

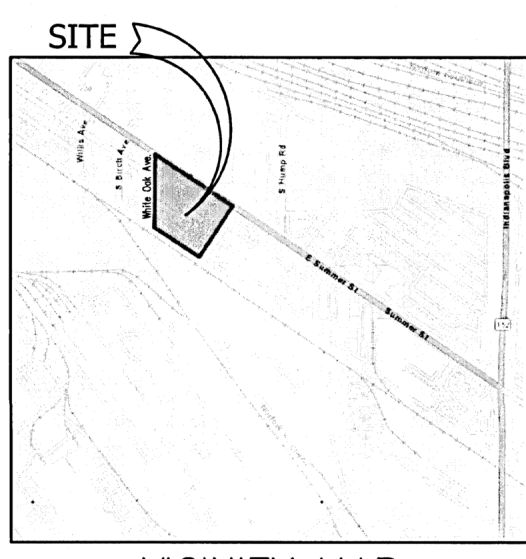
2023-018638

FILE NO: Z:\2022-5058 Hutton & Hutton Alton Trucking\dwg\2022-5058.dwg 1/24/2023 2:10:10 PM CST

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-018638
9:48 AM 2023 Jul 21

CS 117 MAR 30



AL TOM TRANSPORT ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION: (AS PER THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. FW1904181, REVISION 2, DATED FEBRUARY 3, 2020)
Part of the West Half of Section 5, Township 35 North, Range 9 West of the 2nd Principal Meridian, Lake County, Indiana, being particularly described as follows: Commencing at a point of intersection of the South line of the Southwest 1/4 of the Northwest Quarter and the Northerly Right of Way line of the New York, Chicago and St. Louis Railroad; thence Northwestwesterly along said Northerly Right of Way line of said Railroad, 177.16 feet to the point of beginning; thence continuing Northwestwesterly along said described line 359.1 feet more or less, to the West line of said Section 5; thence North along the West line of said Section 5, a distance of 550.2 feet, to the center line of Summer Street; thence Southeastwesterly along the center line of the Summer Street, 700.23 feet, thence Southwestwesterly at right angles to said center line of Summer Street, 460.60 feet to the point of beginning.

STATE OF INDIANA)
COUNTY OF LAKE)

We, the undersigned, 1636 Summer LLC, owner of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided said real estate and designated the same as Al Tom Transport Addition to the City of Hammond, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building set-back lines are established as shown on the plat or if not shown, are subject to applicable zoning provisions, between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land.

Witness my hand this 12th day of July, 2023.

1636 Summer LLC

Jose C. Diaz, Facility Manager



STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared, Jose C. Diaz, and do acknowledge the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

Witness my hand this 12th day of July, 2023.

My Commission Expires: 3/26/2026
County of Residence: LAKE
Nancy Ann Riley, Notary Public

STATE OF INDIANA)
COUNTY OF LAKE)

Under the authority provided by IC 37-7-4-700, enacted by the General Assembly of the State of Indiana, and all Acts amendatory thereto adopted by the Common Council of the City of Hammond, Lake County, Indiana, this plat was given Final Approval by a majority of the members of the City Plan Commission of the City of Hammond, Lake County, Indiana at a meeting held this 21st day of February, 2023.

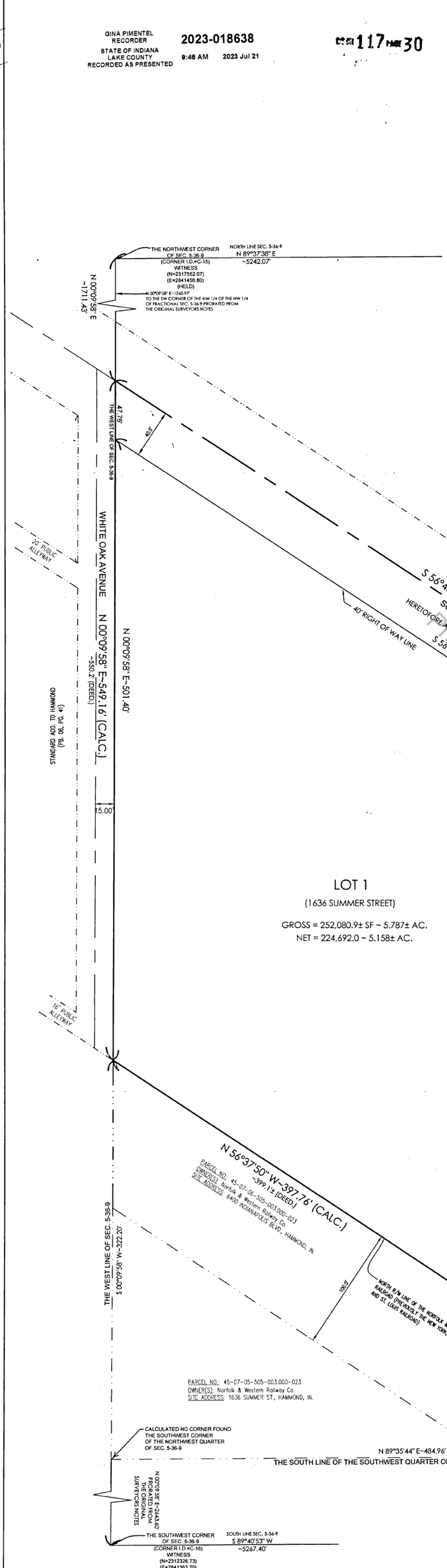
CITY PLAN COMMISSION OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA
Dean Button, President
Shannon Morris-Smith, Secretary to Plan Commission

STATE OF INDIANA)
COUNTY OF LAKE)

This is to certify that the Board of Public Works and Safety of the City of Hammond, Lake County, Indiana has this 20th day of July, 2023, at a regular meeting of said Board, accepted the plat herein drawn.

BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND
Jeffery Long, President

FILED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER
JUL 21 2023
15:07:05-153-001-000-023
REC'D HAMILTON COUNTY
LAKE COUNTY ALCTS



NOTES:
1. BOUNDARY SURVEY REFERENCE, ALTA/SPS LAND TITLE SURVEY BY TORRENGA SURVEYING, LLC, JOB NO.: 2022-0687, DATED NOVEMBER 3, 2022.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) - 18083403E EFFECTIVE JANUARY 26, 2023. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD HAZARD.

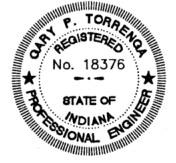
LOT 1
(1636 SUMMER STREET)
GROSS = 252,080.9± SF ~ 5.787± AC.
NET = 224,692.0 ~ 5.158± AC.

STATE OF INDIANA)
COUNTY OF LAKE)

I, Gary P. Torrenga, state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this Subdivision, or that is such water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public area or drains which the subdivider has right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Dated this 12th day of July, 2023.

Torrenga Engineering, Inc.
Gary P. Torrenga, LS #0514, PE #18378



STATE OF INDIANA)
COUNTY OF LAKE)

I, Gary P. Torrenga, hereby certify that I am a Registered Land Surveyor and Registered Professional Engineer licensed under the Laws of the State of Indiana; that a survey of the land shown and described herein was performed by Torrenga Surveying, LLC, and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this 12th day of July, 2023.

Torrenga Engineering, Inc.
Gary P. Torrenga, LS #0514



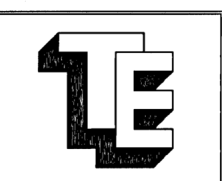
B117-P30

CLIENT:
Hutton & Hutton
Architects & Engineers
6832 Calumet Ave.
Hammond, IN 46324

REVISIONS:
DATE: 01-24-2023

AL TOM TRANSPORT ADDITION
TO THE CITY OF HAMMOND,
LAKE COUNTY, INDIANA
FINAL PLAT

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918 website: www.torrenga.com



SHEET
1 OF 1