

108/60

2015-069413

715

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT -9 PM 12:55
MICHAEL B. BROWN
RECORDER

ART THEATRE SUBDIVISION

0' 10' 20' 30'
SCALE: 1" = 10'-00"

BOOK 108 PAGE 60

PREPARED BY:
KRULL SURVEYING, INC.
ESTABLISHED 1914
P.O. BOX 422
206 MAIN STREET
HOBART, INDIANA 46342
219-947-2566

DESCRIPTION OF PROPERTY:
Parcel 1: Part of Lot 9, Original Town, now City of Hobart, as per plat thereof, recorded in Miscellaneous Record "D", page 423, in the Office of the Recorder of Lake County, Indiana, described as follows: The Easterly 145.13 feet of said Lot 9, excepting therefrom the Southerly 14.2 feet thereof, by parallel line, and excepting therefrom the following: Beginning at a point on the North line of Lot 9, said point being 133.13 feet West of the Northeast corner of said Lot 9; thence South and parallel with the East line of Lot 9, a distance of 51.8 feet; thence West and parallel with the South line of Lot 9, a distance of 12.0 feet; thence North and parallel with the East line of Lot 9, a distance of 51.8 feet to the North line of Lot 9; thence East a distance of 12.0 feet along the North line to the point of beginning. (Document No. 2008-025124)
Parcel 2: The Southerly 14.2 feet of the Easterly 133.13 feet by parallel lines of Lot Numbered 9 as shown on the recorded plat of the Original Town (now city) of Hobart, recorded in Miscellaneous Record "D", page 423, in the Office of the Recorder of Lake County, Indiana. (Document No. 2011-048765)

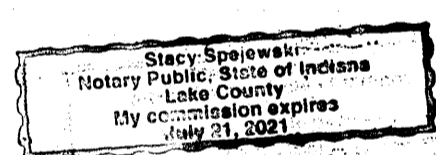
We, the undersigned, William H. Frey, Merrilee D. Frey, Scott A. Frey and Penny Frey, owners of the real estate shown and described hereon, do hereby certify that We have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Art Theatre Subdivision". All streets shown and not heretofore dedicated are hereby dedicated to the public. Front yard building set back 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.

UTILITY EASEMENT: An easement is hereby granted to the City of Hobart, all public utility companies, including Verizon and Northern Indiana Public Service Company severally and private 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, poles, and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along 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, 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 utilities at all times for any and all of the 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 easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for such public utility purposes.

DRAINAGE EASEMENT: An easement is hereby granted to the City of Hobart, for the installation of a drainage swale, ditch or waterway upon and along the strip or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

Witness my hand and Seal this 11th day of Sept 2015
William H. Frey Merrilee D. Frey
Scott A. Frey Penny Frey

State of Indiana)
County of Lake) SS:
Before me, the undersigned Notary Public in and for the County and State, personally appeared William H. Frey, Merrilee D. Frey, Scott A. Frey and Penny Frey, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.
Witness my hand and Seal this 11th day of Sept 2015
Stacy Spigowski Notary Public
A resident of Lake County
My Commission expires: 7/31/2021



State of Indiana)
County of Lake) SS:
I, Kevin A. Krull, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me, August 14, 2015, that all the monuments shown thereon actually exist; and that their locations, size, type and material are accurately shown.
Kevin A. Krull
Kevin A. Krull, Reg. Land Surveyor No. 20100075



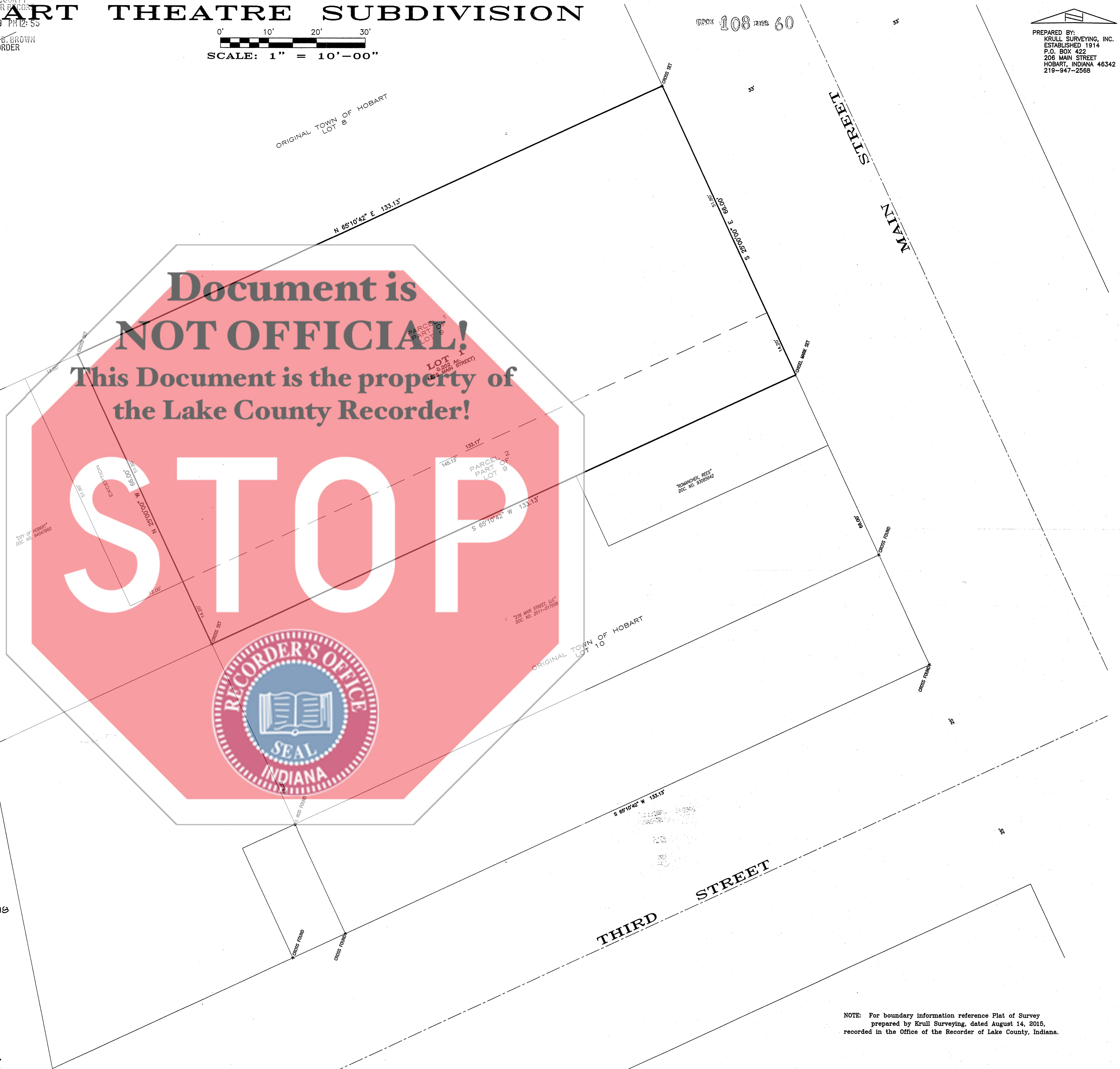
State of Indiana)
County of Lake) SS:
Submitted to, approved and accepted by the City Plan Commission of the City of Hobart, Lake County, Indiana, this 2nd day of October 2015.
Mauree Galbraith Jason Spald
President: John Brazik Secretary: Jason Spald

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 09 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR
PLATED FROM
45-07-32-152-020-000-018
-021

State of Indiana)
County of Lake) SS:
Submitted to, approved and accepted by the Board of Works and Safety of the City of Hobart, Lake County, Indiana, this 1st day of October 2015.
Brian Shedeckor Rich Lain
Brian Shedeckor, Mayor Rich Lain

This is to certify that the final plat, plans and profiles and specifications for all improvements and installations have been examined and approved by me.
Phillip Graub
Phillip Graub - Hobart City Engineer

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each parcel security number in this document to its respective parcel.
Name: [Signature]



NOTE: For boundary information reference Plat of Survey prepared by Krull Surveying, dated August 14, 2015, recorded in the Office of the Recorder of Lake County, Indiana.