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108/94

MISSISSIPPI ADDITION FIRST RESUBDIVISION

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

2016-015046

2016 015046

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 MAR 14 PM 12:13
MICHAEL B. BROWN
RECORDER

108-94

LEGAL DESCRIPTION:

LOT 1 IN MISSISSIPPI ADDITION TO THE TOWN OF MERRILLVILLE AS SHOWN IN PLAT BOOK 108, PAGE 11 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

DEED OF DEDICATION:

IT, THE UNDERSIGNED, 1550 E 81ST AVENUE MERRILLVILLE, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO CERTIFY THAT IT HAS LAID-OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MISSISSIPPI ADDITION FIRST RESUBDIVISION, AN ADDITION TO THE TOWN OF MERRILLVILLE, 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, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE UNLESS SAID BUILDING OR STRUCTURE PREXISTS THIS PLAT.

ACCESS EASEMENT: A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS BETWEEN INDIANA STREET AND FRONTAGE ROAD OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "ACCESS EASEMENT".

UNDERGROUND UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING SBC, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, UNDERGROUND ONLY WITH ALL NECESSARY APPLIANCES, IN, UPON, ALONG, AND UNDER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UNDERGROUND UTILITY EASEMENT". FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH STORM SEWER, WATER, GAS, ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, 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 BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR ROADS, PARKING LOTS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING SBC, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES AND WRES, BOTH OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, BUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, ALONG, UNDER AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH STORM SEWER, WATER, GAS, ELECTRIC, CABLE TELEVISION, 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 BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR ROADS, PARKING LOTS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

SANITARY SEWER EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE MERRILLVILLE CONSERVANCY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS IN, UPON, ALONG, AND UNDER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "SANITARY SEWER EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWER 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 BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR ROADS, PARKING LOTS, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR, OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

PARKING EASEMENT: A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF EACH LOT (LOTS 1, 2, AND 3) SHOWN HEREON FOR THE PURPOSE OF PARKING OF PASSENGER VEHICLES ON THE PARKING SPACES EXISTING FROM TIME TO TIME ON THE OTHER LOTS WITHIN THIS SUBDIVISION AND INCLUDES THE RIGHT OF PEDESTRIAN AND VEHICULAR ACCESS OVER THE DRIVEWAYS AND ROADWAYS LOCATED ON THE OTHER LOTS FROM TIME TO TIME AS NECESSARY IN CONNECTION WITH USE OF THE PARKING EASEMENT. THE PARKING EASEMENT SHALL NOT BE DEEMED TO BE A GIFT OR DEDICATION OF ANY PORTION OF THE PROPERTY DESCRIBED HEREIN TO THE GENERAL PUBLIC, OR FOR ANY PUBLIC USE OR PURPOSE WHATSOEVER.

1550 E 81ST AVENUE MERRILLVILLE, LLC

Anna Hadzonal
(PRINTED NAME): Anna Hadzonal

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

NOTARY
STATE OF _____)
COUNTY OF _____) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED _____

_____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____

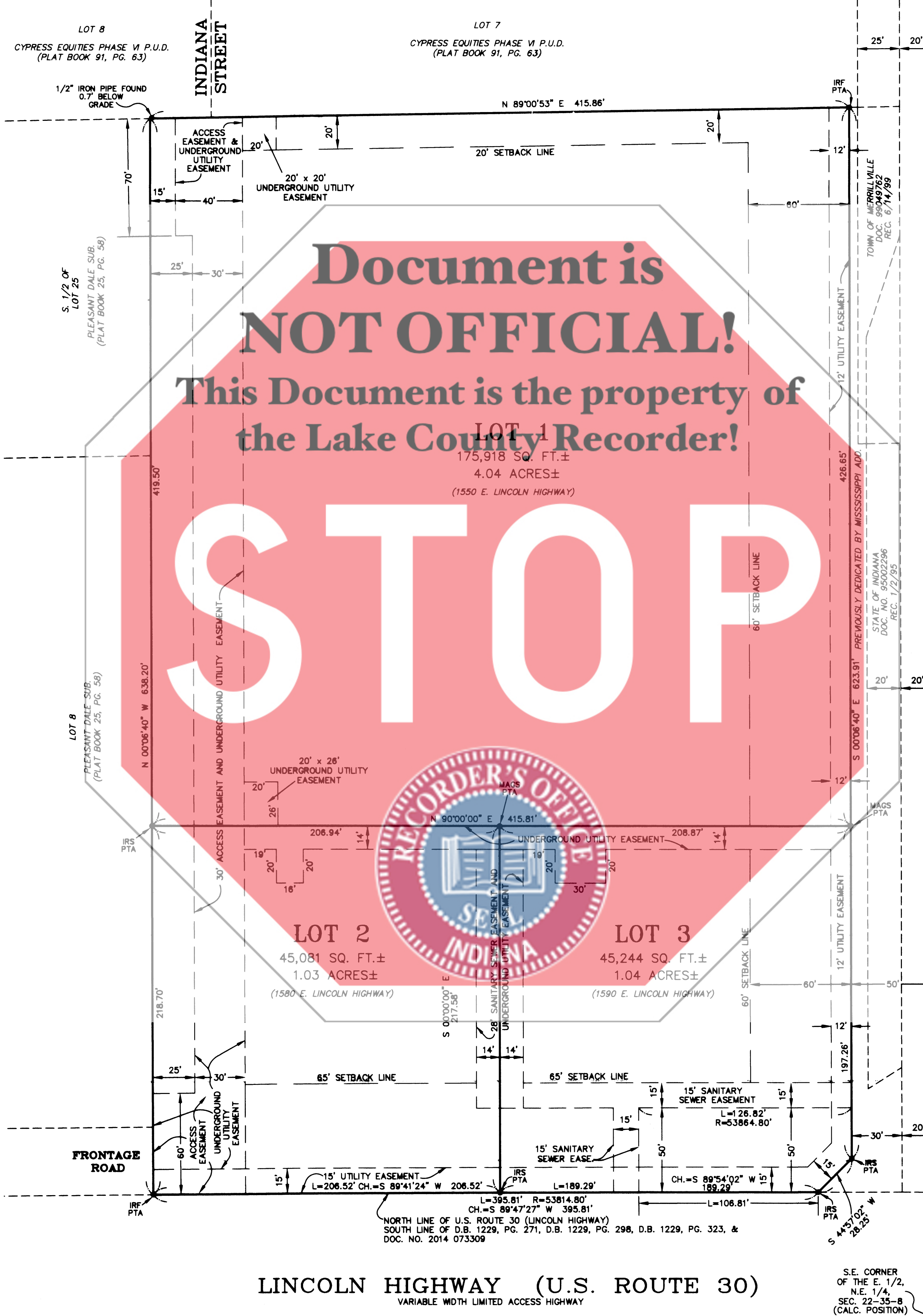
MY COMMISSION EXPIRES _____

- IRS PTA - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59"

- IRF PTA - 5/8" REBAR FOUND WITH PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59"

- MAGS PTA - "MAG" NAIL SET WITH METAL WASHER STAMPED "PTA 219-736-0555 ID NO. 00-59"

D.B. - DEED BOOK

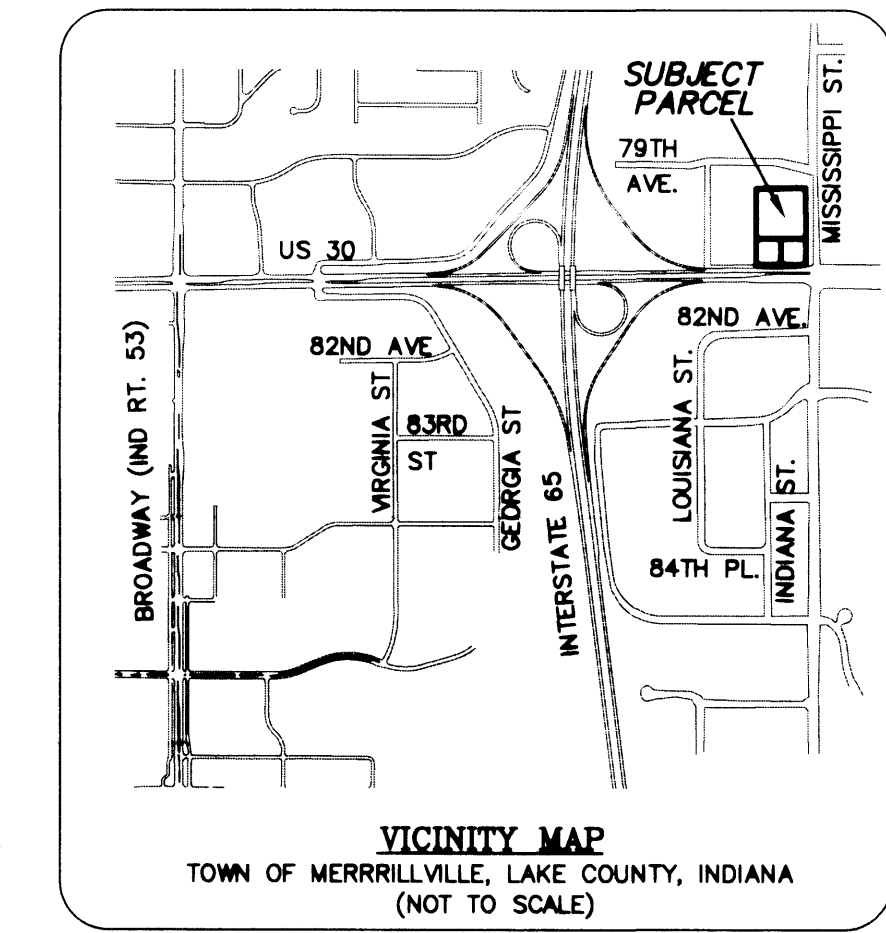


LINCOLN HIGHWAY (U.S. ROUTE 30)
VARIABLE WIDTH LIMITED ACCESS HIGHWAY

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STOP

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MAR 14 2016
45-12-22-278-011.000-030

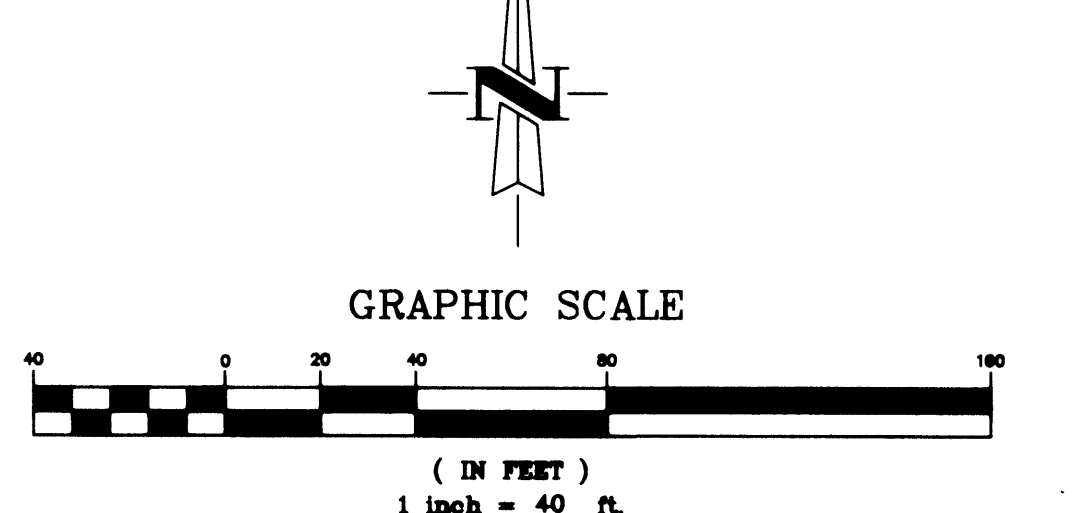
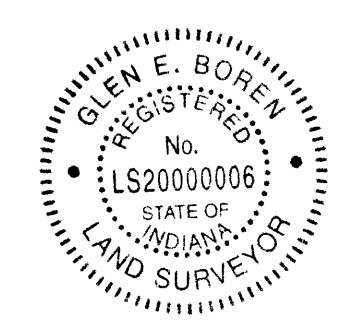
PLAN COMMISSION APPROVAL STATEMENT:
UNDER AUTHORITY PROVIDED BY I.C. 36-7-4-700 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN PLAN COMMISSION OF MERRILLVILLE, LAKE COUNTY, INDIANA AS FOLLOWS:
APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD 05-19-15

PRESIDENT: *Shirley Hester*
(PRINTED NAME): Shirley Hester
SECRETARY: *Shawn Porter*
(PRINTED NAME): Shawn Porter

TOWN ENGINEER CERTIFICATION:
I, Glenn E. Boren, TOWN ENGINEER FOR THE TOWN OF MERRILLVILLE, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE TOWN OF MERRILLVILLE STANDARDS AND ORDINANCES. HOWEVER, THE TOWN ENGINEER AND THE TOWN OF MERRILLVILLE DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.
SIGNATURE: *Glenn E. Boren*
MERRILLVILLE TOWN ENGINEER
(PRINTED NAME): Glenn E. Boren

REFERENCE SURVEY:
THIS PLAT IS BASED ON A BOUNDARY SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S14274, DATED NOVEMBER 20, 2014, RECORDED AS DOCUMENT NUMBER 2015 017927 ON MARCH 26, 2015 IN SURVEY BOOK 27, PAGE 55 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

SURVEYOR CERTIFICATION:
I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MAR 25 2016. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. SEE REFERENCED (HEREON) PLAT OF SURVEY FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES.
SIGNATURE: *Glenn E. Boren*
GLEN E. BOREN, P.S.
INDIANA LICENSE NO. LS20000006



BASIS OF BEARINGS: PER INDIANA STATE PLANE COORDINATES, INDIANA WEST ZONE.

DRAWN BY: G.B.	CHECKED BY: G.B.
DATE: 5/5/15	DATE: 5/5/15
REVISIONS	PLUMB, TUCKETT & ASSOCIATES
3 7/7/15 DRAINAGE EASEMENTS	7/7/15
4 7/7/15 DRAINAGE EASEMENTS	7/7/15
5 9/7/15 NFSCD EASEMENTS	9/7/15
6 9/7/15 EASEMENT LABELS	9/7/15
7 12/8/15 UNDERGROUND EASEMENT	12/8/15
8 1/8/16 STAKED LOTS	1/8/16
9 1/25/16 TOWN REVIEW COMMENTS	1/25/16

MISSISSIPPI ADD. 1ST RESUB.
FINAL PLAT
EAST LINCOLN HIGHWAY
MERRILLVILLE, INDIANA 46410

PLUMB, TUCKETT & ASSOCIATES
SURVEYORS • ENGINEERS
64 West 87th Place, Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtucket.com

MISSISSIPPI ADD. 1ST RESUB. FINAL PLAT MERRILLVILLE, IN
DRAWING NUMBER 1
SHEET: 1 OF: 1
JOB NO. S15552
SECTION: 22-35-B

2:2

BOOK 108 PAGE 94

2016 015046

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 MAR 14 PM 12:13
CIVIL CODE § 1189

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

MICHAEL B. BROWN
RECORDER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)
On March 10, 2016 before me, R. Strassenburg, Notary
Date Here Insert Name and Title of the Officer
personally appeared Aaron Hodgeon
Name(s) of Signer(s)

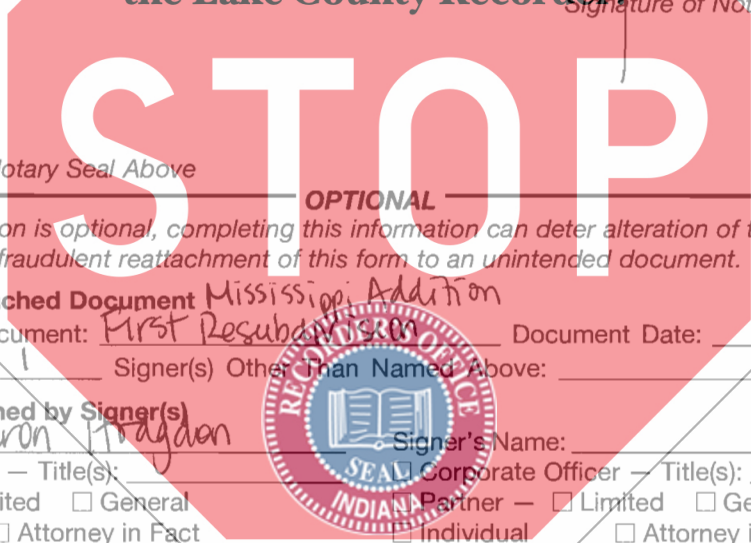
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



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the Lake County Recorder!



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Mississippi Addition
Title or Type of Document: First Resubmission Document Date: _____
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Aaron Hodgeon Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Agent
Signer Is Representing: 1556 E. 81st Avenue
Memilville LLC