



Lot 1, 45th Avenue Addition, a Planned Unit Development to the Town of Munster, Lake County, Indiana, as per plat thereof in Plat Book 91, page 82, in the Office of the Recorder of Lake County, Indiana.

An easement is hereby granted to the Town of Munster, Indiana, SC&AT/NT Northern Indiana Public Service Company and other companies identified by the Town of Munster, Indiana, Board as supplying public services severally and their respective subsidiaries, jointly and severally, to install, maintain, repair, replace, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary brags, guys, anchors and other appliances, in, upon, along and over the strip or strips of land hereinafter described, together with the right to use the same for the purpose, utilities' for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial work as to streets where necessary for aerial service wires to adjacent lots, together with the right to enter and travel upon the lands hereinafter described for all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plan shall be placed at the risk of the owner of the land and shall be removed at the expense of the owner of the land with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact the use of adjoining lots shall be subject to regrading and/or other measures. All designated utility easements are hereby dedicated as owner's easements.

All streets shown hereon, marked as "Public Street and Right of Way" and to the extent that they are not dedicated are hereby and heretofore dedicated to the Town of Munster and to the public in general.

STATE OF INDIANA)
)
COUNTY OF LAKE) \$

I, the undersigned, 45th Street Properties, LLC, owner of the real estate shown and described herein, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as the Pavillion at 45th, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and not heretofore dedicated, 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 structure.

WITNESS OUR HANDS AND SEALS THIS ____ DAY
OF _____, 20____.

45th Street Properties, LLC,

Partner, 45th Street Properties, LLC.

STATE OF INDIANA)
)
COUNTY OF LAKE) \$

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared _____, Partner with 45th Street Properties, LLC, who each separately and severally acknowledge the execution of the foregoing instrument as its voluntary act and deed, for the purpose therein expressed.

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

My Commission Expires: _____

County of Residence: _____ Notary Public



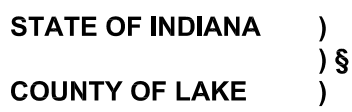
THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 1808900136F. EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN 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 FLOODS. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

I, John Stuart Allen, hereby certify that I am a Professional Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this document in accordance with a survey of the land performed by John Stuart Allen, L.S. # 29900011 dated August 5, 2025 and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, that all monuments or markers are shown on said survey actually exist, and that their locations, size, type and description are accurately shown on said survey.

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

TORRENGA SURVEYING LLC.

John Stuart Allen - Professional Land Surveyor No. LS 29900011



Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County Indiana, this _____ day of _____, 20 ____.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Chairman:

ATTEST: _____
Executive Secretary:

DATE: NOVEMBER 4, 2025

JOB NO: 2025-0424
DRAWN: JSA/AJF

SCALE: 1" = 40'

Z:\45TH AVENUE ADDITION 91-82\dwg\SUB PLAT 2025.dwg 11/4/2025 4:22:52 PM CST

THE PAVILLION AT 45TH
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
1800-1866 45TH AVENUE & 9721-9745 FRAN-LIN PARKWAY
MUNSTER, LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM

