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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT 1 PM 2:41
MICHAEL B. BROWN
RECORDER

CLARENDALE OF SCHERERVILLE

A PLANNED UNIT DEVELOPMENT IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA

Description:
Part of the Northwest 1/4 of Section 24, Township 35 North, Range 9 West of the second Principal Meridian and being more particularly described as follows: Commencing at the Northeast corner of said Northwest 1/4, thence S 00°24'00" E, along the East line of said NW 1/4, a distance of 247.66 feet to the point of beginning; thence S 00°24'00" E, along the center line of Burr Street, a distance of 534.99 feet; thence N72°11'47" W, a distance of 42.10 feet to the Northeast corner of Lot 1, Diagnostic Plaza Addition to the Town of Schererville, as recorded in Plat Book 82, page 52 in the Office of the Recorder of Lake County, Indiana; thence N 72°11'47" W along the North line of said Lot 1, a distance of 357.91 feet to the Northwest corner of said Lot 1; thence S 00°24'00" E along the West line of said Lot 1, a distance of 421.91 feet to the Southwest corner of said Lot 1; thence Northwestly along a curve concave to the Northeast and having a radius of 22,818.32 feet (the chord of which bears N 71°41'34" W, a chord distance of 187.38 feet), an arc distance of 187.38 feet, said curve also being the Northerly right-of-way line of U.S. Highway No. 30; thence N 71°27'27" W along said Northerly right-of-way, a distance of 376.93 feet; thence N 00°24'00" W, a distance of 649.79 feet; thence N 89°36'00" E, a distance of 914.00 feet to the point of beginning, containing 13.210 acres, more or less, all in the Town of Schererville, Lake County, Indiana.

STATE OF Indiana)
COUNTY OF Lake)
The undersigned, 3JM Properties, LLC, do hereby certify that is the owner of the property herein above described, and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as hereon shown.

This subdivision shall be known as Clarendale of Schererville, a Planned Unit Development in the Town of Schererville, 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 21 day of September, 2015.
By: Jacqueline Sturdivant - Member
John J. Schererville - Member
Title:

STATE OF Indiana)
COUNTY OF Lake)
Before me, Denise R. Sulek, the undersigned Notary Public, in and for said County and State, personally appeared, Jacqueline Sturdivant & John Schererville, on behalf of 3JM Properties, LLC, known to me to be the same person who signed the above certificate and acknowledged to me that they executed the same as their own free act and deed.

Witness my hand and Notarial Seal this 21st day of September, 2015.
My Commission Expires: May 25, 2016
County of Residence: Lake Notary Public

Front and side yard building 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 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.

Easements for Public Utilities in the areas shown on this Plat are hereby granted to Northern Indiana Public Service Company, SBC, the Town of Schererville, 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.

Special Easements
A Drainage and Detention Easement in the areas shown on this Plat is hereby created to provide storm water drainage and detention for this subdivision.
A Sign Easement in the areas shown on this Plat is hereby created for signage for the use of owners and tenants of this subdivision.

An Ingress-Egress Easement in the areas shown on this Plat is hereby created for access to owners, tenants, suppliers and clients of this subdivision and the property abutting to the West.

STATE OF INDIANA)
COUNTY OF LAKE)
Under the authority provided by I.C. 36-7-4-700, enacted by the General Assembly of State of Indiana, and all Acts amendatory thereto and adopted by the Town Board of the Town of Schererville, Lake County, Indiana, as follows:
Submitted to and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 21st day of September, 2015.

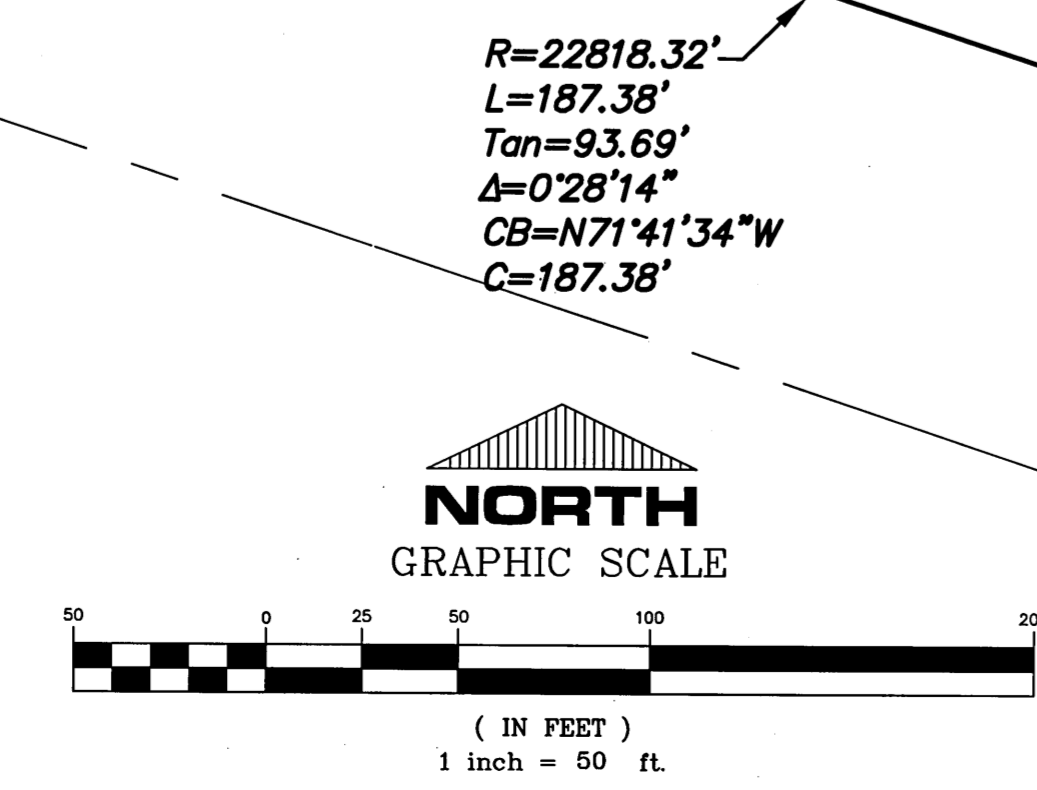
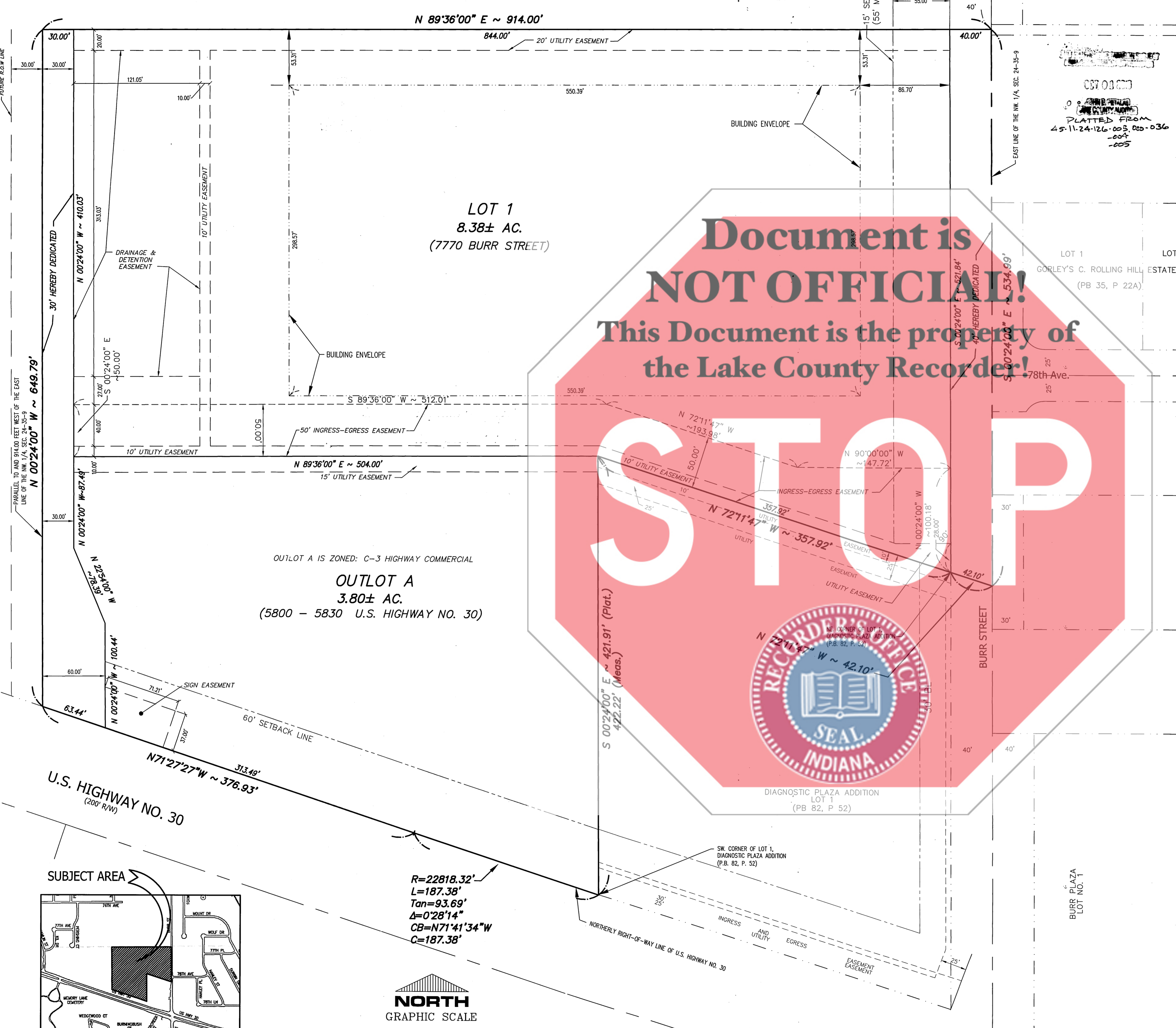
By: [Signature] Attest: [Signature]
Plan Comm. President Plan Comm. Secretary

STATE OF INDIANA)
COUNTY OF LAKE)
Before me, the undersigned Notary Public, in and for the County and State, personally appeared, Thomas Anderson and Gary Torrenga, each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose hereon expressed.

Witness my hand and Notarial Seal this 21st day of September, 2015.
My Commission Expires: May 25, 2016
County of Residence: Lake Notary Public

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 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 21st day of September, 2015.
TORRENGA ENGINEERING, INC.
Gary P. Torrenga
Registered P.E. #18376 and L.S. #S0514



Notes:
This property is located in Flood Zone "X", (areas determined to be outside of the 0.2 % annual chance floodplain), as taken from FEMA Flood Insurance Rate Map (FIRM) for the Town of Schererville, Lake County, Indiana, Map Number 18089C0232E, effective date January 18, 2012. Floodways or floodplains do not exist on this property.

FILE NO: Z-2015-5018 Clarendale of Schererville Senior Living.dwg Clarendale of Schererville - Final Plat.dwg 9/21/2015 2:53:22 PM CDT

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

CLARENDALE OF SCHERERVILLE
A PLANNED UNIT DEVELOPMENT IN THE TOWN OF
SCHERERVILLE, LAKE COUNTY, INDIANA
FINAL PLAT

REVISIONS:
DATE: 09-21-2015

CLIENT: Torrenga Companies US, Inc. 400 Naperville, Illinois 60563
JOB NO: 2015-5018
SCALE: 1" = 50'

SHEET 1 OF 1