

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-009397
10:28 AM 2024 Mar 22

2024-009397
117 PAR 92

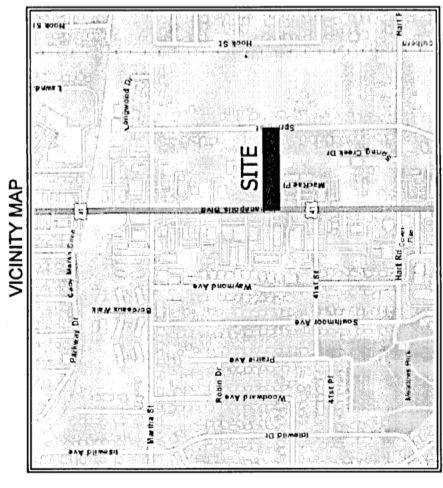
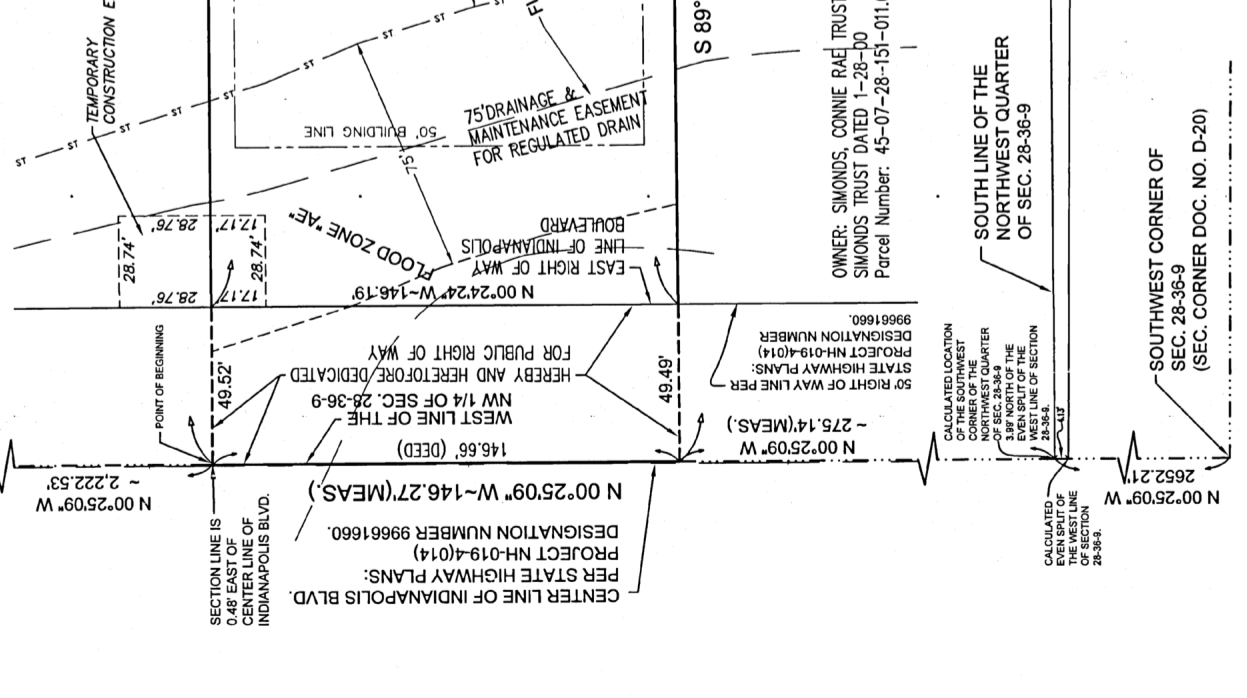
GEORGALAS ADDITION AN ADDITION TO THE TOWN OF HIGHLAND LAKE COUNTY, INDIANA

LEGAL DESCRIPTION: (STEWART TITLE GUARANTY COMPANY FILE NO. TBV1601579)

PARCEL 1: One acre of land in the Southwest Quarter of Section 28, Township 36 North, Range 9 West of the Second Principal Meridian, described as follows, to-wit: Commencing at a point on the West line of said Northwest Quarter Section which is 275.82 feet North of the Southwest corner of said Northwest Quarter Section; thence running West 297 feet to the West line of said Northwest Quarter Section; thence running North 146.66 feet to the place of beginning.

PARCEL 2: The East three hundred sixty-three (363) feet of the West six hundred sixty-six (666) feet of the North one hundred forty-six (146.66) feet of the Southwest Quarter (sw 1/4) of the Northwest Quarter (nw 1/4) of Section Twenty-eight (28), Township thirty-six (36) North, Range nine (9) West of the 2nd P.M., containing one and 2/222(0.0045) acres, more or less.

Being more particularly described as follows: Commencing at the Northwest corner of Section 28, Township 36 North, Range 9 West of the Second Principal Meridian; thence South 00 degrees 25 minutes 09 seconds West along the West line of the Northwest Quarter of Section 28, Township 36 North, Range 9 West, a distance of 222.53 feet to the Point of Beginning; thence North 89 degrees 36 minutes 53 seconds East, a distance of 660.00 feet to the East line of the West 660.00 feet of Section 28, Township 36 North, Range 9 West, thence South 00 degrees 25 minutes 09 seconds East, along said East line of the West 660.00 feet of Section 28, Township 36 North, Range 9 West, a distance of 146.08 feet; thence South 89 degrees 36 minutes 53 seconds West, a distance of 353.00 feet; thence South 89 degrees 36 minutes 53 seconds West, a distance of 297.00 feet, to a point on the West line of the Northwest Quarter of Section 28, Township 36 North, Range 9 West, thence North 00 degrees 25 minutes 09 seconds West, along said West line of the Northwest Quarter of Section 28, Township 36 North, Range 9 West, a distance of 146.27 feet, to the point of beginning, containing 2.21 acres more or less.



2024-009397

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) AE, FLOODWAY AREAS IN ZONE AE, X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 180895C0138E, EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE AE ARE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THIS SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. IN A FLOOD ZONE AE, THE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. A FLOODWAY AREA IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. 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. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

There are strips of ground as shown on this Plat and marked "Utilities 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 said 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 are hereby granted to Northern Indiana Public Service Company, AT&T, the Town of Highland, Cable Television Companies and any other companies identified, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water 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 times 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.

DATE EXTENDED FOR REVISIONS: 11/11/2023
FILED FOR RECORDATION: 11/11/2023
LAKE COUNTY, INDIANA
MAR 22 2024
RECORDED AS PRESENTED

STATE OF INDIANA }
COUNTY OF LAKE } \$

We, ALFA Properties LLC, owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the within Plat.

This subdivision shall be known as GEORGALAS ADDITION, to the Town of Highland, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building lines are hereby established as shown on this plat between which lines and the property lines of the street there shall be erected or maintained no building or structure.

Dated this 12th day of March, 2024.

ALFA Properties LLC
Charlamos Georgalas
Title: Owner

STATE OF INDIANA }
COUNTY OF LAKE } \$

Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Charlamos Georgalas known to me to be the same person who signed the above certificate and acknowledged to me that they executed the foregoing certificate as their free and voluntary acts and deeds.

Witness my hand and Notarial Seal this 12th day of March, 2024.

My Commission Expires: 2/26/2026
County of Residence: LAKE Notary Public



STATE OF INDIANA }
COUNTY OF LAKE } \$

Submitted to, approved and accepted by the Plan Commission of the Town of Highland, Lake County, Indiana, this 14th day of MARCH, 2024.

By: James Kiese
President,

Attest: [Signature]
Secretary,

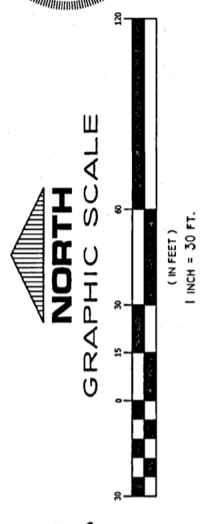
STATE OF INDIANA }
COUNTY OF LAKE } \$

I, Gary P. Torrenga, 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 12th day of March, 2024.

TORRENGA ENGINEERING, INC.

Gary P. Torrenga - Registered L.S. #S0514



SHEET
1 OF 1

CLIENT: Alfa Properties, LLC
5200 Mellon Road
Gary, Indiana 46403

JOB NO: 2023-5018

SCALE: 1" = 30'

REVISIONS:
DATE: 02-06-2023

GEORGALAS ADDITION
AN ADDITION TO THE TOWN OF
HIGHLAND, LAKE COUNTY, INDIANA
FINAL PLAT

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-6918
Website: www.torrenga.com



NOT AN OFFICIAL DOCUMENT