

2017-019410

110-02

PEPSI-COLA BOTTLERS, INC.  
WARRANTY DEED  
BOOK 1333, PAGE 89

P.O.C.  
NORTHEAST CORNER  
SEC. 25-36-10  
P.O.B.  
FOUND REBAR W/ CAP  
ELEV. = 617.10

# MUNSTER BUSINESS COMPLEX

## A PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF TRACTS 1 THROUGH 7, GADDIS-MEYERS INDUSTRIAL PARK

**LEGAL DESCRIPTION:**  
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN AND TRACTS 1, 2, 3, 4, 5, AND 7 IN GADDIS-MEYERS INDUSTRIAL PARK, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 58, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 25, 3054.86 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE NORTHEAST CORNER OF GADDIS-MEYERS INDUSTRIAL PARK, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 58, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 26 MINUTES 30 SECONDS WEST ALONG THE WEST RIGHT OF WAY OF CALUMET AVENUE, 625.17 FEET TO THE NORTH RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD AND A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6561.12 FEET AND A CHORD BEARING NORTH 60 DEGREES 21 MINUTES 21 SECONDS WEST, 111.74 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, 111.74 FEET; THENCE NORTH 59 DEGREES 52 MINUTES 07 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 336.24 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2009-032463, RECORDED MAY 13, 2009 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE NORTH 37 DEGREES 47 MINUTES 07 SECONDS WEST ALONG SAID EASTERLY LINE, 511.81 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN A WARRANTY DEED, BOOK 1333, PAGE 89 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE, 706.34 FEET TO THE POINT OF BEGINNING ALL IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, CONTAINING 6.07 ACRES, MORE OR LESS.

**OWNER'S CONSENT**

STATE OF INDIANA )  
  ) SS  
  ) COUNTY OF LAKE )

THIS IS TO CERTIFY THAT THE REDEVELOPMENT COMMISSION OF THE TOWN OF MUNSTER IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS OF ITS OWN FREE WILL AND ACCORD CAUSED THE SAME TO BE LAID OFF, PLATED AND SUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MUNSTER BUSINESS COMPLEX, A PLANNED UNIT DEVELOPMENT. ALL STREETS, ALLEYS AND CROSSWALKS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF MUNSTER; PROVIDED, HOWEVER, THAT ALL INGRESS-EGRESS EASEMENTS WITHIN THE SUBDIVISION ARE PRIVATE STREETS AND ARE NOT DEDICATED TO THE TOWN OF MUNSTER. MUNSTER BUSINESS COMPLEX IS A PLANNED UNIT DEVELOPMENT GOVERNED BY THE DEVELOPMENTAL STANDARDS FOR THE MUNSTER BUSINESS COMPLEX, BUSINESS PLANNED UNIT DEVELOPMENT, AN ORDINANCE OF THE TOWN OF MUNSTER, RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA ON THE 17<sup>TH</sup> DAY OF March, 2017, AS DOCUMENT NUMBER 2017-017892. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE TOWN OF MUNSTER. THE DEVELOPER RESERVES THE RIGHT TO REVISE THIS PLAT IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF MUNSTER.

WITNESS OUR HANDS THIS 10 DAY OF MARCH, A.D., 2017.

Joseph A. Simonetto  
PRINTED NAME AND TITLE

Winston Anderson  
ATTEST: NAME AND TITLE

**NOTARY PUBLIC**

STATE OF INDIANA )  
  ) SS  
  ) COUNTY OF LAKE )

I, Chris Hansen, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

Joseph Simonetto OF THE TOWN OF MUNSTER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATES, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 10 DAY OF MARCH, A.D., 2017.

Chris Hansen  
NOTARY PUBLIC

**PLAN COMMISSION CERTIFICATE**

STATE OF INDIANA )  
  ) SS  
  ) COUNTY OF LAKE )

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA THIS    DAY OF   , 2017.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.  
[Signature] PRINTED NAME  
PRESIDENT

[Signature] PRINTED NAME  
SECRETARY

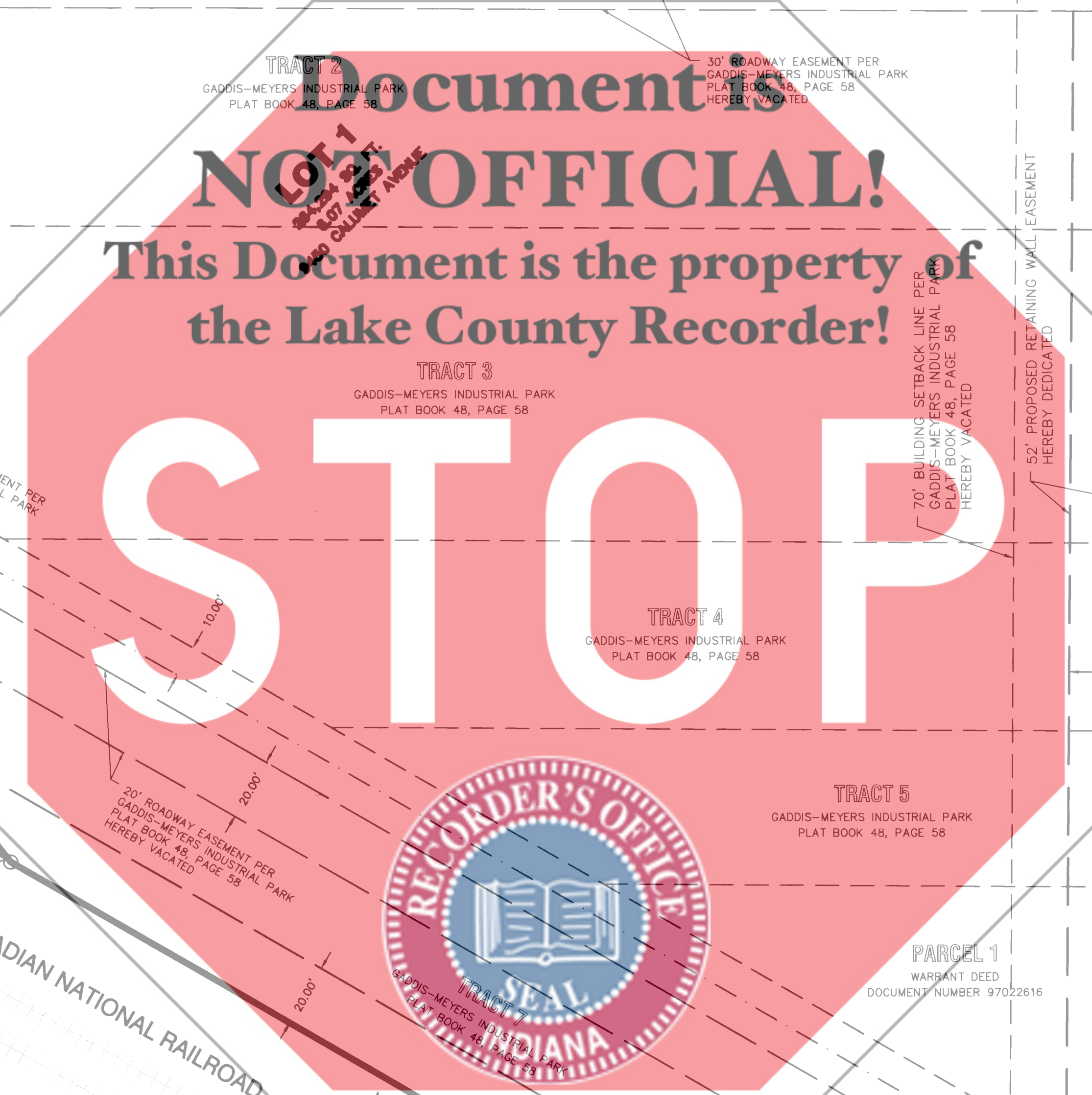
**NO ACCESS EASEMENT PROVISIONS**  
THERE SHALL BE NO DRIVEWAYS CONSTRUCTED OR MAINTAINED ALONG THE EAST PROPERTY LINE TO CALUMET AVENUE.

**RECREATIONAL TRAIL EASEMENT PROVISIONS**  
A PERPETUAL, EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF MUNSTER FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A PUBLIC PEDESTRIAN AND BICYCLING TRAIL IN, ON, OVER, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY IDENTIFIED ON THE PLAT AS "RECREATIONAL TRAIL EASEMENT". THE TRAIL SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH GENERALLY ACCEPTED DESIGN STANDARDS, AND MAY INCLUDE PAVED TRAIL SURFACES, AT GRADE SHOULDER, SIGNAGE, VEGETATIVE BUFFERS (WITH IRRIGATION), BENCHES, AND SUCH IMPROVEMENTS AS NECESSARY TO COMPLY WITH ALL LAWFUL REQUIREMENTS, INCLUDING THE AMERICANS WITH DISABILITIES ACT. THE PUBLIC SHALL HAVE AND BE ALLOWED REGULAR ACCESS TO THE "RECREATIONAL TRAIL EASEMENT" AREA, FOR THE PURPOSE OF WALKING, JOGGING, RUNNING, BICYCLING AND LIKE ACTIVITIES, BUT SPECIFICALLY EXCLUDING ALL MOTORIZED VEHICLES EXCEPT AS AUTHORIZED FOR MAINTENANCE, MANAGEMENT, POLICE AND EMERGENCY PURPOSES.

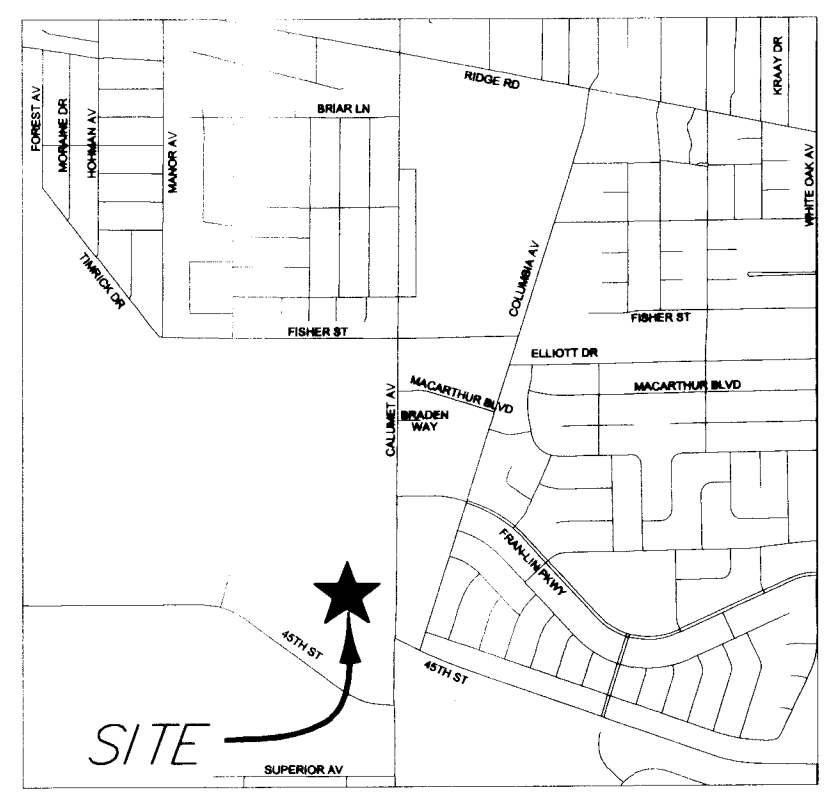
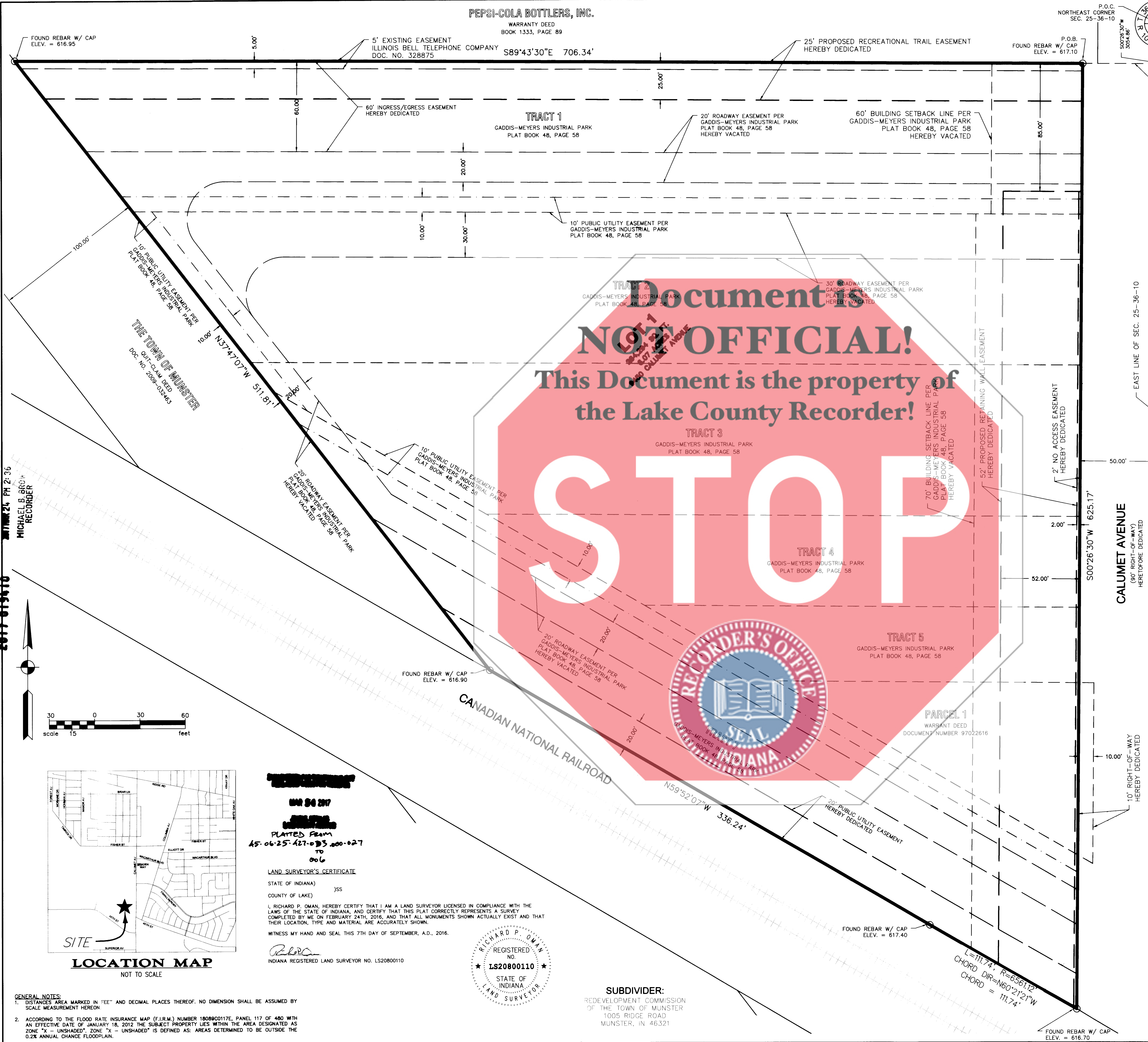
**RETAINING WALL EASEMENT PROVISIONS**  
A PERPETUAL, EXCLUSIVE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF MUNSTER FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF A RETAINING WALL IN, ON, OVER, ACROSS, AND THROUGH THAT PORTION OF THE PROPERTY IDENTIFIED ON THE PLAT AS "RETAINING WALL EASEMENT". THE TOWN OF MUNSTER SHALL BE HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LAND HEREIN TO CONSTRUCT, MAINTAIN AND REPAIR SAID RETAINING WALL. AT NO TIME SHALL AN OWNER OF MUNSTER BUSINESS COMPLEX ATTEMPT TO USE SAID PROPERTY IN SUCH A MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID EASEMENT AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE OF SAID RETAINING WALL.

**PUBLIC UTILITY EASEMENT PROVISIONS**  
A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER, AND ANY/ALL PUBLIC UTILITY COMPANIES IDENTIFIED BY THE MUNSTER TOWN COUNCIL AS SUPPLYING PUBLIC SERVICE NEEDS SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE, AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIP OR STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENT" FOR THE PURPOSES OF SERVING THE PUBLIC IN GENERAL AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAMPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT; NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, AND ANY FENCES, TREES, VEGETATION IMPROVEMENTS OR OTHER POTENTIAL OBSTACLES TO THE USE OF EASEMENTS SHOWN UPON THE SUBDIVISION PLAT SHALL BE PLACED AT THE RISK OF THE PROPERTY OWNER AND MAY BE SUBJECT TO REMOVAL IN THE EVENT OF ANY INTERFERENCE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

**INGRESS/EGRESS EASEMENT PROVISIONS**  
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER AND THE PUBLIC IN GENERAL FOR INGRESS, EGRESS AND PASSAGE (BOTH PEDESTRIAN AND VEHICULAR) IN, UPON, OVER, UNDER AND ACROSS THAT PORTION OF THE PROPERTY IDENTIFIED AS MARKED "INGRESS/EGRESS EASEMENT". NO FENCES, BUILDINGS OR PERMANENT STRUCTURES SHALL BE ERECTED OR MAINTAINED UPON OR ACROSS SAID EASEMENT.



**NOT A DOCUMENT!**  
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**PLATTED FROM**  
15-06-25-427-013 000-027  
TO  
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**LAND SURVEYOR'S CERTIFICATE**  
STATE OF INDIANA )  
  ) SS  
  ) COUNTY OF LAKE )

I, RICHARD P. OWAN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 24TH, 2016, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR LOCATION, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF SEPTEMBER, A.D., 2016.

Richard P. Owan  
INDIANA REGISTERED LAND SURVEYOR NO. LS20800110



**SUBDIVIDER:**  
REDEVELOPMENT COMMISSION  
OF THE TOWN OF MUNSTER  
1005 RIDGE ROAD  
MUNSTER, IN 46321

MICHAEL B. SCSO  
RECORDER

2017-019410

NO.	BY	DATE	REVISIONS

SEH FILE NO.	MUNST
133987	

PROJECT NO.	ISSUE DATE	ISSUE DATE	ISSUE DATE
	10/04/16		

DESIGNED BY:	DRAWN BY:	RPO

CHECKED BY:	JLS

SEH OF INDIANA, LLC  
PHONE: (219) 513-2500  
9200 CALUMET AVE.  
SUITE N300  
MUNSTER, INDIANA 46321



MUNSTER, INDIANA  
TOWN OF MUNSTER  
MUNSTER BUSINESS COMPLEX  
FINAL PLAT

SHEET  
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