

025-CC RM

# Replat of Lot 7, Ameriplex at the Crossroads

## 2021-034153

### Legal Description: Lot 7

Part of the South Half of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, being more particularly described as follows: Beginning at the Northeast corner of Ameriplex at the Crossroads, Lot 6, as recorded in Plat Book 106, Page 13, in the Office of the Recorder of Lake County, Indiana; thence North 69°47'04" West along the Northerly line of said Lot 6, a distance of 276.35 feet; thence North 09°18'50" East 111.72 feet; thence North 21°07'05" East 54.78 feet to a point of non-tangency of a curve, concave to the West, having the following elements, a radius of 178.49 feet, a central angle of 26°52'35", and a chord bearing North 19°04'33" West a chord distance of 82.96 feet; thence Northwest along said curve, an arc distance of 63.73 feet to a point of non-tangency of a curve, concave to the West, having the following elements, a radius of 460.00 feet, a central angle of 11°50'31", and a chord bearing South 17°46'37" West a chord distance of 94.90 feet; thence Southerly along said curve on said Westerly right of way line, an arc distance of 95.07 feet; thence South 23°41'50" West along said Westerly right of way line, a distance of 104.00 feet to a curve, concave to the Southeast, having the following elements, a radius of 540.00 feet, a central angle of 3°28'54", and a chord bearing South 21°57'20" West a chord distance of 32.81 feet; thence Southwesterly along said curve on said Westerly right of way line, an arc distance of 32.81 feet to the Point of Beginning.

The above parcel is now known as Lot 7 Ameriplex at the Crossroads, as per plat thereof recorded June 12, 2014, in Plat Book 107, Page 27, as instrument number 2014-033961, in the Office of the Recorder of Lake County, Indiana.

### Legal Description: Parcel A

Part of the South Half of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, being more particularly described as follows: Beginning at the Northeast corner of Ameriplex at the Crossroads, Lot 7, as recorded in Plat Book 107, Page 27, in the Office of the Recorder of Lake County, Indiana; thence North 70°13'47" West along the North line of said Lot 7, a distance of 352.44 feet to the Northwest corner of said Lot 7; thence North 46°20'21" East 356.52 feet to the Westerly right of way line of Georgia Street, as platted in Ameriplex at the Crossroads, recorded in Plat Book 101, Page 52; thence South 28°25'59" East along said right of way line, a distance 58.94 feet; thence Southeasterly along a tangent curve, concave to the Southwest, (said curve having a radius of 460.00 feet, a chord length 316.83 feet, a chord bearing of South 08°17'21" East) an arc distance of 323.46 feet to the Point of Beginning.

**DEED OF DEDICATION**  
I, the undersigned, Ricky Raven, representing TLC Properties, Inc., owner of the above real estate shown and described herein, do hereby certify that I 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 as Replat of Lot 7, Ameriplex at the Crossroads, in addition to the Town of Merrillville, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated. Front and side yard building lines are hereby established as shown on the plat herein; between which lines and the roadway right-of-way lines, no building shall be erected or maintained.

Witness my hand and seal this 14th day of April, 2021.

Ricky Raven, Vice President of TLC Properties, Inc.

### UTILITY EASEMENTS

An easement is hereby granted to the Town of Merrillville, all public utility companies including Indiana Bell Telephone Company 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, underground with all necessary braces, guys, anchors, and other appliances in, upon, or along 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 the streets where necessary, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easement, 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 purpose.

### DRAINAGE EASEMENTS

An easement is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, waterway, or any type of structure (manhole, pipe, inlet, catchbasin, etc.) upon and along the strips or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

### PARISH OF LOUISIANA) SS

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Ricky Raven, and acknowledged to me that they executed the same as their free acts and deeds.

Witness my hand and Notarial Seal this 14th day of April, 2021.

My Commission expires: Wanda B. Loop  
Notary Public No. 65067  
County of Residence: State of Louisiana  
My Commission is for Life.

### PLAT COMMITTEE APPROVAL

Under authority provided by Chapter 174 - Acts of 1942 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:

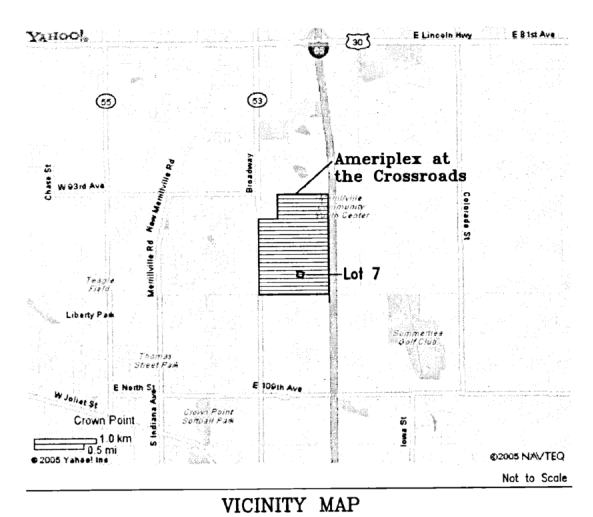
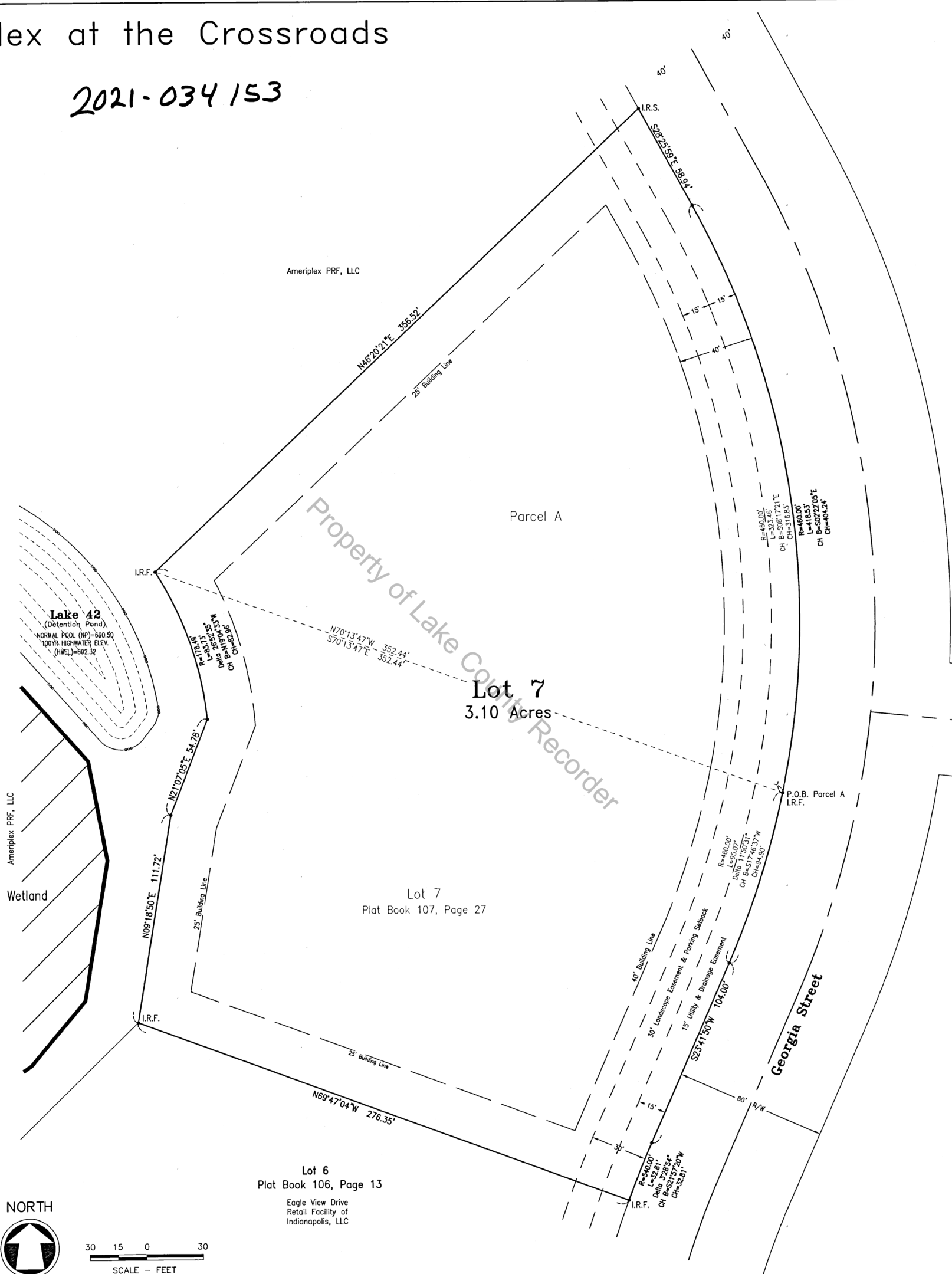
Approved by the Plat Committee at a meeting held April 6, 2021

Marybeth Dugan President  
Shirley A. Shure Member  
Paula Crain Member  
Patricia Pearson Member

### TOWN ENGINEER'S CERTIFICATION

This is to certify that I have checked and verified the boundary closure of the above plat.

[Signature]  
Town Engineer



**BOOK 114 PAGE 22**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**APR 27 2021**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
45-12-34-377-003-000-030  
004

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
8:58 AM 2021 Apr 27

**2021-034153**

### Surveyor's Report

- Notes:**
- Ameriplex at the Crossroads, Lot 7, by Tiemens Land Surveying, Inc., PB 107, Page 27.
  - Ameriplex at the Crossroads, Lot 6, by Tiemens Land Surveying, Inc., PB 106, Page 13.
  - The above Plats were based on the following recorded documents, Boundary Survey by The Schneider Corporation, document number 2003-062899 recorded June 18, 2003 and a Topographic Survey by the Schneider Corporation, dated April 2, 2003.

- Availability and Condition of Reference Monuments:**
- This survey was based on the original monuments found for Lot 7, all monuments found were undisturbed, at grade, and in good condition unless otherwise noted on plat.
  - I.R.F.=5/8" Iron Rod Found with Tiemens I.D. Cap.
  - I.R.S.=5/8" Iron Rod Set with Tiemens I.D. Cap.

- Occupation or Possession lines:**
- Occupation and/or possession lines are as noted on the plat.

- Clarity or ambiguity of the record description used:**
- There were no apparent discrepancies between the legal description of the parcel surveyed and the adjoining parcels.

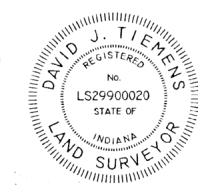
- Theory of Location:**
- This plat is for the purpose of Replating the original Lot 7, combining it with Parcel A, the area and dimensions of Parcel A as directed by the Client.

- Survey Classification:**
- According to Title 855, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

I, David Tiemens, hereby declare that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plan represents a survey completed by me on 1-15-2021, that the monuments shown thereon actually exist, and that the location, type, size, and material are accurately shown.

[Signature]  
DAVID J. TIEMENS PLS 29900020

• SYMBOL INDICATES WHERE A 5/8" IRON ROD 30" IN LENGTH, UNLESS OTHERWISE NOTED.



REASON	DATE	PLAT REVIEW
	3/31/21	
NO.	1	
<b>Tiemens Land Surveying, Inc.</b> 527 North Halleck Street, Suite E DeMotte, Indiana 46310 Phone: 219-987-2828		
DESIGNED	N/A	DATE
DRAWN	JMS	2021-034153
CHECKED		
<b>Replat Lot 7</b> <b>Ameriplex at the Crossroads</b> <b>TLC Properties, Inc.</b>		
SCALE	DATE	PROJECT NO.
1"=30'	1/7/2021	2021-3570
SHEET NO.		