

AUGUST MANOR

A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA

SUBJECT PARCEL LEGAL DESCRIPTION: (AS PER WARRANTY DEED UNDER INSTRUMENT NO. 2021-013359, DATED FEBRUARY 10, 2021 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA)
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF AN APPURTENANT DRAINAGE EASEMENT AS SHOWN IN FOX MOOR, UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA IN PLAT BOOK 103, PAGE 20 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 77 DEGREES 05 MINUTES 28 SECONDS WEST, 20.00 FEET ALONG THE SOUTH LINE OF SAID EASEMENT TO THE NORTHWEST CORNER OF MORTON STREET AS SHOWN ON SAID FOX MOOR PLAT, SAID NORTHWEST CORNER BEING THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 06 MINUTES 00 SECONDS WEST, 396.81 FEET MORE OR LESS ALONG THE WEST LINE OF MORTON STREET AS SHOWN IN FOX MOOR, UNIT 1B, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA AS SHOWN IN PLAT BOOK 102, PAGE 87 IN SAID RECORDER'S OFFICE TO THE NORTH LINE OF A 40.00 FOOT WIDE FRONTAGE ROAD DESCRIBED TO THE LAKE COUNTY BOARD OF COMMISSIONERS IN DOCUMENT NO. 175806, RECORDED ON NOVEMBER 13, 1972 IN SAID RECORDER'S OFFICE, THENCE NORTH 76 DEGREES 54 MINUTES 00 SECONDS WEST 1121.37 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF THE FORMER ERIE RAILROAD; THENCE NORTH 29 DEGREES 04 MINUTES 35 SECONDS WEST, 241.98 FEET ALONG SAID EASTERLY LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 26 MINUTES 15 SECONDS WEST 349.96 FEET ALONG LAST SAID WEST LINE; THENCE NORTH 89 DEGREES 33 MINUTES 45 SECONDS EAST, 185.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 15 SECONDS WEST, 42.85 FEET; THENCE SOUTH 86 DEGREES 12 MINUTES 58 SECONDS EAST, 155.42 FEET TO THE SOUTHWEST CORNER OF PARCEL "C" CONSERVATION EASEMENT AS SHOWN IN SAID FOX MOOR, UNIT 1A AND 2A PLAT; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID FOX MOOR UNIT 1A AND 2A:
1.) SOUTH 86 DEGREES 12 MINUTES 58 SECONDS EAST, 233.76 FEET;
2.) SOUTH 75 DEGREES 13 MINUTES 25 SECONDS EAST, 88.38 FEET;
3.) SOUTH 87 DEGREES 53 MINUTES 40 SECONDS EAST, 193.54 FEET TO THE NORTHWEST CORNER OF SAID APPURTENANT DRAINAGE EASEMENT; THENCE SOUTH 02 DEGREES 06 MINUTES 20 SECONDS WEST, 312.35 FEET ALONG THE WEST LINE OF SAID APPURTENANT DRAINAGE EASEMENT TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 77 DEGREES 05 MINUTES 28 SECONDS EAST, 473.98 FEET LONG THE SOUTH LINE OF SAID APPURTENANT DRAINAGE EASEMENT TO THE POINT OF BEGINNING, CONTAINING 16.11 ACRES MORE OR LESS.

STATE OF INDIANA) §
COUNTY OF LAKE)

We, the undersigned, Jarper Properties LLC Series 8 Merrillville LLC, owner of the real estates shown and described herein, do certify that we 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 and designated as AUGUST MANOR, a Planned Unit Development to the Town of Merrillville, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Town of Merrillville. Front and side yard building setback 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.

UTILITY EASEMENT
An easement is hereby granted to the Town of Merrillville, all public utility companies including Ameritech and Northern Indiana Public Service Company, Indiana American Water 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, under ground 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 EASEMENT
An easement is hereby granted to the County of Lake and the Town of Merrillville for the installation of a drainage swale, ditch, or waterway, upon and along the strips or strips of land designated on the plat and marked "RETENTION AND DRAINAGE EASEMENT" and "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

WATER MAIN EASEMENT
There are strips or areas of ground as shown on this plat and marked "WATER MAIN EASEMENT", reserved for the use of public utilities for the installation and maintenance of water mains, hydrants, meters, and appurtenances thereto, subject at all times to the proper authorities and to the easements herein reserved. The owner of the Lot in this subdivision shall take their title subject to the rights of the public utility.

Dated this ____ day of _____, _____.

Jarper Properties LLC Series 8 Merrillville LLC

Principal: _____

Attest: _____

STATE OF INDIANA) §
COUNTY OF LAKE)

Before me, _____, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared _____ and _____, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this ____ day of _____, _____.

My Commission Expires: _____
County of Residence: _____ Notary Public

STATE OF INDIANA) §
COUNTY OF LAKE)

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town 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: _____ Secretary: _____

STATE OF INDIANA) §
COUNTY OF LAKE)

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

Town Engineer

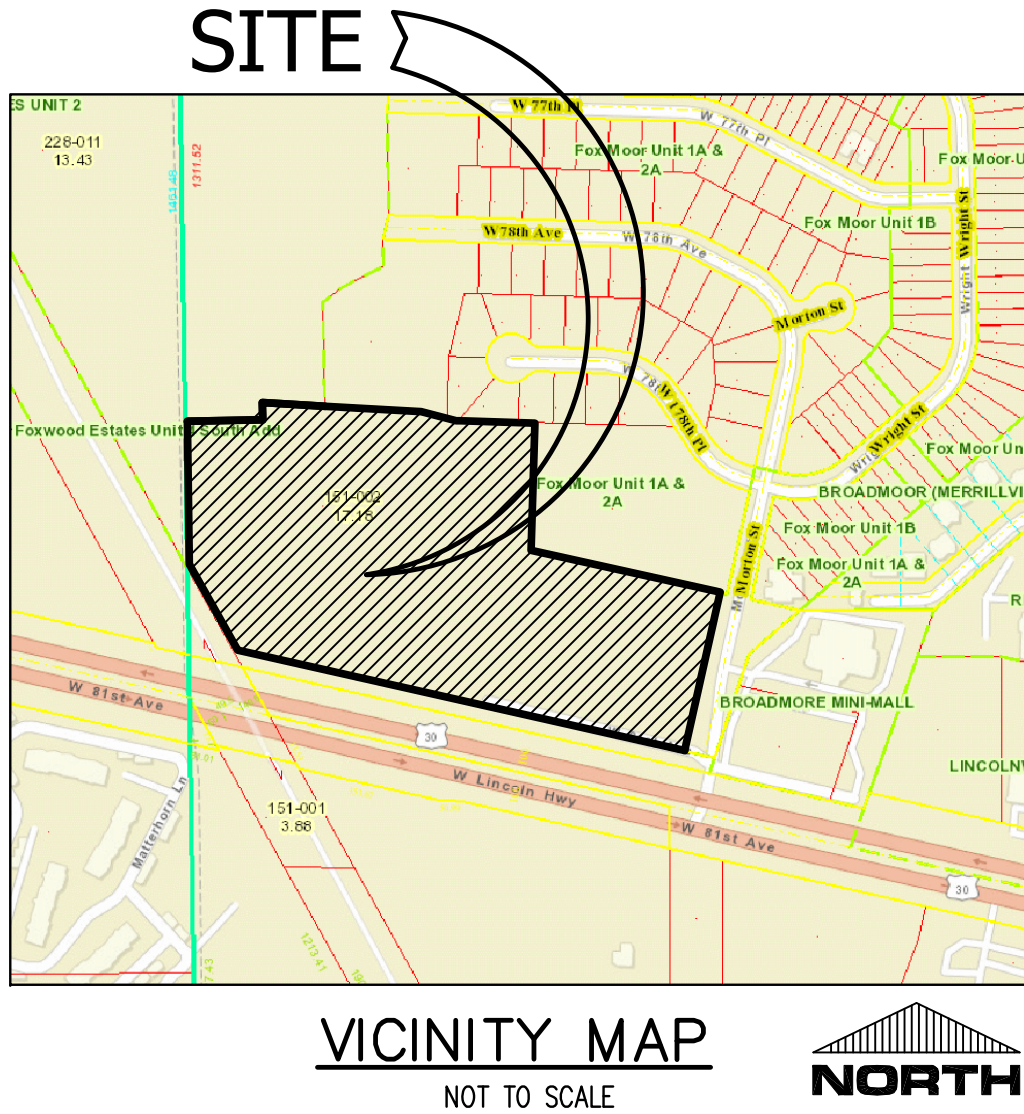
STATE OF INDIANA) §
COUNTY OF LAKE)

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 location, size, type and description are accurately shown.

Witness my hand and Seal this ____ day of _____, 20____

TORRENGA ENGINEERING, INC.

Gary P. Torrenge, Registered Land Surveyor #S0514



VICINITY MAP
NOT TO SCALE



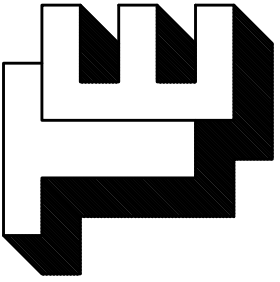
CLIENT:
Jarper Properties, LLC
16W23S Frontage Road Ste. 17
Burr Ridge, IL 60527

JOB NO: 2020-5019
SCALE: NO SCALE

REVISIONS:
DATE: 05-19-2022

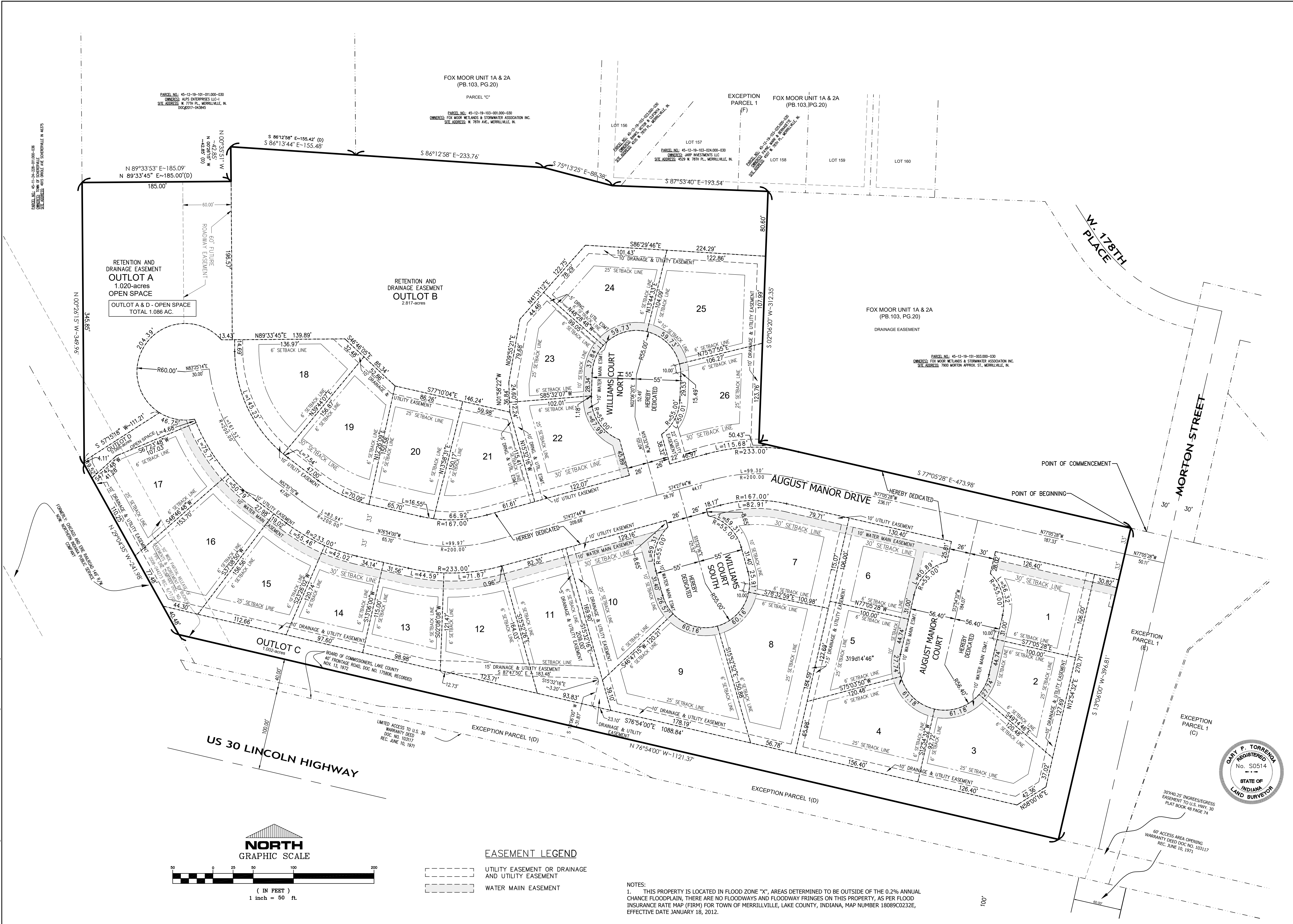
AUGUST MANOR
A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MERRILLVILLE, LAKE CO., INDIANA
FINAL PLAT

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



SHEET
1 OF 2

FILE NO. Z:\2020-5019 August Manor (16-acres) Merrillville.dwg 5/19/2022 9:36:36 AM CDT



EASEMENT LEGEND

- UTILITY EASEMENT OR DRAINAGE AND UTILITY EASEMENT
- WATER MAIN EASEMENT

NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, THERE ARE NO FLOODWAYS AND FLOODWAY FRINGS ON THIS PROPERTY, AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0232E, EFFECTIVE DATE JANUARY 18, 2012.

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A PLANNED UNIT DEVELOPMENT TO THE
TOWN OF MERRILLVILLE, LAKE CO., INDIANA
FINAL PLAT

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website: www.torrengea.com

CLIENT:
Jorper Properties, LLC
16W23S Frontage Road Ste. 17
Burr Ridge, IL 60527

JOB NO: 2020-5019

SCALE: 1" = 50'

REVISIONS:
DATE: 05-19-2022

SHEET
2 OF 2

