Ameriplex at the Crossroads, Lot 13A–16A
To the Town of Merrillville, Indiana

Legal Description:

A parcel of land in the West Half of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Town of Merrillville, Lake County, Indiana, being more particularly described as follows: Commencing at a 5/8" inch rebar marking the Northwest corner of the Southwest Quarter of said Section 34; thence South 00°10'19" East along the West line of said quarter Section a distance of 791.17 feet to the Northwest corner of Purdue Research Foundation Subdivision, Phase 2, the plat of which is recorded in Plat Book 95, Page 98 (Document #9036590); thence along the North and West lines of said plat the following three courses: (1) North 89°39'49" East 413.57 feet, (2) Northeasterly on a Tangent curve to the left (said curve having a Radius of 145.50 feet, a chord length of 205.77 feet, and a chord Bearing North 44°39'49" East) an Arc distance of 228.55 feet, (3) North 00°20'11" West a distance of 14.50 feet to the Point of Beginning; thence continuing North 00°20'11" West 38.07 feet; thence along a tangent curve to the left (said curve having a Radius of 770.00 feet, a chord length of 55.19 feet, and a chord bearing North 02°23'24" West) an Arc distance of 55.20 feet; thence South 89°19'12" West on the North line of Detention Area 3 in Ameriplex at the Crossroads, as recorded in Plat Book 101, Page 52, a distance of 231.35 feet; thence Northwesterly along a tangent curve to the right (said curve having a Radius of 19.00 feet, a chord length of 26.87 feet, and a chord bearing North 45°40'45" West) an Arc distance of 29.85 feet; thence North 00°40'48" West along the East line of said Detention Area 3 a distance of 829.00 feet; thence South 89°19'12" West along the North line of Detention Area 3 a distance of 232.61 feet to the East Right of Way line of Broadway; thence North 00°25'18" West along the East Right of Way Line of Broadway a distance of 80.00 feet; thence North 89°19'12" East along the South line of Detention Area 2, and said line extended East, a distance of 497.75 feet; thence Northeasterly along a tangent curve to the left (said curve having a Radius of 9.50 feet, a chord length 13.44 feet, and a chord bearing North 44°19'12" East) an Arc distance of 14.92 feet; thence North 89°19'12" East 60.00 feet; thence Southeasterly along a non–tangent curve to the left (said curve having a Radius of 9.50 feet, a chord length 13.44 feet, and a chord bearing South 45°40'48" East) an Arc distance of 14.92 feet; thence South 00°40'48" East 80.00 feet; thence Southwesterly along a non–tangent curve to the left (said curve having a Radius of 9.50 feet, a chord length 13.44 feet, and a chord bearing South 44°19'12" West) an Arc distance of 14.92 feet; thence South 00°40'48" East 341.74 feet; thence South 89°36'38" East 385.07 feet; thence South 00°40'48" East 489.57 feet to the North line of Detention Area 4 in Ameriplex at the Crossroads, as recorded in Plat Book 101, Page 52, extended East; thence South 89°19'12" West along said North line of Detention Area 4 and said line extended East, a distance of 407.33 feet; thence Southerly along a non–tangent curve to the right (said curve having a Radius of 355.00 feet, a chord length 15.52 feet, and a chord bearing South 00°54'59" West) an Arc distance of 15.525 feet; thence South 00°20'11" East 78.08 feet; thence South 89°39'49" West 60.00 feet to the Point of Beginning. Containing 12.08 Acres, more or less.

DEED OF DEDICATION

I, the undersigned, John T. Phair, representing AMERIPLEX PRF, LLC, owner of the above real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat, and subdivide, said real estate in accordance with the within plat.
This Subdivision shall be known as Ameriplex at the Crossroads, Lots 13–16, an addition to the Town of Merrillville, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated. Front and side yard building lines are hereby established as shown on the plat hereon; between which lines and the roadway right–of–way lines, no building shall be erected or maintained.

Witness my hand and seal this _____ day of _____, 20__.

_____
John T. Phair, Managing Member of Ameriplex PRF, LLC

UTILITY EASEMENTS

An easement is hereby granted to the Town of Merrillville, all public utility companies including Indiana Bell Telephone Company and Northern Indiana Public Service Company severally, and private utility companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors, and other appliances in, upon, or along 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, 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 easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easement for such public utility purpose.

DRAINAGE EASEMENTS

An easement is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, waterway, or any type of structure (manhole, pipe, inlet, catchbasin, etc.) upon and along the strips or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

TRAIL EASEMENTS

An easement is hereby granted to the Town of Merrillville and Ameriplex PRF, LLC for use as a pedestrian pathway/trail on, over, across, under and through the property identified as TRAIL EASEMENT for the installation, maintenance, repair and replacement of a pedestrian trail. The use of any pedestrian trail installed within the TRAIL EASEMENT are expressly intended for use by the general public. No obstructions, structures or barriers shall be permitted within the TRAIL EASEMENT which would interfere with pedestrian access and use.

STATE OF INDIANA) SS
COUNTY OF LAKE)
Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared John T. Phair, and acknowledged to me that they executed the same as their free acts and deeds.

Witness my hand and Notarial Seal this _____ day of_____, 20__

My Commission expires: _____

County of Residence: _____ Notary Public

PLAT COMMITTEE APPROVAL

Under authority provided by Chapter 174 – Acts of 1942 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plat was given approval by the Town of Merrillville as follows:

Approved by the Town Plan Commission at a meeting held _____.

_____ President
_____ Member
_____ Member
_____ Member
_____ Member

TOWN ENGINEER'S CERTIFICATION

This is to certify that I have checked and verified the boundary closure of the above plat.

_____
Town Engineer

Surveyor's Report

Survey Reference:

* This Plat was based on the following recorded documents, Boundary Survey by The Schneider Corporation, document number 2003–062899 recorded June 18, 2003, Ameriplex at the Crossroads, Plat Book 101, Page 52, and Purdue Research Foundation Subdivision, Phase 2, Plat Book 95, Page 98.

Availability and Condition of Reference Monuments:

* This survey was based on the original monuments found as noted on plat, all monuments found were undisturbed, at grade, and in good condition unless otherwise noted on plat.
SYMBOL INDICATES WHERE A 5/8ø IRON ROD 24" IN LENGTH IS SET, (AT THE CORNERS OF LOTS 13–16)

Occupation or Possession lines:

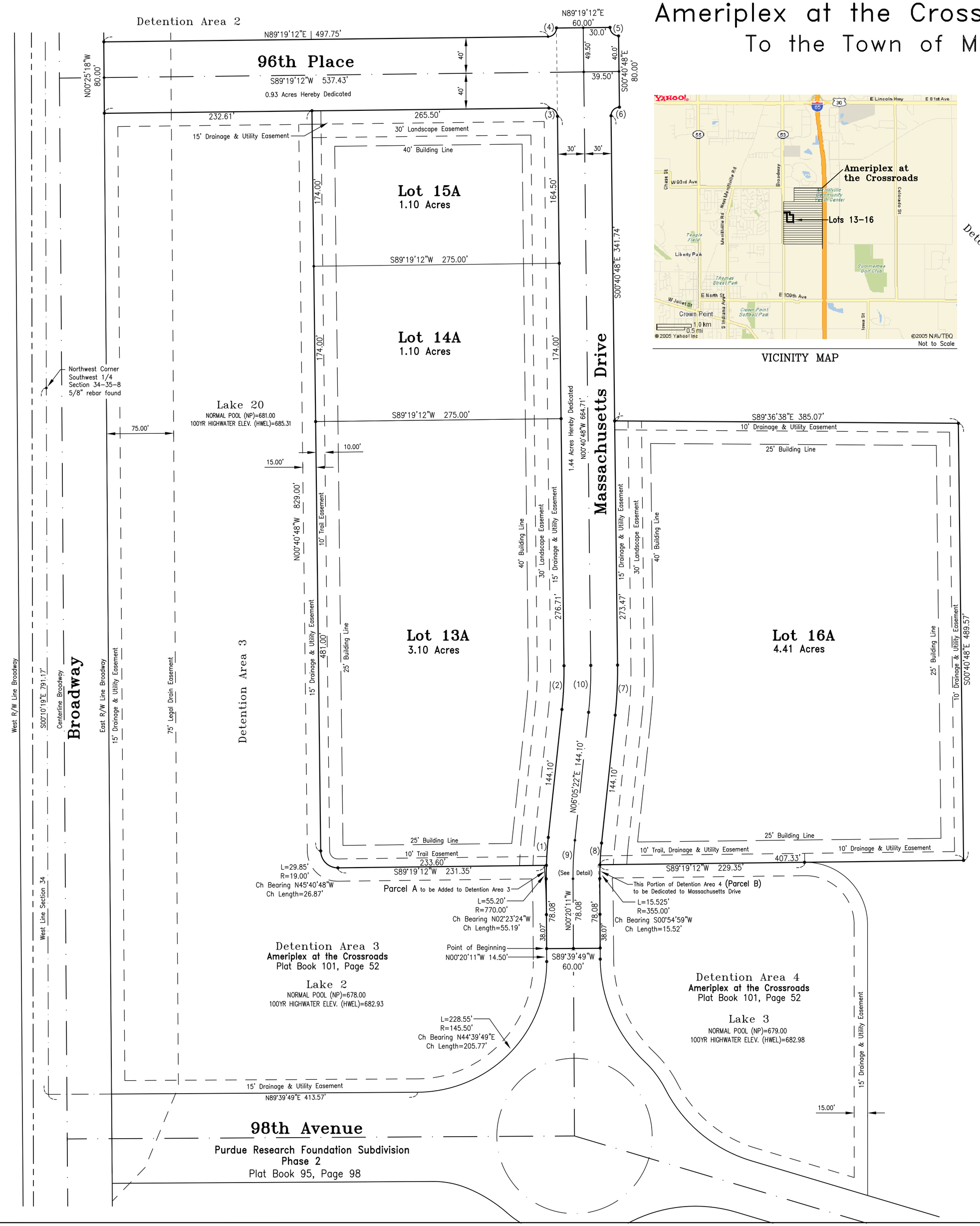
* Occupation and/or possession lines are as noted on the plat.

Clarity or ambiguity of the record description used:

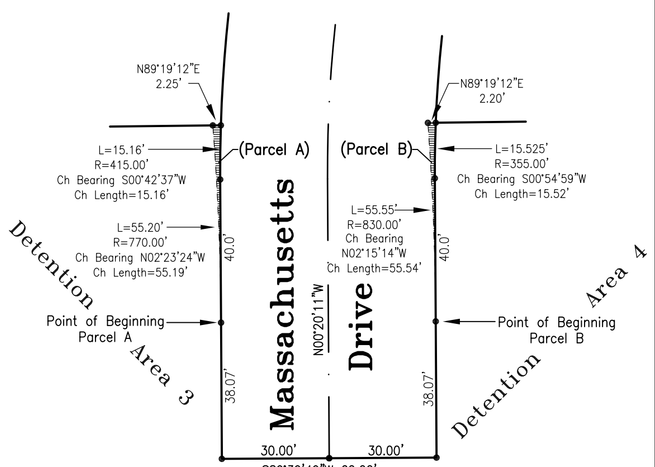
* There were no apparent discrepancies between the legal description of the parcel surveyed and the adjoining parcels.

Survey Classification:

According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.



VICINITY MAP



Parcel A & B Detail

Legal Description: Parcel A (To be part of Detention Area 3)

A parcel of land in the Southwest Quarter of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Town of Merrillville, Lake County, Indiana, being more particularly described as follows: Commencing at a 5/8" inch rebar marking the Northwest corner of said quarter Section; thence South 00°10'19" East along the West line of said quarter Section a distance of 791.17 feet to the Northwest corner of Purdue Research Foundation Subdivision, Phase 2, the plat of which is recorded in Plat Book 95, Page 98 (Document #9036590); thence along the North and West lines of said plat the following three courses: (1) North 89°39'49" East 413.57 feet, (2) Northeasterly on a Tangent curve to the left (said curve having a Radius of 145.50 feet, a chord length of 205.77 feet, and a chord Bearing North 44°39'49" East) an Arc distance of 228.55 feet, (3) North 00°20'11" West 14.50 feet; thence continuing North 00°20'11" West 38.07 feet to the Point of Beginning; thence along a tangent curve to the left (said curve having a Radius of 770.00 feet, a chord length of 55.19 feet, and a chord bearing North 02°23'24" West) an Arc distance of 55.20 feet; thence North 89°19'12" East 2.25 feet to a non–tangent curve to the left (said curve having a Radius of 415.00 feet, a chord length of 15.16 feet, and a chord bearing South 00°42'37" East 40.0 feet to the Point of Beginning. Containing 0.0009 acres, more or less.

Legal Description: Parcel B (To be dedicated to Massachusetts Drive)

A parcel of land in the Southwest Quarter of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Town of Merrillville, Lake County, Indiana, being part of Ameriplex at the Crossroads, Detention Area 4, as recorded in Plat Book 101, Page 52, in the Office of the Recorder, and more particularly described as follows: Commencing at a 5/8" inch rebar marking the Northwest corner of said quarter Section; thence South 00°10'19" East along the West line of said quarter Section a distance of 791.17 feet to the Northwest corner of Purdue Research Foundation Subdivision, Phase 2, the plat of which is recorded in Plat Book 95, Page 98 (Document #9036590); thence along the North and West lines of said plat the following four courses: (1) North 89°39'49" East 413.57 feet, (2) Northeasterly on a Tangent curve to the left (said curve having a Radius of 145.50 feet, a chord length of 205.77 feet, and a chord Bearing North 44°39'49" East) an Arc distance of 228.55 feet, (3) North 00°20'11" West a distance of 14.50 feet, (4) North 89°39'49" East 60.00 feet; thence North 00°20'11" West 38.07 feet to the Point of Beginning; thence along a tangent curve to the left (said curve having a Radius of 830.00 feet, a chord length of 55.54 feet, and a chord bearing North 02°15'14" West) an Arc distance of 55.55 feet; thence North 89°19'12" East 2.20 feet to a non–tangent curve to the left (said curve having a Radius of 355.00 feet, a chord length of 15.52 feet, and a chord bearing South 00°54'59" West) an Arc distance of 15.525 feet; thence South 00°20'11" East 40.0 feet to the Point of Beginning. Containing 0.0008 acres, more or less.

Curve Table

(1) R=415.00', Arc=31.38', Ch Bearing= N03°55'24"E, Ch Length=31.37'
(2) R=415.00', Arc=49.03', Ch Bearing=N02°42'17"E, Ch Length=49.00'
(3) R=9.50', Arc=14.92', Ch Bearing=N45°40'48"W, Ch Length=13.44'
(4) R=9.50', Arc=14.92', Ch Bearing=N44°19'12"E, Ch Length=13.44'
(5) R=9.50', Arc=14.92', Ch Bearing=S45°40'48"E, Ch Length=13.44'
(6) R=9.50', Arc=14.92', Ch Bearing=S44°19'12"W, Ch Length=13.44'
(7) R=475.00', Arc=56.12', Ch Bearing= S02°42'17"W, Ch Length=56.09'
(8) R=355.00', Arc=24.29', Ch Bearing= S04°07'46"W, Ch Length=24.28'
(9) R=385.00', Arc=43.18', Ch Bearing=N02°52'35"E, Ch Length=43.16'
(10) R=445.00', Arc=52.58', Ch Bearing= N02°42'17"E, Ch Length=52.55'

FLOOD ZONE NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 180890C0254E, THE PARCEL IS IN FLOOD ZONE "X" AREA OUTSIDE THE 0.1% ANNUAL CHANCE FLOOD.

BENCHMARK:
Railroad Spike in North Face of North Pole of Twin supports, North side of 101st Avenue, Northwest of I65 Bridge, Elevation–693.27 (NGVD 1929)

SURVEY NOTE:
This Plat was based on the following document, Boundary Survey by The Schneider Corporation, Doc. number 2003–062899 recorded June 18, 2003.

I, David Tiemens, hereby declare that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plan represents a survey Completed by me on 2–02–2018, that the monuments shown thereon actually exists, and that the location, type, shown thereon actually exists, and that the location, type,

DAVID J. TIEMENS PLS 29900020

DAVID J. TIEMENS REGISTERED No. LS29900020 STATE OF INDIANA LAND SURVEYOR

Record Document:
Ameriplex PRF, LLC
Document No. 2005–034952
Recorded May 2, 2005

Owner & Developer:
Owner: Ameriplex PRF, LLC
Developer: Holladay Properties
6370 Ameriplex Drive
Suite 110
Portage, Indiana 46368

NORTH

SCALE: 1"=60'

60 30 0 60
SCALE – FEET

NO.	REVISION	DATE

Tiemens Nagai Surveying & Engineering, LLC
527 North Holleck Street, Suite E
DeMotte, Indiana 46310
Phone: 219–987–2828

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DESIGNED DJT | DRAWN DJT | CHECKED DJT

Lots 13A–16A, Ameriplex at the Crossroads
Merrillville, Indiana

Ameriplex PRF, LLC

SCALE 1"=60' | DATE 2/2/2018 | PROJECT NO. 2018–2884

SHEET NO.
Plat