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BOOK 110 99

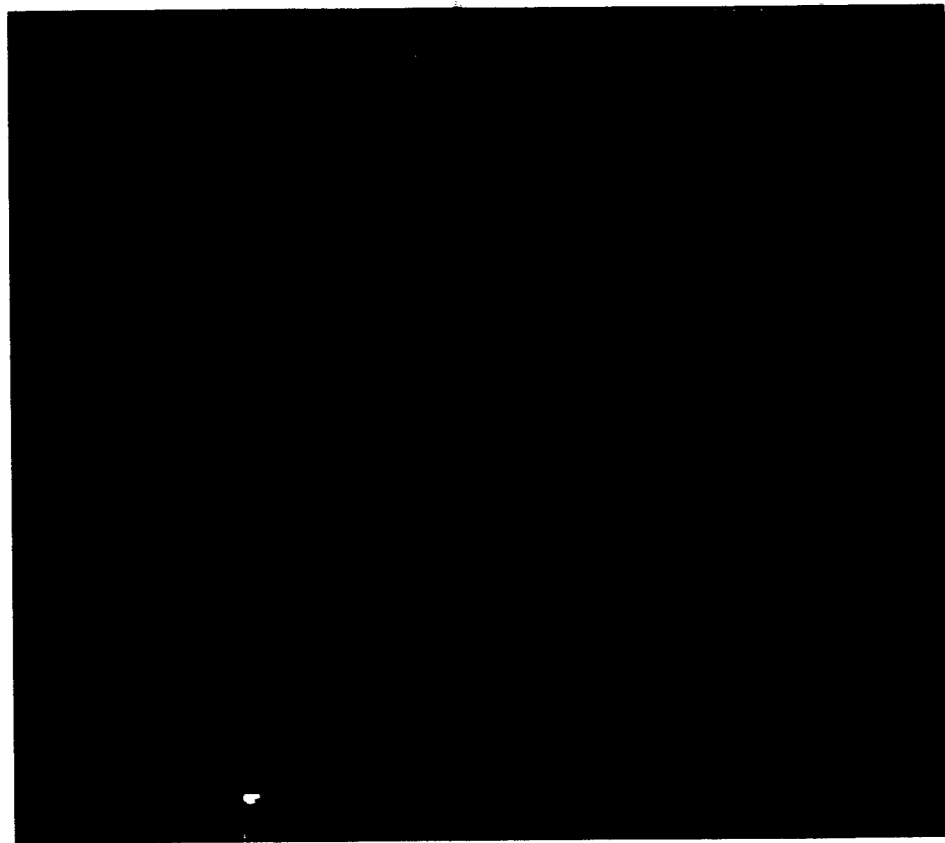
2017 086518

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC 20 PM 12:33
MICHAEL B. BROWN
RECORDER

2017-086518 NU BLOCK CONSTRUCTION ADDITION TO THE TOWN OF MERRILLVILLE

DEED EXEMPT FOR TRANSFER SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
DEC 20 2017
LAKE COUNTY RECORDER
PLATTED FEB 7
45-17-05 102043-000-030
-05

BEING A RE-SUBDIVISION OF LOTS 49, 50 & 51 IN LAKEWOOD ESTATES
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 39, IN THE
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



VICINITY MAP

STATE OF INDIANA)
COUNTY OF LAKE) SS

DEED OF DEDICATION.

It, Nublock Construction Inc. does hereby certify that it is the owner of the real estate shown and described hereon, that it has caused the same to be surveyed, platted and subdivided and does hereby lay off, plat and subdivided and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as Nublock Construction Addition to the Town of Merrillville, Lake County, Indiana. All streets, alleys and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Merrillville for public use. Building setback lines are hereby established as shown on the plat, between which lines and the street right-of-way lines, no building or structure shall be erected or maintained.

Front 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 erected or maintained no building or structure. There are strips of ground shown on this Plat and marked "Easement", reserved for the use of drainage, 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 Easements herein reserved. No permanent or other structures are to be erected 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.

UTILITY EASEMENT :

Easements for public utilities are hereby granted to the Town of Merrillville all public utility companies, including ATT and Northern Indiana Public Service Company, severally, and private utility companies, where they have a certificate of territorial authority to render service and their respective successors and assigns, to install, place 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, and along and over the strips of land designated on the plat and marked "Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, and telephone service, including the right to use streets, where necessary, and to overhang lots with aerial service wires to serve adjacent lots, together with the right to enter upon said easements for public utilities at all times for any and all purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with such utility equipment. No permanent buildings shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for such public utility purposes.

DRAINAGE EASEMENT:

An easement is hereby granted to the Town of Merrillville for the installation and maintenance of storm water drainage, conveyance, and detention facilities including detention basins, swales, ditches, waterways, and conduits both above and below ground, upon and along the parcels on strips of land designated on the plat and marked DRAINAGE EASEMENT for the collection, transportation, storage and discharge of the storm water runoff.

Witness my hand and seal this 20 day of Dec, 2017

Prochorus Winters
Prochorus Winters, President
Nublock Construction Inc.

110/99

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Prochorus Winters known to me to be the same person who signed the above certificate, and did 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 20 day of December 2017.

Carol J. Cody
Name

Notary Public

Resident of LAKE County
Commission Expires: SEAL
CAROL J. CODY
Notary Public, State of Indiana
My Commission Expires October 11, 2022

STATE OF INDIANA)
COUNTY OF LAKE) SS:

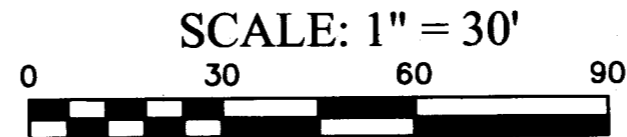
Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plat was given approval by the Town of Merrillville, as follows:

Approved by the Town Plan Commission at a meeting held

Shawna Bell
President
Nov 21, 2017
[Signature]
Secretary



NORTH



PROPERTY IS LOCATED IN AREA OF MINIMAL FLOOD HAZARD ZONE X PER FEMA COMMUNITY PANEL NO. 18089C 0163 E eff. DATE 01/18/2012

I hereby certify that the property herein was surveyed under my supervision on or about the date indicated according to TITLE 865, ARTICLE 1, CHAPTER 12 of the Indiana Administrative Code, and that the plat hereon drawn represents said survey. No dimensions should be assumed or scaled. Title plat, local building codes and further Recorded Easements & restrictive covenants should be investigated prior to making improvements to said property.

Glenn H. Kracht
Glenn H. Kracht
IN Registered Surveyor No. 9400001

CLIENT: NUBLOCK
CONSTRUCTION INC.
DATE: NOV. 17, 2017
JOB NO.: 173535

GKA GLENN KRACHT ASSOCIATES
314 FAIRFIELD DRIVE CROWN POINT, IN 46307 PHONE: 219-663-8623
eMAIL: GKRACT@COMCAST.NET FAX: 219-663-8945

