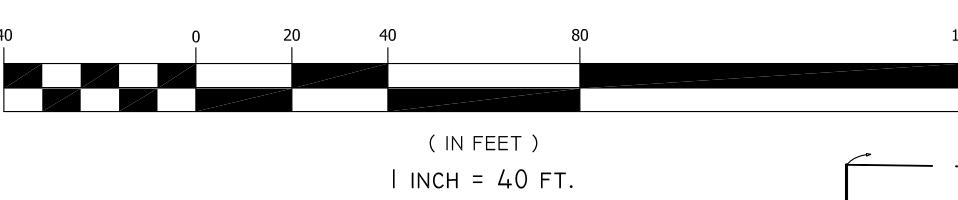


NORTH

GRAPHIC SCALE



THE PAVILION ON 45TH
A PLANNED UNIT DEVELOPMENT
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA
FINAL PLAT

LEGAL DESCRIPTION:
 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.

UTILITY EASEMENTS:
 An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company, and others identified by the Munster Board of Zoning public service needs servitudes and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utility" for public utility general service, water, gas, electric, telephone and television service, including aerial service wires, where necessary with aerial service wires to 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. Any fences, trees, black toppings, vegetation, implants or other material obstacles to the use of easements herein upon the subdivision shall be removed at the expense of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

PUBLIC STREETS:
 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.

OWNERS CERTIFICATE

STATE OF INDIANA)	\$)
COUNTY OF LAKE))

It, the undersigned, 45th Street Properties, LLC, owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted and subdivided, and cause to lay, plan and subdivide said real estate in accordance with the law of the State. This subdivision is to be known and designated as The Pavilion on 45th, a Planned Unit Development, to the Town of Munster, Lake County, Indiana. All streets, alleys, parks and other public lands shown and 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 SEAL THIS DAY OF 20.

45th Street Properties, LLC.

Partner, 45th Street Properties, LLC.

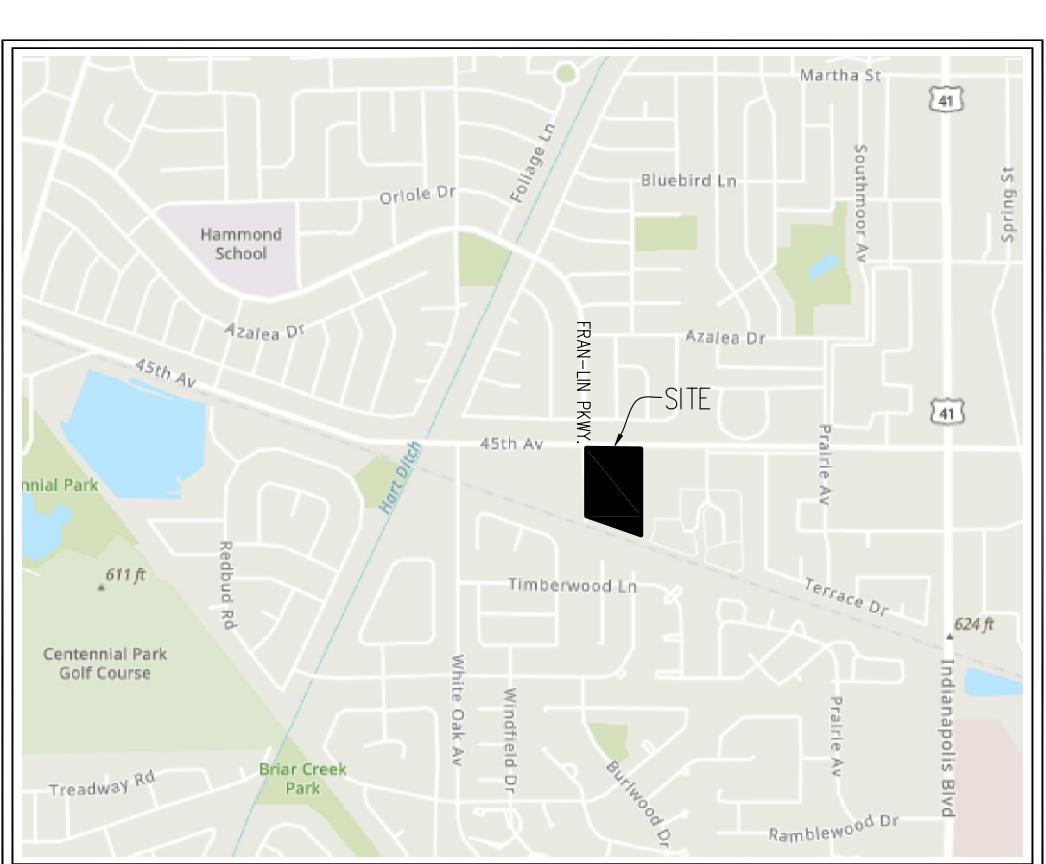
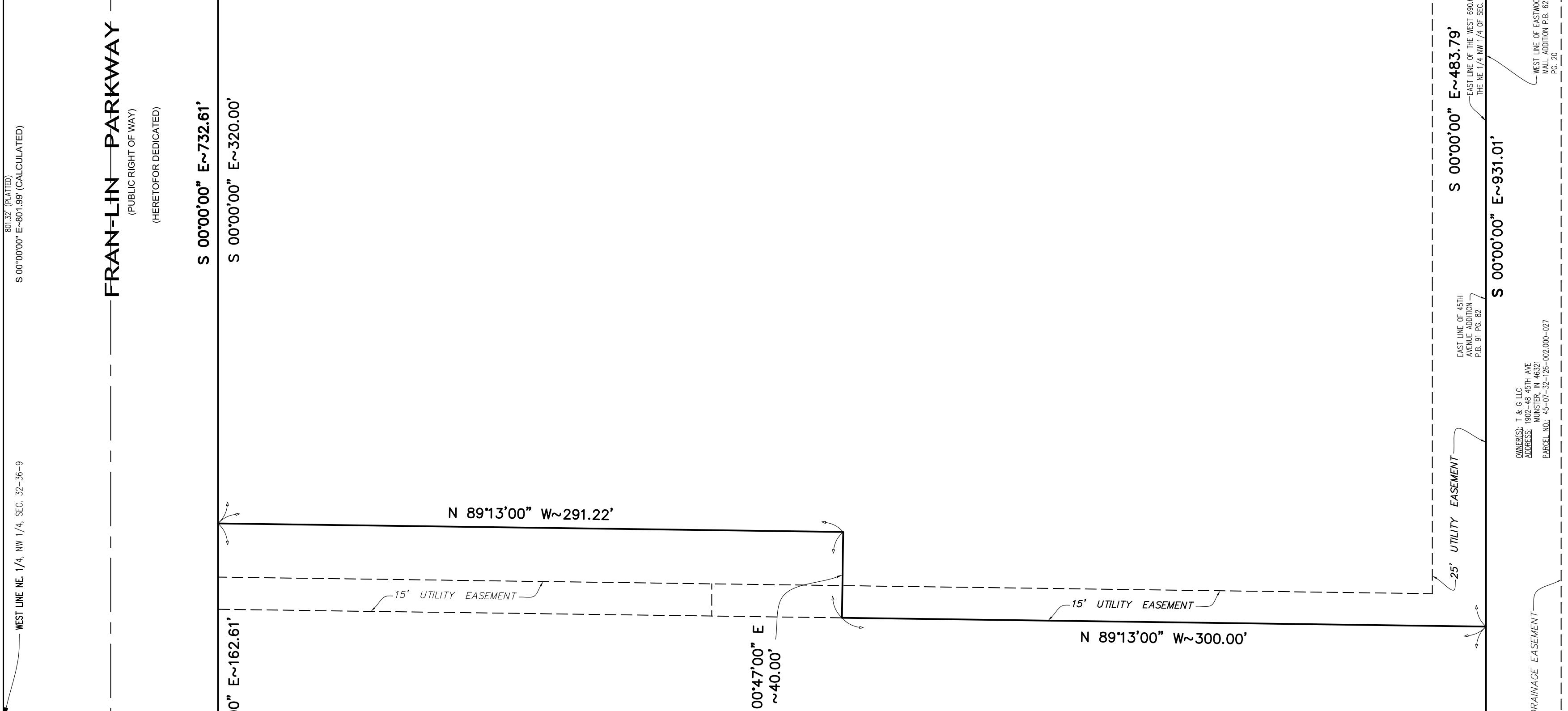
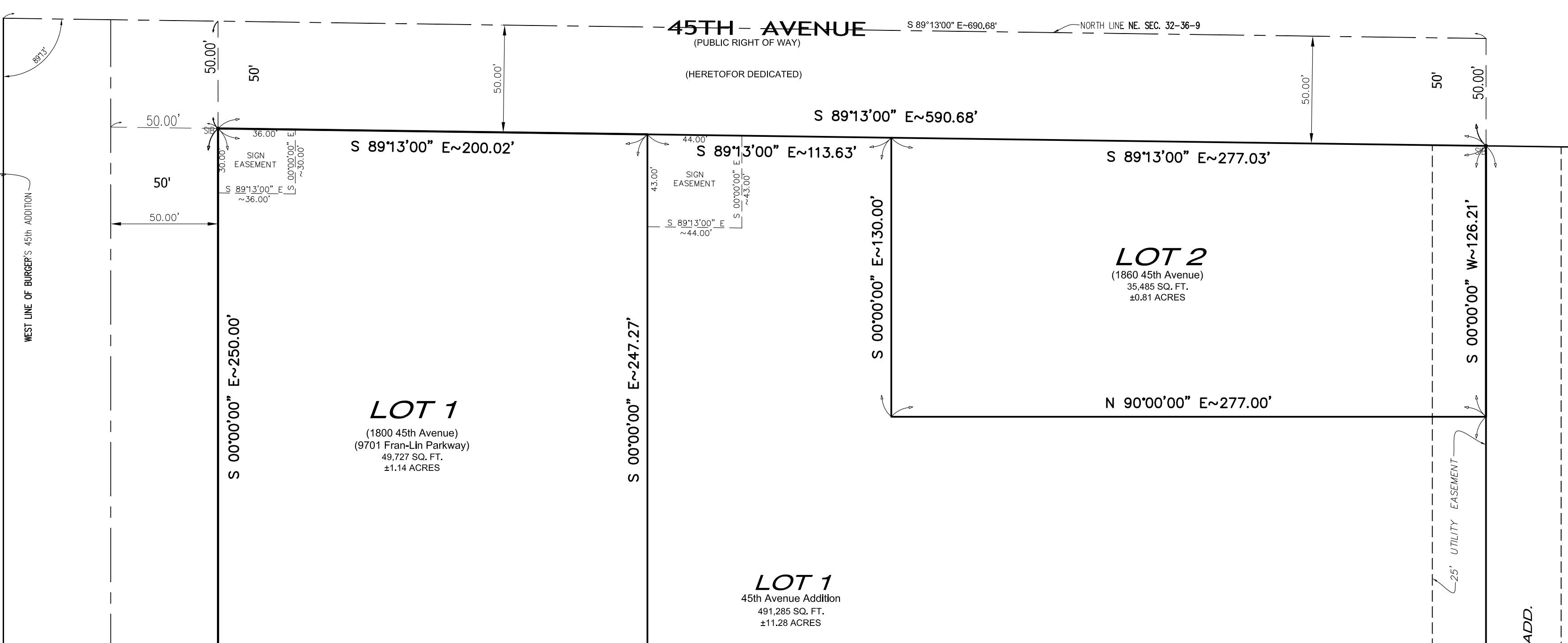
STATE OF INDIANA)	\$)
COUNTY OF LAKE))

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Partner with 45th Street Properties LLC and 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



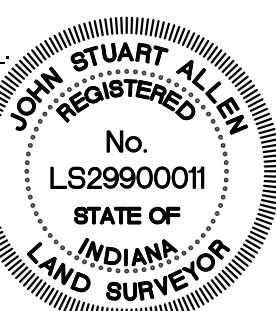
STATE OF INDIANA)
 COUNTY OF LAKE)

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, and 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.

TORRENZA SURVEYING LLC.

John Stuart Allen - Professional Land Surveyor No. LS 29900011



STATE OF INDIANA)
 COUNTY OF LAKE)

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: _____

THE PAVILION ON 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

TORRENZA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL. NO.: (219) 836-8918
 WEBSITE: WWW.TORRENZA.COM

CLIENT: G.H.K. Developments, Inc.	DATE: DECEMBER 30, 2025
JOB NO: 2025-0424 DRAWN: JSA/AJF SCALE: 1" = 40'	
Z:\\45TH AVENUE ADDITION 91-82.dwg\\SUB PLAT 2025.dwg 12/30/2025 8:19:54 AM CST	

