

108/14

PLUM CREEK CHRISTIAN ACADEMY

AN ADDITION TO THE TOWN OF DYER,
LAKE COUNTY, INDIANA

Legal Description: Part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 10 West of the Second Principal Meridian, and being more particularly described as follows: Commencing at the Northeast corner of said Section 12, Township 35 North, Range 10 West; thence South 89°40'28" West, along the North line of said Section 12 (the basis for all bearings in this description), a distance of 90.27 feet; then South 00°19'32" East, a distance of 38.40 feet to the Northeastly most corner of the right of way for 213th Street and Calumet Avenue, said point also being the point of beginning for this description; thence South 33°44'33" East, along the Western right of way line for Calumet Avenue, a distance of 71.88 feet to a point of deflection in said right of way line; thence South 00°04'07" West, along said Calumet Avenue right of way line, a distance of 255.70 feet; then North 89°55'53" West, a distance of 149.24 feet; thence South 00°04'07" West, a distance of 6.95 feet; thence South 89°42'41" West, a distance of 98.28 feet; thence South 00°04'07" West, a distance of 218.15 feet; thence South 89°40'26" West, a distance of 292.49 feet to the platted centerline of Hart Drainage Ditch; thence North 24°57'35" East, along said platted centerline, a distance of 141.72 feet, thence continuing on said platted centerline, North 26°04'33" East, a distance of 100.48 feet; thence continuing on said platted centerline, North 26°04'24" East, a distance of 111.64 feet; thence continuing on said platted centerline, North 23°41'46" East, a distance of 109.48 feet; thence South 89°40'26" West, a distance of 55.16 feet, to the Easterly line of a 20 foot wide Public Alley as shown on the recorded plat of Suburban Gardens Addition to the Town of Dyer, recorded in Plat book 24, page 83 in the Office of the Recorder of Lake County, Indiana, thence North 25°10'28" East, along said Easterly line of a 20 foot Public Alley, a distance of 134.75 feet, to the Southern right of way line of 213th Street; thence North 89°40'28" East, along said right of way line, a distance of 301.46 feet, to the point of beginning, containing 3.976 acres more or less, all in the Town of Dyer, Lake County, Indiana.

STATE OF INDIANA
COUNTY OF LAKE

2015-024864

I, Dyer Baptist Church Inc. as owner of the Real Estate shown and described herein, does hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as PLUM CREEK CHRISTIAN ACADEMY, an Addition to the Town of Dyer, 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 of the streets there shall be erected or maintained no building or structure.

Witness our hands this 1 day of April, 2015

Dyer Baptist Church Inc.

Signature: Marty Terry
Name: Marty Terry
Title: Trustee

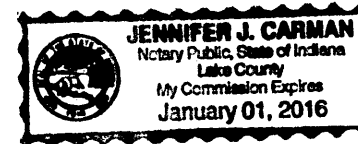
Signature: Larry Bird
Name: Larry Bird
Title: Trustee

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Marty Terry and Larry Bird, Trustees on behalf of Dyer Baptist Church Inc., who acknowledged that they signed and delivered the said instruments as their own free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 1 day of April, 2015

My Commission expires: April 16 Notary Public Jennifer J. Carman
County of Residence: Lake



STATE OF INDIANA
COUNTY OF LAKE

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and all Acts amendatory thereto and an ordinance of amendments thereto adopted by the Town Council of the Town of Dyer, Lake County, Indiana, this plat was given final approval by a majority of the members of the Town Plan Commission of Dyer, Lake County, Indiana, at a meeting held on February 17, 2015

Signature: Death Cooney
President

Signature: [Signature]
Secretary

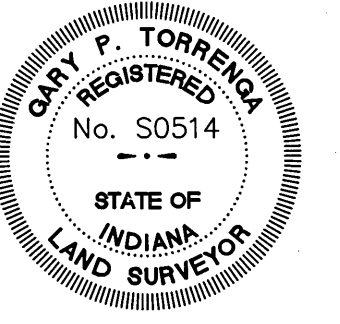
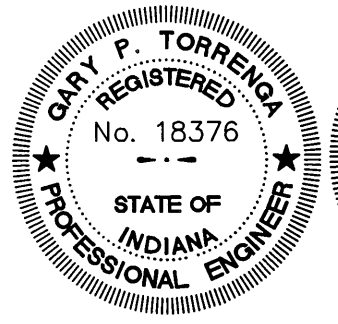
Easement Dedication:
Easements for public utilities are hereby granted to the Town of Dyer, all public utility companies including Ameritech and Northern Indiana Public Service Company, severally, and private utility companies where they have a "Certificate of Territorial Authority" to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, and along and over the strips of land designated on the plat and marked "Utility Easement" or "Drainage & Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone service and cable television service, including the right to use said easements for the conveyance, channelization, collection and dispersal of surface water runoff, including the right to use both public and private street right of ways when necessary, and to overhead lots with aerial service wires to serve adjacent lots, together with the right to enter upon said easements at all times for any and all purposes aforesaid and to trim and keep trimmed any trees, shrubs or saplings that interfere with any such utility equipment. No permanent buildings 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 and drainage purposes. See construction plan sheet C-3.0 for entire extent of overflow path.

STATE OF INDIANA
COUNTY OF LAKE

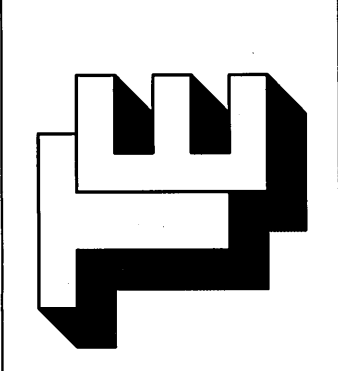
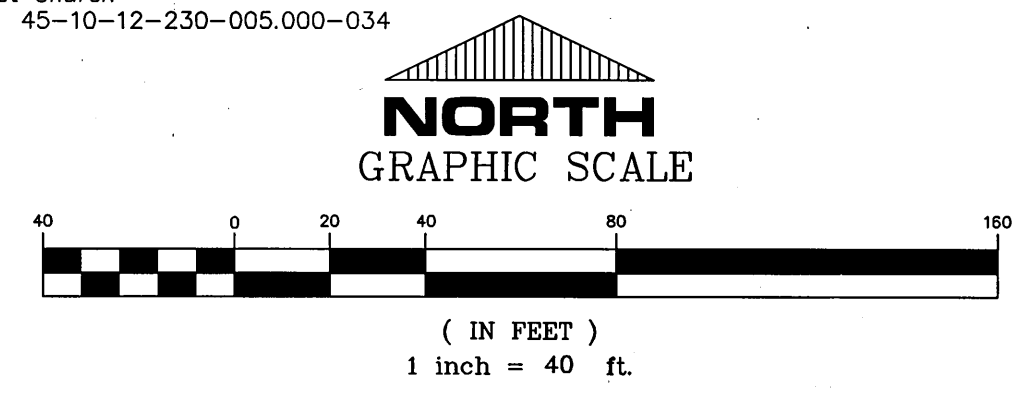
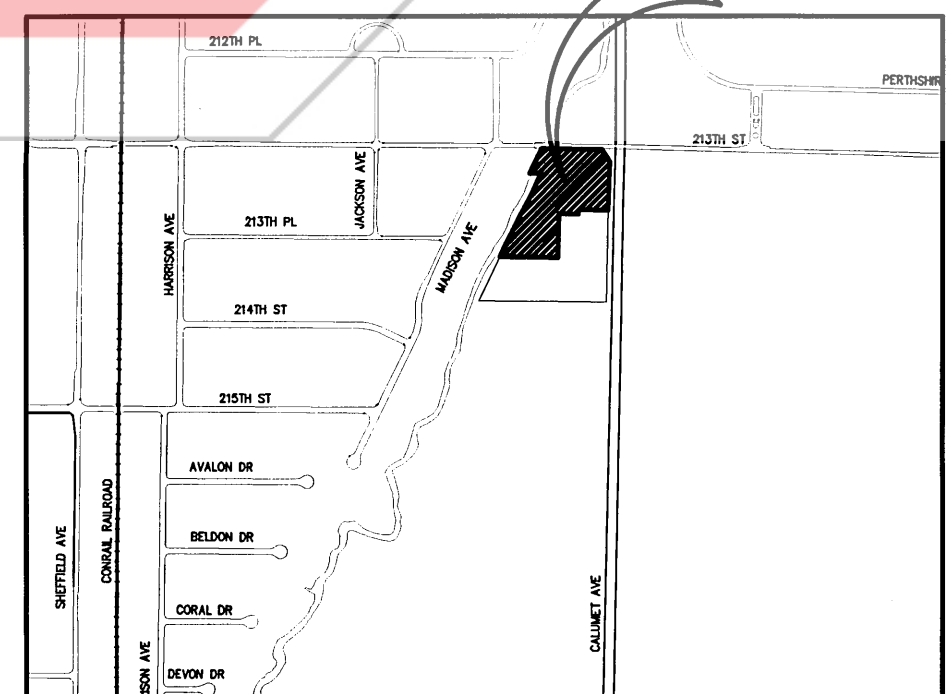
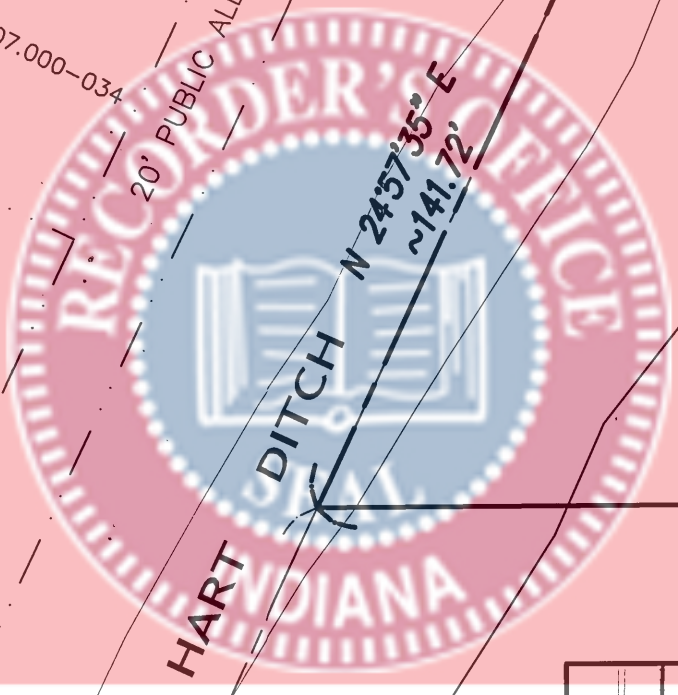
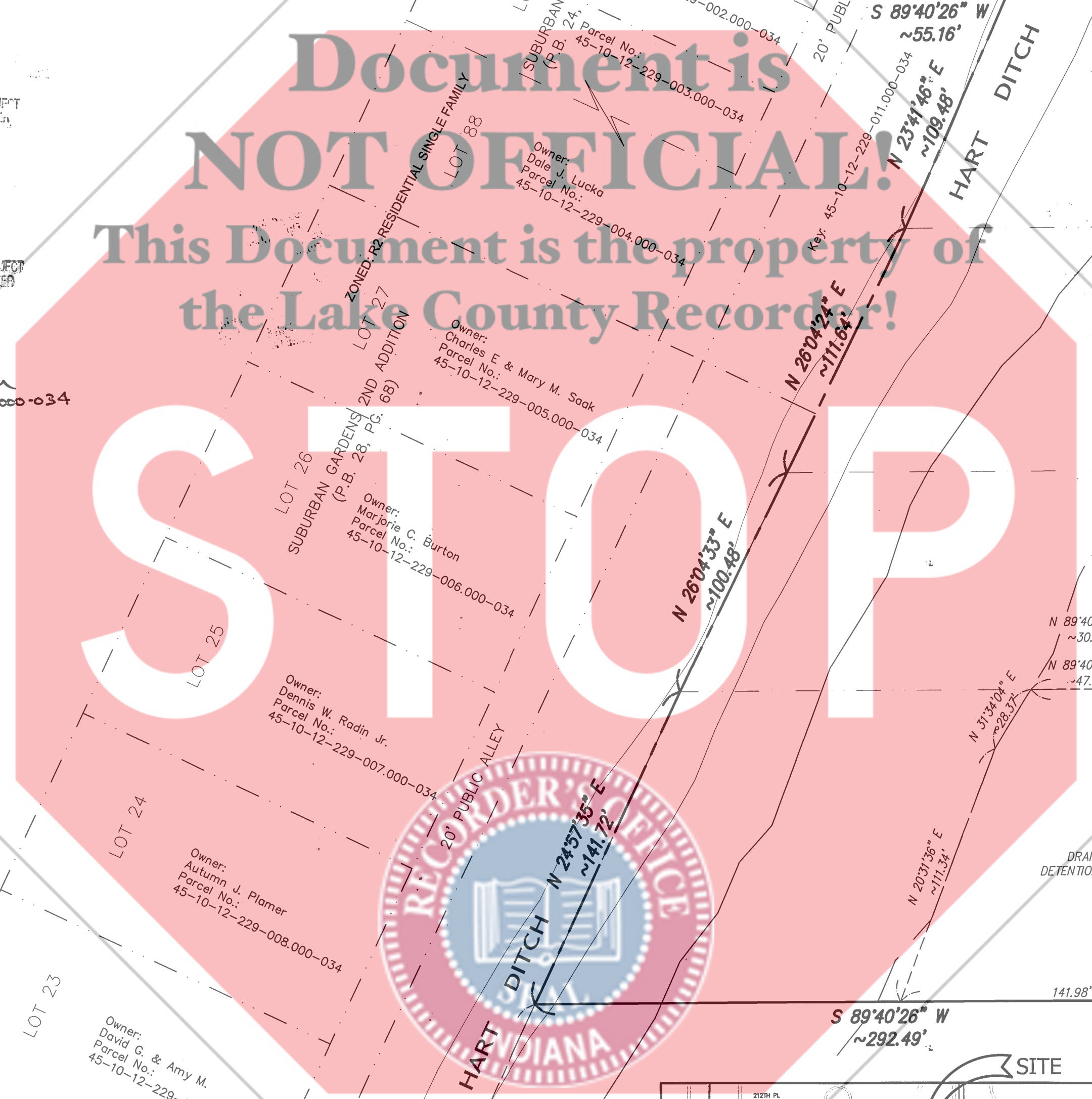
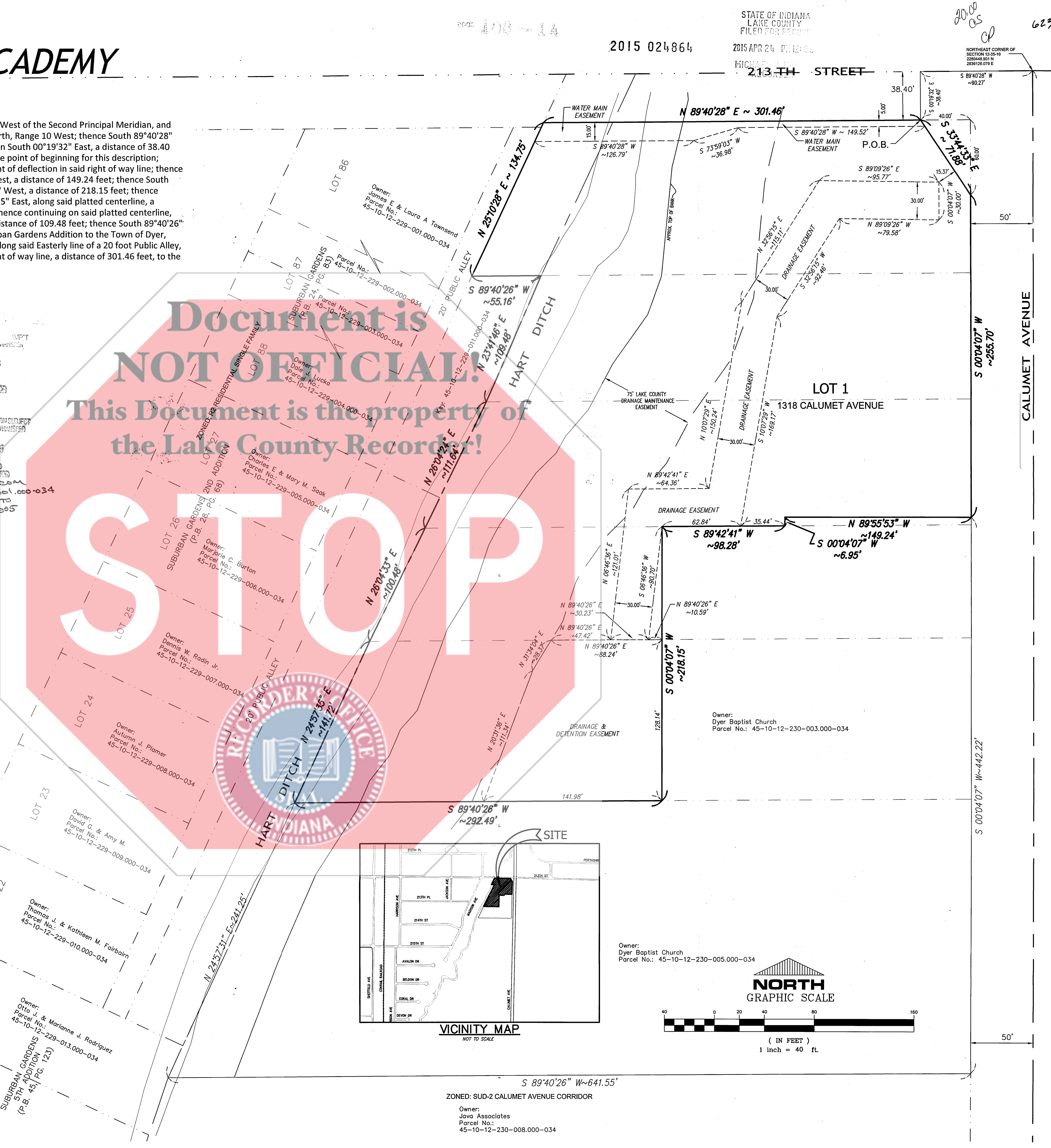
I, Gary P. Torrenga, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana, that I have made a survey of the land shown and described hereon and subdivided same as shown on the plat hereon drawn, that this Plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all measurements or markers shown thereon actually exist and that their location, size type and description are accurately shown.

Witness my hand and Seal this 21 day of March, 2015

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



THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE "X" SHADED (AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD), AND FLOOD ZONE "AE" (FLOODWAY AREAS IN ZONE AE; BASE FLOOD ELEVATIONS DETERMINED), AS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF DYER, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0119E, EFFECTIVE DATE JANUARY 18, 2012. FLOODWAYS OR FLOODPLAINS EXIST ON THIS PROPERTY.



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

PLUM CREEK CHRISTIAN ACADEMY
AN ADDITION TO THE TOWN OF DYER,
LAKE COUNTY, INDIANA
FINAL PLAT

CLIENT:
Dyer Baptist Church
735 213th Street
Dyer, Indiana 46311

JOB NO: 2014-5031
SCALE: 1" = 40'

REVISIONS:
DATE: 03-31-2015

SHEET
1 OF 1

FILE NO: Z:\2014-5031 Plum Creek Christian Academy - Dyer.dwg 3/31/2015 12:34:12 PM CDT