

RUBY PLAZA

AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 465.51 FEET ALONG THE WEST LINE OF SAID SECTION 10; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS EAST, 55.51 FEET TO POINT "410" DESIGNATED ON THE RIGHT-OF-WAY PARCEL PLAT ATTACHED TO WARRANTY DEED AND MARKED EXHIBIT "B", RECORDED JANUARY 12, 2011 AS DOCUMENT NUMBER 2011-002137 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID POINT "410" BEING THE POINT OF BEGINNING, THENCE NORTH 02 DEGREES 32 MINUTES 29 SECONDS EAST, 242.45 FEET TO POINT "415" DESIGNATED ON SAID PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 165.06 FEET TO POINT "416" DESIGNATED ON SAID PLAT; THENCE NORTH 70 DEGREES 38 MINUTES 10 SECONDS EAST, 75.26 FEET TO POINT "417" DESIGNATED ON SAID PLAT; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST, 240.00 FEET TO POINT "418" DESIGNATED ON SAID PLAT; THENCE SOUTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, 29.33 FEET TO POINT "452" ON THE RIGHT-OF-WAY PARCEL PLAT ATTACHED TO WARRANTY DEED AND MARKED EXHIBIT "B", RECORDED NOVEMBER 6, 2019 AS DOCUMENT NUMBER 2019-076048 IN SAID RECORDER'S OFFICE; THENCE SOUTH 85 DEGREES 22 MINUTES 44 SECONDS EAST, 140.35 FEET TO POINT "451" DESIGNATED ON LAST SAID PLAT; THENCE SOUTH 88 DEGREES 58 MINUTES 07 SECONDS EAST, 361.10 FEET TO POINT "450" DESIGNATED ON LAST SAID PLAT; THENCE SOUTH 71 DEGREES 29 MINUTES 00 SECONDS EAST, 138.71 FEET TO THE CENTER LINE OF BEAVER DAM LATERAL NO. 1; THENCE ALONG THE CENTER LINE OF SAID LATERAL NO. 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 36 DEGREES 05 MINUTES 53 SECONDS WEST, 56.33 FEET; (2) SOUTH 20 DEGREES 34 MINUTES 45 SECONDS WEST, 112.30 FEET; (3) SOUTH 26 DEGREES 43 MINUTES 05 SECONDS WEST, 242.38 FEET TO THE NORTHEAST CORNER OF LOT 2 IN COYNE ADDITION, AS SHOWN IN PLAT BOOK 108, PAGE 85 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 42 MINUTES 35 SECONDS WEST, 802.39 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF LOT 1 IN SAID COYNE ADDITION TO THE POINT OF BEGINNING, CONTAINING 8.59 ACRES MORE OR LESS.

DEDICATION STATEMENT: IT, TECH ADMIN. & C.M. DIVISION FEDERAL CREDIT UNION (f/k/a MAINTENANCE DIVISION FEDERAL CREDIT UNION, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, 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 RUBY PLAZA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. FRONT AND SIDEYARD BUILDING LINES ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT, ALL PUBLIC UTILITY COMPANIES INCLUDING AT&T 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 THE STREETS WHERE NECESSARY, AND TO OVERLAND LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS, GARDENS, SHRUBS, LANDSCAPING, AND/OR OTHER PURPOSES WHICH INTERFERE WITH THE USE OF SAID EASEMENT SHALL BE PLACED ON SAID EASEMENT.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

DETENTION EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT ON AN AREA LABELED ON THE PLAT AND MARKED "DETENTION EASEMENT" FOR PURPOSES OF STORM WATER MANAGEMENT. THE STORM WATER MANAGEMENT PONDS LOCATED ON LOT 1 SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1. THE STORM WATER MANAGEMENT POND LOCATED ON LOT 3 SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3 IN ACCORDANCE WITH ALL CITY OF CROWN POINT ORDINANCES. OWNER OF LOT 2 SHALL HAVE DRAINAGE ACCESS RIGHTS TO THE POND LOCATED ON LOT 3 IN PERPETUITY. IN THE EVENT THE CITY OF CROWN POINT DEEMS ACCESS TO THE EASEMENT IS IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF THE DETENTION FACILITY AND THE CITY'S STORM WATER INFRASTRUCTURE SYSTEM, THE OWNER OF EACH LOT SHALL GRANT ACCESS TO THE DETENTION EASEMENT TO THE CITY OF CROWN POINT FOR MAINTENANCE AND WITHOUT COST TO THE CITY. NO VEHICLE ACCESS SHALL BE ALLOWED ON THE DETENTION EASEMENT EXCEPT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE DETENTION FACILITIES.

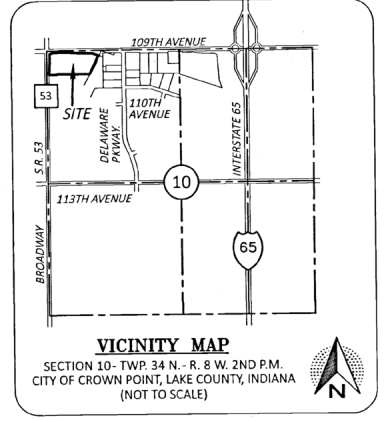
INGRESS/EGRESS EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR VEHICULAR INGRESS/EGRESS WITHIN THOSE STRIPS OR PARCELS DESIGNATED ON THE PLAT AND MARKED "INGRESS/EGRESS EASEMENT". PROPERTY OWNERS SHALL NOT CONSTRUCT OR MAINTAIN ANY PERMANENT STRUCTURES WITHIN ANY SUCH EASEMENT NOR MATERIALLY ALTER THE GRADE OR ALIGNMENT TO PREVENT SAID INGRESS/EGRESS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF CROWN POINT.

ACKNOWLEDGMENT: STATE OF INDIANA ) COUNTY OF LAKE ) BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED SCOTT WINGER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES EXPRESSED THEREIN. DATED THIS 19th DAY OF JANUARY, 2023. WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF JANUARY, 2023. NOTARY PUBLIC Sandra R. Mason MY COMMISSION EXPIRES: 1/3/29 COUNTY OF RESIDENCE: LAKE

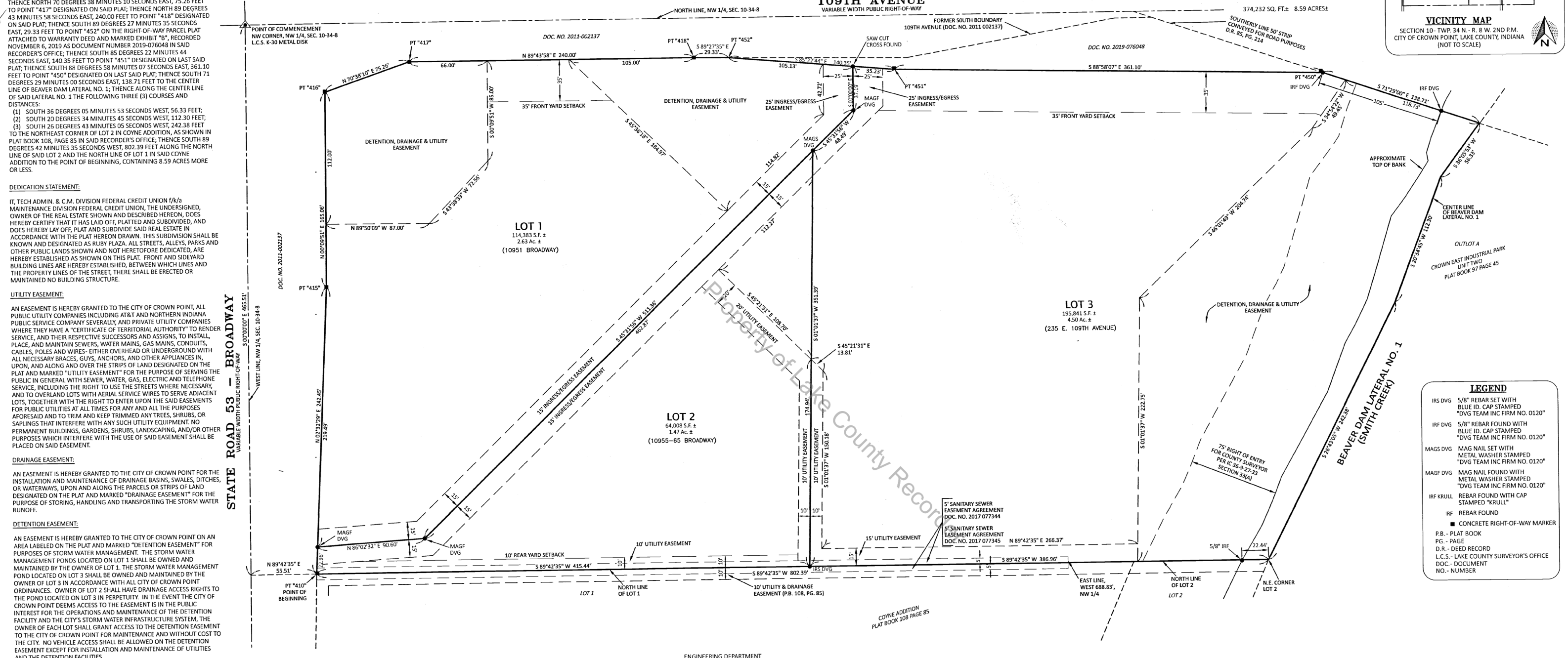
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SUBJECT PARCEL INFORMATION: TAX ID. NO. 45-16-10-101-002-000-042 MAINTENANCE DIVISION FEDERAL CREDIT UNION WARRANTY DEED DOC. NO. 1976-374201 REC. CIRCA OCTOBER 12, 1976 ENGINEER AND SURVEYOR: DVG TEAM, INC. 1155 TROUTWINE RD CROWN POINT, IN 46307 OWNERS AND SUBDIVIDERS: TECH ADMIN. & C.M. DIVISION FEDERAL CREDIT UNION (f/k/a MAINTENANCE DIVISION FEDERAL CREDIT UNION) PARCEL AREA: 374,232 SQ. FT. ± 8.59 ACRES ±



1155 Troutwine Road Crown Point, IN 46307 P: (219) 662-7710 F: (219) 662-2740 www.dvgteam.com



LEGEND table with symbols for rebar sets, utility markers, and easement types.

ENGINEERING DEPARTMENT STATE OF INDIANA ) COUNTY OF LAKE )

Douglas Bate ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES.

THIS 3 DAY OF FEB, 2023, A.D. [Signature] ENGINEERING SUPERINTENDENT

SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF CROWN POINT, INDIANA THIS 3 DAY OF February, 2023.

[Signature] (PRINTED NAME)

ATTEST: [Signature] SECRETARY

REFERENCE AN ALTA/NSPS LAND TITLE SURVEY OF THE SUBJECT PARCEL BY DVG TEAM, INC. JOB NO. 22-1125, RECORDED IN SURVEY BOOK 39, PAGE 58 AND RECORDED AS INSTRUMENT NUMBER 2022-041743 ON DECEMBER 20, 2022 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

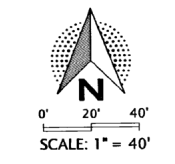
STATE OF INDIANA ) COUNTY OF LAKE ) I, GLEN E. BOREN, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF KNOWLEDGE, INFORMATION, AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON NOVEMBER 3, 2022; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

[Signature] GLEN E. BOREN, P.S. INDIANA LICENSE NO. LS20000006 DATE OF PLAT: JANUARY 13, 2023



Table for REVISIONS AND NOTES with columns for DATE and NOTES.

RUBY PLAZA 109TH AVENUE AND BROADWAY CROWN POINT, INDIANA, 46307 FINAL PLAT



DRIVE & SHINE

Table with columns for FR/PG, SHEET NO., DRAWN BY, DATE, SECTION, COUNTY, STATE, and JOB NO.

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