

2015-023059

108/11

MISSISSIPPI ADDITION
AN ADDITION TO THE
TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA

2015 023059

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 APR 16 PM 2:38
MICHAEL B. BROWN
RECORDER

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL CONTAINING ALL OF LOTS 9, 10, 11, 13, 14 AND THE SOUTH HALF OF 24 IN PLEASANT DALE SUBDIVISION AS SHOWN IN PLAT BOOK 25, PAGE 58 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTH LINE OF U.S. ROUTE 30 (LINCOLN HIGHWAY), THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS WEST, 638.20 FEET ALONG THE WEST LINE OF SAID LOT 9 AND THE WEST LINE OF THE SOUTH HALF OF SAID LOT 24 TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 24; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, 420.86 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF LOT 24 AND THE NORTH LINE OF SAID LOT 14 TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED TO THE TOWN OF MERRILLVILLE IN DOCUMENT NUMBER 99049782 RECORDED ON JUNE 14, 1999 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, 200.00 FEET ALONG LAST SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID TOWN OF MERRILLVILLE PARCEL; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, 5.00 FEET ALONG THE SOUTH LINE OF SAID TOWN OF MERRILLVILLE PARCEL TO THE SOUTHEAST CORNER THEREOF; SAID SOUTHEAST CORNER BEING ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED TO THE STATE OF INDIANA IN DOCUMENT NUMBER 9902299, RECORDED JANUARY 2, 1995 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, 382.77 FEET ALONG LAST SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND DESCRIBED TO THE STATE OF INDIANA IN DEED RECORD BOOK 1229, PAGE 323, DOCUMENT NUMBER 607420, RECORDED ON MARCH 5, 1985 IN SAID RECORDER'S OFFICE; THENCE NORTH 57 DEGREES 52 MINUTES 19 SECONDS EAST, 23.59 FEET ALONG LAST SAID NORTH LINE TO THE EAST LINE OF LAST SAID STATE OF INDIANA PARCEL; THENCE SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, 73.87 FEET MORE OR LESS TO SAID NORTH LINE OF U.S. ROUTE 30 AND THE BEGINNING OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 53,814.80 FEET AND A CHORD THAT BEARS SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 445.81 FEET; THENCE WEST 445.81 FEET ALONG SAID NORTH LINE OF U.S. ROUTE 30 TO THE POINT OF BEGINNING, CONTAINING 6.27 ACRES MORE OR LESS.

DEED OF DEDICATION:

IT, THE UNDERSIGNED, 1550 E 81ST AVENUE MERRILLVILLE, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO CERTIFY THAT IT HAS 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 MISSISSIPPI ADDITION, AN ADDITION TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA. ALL STREETS, SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE UNLESS SAID BUILDING OR STRUCTURE PREEXISTS THIS PLAT.

INGRESS/EGRESS EASEMENT: AN INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS TO EACH LOT IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS/EGRESS EASEMENT".

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING SBC, NORTHERN INDIANA PUBLIC SERVICE 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, BUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, ALONG, UNDER 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, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

SANITARY SEWER EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE MERRILLVILLE CONSERVANCY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS IN, UPON, ALONG, UNDER AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "SANITARY SEWER EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWER TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR, OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

1550 E 81ST AVENUE MERRILLVILLE, LLC

(PRINTED NAME): Aaron Hodgdon
WITNESS MY HAND AND SEAL THIS 2nd DAY OF April, 2015

NOTARY STATE OF Indiana, SS: County of Lake

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Aaron Hodgdon

AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF April, 2015

NOTARY PUBLIC Maryann C. Gust

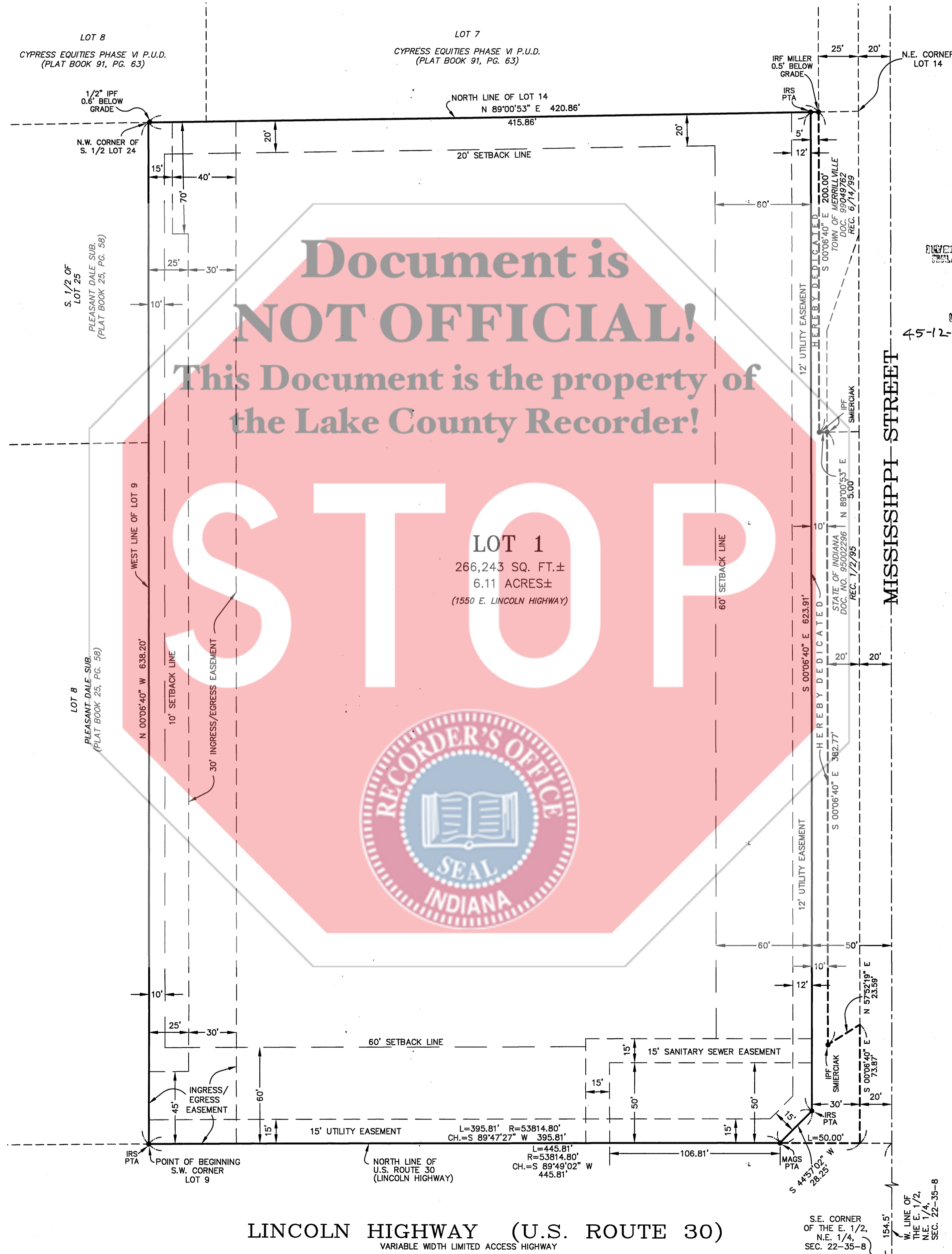
MY COMMISSION EXPIRES Feb 2, 2018

SUBJECT PARCEL INFORMATION:

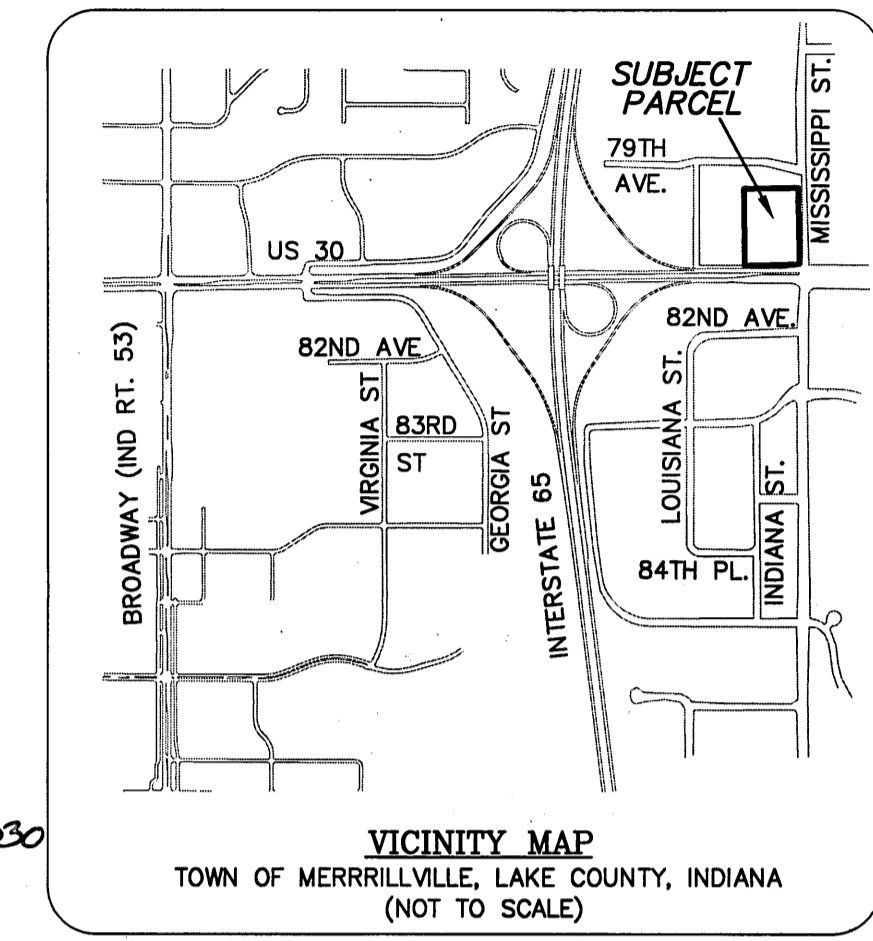
TAX ID: 45-12-22-278-010,000-030
1550 E 81ST AVENUE MERRILLVILLE, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2014 083666
REC. 12/30/14

- IRS PTA - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED *219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59*
MAGS PTA - "MAG" NAIL SET WITH METAL WASHER STAMPED *PTA 219-736-0555 ID NO. 00-59.

- IPF SMIERCIAK - IRON PIPE FOUND WITH SMIERCIAK SURVEYING CAP
IPF MILLER - IRON ROD FOUND WITH MILLER IDENTIFICATION CAP



LINCOLN HIGHWAY (U.S. ROUTE 30)
VARIABLE WIDTH LIMITED ACCESS HIGHWAY



APR 16 2015
45-12-22-278-010,000-030

PLAN COMMISSION APPROVAL STATEMENT:
UNDER AUTHORITY PROVIDED BY I.C. 36-7-4-700 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN PLAN COMMISSION OF MERRILLVILLE, LAKE COUNTY, INDIANA AS FOLLOWS:
APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD 01-20-15

PRESIDENT: [Signature]
(Printed Name): Sarah Hannah Pettit
SECRETARY: [Signature]
(Printed Name): Brian Dering

TOWN ENGINEER CERTIFICATION:
I, [Signature], TOWN ENGINEER FOR THE TOWN OF MERRILLVILLE, HAVE REVIEWED AND ACCEPTED THIS FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE TOWN OF MERRILLVILLE STANDARDS AND ORDINANCES. HOWEVER, THENCE TOWN ENGINEER AND THE TOWN OF MERRILLVILLE, DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.
SIGNATURE: [Signature]
(Printed Name): Ronald J. Williams

REFERENCE SURVEY:
THIS PLAT IS BASED ON A BOUNDARY SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S14274, DATED NOVEMBER 20, 2014, RECORDED AS DOCUMENT NUMBER 2015 017927 ON MARCH 26, 2015 IN SURVEY BOOK 27, PAGE 55 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.
SURVEYOR CERTIFICATION:
I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 15, 2015, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, SEE REFERENCED (HEREON) PLAT OF SURVEY FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES.

GLEN E. BOREN, P.L.S.
INDIANA LICENSE NO. LS20000006

GRAPHIC SCALE (1 inch = 40 ft)
BASIS OF BEARINGS: PER INDIANA STATE PLANE COORDINATES, INDIANA WEST ZONE.

MISSISSIPPI ADDITION FINAL PLAT MERRILLVILLE, IN
1550 E. LINCOLN HIGHWAY MERRILLVILLE, INDIANA 46410
REVISIONS: 1 2-23-15 INGRESS-EGRESS EASEMENT
DRAWN BY: G.B. DATE: 12/16/14 CHECKED BY: G.B. DATE: 12/16/14
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PLUMB, TUCKETT & ASSOCIATES SURVEYORS-ENGINEERS
(219) 736-0555 FAX (219) 769-0178
www.plumbtucket.com
PLOT SCALE: 1"=40'
MISSISSIPPI ADDITION FINAL PLAT MERRILLVILLE, IN
DRAWING NUMBER 1
SHEET: 1 OF 1
JOB NO. S14274 SECTION: 22-35-B