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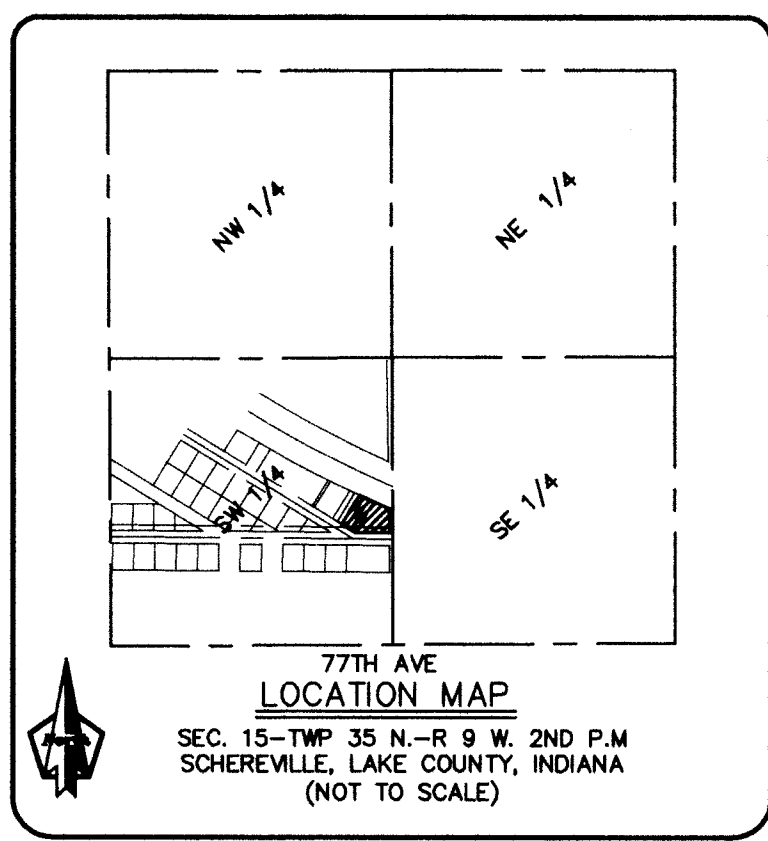
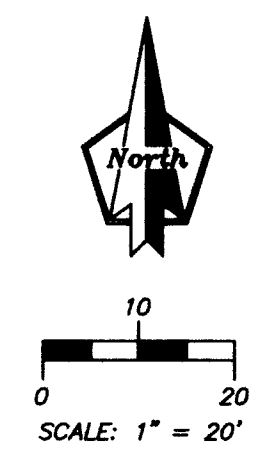
PARCEL NUMBER:  
45-11-15-303-011.000-038  
PROPERTY ADDRESS:  
195 Lincoln Hwy.  
Scherville, IN, 46375

# TIOCO'S ADDITION TO SCHERERVILLE

AN ADDITION TO THE TOWN OF SCHERERVILLE, INDIANA

2017 020537

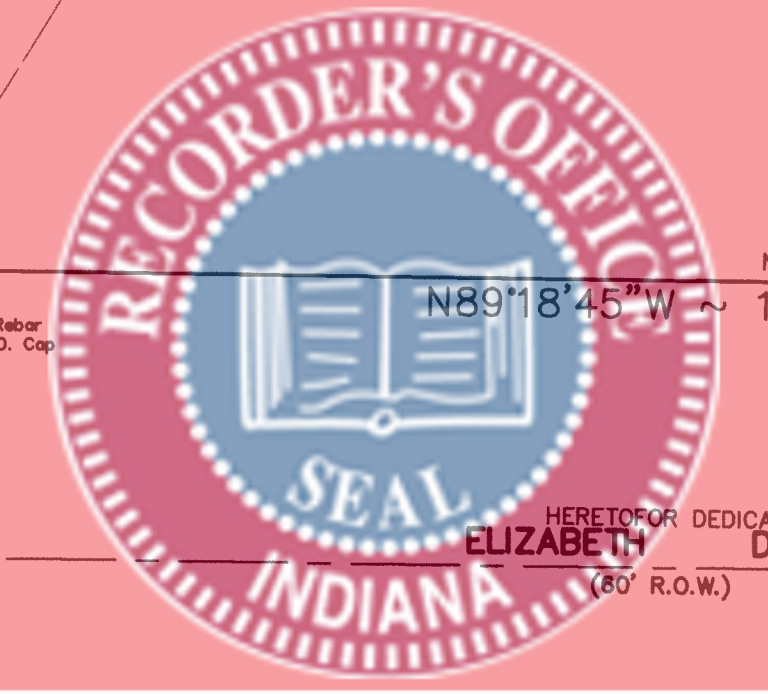
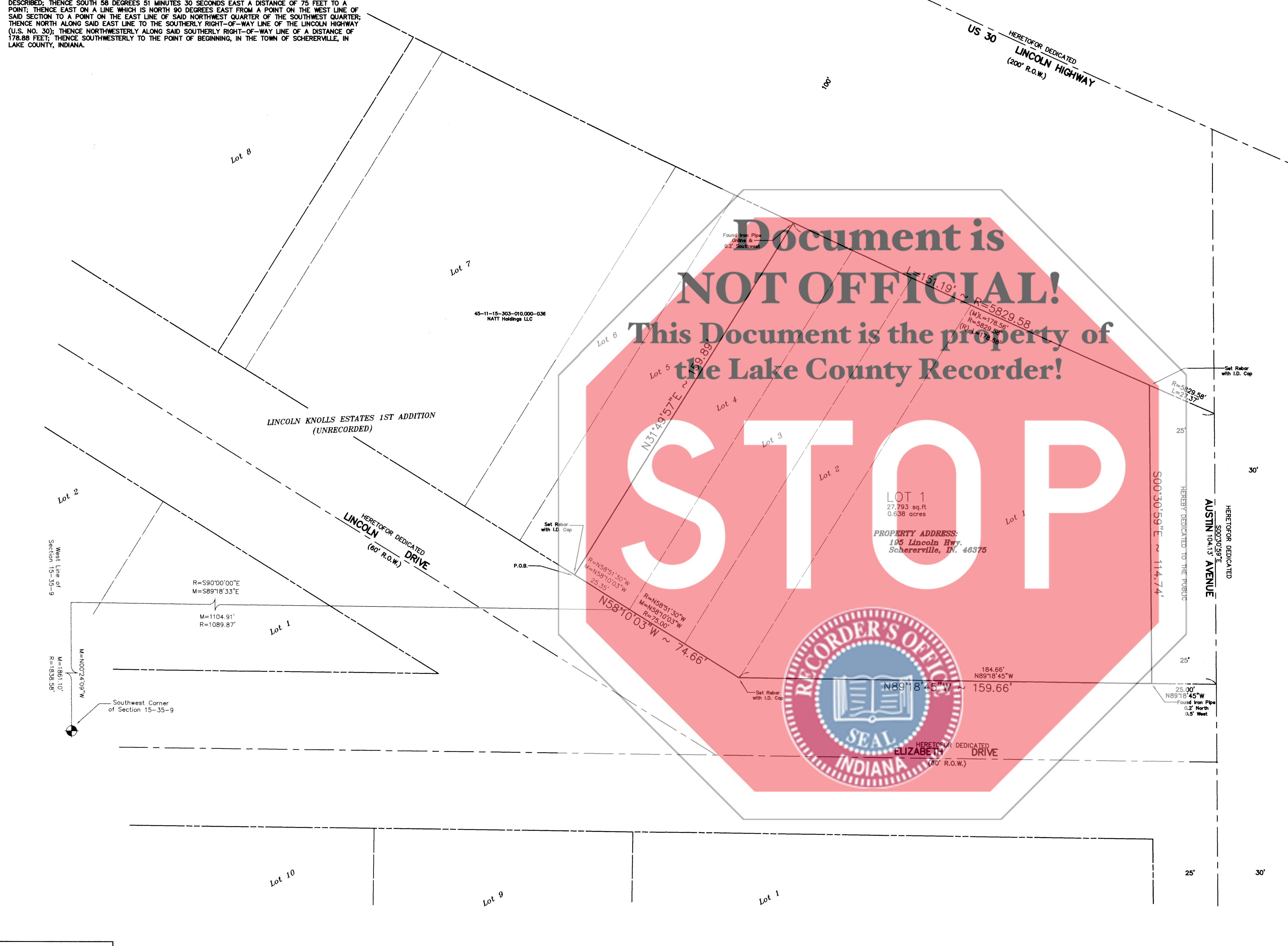
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 MAR 31 AM 9:47  
MICHAEL R. BRON  
RECORDER



LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 9 WEST OF 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH IS 1838.58 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES EAST A DISTANCE OF 1089.87 FEET TO A POINT; THENCE NORTH 58 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 28.35 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 58 DEGREES 51 MINUTES 30 SECONDS EAST A DISTANCE OF 75 FEET TO A POINT; THENCE EAST ON A LINE WHICH IS NORTH 90 DEGREES EAST FROM A POINT ON THE WEST LINE OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LINCOLN HIGHWAY (U.S. NO. 30); THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF A DISTANCE OF 178.88 FEET; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, IN THE TOWN OF SCHERERVILLE, IN LAKE COUNTY, INDIANA.

BOOK 110 PAGE 04



DAILY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAR 31 2017  
JOHN E. PETLAS  
LAKE COUNTY AUDITOR  
PLATTED FROM  
45-11-15-303-011.000-038

DEED OF DEDICATION  
I, THE UNDERSIGNED, JEFFERY TIOCO, PRESIDENT OF TIOCO PROPERTIES, LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE 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 TIOCO'S ADDITION TO SCHERERVILLE, AN ADDITION TO THE TOWN OF SCHERERVILLE. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF SCHERERVILLE.  
WITNESS MY HAND AND SEAL THIS 6th DAY OF March, 2017  
JEFFERY TIOCO, PRESIDENT, TIOCO PROPERTIES, LLC.

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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND (NUMBER) FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", AS FURTHER DESCRIBED HERETOFTER, 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 ERRECTED 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 ARE HEREBY GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY, THE TOWN OF SCHERERVILLE AND CABLE TELEVISION COMPANIES, 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 EASEMENT AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID, AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPPLINGS 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 EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, PLANTING, LANDSCAPING, FENCING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SAID PUBLIC UTILITY AND DRAINAGE PURPOSES.

STATE OF INDIANA )  
COUNTY OF LAKE )  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE OF INDIANA, KEVIN M. CORROS, (NAME), AND EACH, SEPARATELY AND SEVERALLY, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF March, 2017.

NOTARY PUBLIC  
RESIDENT OF Porter COUNTY,  
COMMISSION EXPIRES: 01-16-23  
KEVIN M. CORROS  
Notary Public - State of Indiana  
Porter County  
My Commission Expires Jan 16, 2023

STATE OF INDIANA )  
COUNTY OF LAKE )  
SUBMITTED TO, AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, THIS 6th DAY OF March, 2017.  
BY: [Signature] PLAN COMM. PRESIDENT  
ATTEST: [Signature] PLAN COMM. SECRETARY

FLOOD ZONE STATEMENT  
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). ALL OF THE WITHIN DESCRIBED LAND DOES LIE IN ZONE X UNSHADED "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" BASED ON GRAPHIC PLOTTING ONLY, USING THE FIRM FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, INDIANA, PANEL 227 OF 480, MAP NUMBER 1808900227E WITH AN EFFECTIVE DATE OF JANUARY 18, 2012.

- NOTES:
- 1. THIS SUBDIVISION CONTAINS 0.683 ACRES MORE OR LESS.
- 2. PROPERTY COMMONLY KNOWN AS 195 LINCOLN HWY, SCHERERVILLE, IN, 46375.
- 3. ALL LOT CORNERS WILL BE SET WITH REBAR WITH ID CAPS UNLESS OTHERWISE NOTED.
- 4. REFERENCE: PLAT OF SURVEY BY SMIERCIAK LAND SURVEYING, DATED 6-15-16.
- 5. PROPERTY IS ZONED C-3 HIGHWAY COMMERCIAL PER THE TOWN OF SCHERERVILLE ZONING MAP, DATED 02-04-14, AS FOUND ON THE TOWN'S WEBSITE.

LAND SURVEYORS CERTIFICATE  
I, ANTHONY D. SMIERCIAK DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY SMIERCIAK LAND SURVEYING DATED JUNE 15, 2016.  
PROFESSIONAL SURVEYOR: ANTHONY D. SMIERCIAK  
REGISTRATION NUMBER LS20800129  
DATE: JANUARY 18, 2017

110/04

PLAT OF  
SUBDIVISION  
TIOCO'S  
ADDITION TO  
SCHERERVILLE  
JOB NO. 16-209-S  
ORDERED BY:  
TIOCO  
PROPERTIES, LLC.  
SHEET NO: 1 OF 1  
PLOT SCALE: 1"=20'

SMIERCIAK LAND SURVEYING  
www.smierciaksurveying.com  
Phone: (219) 227-8733  
Fax: (888) 214-4353  
tony@smierciaksurveying.com  
SMIERCIAK LAND SURVEYING  
7424 HARVEST DRIVE  
SCHERERVILLE, INDIANA 46375

SECONDARY PLAT OF SUBDIVISION  
TIOCO'S ADDITION TO SCHERERVILLE  
SCHERERVILLE, INDIANA  
LAKE COUNTY

Description:	REVISIONS	By:	Date:	DRAWN BY:	BJS
Added Address		ADS	1-18-17	CHECKED BY:	ADS
				FIELD DATE:	6-15-16
				DRAFTING DATE:	12-18-16

2017-020537