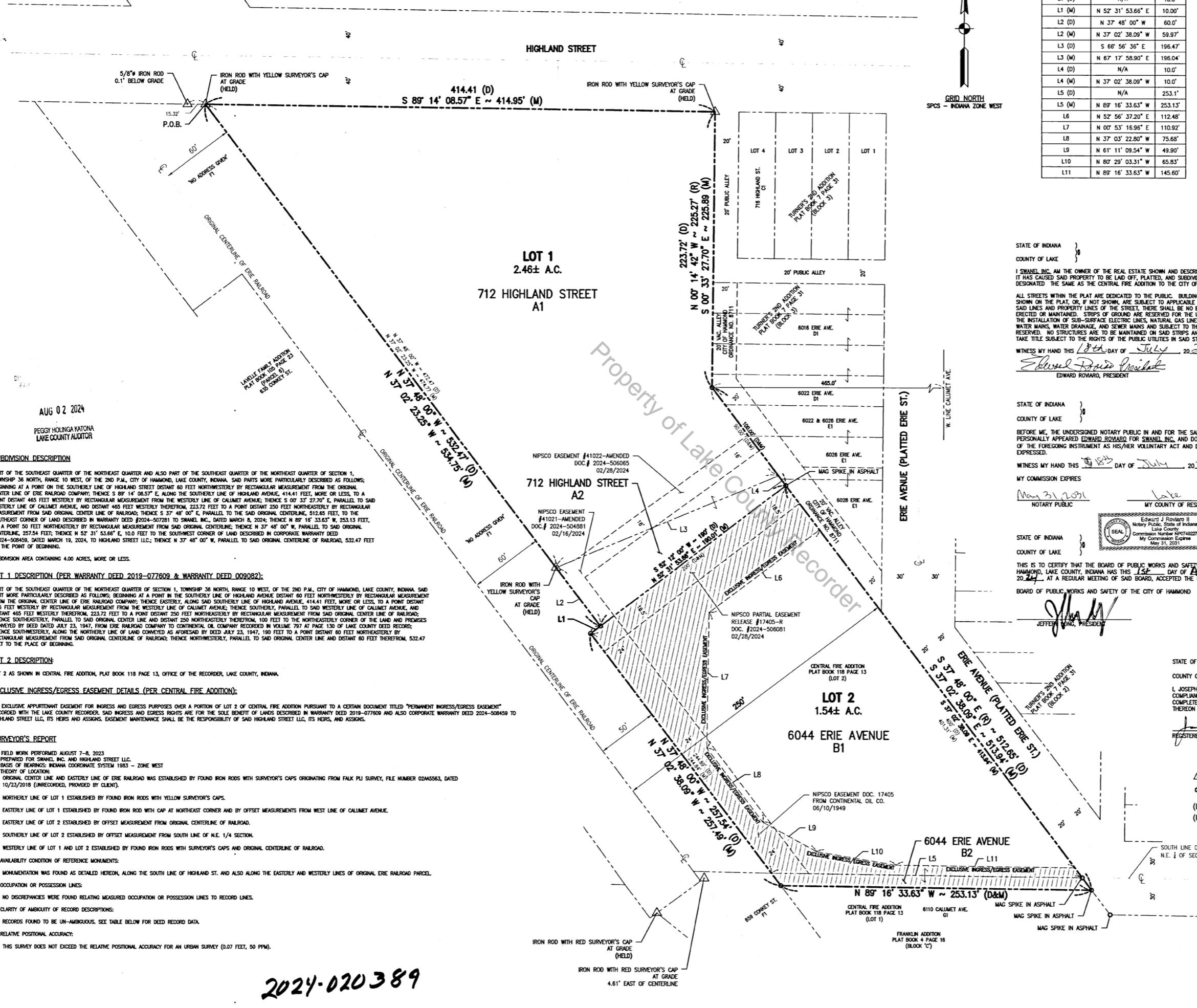


LIL'S ADDITION TO THE CITY OF HAMMOND, INDIANA

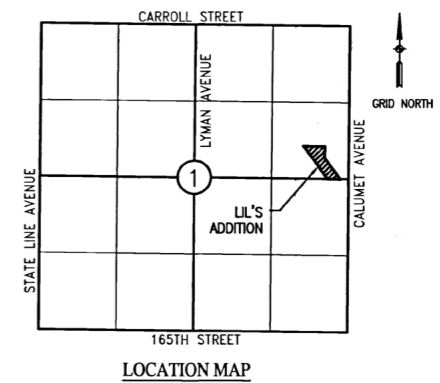
B118-P30

BOOK 118 PAGE 30

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-020389
11:27 AM 2024 Aug 2



LINE	BEARING	LENGTH
L1 (D)	N/A	10.0'
L1 (M)	N 52° 31' 53.66" E	10.00'
L2 (D)	N 37° 48' 00" W	60.0'
L2 (M)	N 37° 02' 38.09" W	59.97'
L3 (D)	S 68° 56' 36" E	196.47'
L3 (M)	N 67° 17' 58.90" E	196.04'
L4 (D)	N/A	10.0'
L4 (M)	N 37° 02' 38.09" W	10.0'
L5 (D)	N/A	253.1'
L5 (M)	N 89° 16' 33.63" W	253.13'
L6	N 52° 56' 37.20" E	112.48'
L7	N 00° 53' 16.96" E	110.92'
L8	N 37° 03' 22.80" W	75.68'
L9	N 61° 11' 09.54" W	49.90'
L10	N 80° 29' 03.31" W	65.83'
L11	N 89° 16' 33.63" W	145.60'



LOCATION MAP
A PART OF THE SOUTHWEST (1/4) OF THE NORTHEAST (1/4) AND
A PART OF THE NORTHEAST (1/4) OF THE SOUTHWEST (1/4)
SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST, OF THE 2ND PRINCIPAL MERIDIAN
LOCATED IN HAMMOND, INDIANA

STATE OF INDIANA }
COUNTY OF LAKE }

I, SWANEL, INC. AM THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO CERTIFY THAT IT HAS CAUSED SAID PROPERTY TO BE Laid OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE AND DESIGNATED THE SAME AS THE CENTRAL FIRE ADDITION TO THE CITY OF HAMMOND.

ALL STREETS WITHIN THE PLAT ARE DEDICATED TO THE PUBLIC. BUILDING LINES ARE ESTABLISHED AS SHOWN ON THE PLAT, OR, IF NOT SHOWN, ARE SUBJECT TO APPLICABLE ZONING PROVISIONS; BETWEEN SAID LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE NO BUILDINGS OR STRUCTURES ERECTED OR MAINTAINED. 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 18th DAY OF July 2024
Edward Rovaro
EDWARD ROVARO, PRESIDENT

STATE OF INDIANA }
COUNTY OF LAKE }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED EDWARD ROVARO FOR SWANEL, INC. AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND THIS 18th DAY OF July 2024
Edward J. Rovaro II
EDWARD J. ROVARO II, PRESIDENT

STATE OF INDIANA }
COUNTY OF LAKE }

UNDER THE AUTHORITY PROVIDED BY IC 37-7-4-700 ET SEQ. ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO ADOPTED BY THE COMMON COUNCIL OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE CITY PLAN COMMISSION OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AT A MEETING HELD ON THIS 21st DAY OF June 2024

CITY PLAN COMMISSION OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA
Dean Burton DEAN BURTON, PRESIDENT
Shannon Morris-Smith SHANNON MORRIS-SMITH, SECRETARY TO THE PLAN COMMISSION

STATE OF INDIANA }
COUNTY OF LAKE }

I, JOSEPH P. PIETERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN AND IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION, FIELD WORK COMPLETED AUGUST 7, 2023. ALL SHOWN MONUMENTS SHOWN THEREON EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Joseph P. Pieters
REGISTERED LAND SURVEYOR - INDIANA # IS 20400027

LEGEND

- △ IRON ROD FOUND
- IRON ROD SET W/ SURVEYOR'S CAP L/S/ 20400027 (UNLESS OTHERWISE NOTED)
- (D) DEED DIMENSIONS (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS

1" = 40'

ID	PROPERTY OWNER	RECORD NO.	RECORD DATE	COMMON ADDRESS
A1	HIGHLAND STREET LLC	WARRANTY DEED #2019-077609	11/13/2019	712 HIGHLAND STREET
A2	HIGHLAND STREET LLC	CORP. WARRANTY DEED #2024-508450	5/19/2024	712 HIGHLAND STREET
B1	SWANEL, INC.	SPECIAL WARRANTY DEED #200969	5/5/1977	6044 ERIE AVENUE
B2	SWANEL, INC.	WARRANTY DEED #2024-507281	3/9/2024	6044 ERIE AVENUE
C1	AMENAL & MARA GARCIA TRUST NO. 8644	WARRANTY DEED #2002-105771	11/19/2002	716 HIGHLAND ST.
D1	NORTHERN INDIANA PUBLIC SERVICE CO.			6016, 6022 ERIE AVENUE
E1	EDROV LLC.	OUT-CLAIM DEED #2013-028294	4/22/2013	6022, 6026, 6028 ERIE AVENUE
F1	HAMMOND BOARD OF PARK COMMISSIONERS	OUT-CLAIM DEED #1990-081472	1/29/1990	609 CONROY ST.

SUBMISSION DESCRIPTION
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST, OF THE 2ND P.M., CITY OF HAMMOND, LAKE COUNTY, INDIANA. SAID PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HIGHLAND STREET DISTANT 60 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM THE ORIGINAL CENTER LINE OF ERIE RAILROAD COMPANY, THENCE S 89° 14' 08.57" E, ALONG THE SOUTHERLY LINE OF HIGHLAND AVENUE, 414.41 FEET, MORE OR LESS, TO A POINT DISTANT 465 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF CALUMET AVENUE, THENCE S 00° 33' 27.70" E, PARALLEL TO SAID WESTERLY LINE OF CALUMET AVENUE, AND DISTANT 465 FEET WESTERLY THEREFROM, 223.72 FEET TO A POINT DISTANT 250 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTER LINE OF RAILROAD, THENCE S 37° 48' 00" E, PARALLEL TO THE SAID ORIGINAL CENTERLINE, 512.85 FEET, TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN WARRANTY DEED #2024-507281 TO SWANEL, INC., DATED MARCH 8, 2024, THENCE N 89° 16' 33.63" W, 253.13 FEET, TO A POINT 50 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTERLINE, 257.54 FEET; THENCE N 52° 31' 53.66" E, 10.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN CORPORATE WARRANTY DEED #2024-508450, DATED MARCH 19, 2024, TO HIGHLAND STREET LLC; THENCE N 37° 48' 00" W, PARALLEL TO SAID ORIGINAL CENTERLINE OF RAILROAD, 532.47 FEET TO THE POINT OF BEGINNING.

LOT 1 DESCRIPTION (PER WARRANTY DEED 2019-077609 & WARRANTY DEED 009082):
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 10 WEST, OF THE 2ND P.M., CITY OF HAMMOND, LAKE COUNTY, INDIANA. SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HIGHLAND AVENUE DISTANT 60 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM THE ORIGINAL CENTER LINE OF ERIE RAILROAD COMPANY, THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF HIGHLAND AVENUE, 414.41 FEET, MORE OR LESS, TO A POINT DISTANT 465 FEET WESTERLY BY RECTANGULAR MEASUREMENT FROM THE WESTERLY LINE OF CALUMET AVENUE, THENCE SOUTHWESTERLY, PARALLEL TO SAID ORIGINAL CENTERLINE OF RAILROAD, 512.85 FEET, TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN WARRANTY DEED #2024-507281 TO SWANEL, INC., DATED MARCH 8, 2024, THENCE N 89° 16' 33.63" W, 253.13 FEET, TO A POINT 50 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM SAID ORIGINAL CENTERLINE, 257.54 FEET; THENCE N 52° 31' 53.66" E, 10.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN CORPORATE WARRANTY DEED #2024-508450, DATED MARCH 19, 2024, TO HIGHLAND STREET LLC; THENCE N 37° 48' 00" W, PARALLEL TO SAID ORIGINAL CENTERLINE OF RAILROAD, 532.47 FEET TO THE PLACE OF BEGINNING.

LOT 2 DESCRIPTION:
LOT 2 AS SHOWN IN CENTRAL FIRE ADDITION, PLAT BOOK 118 PAGE 13, OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

EXCLUSIVE INGRESS/EGRESS EASEMENT DETAILS (PER CENTRAL FIRE ADDITION):
AN EXCLUSIVE APPOINTMENT EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF LOT 2 OF CENTRAL FIRE ADDITION PURSUANT TO A CERTAIN DOCUMENT TITLED "PERMANENT INGRESS/EGRESS EASEMENT" RECORDED WITH THE LAKE COUNTY RECORDER, SAID INGRESS AND EGRESS RIGHTS ARE FOR THE SOLE BENEFIT OF LANDS DESCRIBED IN WARRANTY DEED 2019-077609 AND ALSO CORPORATE WARRANTY DEED 2024-508450 TO HIGHLAND STREET LLC, ITS HEIRS AND ASSIGNS. EASEMENT MAINTENANCE SHALL BE THE RESPONSIBILITY OF SAID HIGHLAND STREET LLC, ITS HEIRS, AND ASSIGNS.

SURVEYOR'S REPORT

- FIELD WORK PERFORMED AUGUST 7-8, 2023
- PREPARED FOR SWANEL, INC. AND HIGHLAND STREET LLC.
- BASE OF BEARINGS: INDIANA COORDINATE SYSTEM 1983 - ZONE WEST
- THEORY OF LOCATION: ORIGINAL CENTER LINE AND EASTERLY LINE OF ERIE RAILROAD WAS ESTABLISHED BY FOUND IRON RODS WITH SURVEYOR'S CAPS ORIGINATING FROM FALK PU SURVEY, FILE NUMBER 02AM55AS, DATED 10/23/2018 (UNRECORDED, PROVIDED BY CLIENT).

NORTHERLY LINE OF LOT 1 ESTABLISHED BY FOUND IRON RODS WITH YELLOW SURVEYOR'S CAPS.
EASTERLY LINE OF LOT 1 ESTABLISHED BY FOUND IRON ROD WITH CAP AT NORTHEAST CORNER AND BY OFFSET MEASUREMENTS FROM WEST LINE OF CALUMET AVENUE.
EASTERLY LINE OF LOT 2 ESTABLISHED BY OFFSET MEASUREMENT FROM ORIGINAL CENTERLINE OF RAILROAD.
SOUTHERLY LINE OF LOT 2 ESTABLISHED BY OFFSET MEASUREMENT FROM SOUTH LINE OF N.E. 1/4 SECTION.
WESTERLY LINE OF LOT 1 AND LOT 2 ESTABLISHED BY FOUND IRON RODS WITH SURVEYOR'S CAPS AND ORIGINAL CENTERLINE OF RAILROAD.

5. AVAILABILITY CONDITION OF REFERENCE MONUMENTS:
MONUMENTATION WAS FOUND AS DETAILED HEREON, ALONG THE SOUTH LINE OF HIGHLAND ST. AND ALSO ALONG THE EASTERLY AND WESTERLY LINES OF ORIGINAL ERIE RAILROAD PARCEL.

6. OCCUPATION OR POSSESSION LINES:
NO DISCREPANCIES WERE FOUND RELATING OCCUPATION OR POSSESSION LINES TO RECORD LINES.

7. CLARITY OF AMBIGUITY OF RECORD DESCRIPTIONS:
RECORDS FOUND TO BE UN-AMBIGUOUS, SEE TABLE BELOW FOR DEED RECORD DATA.

8. RELATIVE POSITIONAL ACCURACY:
THIS SURVEY DOES NOT EXCEED THE RELATIVE POSITIONAL ACCURACY FOR AN URBAN SURVEY (0.07 FEET, 50 PPM).

2024-020389

JOSEPH P. PIETERS
NO. 20400027
STATE OF INDIANA
LAND SURVEYOR

Joseph P. Pieters
7/10/2024

Customer: SWANEL, INC. & HIGHLAND STREET LLC.
Project Name: LIL'S ADDITION
Project Number: 20-959
Date & Time: 07/10/24 - 10:11

Drawing Title: LIL'S ADDITION
Sub Title: PLAT OF SUBDIVISION
Drawing Filename: X:\Projects\Swanel\Beverly\B-559_Site\Plan\20240802\B-2_DWG.dwg
Vertical Scale: N/A
Horizontal Scale: 1" = 40'

Designed: JPP
Drawn: ZDO
Checked: JPP

SHEET
1
OF 1

engineering, inc.
2421 175th Street, Hammond, Indiana, 46323
Phone: (219) 844 8860 Fax: (219) 844 7754
Your Vision • Our Focus

NIES