

2015-064660

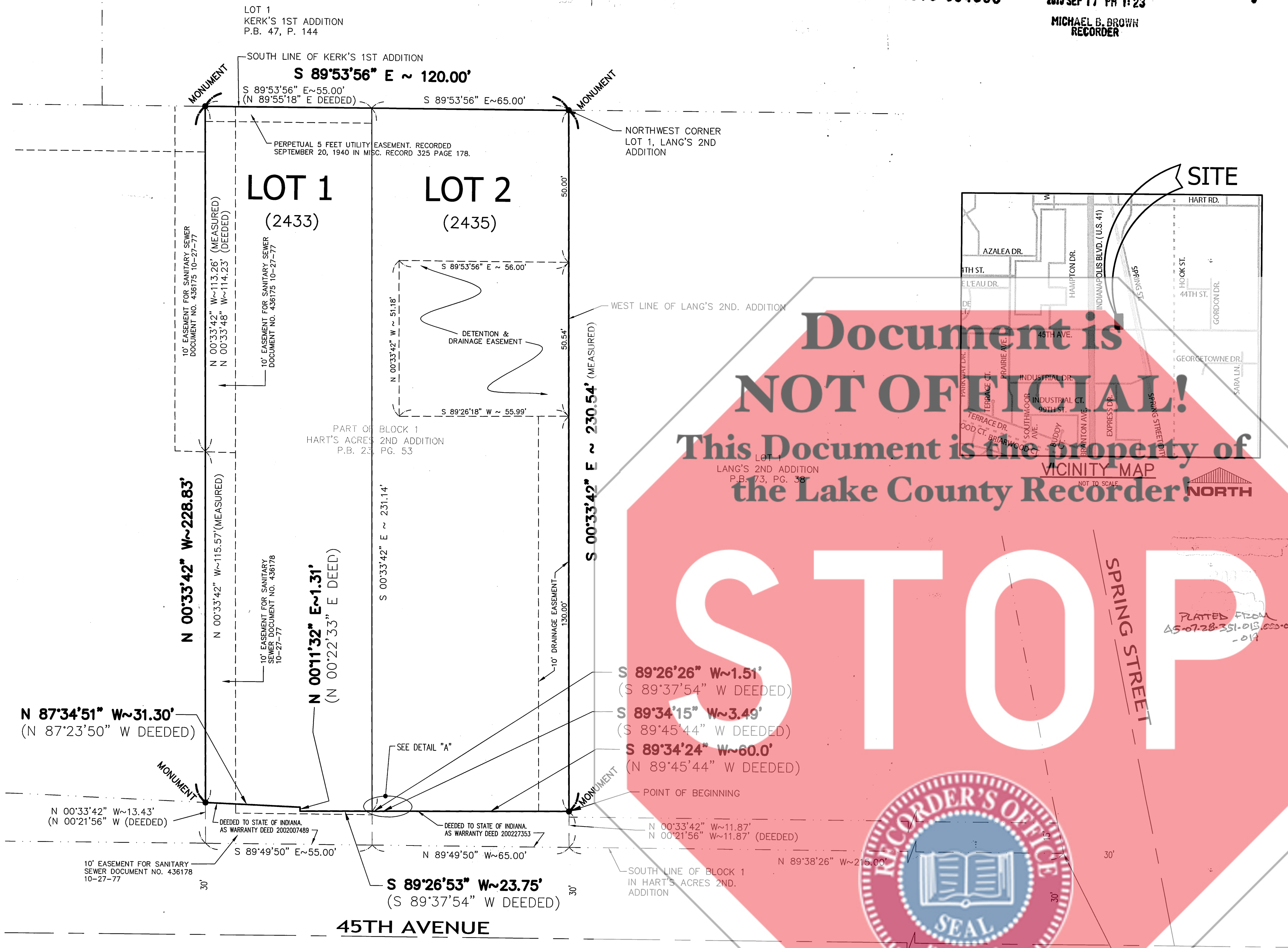
2015 064660

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 SEP 17 PM 1:23
MICHAEL B. BROWN
RECORDER

108/52

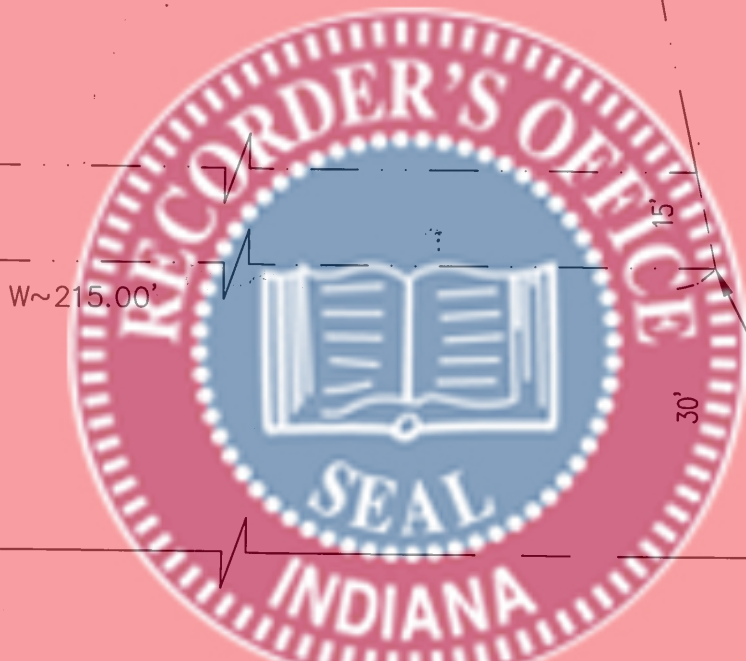
CIRCLE SUBDIVISION
AN ADDITION TO THE TOWN OF HIGHLAND,
LAKE COUNTY, INDIANA

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 886-8918
website: www.torrengea.com



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STOP



Legal Description:
Part of Block 1 in Hart's Acres 2nd Addition to the Town of Highland, as per plat thereof, recorded in plat book 23, page 53, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part thereof deeded to the State of Indiana by Warranty Deed recorded as Document No. 2002-007489 and Document No. 2002 27353, and more particularly described as follows:
Commencing at a point on the South line of said Block 1 and the North line of 45th Avenue which is North 89 degrees 38 minutes 26 seconds West, 215.00 feet from the Southeast corner of said Block 1 and the Northwest corner of 45th Avenue and Spring Street; thence North 00 degrees 33 minutes 42 seconds West (North 00 degrees 21 minutes 56 seconds West, deeded), a distance of 11.87 feet to the Point of Beginning; thence along the North right-of-way line of 45th Avenue that was deeded to the State of Indiana by Warranty Deed recorded as Document No. 2002-007489 and Document No. 2002 27353 for the next six callings, South 89 degrees 34 minutes 24 seconds West (North 89 degrees 45 minutes 44 seconds West, deeded), a distance of 60.00 feet; thence South 89 degrees 34 minutes 15 seconds West (South 89 degrees 44 minutes 44 seconds West, deeded), a distance of 3.49 feet; thence South 89 degrees 26 minutes 26 seconds West (South 89 degrees 37 minutes 54 seconds West deed), a distance of 1.51 feet; thence South 89 degrees 26 minutes 53 seconds West (South 89 degrees 37 minutes 54 seconds West, deeded), a distance of 23.75 feet; thence North 00 degrees 11 minutes 32 seconds East (North 00 degrees 22 minutes 33 seconds East, deeded), a distance of 1.31 feet; thence North 87 degrees 34 minutes 51 seconds West (North 87 degrees 23 minutes 50 seconds West, deeded), a distance of 31.30 feet; thence North 00 degrees 33 minutes 42 seconds West, a distance of 228.83 feet to a point on the South line of Kerk's 1st Addition to the Town of Highland, as recorded in plat book 47, page 144 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 53 minutes 56 seconds East along said South line of Kerk's 1st Addition, a distance of 120.00 feet to the Northwest corner of Lot 1 Lang's 2nd Addition to the Town of Highland, as recorded in plat book 73, page 38 in the Office of the Recorder of Lake County, Indiana; thence South 00 degrees 33 minutes 42 seconds East along West line of said Lot 1, a distance of 230.54 feet to the Point of Beginning, containing 2.17± acres, more or less, all in the Town of Highland, Lake County, Indiana

STATE OF INDIANA } §
COUNTY OF LAKE }
The undersigned, Druktenis Realty, L.P., owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This subdivision shall be known as CIRCLE SUBDIVISION, an Addition to the Town of Highland, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building 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.

Dated this 17th day of September, 2015

Druktenis Realty, L.P.
By: Druktenis Realty Management, LLC
Its: General Partner
Wayne E. Druktenis, Sr., Manager

STATE OF INDIANA } §
COUNTY OF LAKE }
Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Wayne E. Druktenis, Sr., on behalf of Druktenis Realty Management, LLC, known to me to be the same persons who signed the above certificate and acknowledged to me that he executed the foregoing certificate as his own free and voluntary act and deed.

Witness my hand and Notarial Seal this 17th day of September, 2015

My Commission Expires: 6-28-23
County of Residence: Lake
Notary Public: Linda J. Fredrickson

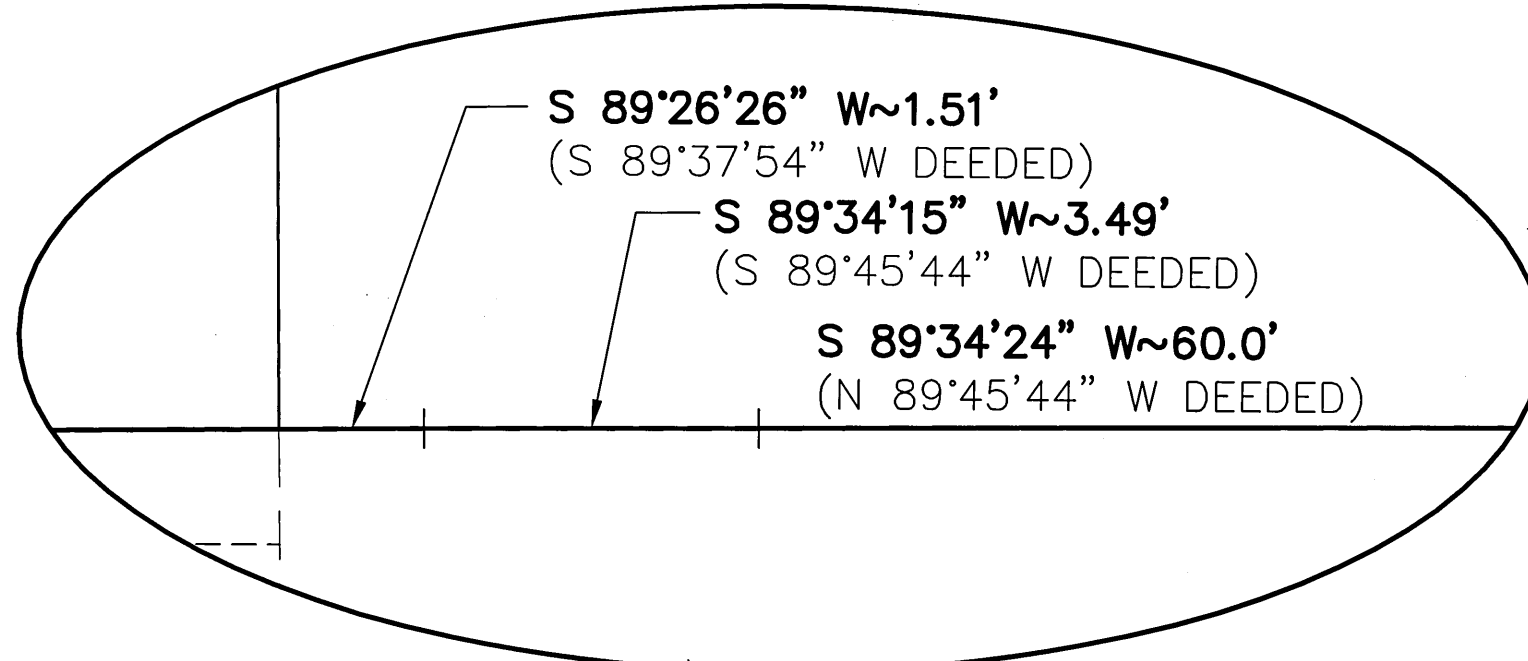
STATE OF INDIANA } §
COUNTY OF LAKE }
Submitted to, approved and accepted by the Plan Commission of the Town of Highland, Lake County, Indiana, this 16th day of September, 2015

By: [Signature] Attest: Maria Marton, Secretary

SETBACK LINES
Front, side, and rear yard building setback lines are established per Town Ordinance between which line and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as 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.

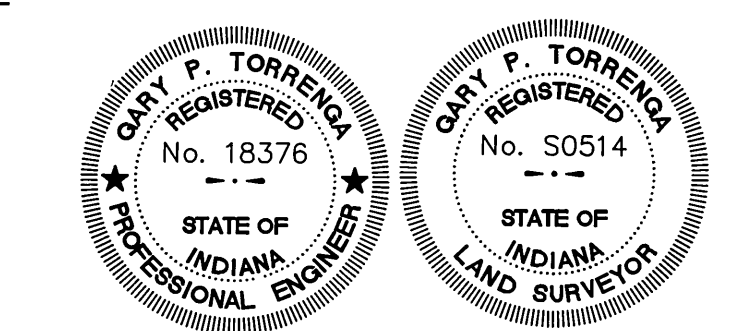
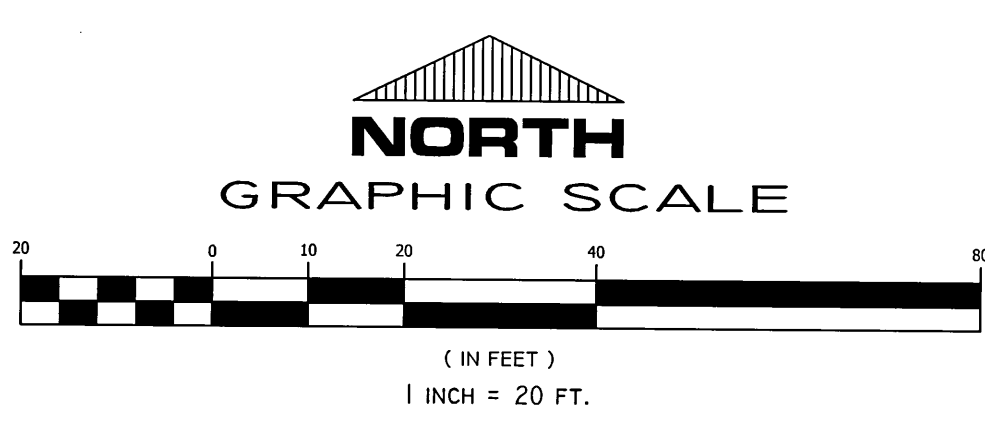
UTILITY EASEMENT
Easements for Public Utilities are hereby granted to Northern Indiana Public Service Company, AT&T, the Town of Highland, Cable Television Companies and any other companies identified, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, 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 serving 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 easements 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 easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.

DRAINAGE & DETENTION EASEMENT
Certain easements marked "DRAINAGE & DETENTION EASEMENT" are for the benefit and control of the disposal of surface water for Lots 1 and 2 in this subdivision. The grades for these easements are shown on the engineering drawings and no changes can be made in the easement grades. Fences may cross the easements but they must leave space under or thru said fences for the flow of surface water towards its point of collection. In addition, the owner of Lot 1 shall have the right to install, repair and/or replace underground pipes in the detention easement area to drain the surface waters from Lot 1. No permanent or temporary structures can be erected in said easements, however, gardens and lawns can be placed in these easements at the elevations established on the engineering drawing.



Notes:
This property is located in Flood Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain), and Flood Zone "AE" (Areas subject to inundation by the 1% annual chance flood, base flood elevations determined) as per FEMA Flood Insurance Rate Map (FIRM) for the Town of Highland, Lake County, Indiana, Map Number 18089C0136E, effective date January 18, 2012.
B-3 General Business District
Setback Line (Section 214.129 C, D, & E)
Front yard: The minimum front building setback line shall be fifty (50) feet, or the average distance in a block that is more than 50 % developed.
Side yard: The minimum setback shall be fifteen (15) feet.
Rear yard: The minimum setback shall be twenty (20) feet.

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.
Witness my hand and Seal this 4th day of September, 2015.
TORRENGA ENGINEERING, INC.
Gary P. Torrenge - Registered P.E. #18376 and L.S. #S0514



FILE NO: ZN2015-5033 Circle, Buick Highland (v) 2015-5050 Circle Subdivision FP.dwg 9/3/2015 9:21:35 AM CDT

CIRCLE SUBDIVISION
AN ADDITION TO THE TOWN OF HIGHLAND,
LAKE COUNTY, INDIANA
FINAL PLAT
REVISIONS:
DATE: 09-03-2015
CLIENT: Genetec Retson & Yoon, LLC
1000 E. 80th Place, Suite 555N
Merrillville, IN 46410
JOB NO: 2015-5050
SCALE: 1" = 20'
SHEET
1 OF 1