

ST. JOHN MARKETPLACE FIRST RESUBDIVISION OF LOT 1 AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

MICHAEL BURBORN, RECORDER
2019-072497
2019 Oct 23 10:27 AM

PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF LOT 1 IN ST. JOHN MARKETPLACE, RECORDED AS DOCUMENT NUMBER 2005 002826 IN PLAT BOOK 96, PAGE 66 ON JANUARY 14, 2005 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 BEING ON THE WEST LINE OF LOT 2, BOTH IN SAID ST. JOHN MARKETPLACE, THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 181.52 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 15 MINUTES 34 SECONDS EAST, 59.50 FEET ALONG SAID WESTERLY LINE TO A NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 21.31 FEET ALONG SAID NORTHERLY LINE TO A WESTERLY LINE OF SAID LOT 1; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE WESTERLY LINES OF SAID LOT 1:
1.) SOUTH 00 DEGREES 37 MINUTES 17 SECONDS EAST, 62.65 FEET;
2.) SOUTH 03 DEGREES 27 MINUTES 26 SECONDS EAST, 97.90 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 14 SECONDS EAST, 196.73 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 42 SECONDS WEST, 220.06 FEET TO THE POINT OF BEGINNING, CONTAINING 0.99 ACRES MORE OR LESS.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

IT, TARGET CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED, PLATTED 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 "ST. JOHN MARKETPLACE FIRST RESUBDIVISION OF LOT 1" AN ADDITION TO THE TOWN OF ST. JOHN, INDIANA. ALL STREETS AND ALLEYS OR OTHER PUBLIC RIGHT OF WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF ST. JOHN FOR PUBLIC USE. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE STREET RIGHT-OF-WAY LINES, NO BUILDING OR STRUCTURE SHALL BE ERRECTED OR MAINTAINED.

TARGET CORPORATION

Laurie Mahowald
(SIGNATURE)

Laurie Mahowald
Vice President
Target Corporation
(PRINTED NAME)

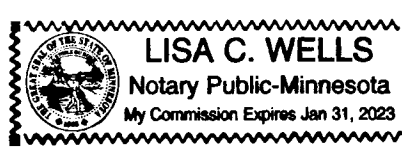
STATE OF MINNESOTA
COUNTY OF HENNEPIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DID PERSONALLY APPEAR Laurie Mahowald KNOWN TO ME TO BE THE SAME PERSON WHO SIGNED THE ABOVE CERTIFICATE, AND DID SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS BEING HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF October, 2019.

COUNTY OF RESIDENCE: Anoka

Lisa C. Wells
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/31/2023



STATE OF INDIANA) S.S.
COUNTY OF LAKE)

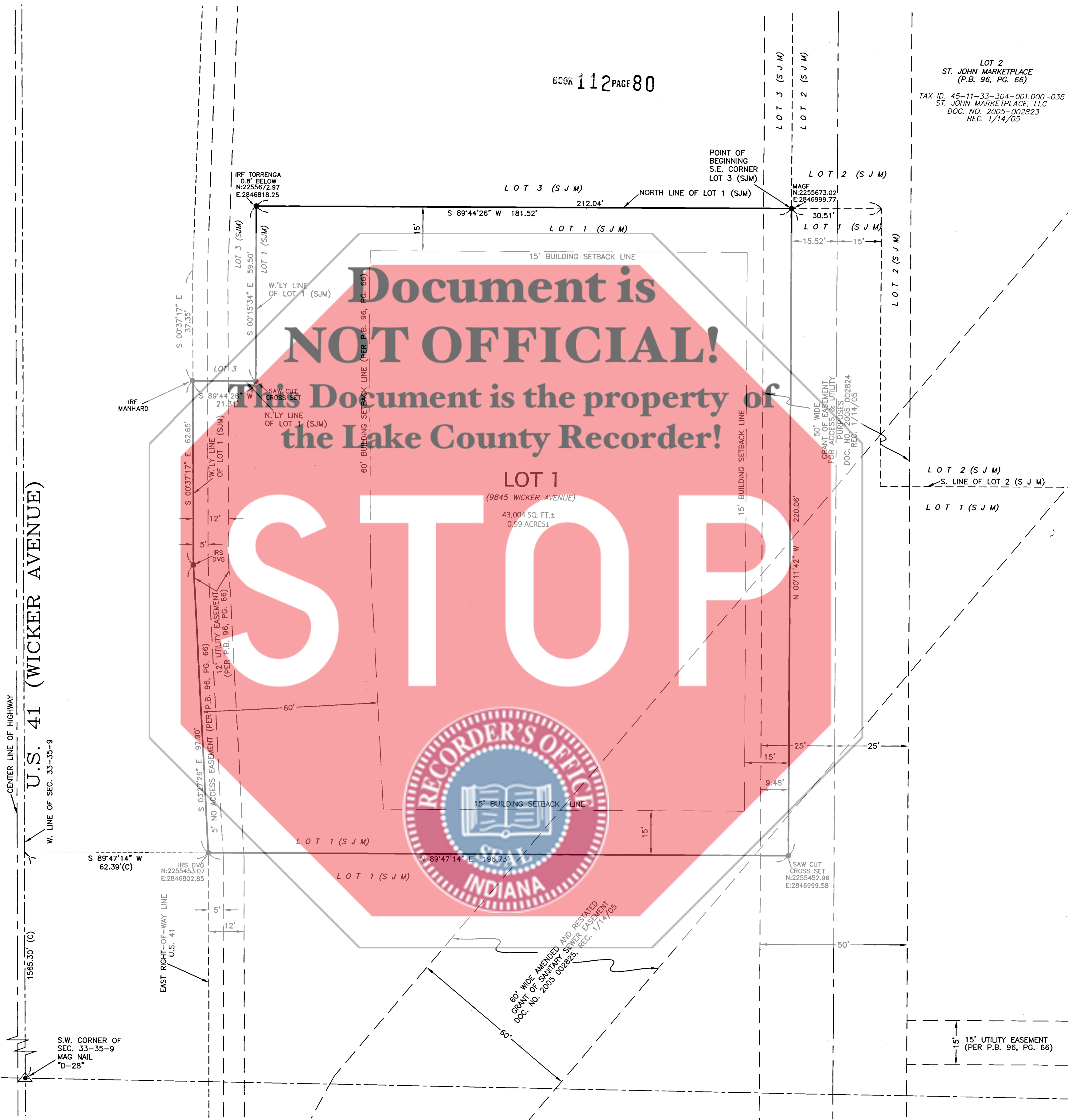
SUBMITTED TO, ACCEPTED AND APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 9th DAY OF September, 2019.

Michael S. Forbes
PRESIDENT: MICHAEL FORBES

Steve Kozel
SECRETARY: STEVE KOZEL

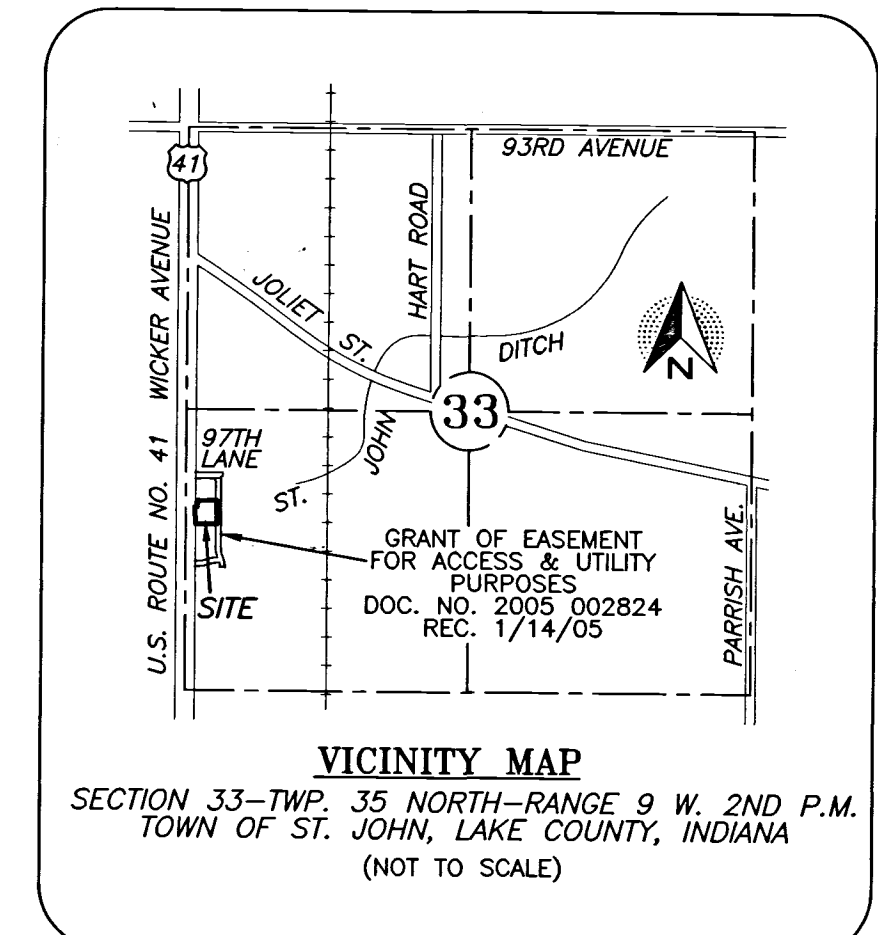
LEGEND

- (SIM) - SAINT JOHN MARKETPLACE (SUBDIVISION)
- DVG - DVG TEAM, INC.
- P.B. - PLAT BOOK
- DOC. - DOCUMENT
- REC. - RECORDED
- R/W - RIGHT OF WAY
- PG. - PAGE
- IRF - IRON ROD FOUND
- IRF MANHARD - 5/8" REBAR FOUND WITH MANHARD CAP (MANHARD SURVEYING)
- IRF TORRENGA - 5/8" REBAR FOUND WITH TORRENGA CAP (TORRENGA SURVEYING)
- IRS DVG - 5/8" REBAR SET WITH BLUE ID. CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
- MAGF - "MAG" NAIL FOUND
- NXXXXXXXXXX - IN WEST STATE PLANE COORDINATES (NAD83), U.S. SURVEY FOOT



BOOK 112 PAGE 80

LOT 2
ST. JOHN MARKETPLACE
(P.B. 96, PG. 66)
TAX ID. 45-11-33-304-001.000-035
ST. JOHN MARKETPLACE, LLC
DOC. NO. 2005-002823
REC. 1/14/05



PARCEL INFORMATION:
TAX ID. NO. 45-11-33-304-002.000-035
TARGET CORPORATION
LIMITED LIABILITY COMPANY
WARRANTY DEED
DOC. NO. 2005 002828
REC. 1/14/05

PARCEL AREA:
43,004 SQ. FT. ±
0.99 ACRES ±

ENGINEER AND SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307

SUBDIVIDER:
ST. JOHN RE LLC
322 INDIANAPOLIS BOULEVARD, SUITE 201
SCHERERVILLE, IN 46375

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER
OCT 23 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2019-072497

FLOOD ZONE DESIGNATION:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP 18089C0228E FOR THE TOWN OF ST. JOHN, INDIANA, COMMUNITY NUMBER 180141. MAP EFFECTIVE DATE: JANUARY 18, 2012, REVISED TO REFLECT LOMR EFFECTIVE FEBRUARY 4, 2013.

REFERENCE BOUNDARY INFORMATION TO PLAT OF ST. JOHN MARKETPLACE, RECORDED IN PLAT BOOK 96, PAGE 66 AS DOCUMENT NUMBER 2005 002826 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

STATE OF INDIANA) S.S.
COUNTY OF LAKE)

I, GLEN E. BOREN HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT OF SUBDIVISION CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 11, 2019; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 4th DAY OF SEPTEMBER, 2019.

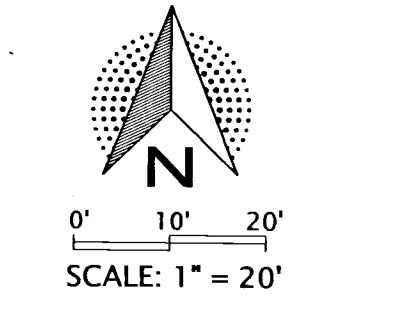
Glen E. Boren
PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
gboren@dvgteam.com



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www.dvgteam.com

DATE	REVISIONS AND NOTES
8-6-19	TOWN REVIEW COMMENTS
8-21-19	EASEMENT LANGUAGE REMOVED

ST. JOHN MARKETPLACE FIRST RESUBDIVISION OF LOT 1
9845 WICKER AVENUE
ST. JOHN, INDIANA 46373
PART OF LOT 1, ST. JOHN MARKETPLACE



STATE OF INDIANA) S.S.
COUNTY OF LAKE)

WITNESS MY HAND AND SEAL THIS 4th DAY OF SEPTEMBER, 2019.

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19-23/Final Plat R-2.DWG

FB/PG	FILE NO.
	19-1002
DRAWN BY	DATE
G.B.	7/16/19
SECTION	COUNTY, STATE
33-35-9	LAKE, IN
JOB NO.	519-23

B 112 - P 80