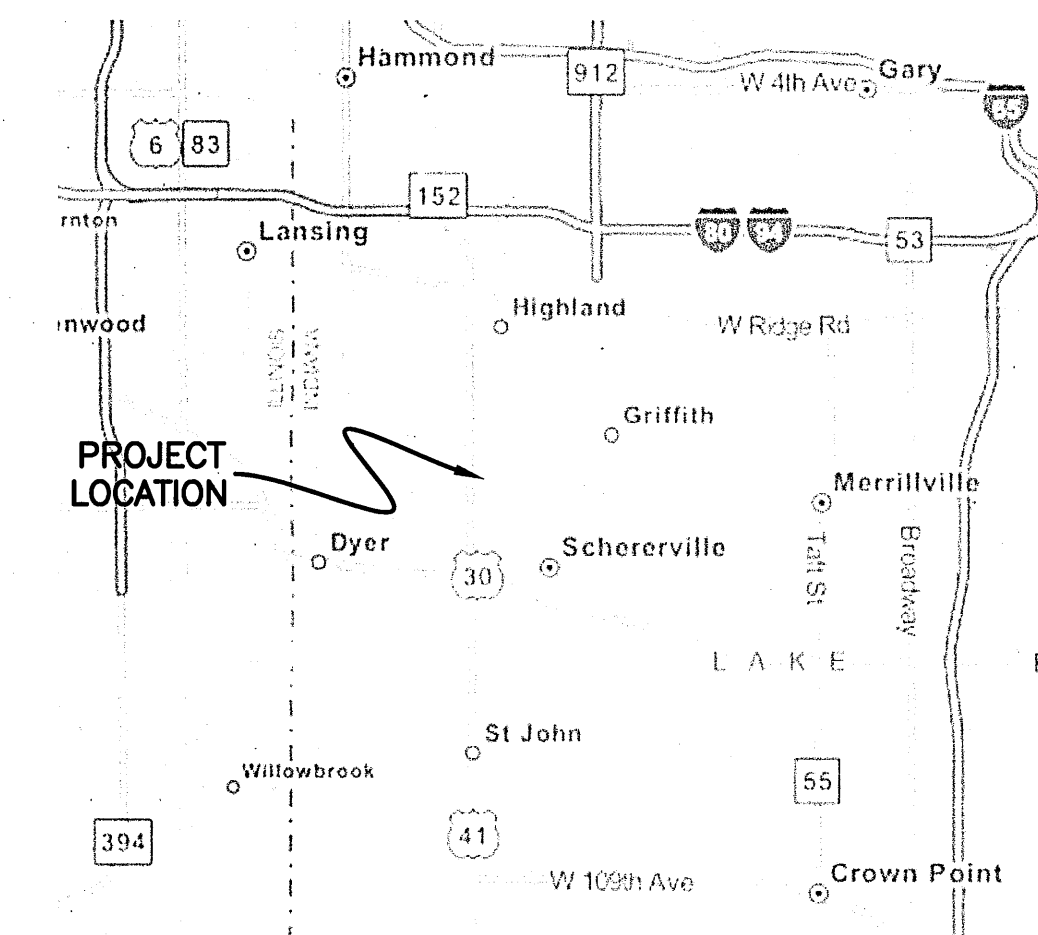
[Signature]
Plan Commission Secretary

STATE OF INDIANA)
COUNTY OF LAKE)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Thomas Anderson & Casey Emmy 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 16th day of December 2014

[Signature]
Notary Public

Resident of Lake County
Commission Expires May 25, 2016



S14-09-001

ROBINSON ENGINEERING, LTD.		REVISIONS		
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 © COPYRIGHT 2014 FAX (708) 331-3826 ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128		No.	Date	Remarks
FOR: LAMAR ADVERTISING 1770 WEST 41ST AVENUE GARY, INDIANA 46408				
Drawn by: P.W.S./R.E.G.	Date: 9-23-14			
Checked by: R.E.G.	Scale: 1"=60'			
Sheet 1 of 1	Project No. S14-09-001			