∠ SOUTHWEST CORNER OF THE

SW 1/4, SE 1/4, NE 1/4, SEC. 7-36-8

FW

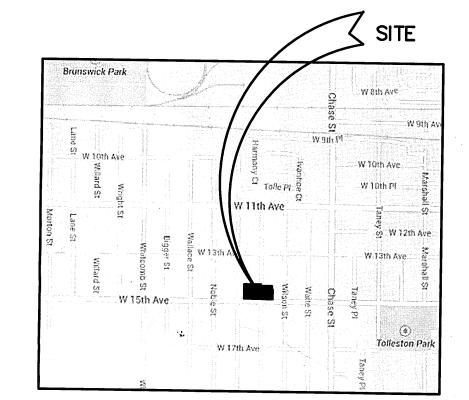
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ATWATER GROUP FAMILY DOLLAR ADDITION TO THE CITY OF GARY, LAKE COUNTY, INDIANA

Lots 24 to 29, both inclusive, in Block 3, in Tolleston Real Estate Co's First Addition to Gary, Block 3, as per plat thereof, recorded in Plat Book 9, page 12, in the Office of the Recorder of Lake County, Indiana, that part of Jennings Street vacated by Confirmatory Resolution 9537 adopted by the Board of Public Works and Safety of the City of Gary on December 22, 1959, and recorded February 16, 1960, in Book 768, page 358, as Document No. 235317, that part of the Alley lying adjacent to said Lots 24 to 29 vacated by Confirmatory Resolution 9703 adopted by the Board of Public Works and Safety of the City of Gary on October 18, 1960, and the South 233 feet of the West Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, except the West 99.37 feet thereof, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 7; thence South 89°44'24" East along the South line of the Northeast Quarter of said Section 7, a distance of 99.37 feet to the POINT OF BEGINNING; thence North 00°10'58" West, a distance of 233.00 feet; thence South 89°44'24" East along the North line of the South 233 feet of the West Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 7, a distance of 230.85 feet to a point on the West Line of vacated Jennings Street; thence South 00°02'19" East along the West line of vacated Jennings Street, a distance of 22.72 feet; thence South 89°35'17" East along the extended North line of Lot 29 in said Block 3, in Tolleston Real Estate Co's First Addition, a distance of 155.26 feet; thence South 00°01'11" East along the extended East line of said Lot 29 to a point on the centerline of a vacated 15 foot alley, a distance of 44.37 feet; thence South 89°44'24" East along the centerline of said vacated 15 foot alley, a distance of 10.00 feet; thence South 00°01'11" East along the extended East line of Lot 24 in said Block 3, in Tolleston Real Estate Co's First Addition, a distance of 129.50 feet to the Southeast corner of said Lot 24 and a point on the North line of West 15th Avenue; thence North 89°44'24" West along said North line of West 15th Avenue, a distance of 165.20 feet; thence South 00°02'19" East, a distance of 33.00 feet to a point on the centerline of West 15th Avenue; thence North 89°44'24" West along said centerline, a distance of 230.26 feet to the POINT OF BEGINNING, containing more or less 1.893 acres, all in the City of Gary, Lake County, Indiana.

2015-068781



VICINITY MAP

108/59 PLATTED FROM Document is 125.29°

LOT 34

LOT 34

LOT 34 This Documents is the property of the Lake County Recorder! NORTH LINE OF THE SOUTH 233.00 FEET OF THE W 1/2, SW 1/2, SE 1/4, NE 1/4, SEC. 7-36-8 TOLLESTON REAL ESTATE LOT 31 1ST ADDITION S 89'44'24" E ~ 230.85' BLOCK 3 LOT (3400) (±1.719 Ac.) S 89'44'24" E ~ 395.54' W 15TH/AVENUE S 00°02'19" E ~ 33.00 S 89°44'24" E~99.37' N 89'44'24" W ~ 230.26' -*P.O.B.*

-SOUTH LINE OF THE NE 1/4, SEC. 7-36-8

Flood Zone information taken from FEMA Flood Insurance Rate Map (FIRM), Community-Panel Number 180089C0134E, Lake County, Indiana and Incorporated Areas, Effective Date: January 18, 2012.

This property is located in Flood Zone X

Zone X: Areas determined to be outside of the 0.2 % annual chance flood.

STATE OF INDIANA COUNTY OF LAKE

> We, the undersigned, Food Club Properties, LLC an Indiana Limited Liability Company, owner of the real estate shown and described herein, do hereby certify that we have laid out, platted and subdivided, and do hereby lay out, plat, and subdivide said real estate in

This subdivision shall be known and designated as Atwater Group Family Dollar Addition. All streets, alleys and crosswalks shown and not heretofore dedicated are hereby dedicated to

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. Strips of land of various widths as shown on this plat and marked easement are reserved for the use of public utilities for the installment of water and sewer mains, drainage channels, poles, ducts, conduits, electric power lines an wires, subject at all times to the property authorities and to the easement herein served.

No permanent 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 the City of Gary and the utility companies. (Additional dedications and protective covenants or private restrictions should be inserted here upon the subdivider's initiative or the recommendation of the plan commission. Important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants or restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2040, at which time said covenants shall become automatically extended for successive period of ten years; unless, by a vote of a majority of the then owners of the building sites covered by these covenants or restrictions, it is agreed to change such covenants or restrictions in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgment or court order, shall in no way affect any of the other covenants or restrictions which shall remain in full

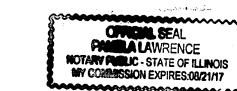
The right to enforce these provisions by injunction , together with the right to cause the removal by due process of law or any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns. WITNESS our hand and seals this 27 day of 8

Food Club Properties, LLC Jim Jumah, Manager

STATE OF INDIANA } § COUNTY OF LAKE

BEFORE ME, the Undersigned Notary Public, in and for the County and State personally appeared Jim Jumah, Manager, representing Food Club Properties, LLC, and each separately and severally acknowledge the execution of the foregoing instrument(s) as his or her voluntary act and deed: for the purpose therein expressed.

WITNESSED by my hand and seal this day of

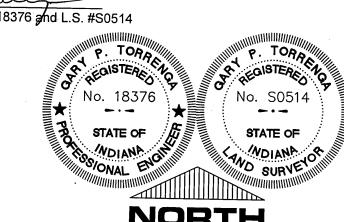


STATE OF INDIANA } § COUNTY OF LAKE

Under authority provided by I.C. 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was granted SECONDARY (FINAL) APPROVAL by the City of Gary, Indiana, as follows:

STATE OF INDIANA }

I, Gary P. Torrenga, hereby certify that I am a registered professional engineer (or 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, all monuments or markers shown thereon actually exist, and that their location, size, type and description are accurately shown.



NORTH

1 inch = 30 ft.

GINEERING 之 日

ADDITI ANA

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TWATER TO TO

FAMILY DOLLAR Y OF GARY, INDIA GROUP I

SHEET 1 OF 1