

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2023-028812
10:02 AM 2023 Oct 18

BOOK 117 PAGE 61

MEMORY LANE AN ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 24, Township 35 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 24; thence North 00 degrees 52 minutes 47 seconds East, along the West line of said Section 24, a distance of 1,905.93 feet the point of beginning; thence continuing North 00 degrees 52 minutes 47 seconds East, along the West line of said Section 24, a distance of 233.73 feet to the Southwesterly Right-of-Way line of U.S. Highway 30; thence South 71 degrees 49 minutes 00 seconds East, along said Right-of-Way line, a distance of 391.69 feet; thence South 18 degrees 11 minutes 00 seconds West, a distance of 220.92 feet; thence North 71 degrees 49 minutes 00 seconds West, a distance of 315.35 feet to the point of beginning, containing 1.793 acres, more or less, all in the Town of Schererville, Lake County, Indiana.

There are strips of ground as shown on this Plat marked "Utility Easement", as further described hereafter, reserved for the use of public utilities for the installation of water and sewer mains, poles ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

Easements for Public Utilities marked "Utility Easement" or "Drainage & Utility Easement" are hereby granted to Northern Indiana Public Service Company, AT&T, the Town of Schererville and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes. Furthermore, there is a part of the overall parcel owned by the subdividing party marked as "Ingress-Egress Easement", varying in width from 15 to 30 feet that is hereby dedicated to provide a service route from U.S. Route 30 to the subdivided parcel along an existing paved interior road. This easement is hereby dedicated strictly to provide access for necessary equipment and supplies to maintain the grounds of the existing property.

STATE OF INDIANA } §
COUNTY OF LAKE }

We, the undersigned, First Baptist Church of Hammond, owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This Subdivision shall be known and designated as Memory Lane, an Addition to the Town of Schererville, Lake County, Indiana, all streets, alleys crosswalks, and public ways shown and not heretofore dedicated, are hereby dedicated, to the Town of Schererville.

Dated this 6th day of October, 2023

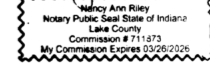
First Baptist Church of Hammond
Eddie Brown
Edward Lee Lapina
Assistant Pastor

STATE OF INDIANA } §
COUNTY OF LAKE }

Before me, Nancy Ann Riley, the undersigned Notary Public, in and for the County and State, personally appeared, Edward Lee Lapina and acknowledged to me that he or she executed the foregoing certificate as his or her free and voluntary act and deed.

Witness my hand and Notarial Seal this 6th day of October, 2023

Residence of Lake County Nancy Ann Riley
Commission Expires: 3/26/2026 Notary Public



STATE OF INDIANA } §
COUNTY OF LAKE }

Submitted to, and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 11th day of September, 2023

By: RFA Attest: Greg Furing
Plan Commission President Plan Commission Secretary

STATE OF INDIANA } §
COUNTY OF LAKE }

Before me, the undersigned Notary Public, in and for the County and State, personally appeared, Thomas Anderson and Greg Emmitt, each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and Notarial Seal this 11th day of October, 2023

My Commission Expires: May 25, 2024 Doreen Imajulile
County of Residence: Lake Notary Public

STATE OF INDIANA } §
COUNTY OF LAKE }

I, Gary P. Torrenge, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein 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 locations, size, type and description are accurately shown.

Witness my hand and Seal this 3rd day of October, 2023 A.D.

TORRENGE ENGINEERING, INC.

Gary P. Torrenge - Registered Land Surveyor #50514

STATE OF INDIANA } §
COUNTY OF LAKE }

Surveyor's Certificate

I, Gary P. Torrenge, do hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the property described hereon was surveyed June 26, 2023, and subdivided by myself or under my direct supervision and that this plat is a representation of said survey and subdivision, and to the best of my knowledge and belief that there have been no changes in survey related matters since the time that the survey was completed and said survey conforms to the requirements as set forth under Title 865 IAC, Rule 12.

I further certify that the storm water design installation shall not damage the land being developed, as well as adjacent and down stream properties. Per Ord. 1094, Title IV, Sec. 4.E.3.

Witness my hand and Seal this 3rd day of October, 2023 A.D.

TORRENGE ENGINEERING, INC.

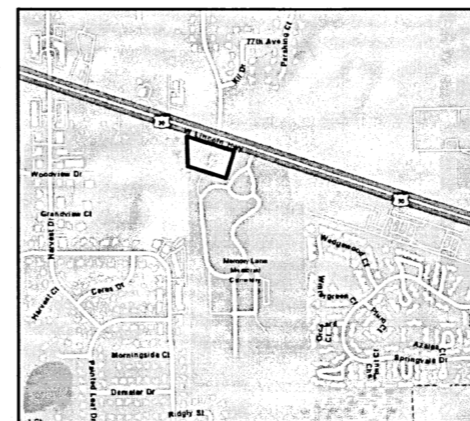
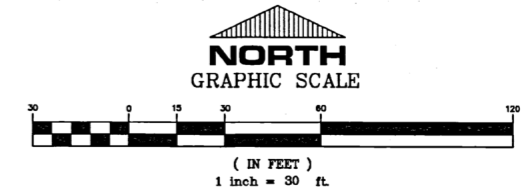
Gary P. Torrenge - Registered Land Surveyor #50514

DUTY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSPORT

OCT 18 2023
45-11-14-151-001.000-036
PLATTING HOUNGMA NATCHA
LAKE COUNTY AS/TCR



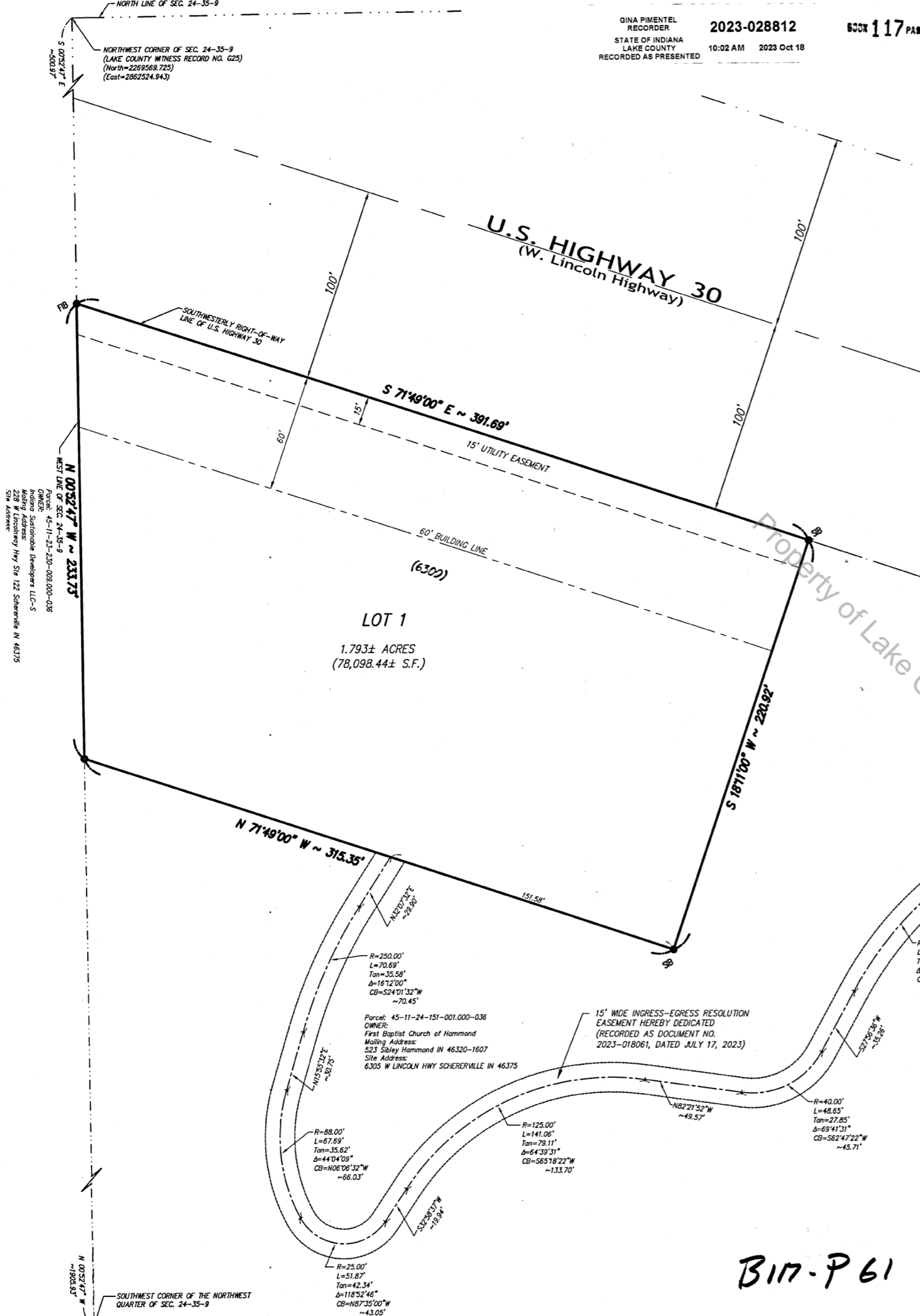
2023-028812



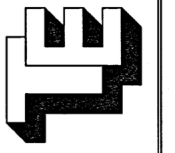
VICINITY MAP
NOT TO SCALE

B117-P 61

25.0
CASH



FILE NO: Z:\2023-5026-Memory Lane - Schererville.dwg, 2023-5026.dwg B/18/2023 10:42:20 AM CDT



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

MEMORY LANE
AN ADDITION TO THE TOWN OF
SCHERERVILLE, LAKE COUNTY, INDIANA
FINAL PLAT

REVISIONS:
DATE: 08-01-2023

CLIENT:
First Baptist Church
473 Sibley Street
Hammond, Indiana 46320
JOB NO: 2023-5026
SCALE: 1" = 30'

SHEET
1 OF 1