

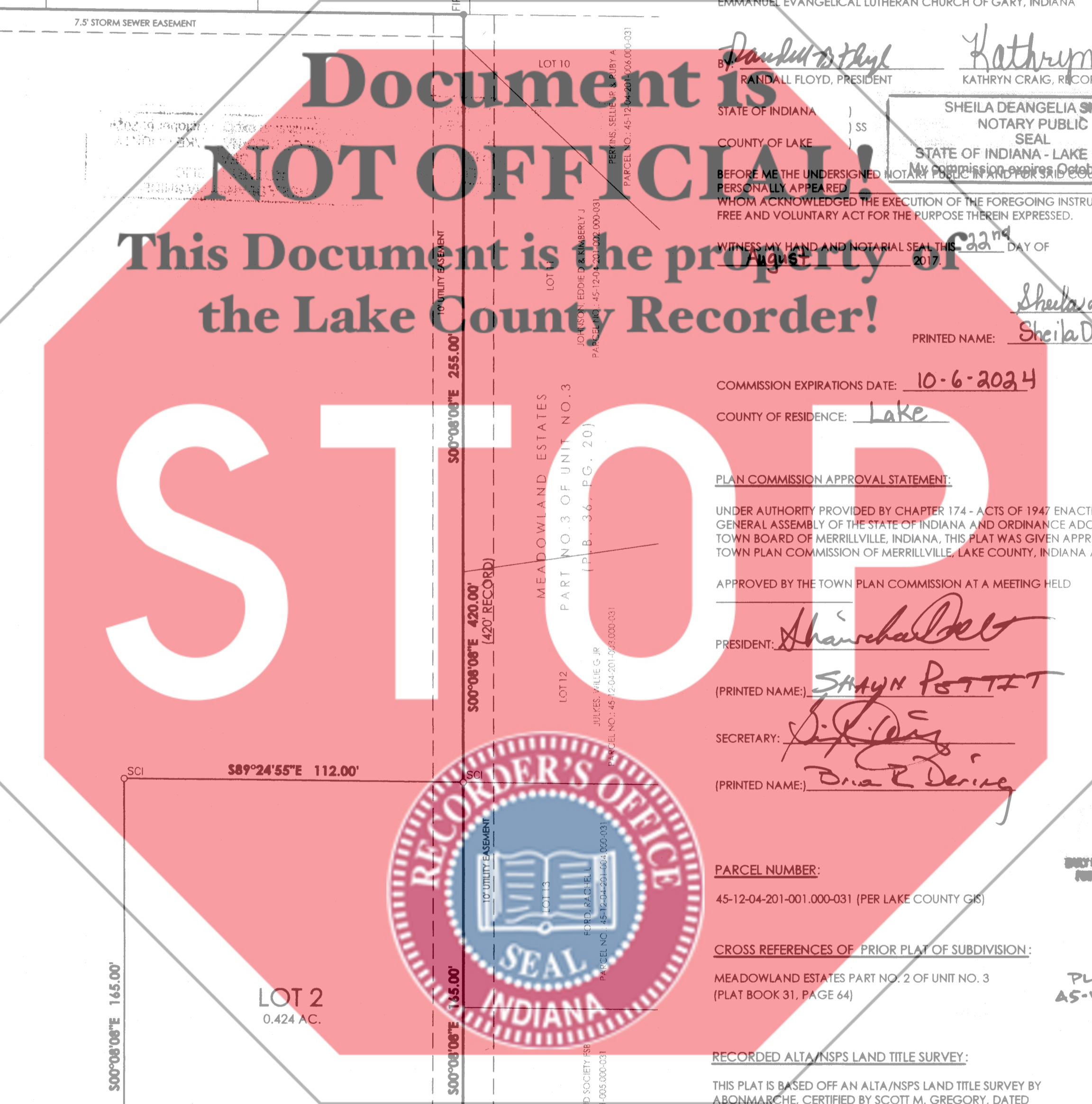
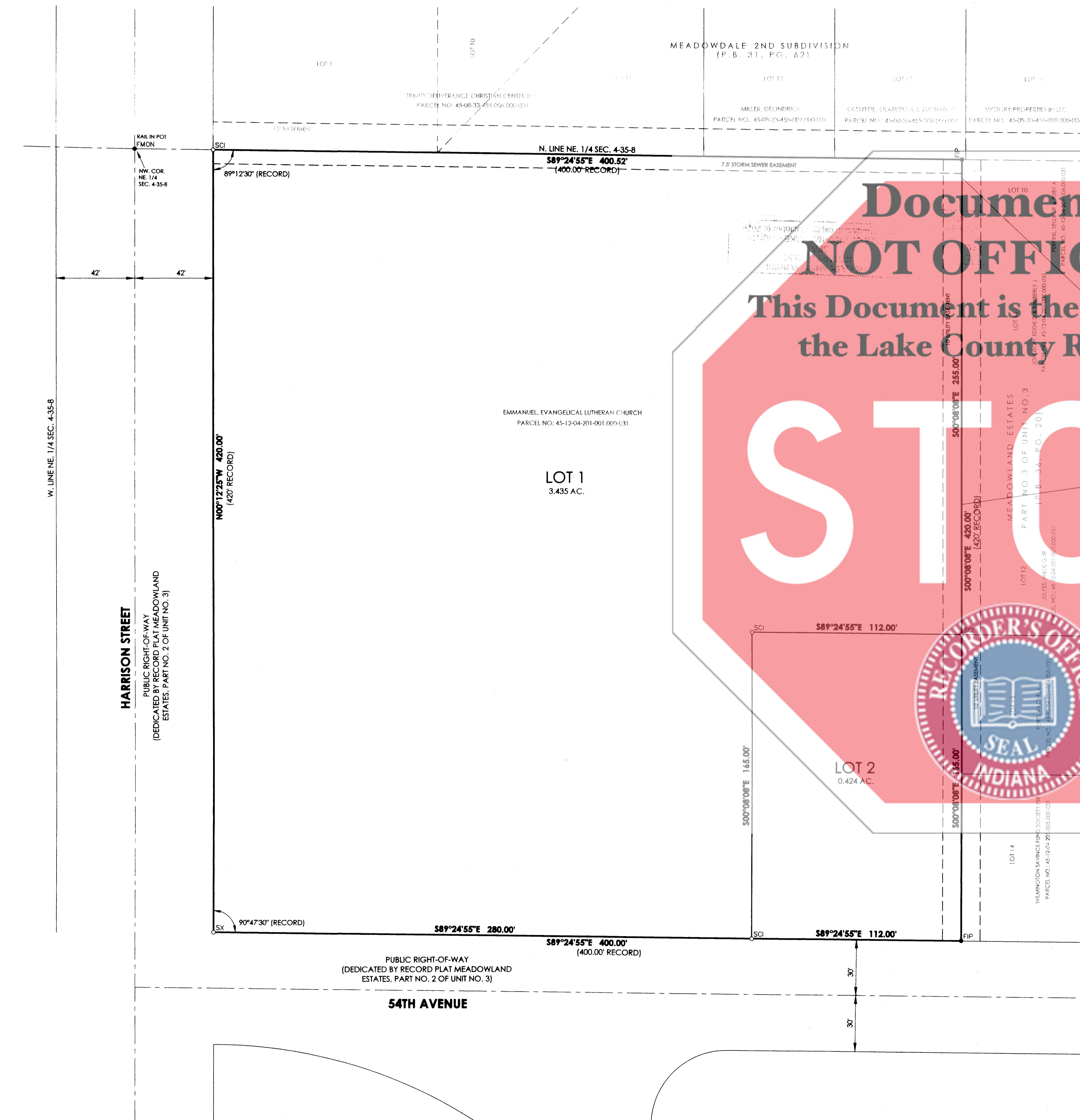
3855  
JAS  
Krell

# FINAL PLAT: 1ST RE-PLAT OF MEADOWLAND ESTATES, PART NO. 2 OF UNIT NO. 3

2017 057492

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 AUG 24 PM 1:11  
MICHAEL B. BRU  
RECORDER

BOOK 110 PAGE 55



**DEED OF DEDICATION**  
WE THE UNDERSIGNED RANDALL FLOYD, PRESIDENT, AND KATHRYN CRAIG, RECORDING SECRETARY, FOR THE OWNER 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 WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MGR BUSINESS PARK, AN ADDITION TO THE TOWN OF MERRILLVILLE, ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF MERRILLVILLE. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE

WITNESS OUR HANDS AND SEALS THIS 22<sup>nd</sup> DAY OF August 2017.  
EMMANUEL EVANGELICAL LUTHERAN CHURCH OF GARY, INDIANA

*Randall Floyd*  
RANDALL FLOYD, PRESIDENT  
*Kathryn Craig*  
KATHRYN CRAIG, RECORDING SECRETARY

STATE OF INDIANA  
COUNTY OF LAKE  
SHEILA DEANGELIA SHINE  
NOTARY PUBLIC  
SEAL  
STATE OF INDIANA - LAKE COUNTY

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, SHEILA DEANGELIA SHINE, OF THE COUNTY OF LAKE, INDIANA, HAS PERSONALLY APPEARED  
WHY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22<sup>nd</sup> DAY OF August 2017.  
PRINTED NAME: *Sheila D. Shine*

COMMISSION EXPIRATIONS DATE: 10-6-2024  
COUNTY OF RESIDENCE: Lake

**PLAN COMMISSION APPROVAL STATEMENT:**  
UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN BOARD 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

PRESIDENT: *Shaneha Patel*  
(PRINTED NAME): SHANEHA PATEL

SECRETARY: *Dina R. Derling*  
(PRINTED NAME): DINA R. DERLING

PARCEL NUMBER:  
45-12-04-201-001.000-031 (PER LAKE COUNTY GIS)

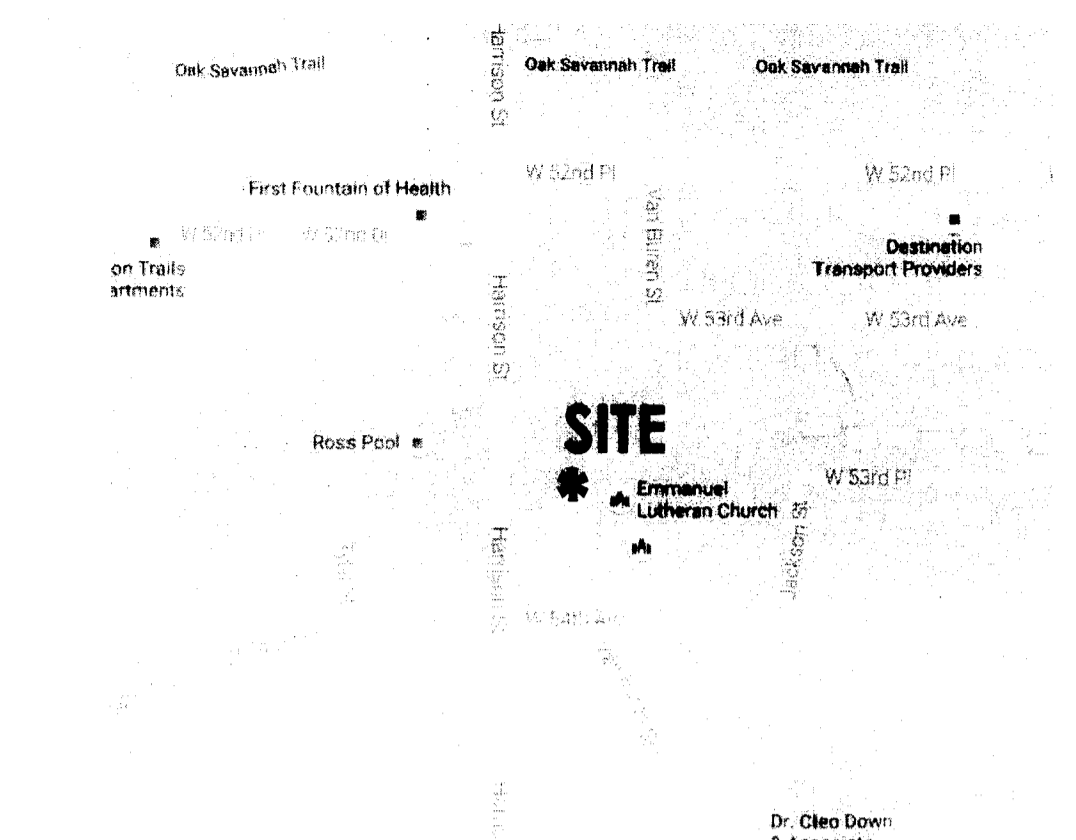
CROSS REFERENCES OF PRIOR PLAT OF SUBDIVISION:  
MEADOWLAND ESTATES PART NO. 2 OF UNIT NO. 3 (PLAT BOOK 31, PAGE 64)

RECORDED ALTA/MSPS LAND TITLE SURVEY:  
THIS PLAT IS BASED OFF AN ALTA/MSPS LAND TITLE SURVEY BY ABONMARCHÉ, CERTIFIED BY SCOTT M. GREGORY, DATED 11/15/2016 AND RECORDED ON MARCH 15, 2017, AS DOCUMENT NUMBER 2017-017385.

**TOWN ENGINEER CERTIFICATION**  
THIS IS TO CERTIFY THAT *Randall Floyd* HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE PLAT.

SIGNATURE: *Randall Floyd*  
MERRILLVILLE TOWN ENGINEER

(PRINTED NAME): *Randall Floyd*



VICINITY MAP (N.T.S.)

**LEGAL DESCRIPTION:**  
BLOCK "U", EXCEPT THE EAST 11.37 FEET THEREOF, IN MEADOWLAND ESTATES PART NO. 2 OF UNIT NO. 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31 PAGE 64, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

- LEGEND:**
- FIP = FOUND IRON PIPE
  - FMON = FOUND MONUMENT (RAIL IN POT)
  - SCI = SET CAPPED IRON (5/8" DIAMETER REBAR WITH ABONMARCHÉ I.D. CAP)
  - SX = SET CHISELED CROSS IN CONCRETE

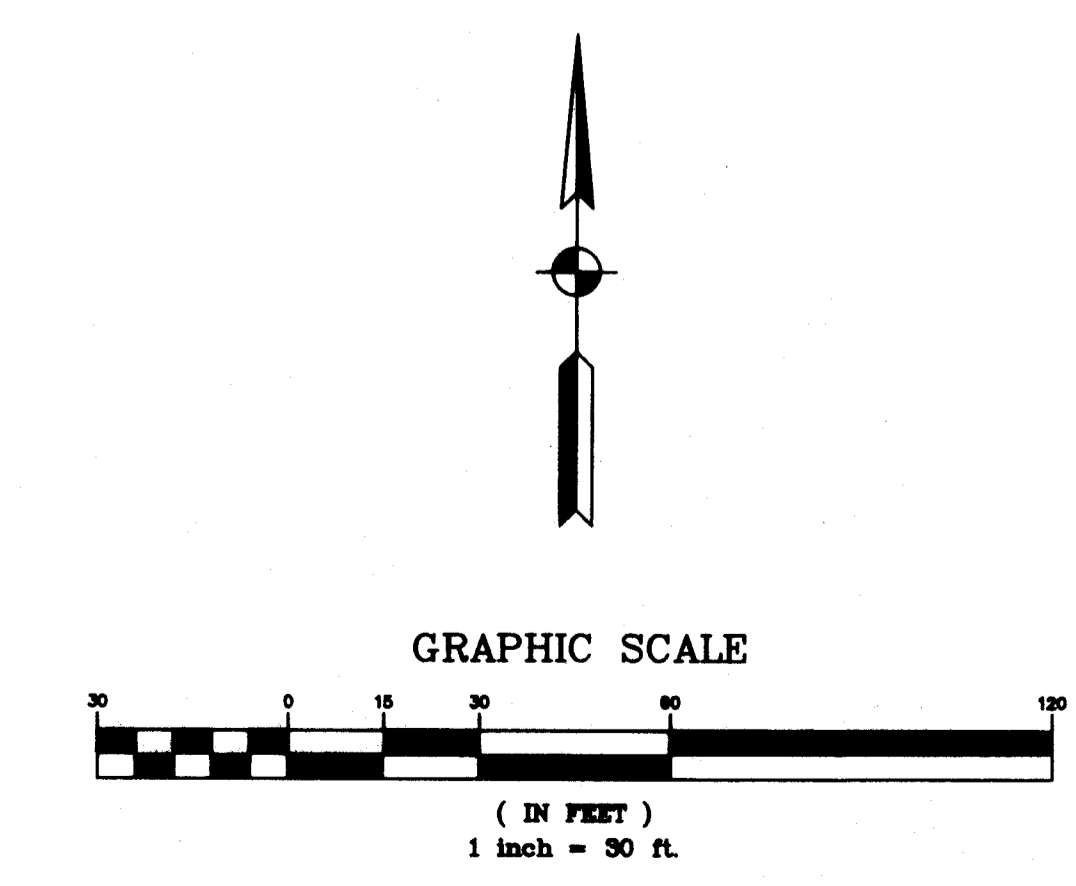
- NOTES:**
- DRAINAGE/UTILITIES:**
- ANY FUTURE CONSTRUCTION OR IMPROVEMENTS IN THIS SUBDIVISION WILL ACCOMMODATE BOTH LOTS.

- FENCES:**
- THE EXISTING PRIVACY FENCE AROUND THE RESIDENCE WILL BE ADJUSTED TO FOLLOW THE WEST LINE OF LOT 2 AND MAINTAINED BY THE OWNER OF LOT 2.
  - THE FENCES ALONG THE EAST LINE OF LOTS 1 AND 2 APPEAR TO BE ERRECTED AND MAINTAINED BY THE ADJOINING LAND OWNERS.

**LAND SURVEYOR'S CERTIFICATE:**  
I, SCOTT M. GREGORY, 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 NOVEMBER 15, 2016, RECORDED AS DOCUMENT NUMBER 2017-017385, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. SEE REFERENCED (HEREIN) PLAT OF SURVEY FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES. I FURTHER CERTIFY THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED HEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

DATE OF PLAT OR MAP: 08/03/2017

*Scott M. Gregory*  
SCOTT M. GREGORY, PLS  
sgregory@abonmarche.com  
PROFESSIONAL LAND SURVEYOR #LS21200014



**ABONMARCHÉ**  
Engineering  
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1325 South Lake Park Ave.  
Merrillville, IN 46410  
Tel: 219.947.2588  
Fax: 219.947.4081  
www.abonmarche.com

1ST RE-PLAT OF MEADOWLAND ESTATES PART NO. 2 OF UNIT NO. 3, MERRILLVILLE, IN 46410  
PART OF BLOCK "U", MEADOWLAND ESTATES PART NO. 2 OF UNIT NO. 3, PT. OF NW. 1/4, NE. 1/4, SEC. 4, TWP. 35 NORTH, RNG. 8 WEST OF 2ND P.M.

DRAWN BY: TJ  
FIELDBOOK: FILE  
PM REVIEW: SMG  
QA/QC REVIEW: BSP  
DATE: 08/03/2017  
HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.  
SCALE: HORIZ: 1"=30' VERT: N/A  
ACI JOB # 16-1025  
SHEET NO. 1 of 1