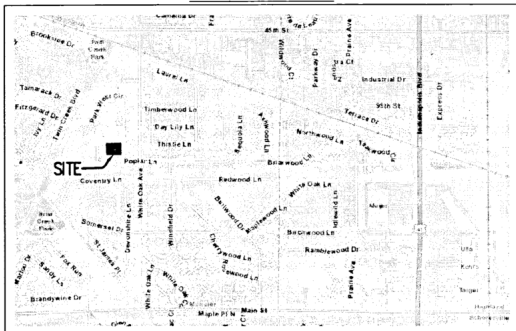


KAMSTRA'S ADDITION

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VICINITY MAP

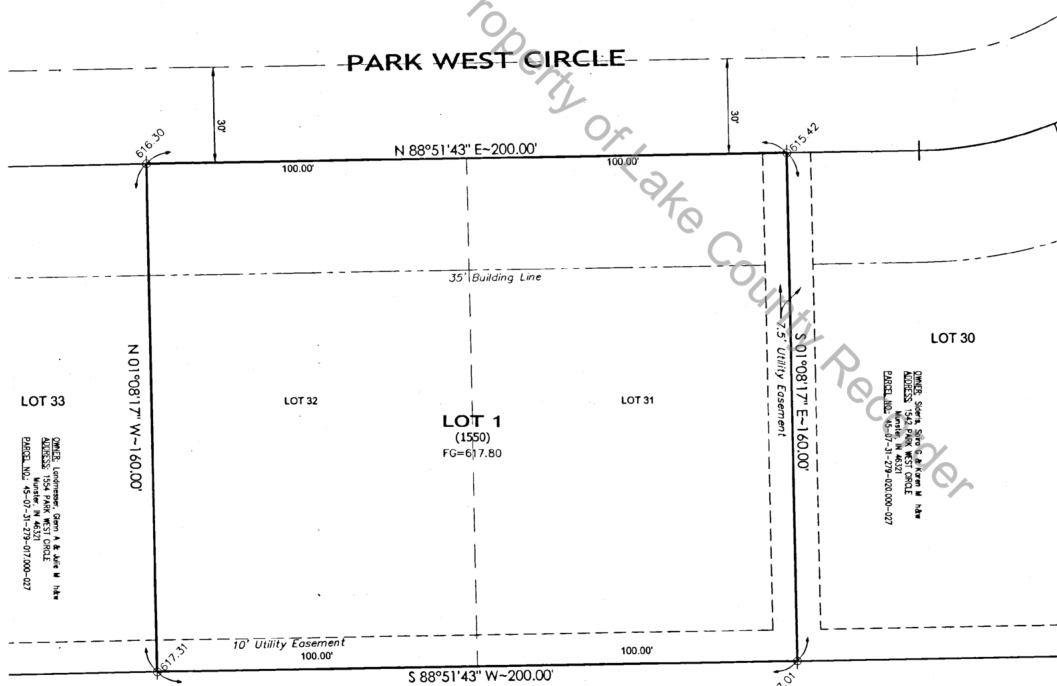
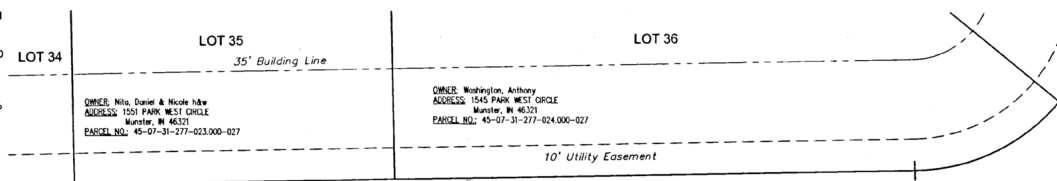


LEGAL DESCRIPTION:

LOTS 31 AND 32 IN PARK WEST, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 66 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

GINA PIMENTEL RECORDER 2023-023953 STATE OF INDIANA LAKE COUNTY 9:49 AM 2023 Aug 10 RECORDED AS PRESENTED

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0138E EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



2023-023953

CONVEYED FOR PARK WEST 1550 PARK WEST CIRCLE

45-07-31-279-018-00-027



117/38

ZONING: (R-1) SINGLE-FAMILY RESIDENTIAL

SUBDIVIDER: Brian Kamstra 16729 Kimbark AVE South Holland, IL 60473

STATE OF INDIANA ) COUNTY OF LAKE )

I, the undersigned, Brian J. Kamstra and Patrice M. Kamstra, as Trustees of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust, owner of the real estate shown and described herein, do certify that I have laid off, platted, and subdivided said real estate and designated the same as Kamstra's Addition to the Town of Munster, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback 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 4th day of August, 2023

Owner(s): Brian J. Kamstra, a Trustee of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust

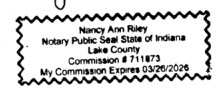
Owner(s): Patrice M. Kamstra, a Trustee of the Brian J. Kamstra and Patrice M. Kamstra Declaration of Trust

STATE OF INDIANA ) COUNTY OF LAKE )

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Brian Kamstra, 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 4th day of August, 2023

My Commission Expires: 3/26/2026 Nancy Ann Riley Notary Public



STATE OF INDIANA ) COUNTY OF LAKE )

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this 2nd day of June, 2023.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA. Chairman: [Signature] Executive Secretary: [Signature]

Witness my hand and Seal this 8th day of August, 2023.

UTILITY EASEMENTS: An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, 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. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to redrafting at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE NOTE: Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be 1/4" per foot (normally 3-3/4" above the adjacent curb. House grades are shown (FG=617.80) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 1.50' above the back of curb at the center of the lot.

STATE OF INDIANA ) COUNTY OF LAKE )

I, John Stuart Allen, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a boundary retracement survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on March 7, 2023; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Witness my hand and Seal this 4th day of August, 2023.

TORRENGA SURVEYING, LLC John Stuart Allen - Partner - Registered Land Surveyor #29900011



CLIENT(S): BRIAN KAMSTRA DATE: MARCH 29, 2023 JOB NO: 2023-0046 SCALE: 1"=30' DRAWN: CRA/OP Z:\PARK WEST 100-66\dwg\2023-0046 1 LOT SUB.dwg 3/9/2023 12:29:10 PM CST

KAMSTRA'S ADDITION FINAL PLAT 1550 PARK WEST CIRCLE THE TOWN OF MUNSTER LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

