

# DJURIC TRUCKING AN ADDITION TO THE CITY OF GARY, LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

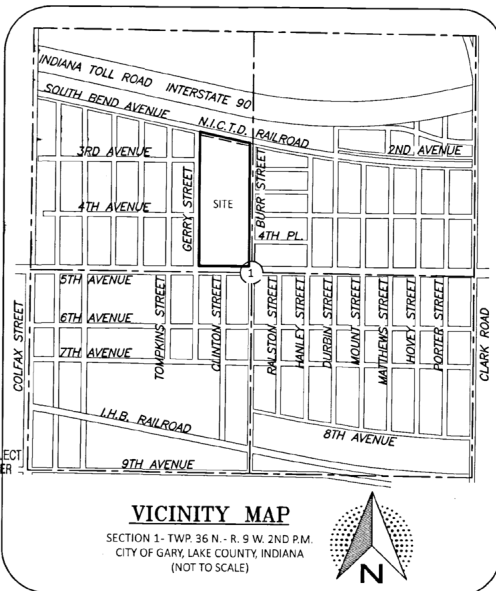
A PARCEL OF LAND BEING THE EAST 660 FEET OF THE NORTHWEST QUARTER IN SECTION 1, TOWNSHIP 36 NORTH, RANGE 9 WEST, OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, LYING SOUTH OF THE NORTH LINE OF VACATED SOUTH BEND AVENUE (33 FEET WIDE), SAID NORTH LINE BEING THE SOUTH LINE OF THE NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT RAILROAD, EXCEPTING THEREFROM THOSE PORTIONS TAKEN FOR RIGHT OF WAY FOR GERRY STREET (33 FEET), BURR STREET (33 FEET), AND WEST 5TH AVENUE (54 FEET), SAID PARCEL LESS EXCEPTIONS CONTAINING 20.91 ACRES MORE OR LESS.

SUBJECT PARCEL INFORMATION:  
TAX ID: 45-07-01-180-001-000-004  
CITY OF GARY REDEVELOPMENT COMMISSION  
QUIT CLAIM DEED  
DOC. NO. 2021-067796  
RECORDED 11/17/2021

PARCEL AREA:  
910.919 SQ. FT.  
20.91 ACRES

AUG 10 2023

PEGGY HOUNGA KATONA  
LAKE COUNTY AUDITOR



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 MAJORITY OF THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD 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 FOR THE CITY OF GARY, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180132, PANEL NO. 18085C0132E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

DEED OF DEDICATION:

IT, THE UNDERSIGNED, CITY OF GARY REDEVELOPMENT COMMISSION, 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 "DJURIC TRUCKING" AN ADDITION TO THE CITY OF GARY, INDIANA. ALL STREETS AND ALLEYS OR OTHER PUBLIC RIGHT OF WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE CITY OF GARY FOR PUBLIC USE.

COVENANTS

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE, STRIPS OF LAND OF VARIOUS WIDTHS AS SHOWN ON THIS PLAT AND MARKED EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLMENT OF WATER AND SEWER MAINS, DRAINAGE CHANNELS, POLES, DUCTS, CONDUITS, ELECTRIC POWER LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN SERVED. NO PERMANENT STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE CITY OF GARY AND UTILITY COMPANIES. THE DEVELOPER OF THIS SUBDIVISION OR OF ANY LOT IN THIS SUBDIVISION SHALL CONSTRUCT ALL SIDEWALKS, CURBS, STREETS, ALLEYS, EASEMENTS AND SEWERS AS REQUIRED BY THE REGULATIONS OF THE CITY OF GARY.

THE FOREGOING COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2033, AT WHICH TIME SAID COVENANTS SHALL BECOME AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS, BY A VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, IT IS AGREED TO CHANGE SUCH COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS, BY JUDGMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OR ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

THERE IS A STRIP OF LAND SHOWN AND LABELED HEREON AS "INGRESS/EGRESS EASEMENT" WHERE ACCESS RIGHTS ARE HEREBY GRANTED TO THE PUBLIC ACROSS LOT 1 FOR THE PURPOSES OF INGRESS AND EGRESS TO LOT 2.

WITNESS OUR HAND AND SEALS THIS 8<sup>th</sup> DAY OF August, 2023.

CITY OF GARY REDEVELOPMENT COMMISSION

*George A Rogge*  
George A. Rogge  
PRESIDENT, BOARD OF REDEVELOPMENT COMMISSIONERS

ATTEST: *Swanlon F. Sims*  
Swanlon F. Sims  
SECRETARY, BOARD OF REDEVELOPMENT COMMISSIONERS

NOTARY:

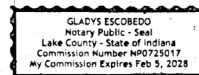
STATE OF INDIANA  
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DID PERSONALLY APPEAR *George Rogge and Swanlon F. Sims* KNOWN TO ME TO BE THE SAME PERSONS WHO SIGNED THE ASSOCIATED INSTRUMENT AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8<sup>th</sup> DAY OF August, 2023.

*W. L. W. W. W.*  
NOTARY PUBLIC MY COMMISSION EXPIRES 2-5-2028

STATE OF INDIANA )  
COUNTY OF LAKE )



UNDER AUTHORITY PROVIDED BY I.C. 36-7-4-700 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE CITY OF GARY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GARY, INDIANA AS FOLLOWS:

APPROVED BY PLAN COMMISSION OF THE CITY OF GARY, AT A MEETING HELD 7-24-2023.

Vice President: *Thomas Alan*  
Thomas A. Cerb  
(PRINTED NAME)

President: *Taylor L Bonds*  
Taylor L. Bonds  
(PRINTED NAME)

APPROVED BY THE CITY ENGINEER THIS 2<sup>nd</sup> DAY OF August, 2023.

CITY ENGINEER: *DAVID W. SHILLING*  
DAVID W. SHILLING  
(PRINTED NAME)

BOARD OF PUBLIC WORKS & SAFETY APPROVAL:

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GARY, INDIANA THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 2<sup>nd</sup> DAY OF August, 2023.

President: *Trent A. McCain*  
Trent A. McCain  
(PRINTED NAME)

ATTEST: *Angela Lockett*  
Angela Lockett  
(PRINTED NAME)

117/37

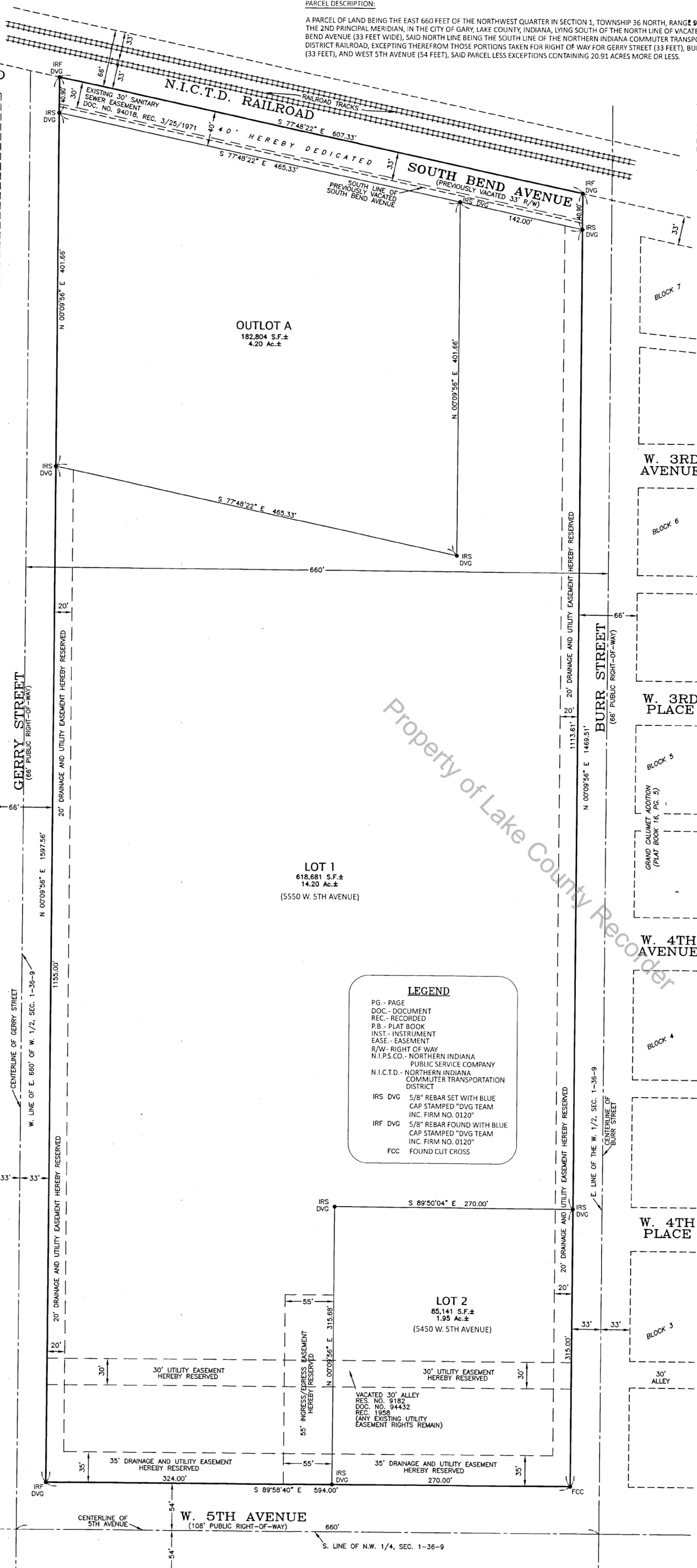
REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY PREPARED BY DVG TEAM, INC., DVG TEAM JOB NUMBER 521-1919, RECORDED AS DOCUMENT NUMBER 2021-072328 IN SURVEY BOOK 37, PAGE 52 ON DECEMBER 20, 2021 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL 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 JULY 24, 2023; 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 28<sup>th</sup> DAY OF JULY, 2023.

*Glen E. Boren*  
PROFESSIONAL LAND SURVEYOR; GLEN E. BOREN  
INDIANA REGISTRATION NUMBER: LS2000006  
gboren@dvgteam.com



**LEGEND**  
PG. - PAGE  
DOC. - DOCUMENT  
REC. - RECORDED  
P.B. - PLAT BOOK  
INST. - INSTRUMENT  
EASE. - EASEMENT  
R/W - RIGHT OF WAY  
N.I.P.S.CO. - NORTHERN INDIANA PUBLIC SERVICE COMPANY  
N.I.C.T.D. - NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT  
IRS DVG 5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"  
IRF DVG 5/8" REBAR FOUND WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"  
FCC FOUND CUT CROSS

2023-023950

121-1919\21-1919 Final Plat R-1.dwg	FILE NO.
FB/PG	21-1054
DRAWN BY	DAR
DATE	7/20/23
SECTION	1-36-9
COUNTY	LAKE, IN
PROJECT NO.	521-1919

DJURIC TRUCKING  
SCALE: 1" = 60'

DJURIC TRUCKING  
5450-5550 W. 5TH AVENUE  
GARY, INDIANA 46406  
FINAL PLAT

DATE	REVISIONS AND NOTES
7-23-23	BOARD OF PUBLIC WORKS CERT.
7-28-23	SURVEY MONUMENTS SET

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

