

117/39

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
2023-023954  
9:51 AM 2023 Aug 10

2023-023954

# MAPLE LEAF CROSSING

## SECOND PLAT OF AMENDMENT

### A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA (BEING A RESUBDIVISION OF LOTS 2 THROUGH 7, OUTLOTS A & B)

Legal Description:  
Being a resubdivision of Lot 1 in Munster Business Complex, a Planned Unit Development, to the Town of Munster, as per Plat thereof, recorded in Plat Book 110, page 2, in the Office of the Recorder of Lake County, Indiana, and part of the Southeast Quarter of Section 25, Township 36 North, Range 10 West of the Second Principal Meridian, lying North of Canadian National Railroad right-of-way (100 feet wide) and West of Calumet Avenue (90 feet wide); being more particularly described as follows:  
Commencing at the Northeast corner of said Section 25; thence South 00° 26' 30" West, along the East line of said Section 25, a distance of 3,054.86 feet; thence North 89° 43' 30" West, along the North line of said Lot 1 extended East, a distance of 50.00 feet to the Northeast corner of said Lot 1 and also being point of beginning; thence South 00° 26' 30" West, along the East line of said Lot 1 and also being the West right-of-way line of Calumet Avenue, a distance of 625.17 feet to a point on a curve, said point also being the North line of the Canadian National Railroad right-of-way; thence Northwest along a curve concave to the Northeast, along the Northernly line of said Canadian National Railroad right-of-way and having a radius of 6,561.12 feet (the chord of which bears North 60° 21' 21" West, a chord distance of 111.74 feet), an arc distance of 111.74 feet; thence North 59° 52' 07" West, along the Northernly line of said Canadian National Railroad right-of-way, a distance of 602.23 feet; thence North 37° 47' 07" West, a distance of 343.63 feet; thence South 89° 43' 30" East, a distance of 833.34 feet to the point of beginning, containing 7.049 acres, more or less, all in the Town of Munster, Lake County, Indiana.

STATE OF INDIANA }  
COUNTY OF LAKE } 5

We, the undersigned, Maple Leaf Crossing, LLC, do hereby certify that we are the owner of the property herein described and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as heron shown.

This subdivision shall be known and designated as MAPLE LEAF CROSSING, SECOND PLAT OF AMENDMENT, a Planned Unit Development to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Maple Leaf Crossing, LLC

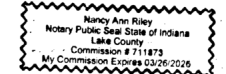
Jack Lieser, Principal

STATE OF INDIANA }  
COUNTY OF LAKE } 5

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Jack Lieser, on behalf of Maple Leaf Crossing, LLC, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

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

My Commission expires: 3/26/2026  
County of Residence: LAKE Notary Public



STATE OF INDIANA }  
COUNTY OF LAKE } 5

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

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

Chairman: [Signature] ATTEST: [Signature] Executive Secretary:

STATE OF INDIANA }  
COUNTY OF LAKE } 5

I, Gary P. Torrenga, 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 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 25, 2020; 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 ENGINEERING, INC.

Gary P. Torrenga - Registered L.S. #50514



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 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 topings, 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 regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

FLOOD STATEMENT:  
As taken from FEMA Flood Insurance Rate Map (FIRM), Community-Panel Number 18089C0117E, Effective Date January 18, 2012, this property is in Flood Zone X, areas determined to be outside the 0.2 % annual chance floodplain.

OUTLOT A & OUTLOT B (COMMON AREA):  
Each Lot (Lots 1 through 7) shall have an unlimited, non-exclusive easement to Outlot A and Outlot B for the purpose of Ingress-Egress and parking.

NOT A CONTRACT FOR FINAL ACCEPTANCE FOR PLANNED UNIT DEVELOPMENT

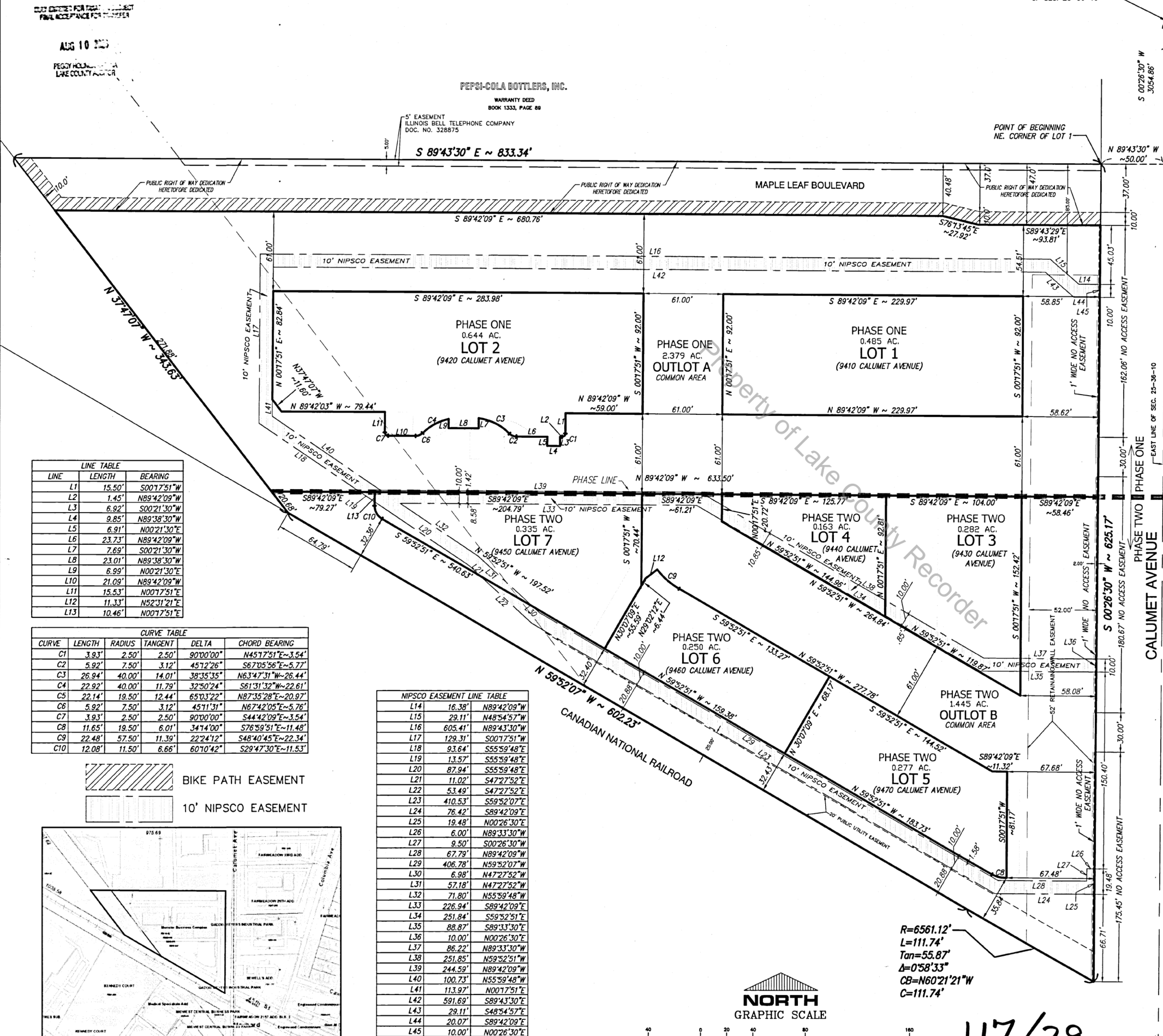
AUG 10 2023  
PEGGY HOLLAND  
LAKE COUNTY RECORDER

PEPSI-COLA BOTTLERS, INC.  
WARRANTY DEED  
BOOK 1333, PAGE 89

5' EASEMENT  
ILLINOIS BELL TELEPHONE COMPANY  
DOC. NO. 328875

NORTHEAST CORNER  
OF SEC. 25-36-10

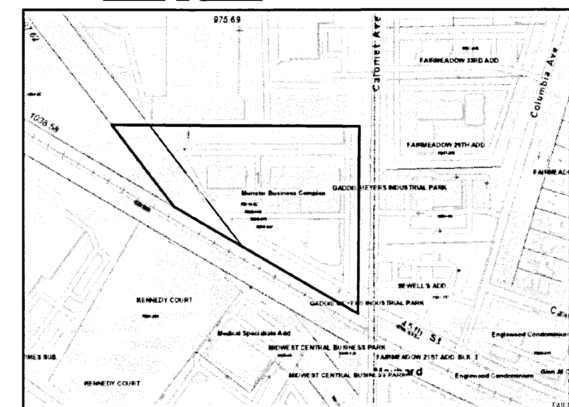
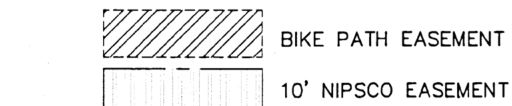
POINT OF BEGINNING  
NE. CORNER OF LOT 1



LINE	LENGTH	BEARING
L1	15.50'	S0017°51'W
L2	1.45'	N89°42'09"W
L3	6.92'	S0021°30"W
L4	9.85'	N89°38'30"W
L5	6.91'	N0021°30"E
L6	23.73'	N89°42'09"W
L7	7.69'	S0021°30"W
L8	23.01'	N89°38'30"W
L9	6.99'	N0021°30"E
L10	21.09'	N89°42'09"W
L11	15.53'	N0017°51"E
L12	11.33'	N52°31'21"E
L13	10.46'	N0017°51"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	3.93'	2.50'	2.50'	90°00'00"	N45°17'51"E ~ 3.54'
C2	5.92'	7.50'	3.12'	45°12'26"	S67°05'56"E ~ 5.77'
C3	26.94'	40.00'	14.01'	38°35'26"	N63°47'31"W ~ 26.44'
C4	22.92'	40.00'	11.79'	32°50'24"	S61°31'32"W ~ 22.61'
C5	22.14'	19.50'	12.44'	65°03'22"	N87°35'28"E ~ 20.97'
C6	5.92'	7.50'	3.12'	45°11'31"	N67°42'05"E ~ 5.76'
C7	3.93'	2.50'	2.50'	90°00'00"	S44°42'09"E ~ 3.54'
C8	11.65'	19.50'	6.01'	34°14'00"	S76°59'51"E ~ 11.48'
C9	22.48'	57.50'	11.39'	22°24'12"	S48°40'45"E ~ 22.34'
C10	12.08'	11.50'	6.66'	60°10'42"	S29°47'30"E ~ 11.53'

NIPSCO EASEMENT LINE TABLE	
L14	16.38' N89°42'09"W
L15	29.11' N48°54'57"W
L16	605.41' N89°43'30"W
L17	129.31' S0017°51"W
L18	93.64' S55°59'48"E
L19	13.57' S55°59'48"E
L20	87.94' S55°59'48"E
L21	11.02' S47°27'52"E
L22	53.49' S47°27'52"E
L23	410.53' S59°52'07"E
L24	76.42' S89°42'09"E
L25	19.48' N0026°30"E
L26	6.00' N89°33'30"W
L27	9.50' S0026°30"W
L28	67.79' N89°42'09"W
L29	406.78' N59°52'07"W
L30	6.98' N47°27'52"W
L31	57.18' N47°27'52"W
L32	71.80' N55°59'48"W
L33	226.94' S89°42'09"E
L34	251.84' S59°52'51"E
L35	88.87' S89°33'30"E
L36	10.00' N0026°30"E
L37	86.22' N89°33'30"W
L38	251.85' N59°52'51"W
L39	244.59' N89°42'09"W
L40	100.73' N55°59'48"W
L41	113.97' N0017°51"E
L42	591.69' S89°43'30"E
L43	29.11' S48°54'57"E
L44	20.07' S89°42'09"E
L45	10.00' N0026°30"E



( IN FEET )  
1 inch = 40 ft

R=6561.12'  
L=111.74'  
Tan=55.87'  
A=0°58'33"  
CB=N60°21'21"W  
C=111.74'

117/39