

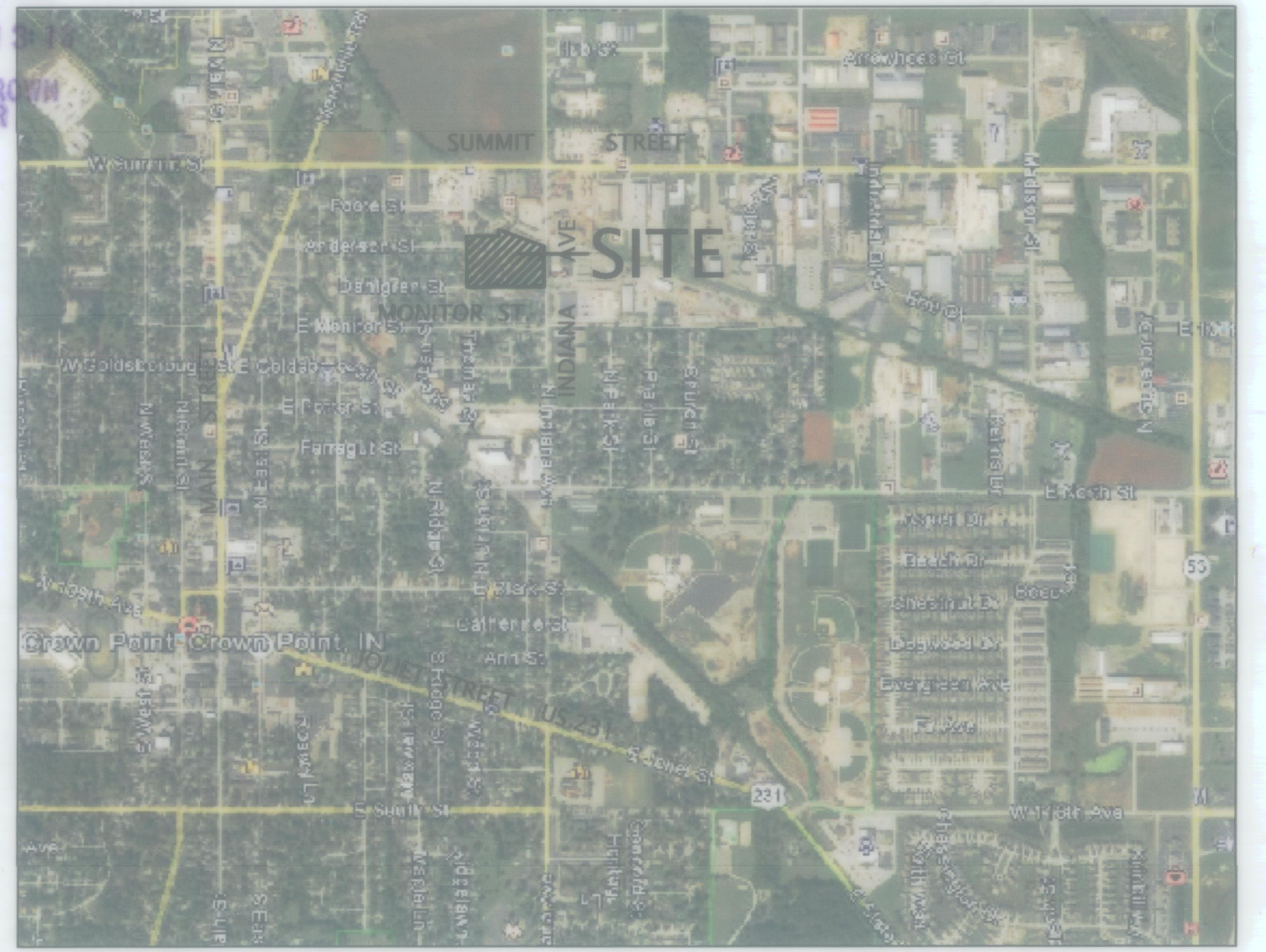
SECONDARY PLAT

2015 065489

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 SEP 22 PM 3:00
MICHAEL B. BROWN
RECORDER

BOOK 108 PAGE 54

D & L INDUSTRIAL PARK AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA



VICINITY MAP

PROPERTY ADDRESS:
618 N. Indiana Avenue
Crown Point, IN 46307

PARCEL I:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE EIGHT (8) WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 5 AND 1,654.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 89°40'50" WEST 30.0 FEET TO THE WEST LINE OF INDIANA AVE. AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°40'50" WEST, 584.76 FEET TO THE EAST LINE OF THOMAS STREET, 5.06 CHAINS NORTH OF THE CENTER OF MONITOR STREET, THENCE NORTH 00°37'34" WEST ALONG SAID EAST LINE, 411.41 FEET TO AND IRON PIPE FOUND AT THE SOUTH LINE OF LANDS CONVEYED TO PETER SERAMUR AND LINA B. SERAMUR HIS WIFE, BY WARRANTY DEED DATED AUGUST 1, 1944 AND RECORDED AUGUST 4, 1944, IN DEED RECORD 706, PAGE 365; THENCE SOUTH 88°25'01" EAST, 211.37 FEET TO AN IRON BAR; THENCE NORTH 18°19'16" EAST TO AN IRON PIPE FOUND; THENCE SOUTHEASTERLY ALONG A LINE OF OCCUPATION BY THE NORTH ADJACENT PROPERTY THE FOLLOWING TWO COURSES; SOUTH 62°20'00" EAST, 50.00 FEET AND SOUTH 64°00'00" EAST 50.00 FEET; THENCE SOUTH 67°03'13" EAST, 282.58 FEET TO THE WEST LINE OF INDIANA AVENUE; THENCE SOUTH 00°42'09" EAST ALONG SAID WEST LINE, 321.22 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.406 ACRES, MORE OR LESS.

PARCEL II:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST SIDE OF THE HIGHWAY, 198 FEET NORTH OF THE NORTHEAST CORNER OF LOT 5, IN BLOCK 21 OF RAILROAD ADDITION TO THE TOWN OF CROWN POINT, SAID POINT BEING 165.0 FEET NORTH AND 30.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°42'09" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 55.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°42'09" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 114.11 FEET TO AN IRON ROD FOUND WITH GERBERICK I.D. CAP; THENCE SOUTH 89°40'50" WEST A DISTANCE OF 447.98 FEET TO AN IRON ROD FOUND WITH GERBERICK I.D. CAP, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 FOX'S ADDITION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73 PAGE 45 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; THENCE SOUTH 00°57'54" EAST A DISTANCE OF 168.96 FEET TO AN IRON ROD FOUND WITH GERBERICK I.D. CAP; THENCE NORTH 89°40'50" EAST A DISTANCE OF 202.08 FEET; THENCE NORTH 00°57'54" WEST A DISTANCE OF 55.00 FEET; THENCE NORTH 89°40'50" EAST A DISTANCE OF 245.37 FEET TO THE PLACE OF BEGINNING CONTAINING 1.428 ACRES MORE OR LESS.

DEDICATION STATEMENT

D & L PROPERTIES, LLC, the undersigned, owners of the real estate shown and described hereon, does hereby certify that we have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This Subdivision shall be known and designated as D & L INDUSTRIAL PARK. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front yard setback lines are hereby established on this plat between which lines and the property lines of the street there shall be erected or maintained no building or structure.

OUTLOT A: OUTLOT A is hereby granted to the City of Crown Point and the D & L Industrial Park Property Owners Association as a utility and Drainage Easement for purposes of Storm Water Management. Ownership of Outlot A shall be granted to the D & L Industrial Park Property Owners Association and shall be maintained by the D & L Industrial Park Property Owners Association in accordance with all City of Crown Point Ordinances. In the event the City of Crown Point deems acquiring OUTLOT A is in the Public Interest for the operations and maintenance of its Storm Water Infrastructure System, the Property Owners Association shall grant OUTLOT A and the responsibility for its maintenance to the City of Crown Point without cost to the City.

INGRESS/EGRESS EASEMENT: An Ingress-Egress Easement is hereby Granted to the Public for access to Lots 1 and 2, in the Subdivision over and across the Areas on this Plat Designated as "INGRESS/EGRESS EASEMENT".

UTILITY EASEMENT: An easement is hereby granted to the city of Crown Point and all public utility companies including Ameritech and Northern Indiana Public Service Company, severally and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors and other appliances in, upon, along and over the strips of land designated on the plat and marked "UTILITY EASEMENT", for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to use the streets where necessary and to overhang lots with aerial service wires to serve 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. No permanent buildings shall be placed on said easements but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easement for such utility purposes.

DRAINAGE & ACCESS EASEMENT: An easement is hereby granted to the city of Crown Point and the D & L Industrial Park Property Owner's Association for access to and installation and maintenance of drainage basins, swales, ditches or waterways, upon and along the parcels or strips of land designated "DRAINAGE & ACCESS EASEMENT" for the purpose of storing, handling and transporting the storm water runoff.

Witness my hand and seal this 21st day of September, 2015.

D & L PROPERTIES, LLC
By: Robert C. Ligda Revocable Trust u/d
September 30, 2009, Sole Member

By: *Robert C. Ligda*
Robert C. Ligda Authorized Co-Trustee

STATE OF INDIANA)
COUNTY OF LAKE) SS:

I the undersigned Notary Public in and for said County and State do hereby certify that this day appeared before me, Robert C. Ligda Authorized Co-Trustee and who acknowledged at the time of such appearance the execution of said instrument was made of his own free and voluntary act and deed for the purposes expressed herein.

Witness my Hand and Notarial Seal this 21st day of September, 2015.

My commission expires: 11/21/15

A RESIDENT OF LAKE COUNTY.

Submitted to, approved and accepted by the City Plan Commission of the City of Crown Point, Lake County, Indiana.

this 21st day of September, 2015.

Jim LaFol President
Glenn H. Kracht Secretary

STATE OF INDIANA)
COUNTY OF LAKE) SS:

This is to certify that the engineering details of D & L INDUSTRIAL PARK meets the requirements of the City of Crown Point Engineering Standards.

Glenn H. Kracht
City Engineer, Crown Point

STATE OF INDIANA)
COUNTY OF LAKE) SS:

I, Glenn H. Kracht, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that I have surveyed the real estate described hereon and subdivided the same in accordance with the plat hereon drawn, and that all dimensions are accurately shown and that all monuments actually exist and that their location, size and type are accurately shown.

Dated this 21 day of Sept. 2015.

Glenn H. Kracht
Glenn H. Kracht
IN Reg. Surveyor No. 29400001



GKA

**GLENN KRACHT
ASSOCIATES**

314 FAIRFIELD DRIVE CROWN POINT, IN 46307
PHONE: 219/663-8623 FAX: 219/663-8945 eMAIL: GKRACT@COMCAST.NET



0 60 120 180
SCALE: 1" = 60'

DATE:
JUNE 20, 2015
JULY 08, 2015
AUG. 20, 2015
AUG. 28, 2015
SEPT. 10, 2015
SEPT. 17, 2015
SEPT. 21, 2015
JOB NO.: 152045
SHEET 1 of 1

SECONDARY PLAT
PART of EAST 1/2 of N.E. 1/4
of S.E. 1/4 of SEC. 2 - 34 - 8
CENTER TOWNSHIP
LAKE COUNTY, INDIANA

PREPARED FOR:

D & L PROPERTIES L.L.C.
615 N. INDIANA AVENUE
CROWN POINT, IN 46307