LOT 2, RESUBDIVISION OF LOT 3 OF BLOCK 3 IN PLUM CREEK STATE OF INDIANA SHOPPES ON THE BOULEVARD 2nd ADDITION 30' LOT 1, RESUBDIVISION OF LOT 3 OF BLOCK 3 IN PLUM CREEK COMMERCIAL VILLAGE ADDITION COMMERCIAL VILLAGE ADDITION OWNER: STEAK N SHAKE OPERATIONS INC. 2017 MAR 31 AM 9:49 A PLANNED UNIT DEVELOPMENT TO THE TOWN OF SCHERERVILLE, - MONUMENT 5/8" Iron Bar PO BOX 460169 OWNER: FIRST NATIONAL BANK OF ILLINOIS TR# 061005, 1417 WILDERNESS DRIVE SCHERERVILLE, IN 46375 2017 020539 + MONUMENT HOUSTON, TEXAS 77056 5/8" Iron Bar N 89'55'33" E ~ 244.35' LAKE COUNTY, INDIANA 5' SIDE YARD SETBACK LINE---/ LEGAL DESCRIPTION: Lot 1, in Shoppes on the Boulevard, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 106, Page 51 in the Office of the Recorder of Lake County, Indiana. 445.06' SOUTH OF THE-CENTERLINE OF WOODHOLLOW DRIVE 2017-020539 64.67 79.89' BUILDING ENVELOPE-BOOK 110 PMS 05 STATE OF INDIANA COUNTY OF LAKE MAR 3 1 2017 It, the undersigned, Fred & Josh Properties, LLC, owner of the real estate shown and described herein, does hereby lay off, plat subdivide, said real estate in accordance with the Plat. This Subdivision shall be known and designated as Shoppes on the Boulevard 2nd Addition to the PLATTED FROM Town of Schererville, Lake County, Indiana, all streets, alleys crosswalks, and public ways shown and 45-11-5-261-016.000-034 not heretofore dedicated, are hereby dedicated, to the Town of Schererville. 6**4**.67' 79.88 Document is bated this 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 erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described hereafter, 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 erected or maintained upon strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities. Before me, State, personally appeared, on behalf of Fred & Josh Properties, LLC, and acknowledged to me that he executed the foregoing certificate as "Easements for Public Utilities" are hereby granted to Northern Indiana Public Service Company, AT&T, 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 the Late ounty Recorder! 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 easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings 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 easements but the COUNTY OF LAKE same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes. SUBJECT AREA COUNTY OF LAKE } Before me, the undersigned Notary Public, in and for the County and State, personally appeared, the county and State, personally appeared, 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 day of March , 2017 N 45'04'28" W~38,18' W~153.72' STATE OF INDIANA PUBLIC INGRÉSS/EGRESS & UTILITY ÉASÉMENT COUNTY OF LAKE (TO BE VACATED BY SEPARATE DOCUMENT) NORTH I, Gary P. Torrenga, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have made prepared this plat based upon a survey of the land performed by Torrenga Surveying, LLC on 09/09/2011 and subdivided same as shown on the plat hereon drawn; VICINITY MAP that this plat is correctly shown and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown. day of MARCH, 20 17 N 89'55'32" E~202.30 TORRENGA ENGINEERING, INC. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, THERE ARE NO FLOODWAYS OR FLOODWAY FRINGES IN THIS PROPERTY, AS PER FEMA FLOOD INSURANCE RATE Gary P. Torrenga - Registered L.S. #S051# MAP (FIRM) FOR LAKE COUNTY, INDIANA AND INCORPORATED AREAS, MAP  $^\perp$ PUBLIC INGRESS/EGRESS AND UTILITY EASEMENT NUMBER 18089C0138E, EFFECTIVE DATE JANUARY 18, 2012. S 8955'32" W ~ 244.29' →PUBLIC INGRESS/EGRESS AND UTILITY EASEMENT EAST-WEST CENTERLINE SECTION 5-35-SHOWN IN THE PLAT OF SUBDIVISION OF LOT 1, LANDON ACRES (PB 105, PG 51 STATE OF LOT 1, LANDON ACRES (P.B. 105, P. 51) OWNER: TOY RE 41, LLC 5201 GRAPE ROAD MISHAWAKA, IN 46545 1 inch = 30 ft. 55.82° SHEET SHOPPES ON THE BOULEVARD 2nd ADDITION TORRENGA ENGINEERING, INC. Fred & Josh Properties, LLC 711 Main Street A PLANNED UNIT DEVELOPMENT Schererville, Indiana 46375 CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 1 OF 1 JOB NO: 2017-5001 Tel. No.: (219) 836-8918 FINAL PLAT website: www.torrenga.com **REVISIONS:** 

SCALE: 1" = 20'

DATE: 03-02-2017