

OFF SITE EASEMENT (SECTIONS "A" THRU "C")
A 30 FOOT, 15 FOOT, AND 20 FOOT UTILITY AND DRAINAGE EASEMENT BEING IN THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE
SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, THE CENTER LINE OF THE 30
FOOT EASEMENT BEING DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SAID SECTION (ALL BEARINGS IN THIS DESCRIPTION BASED
ON COBBLESTONES NORTHWEST ADDITION, PLAT BOOK 79, PAGE 50 AND COBBLESTONES
TOWNHOMES ADDITION, PHASE TWO, PLAT BOOK 77, PAGE 69); THENCE NORTH
00°50'32" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 327.53
FEET; THENCE SOUTH 89°09'28" EAST, 50.0 FEET; THENCE NORTH 00°50'32"
EAST, 15.0 FEET TO THE POINT OF BEGINNING OF THE 30 FOOT EASEMENT; THENCE
SOUTH 89°09'28" EAST, 379.50 FEET TO THE POINT OF BEGINNING OF THE
CENTERLINE OF THE 15.0 FOOT EASEMENT; THENCE NORTH 00°50'32" EAST,
35.58; THENCE SOUTH 89°09'28" EAST, 200.5 FEET TO THE POINT OF BEGINNING
OF THE CENTERLINE OF THE 20 FOOT EASEMENT; THENCE NORTH 00°50'32" EAST,
PARALLEL WITH THE WEST LINE OF COBBLESTONES TOWNHOMES ADDITION, PHASE TWO
PLAT BOOK 77, PAGE 69 AND THE WEST LINE OF COBBLESTONES TOWNHOMES ADDITION
PHASE THREE, PLAT BOOK 79, PAGE 62, 476.89 FEET TO THE SOUTH LINE OF LOT 5
IN COBBLESTONES NORTHWEST ADDITION, PLAT BOOK 79, PAGE 50. THE SIDELINES OF
THE 30 FOOT, 15 FOOT AND 20 FOOT EASEMENTS ARE EXTENDED OR SHORTENED TO
MEET AT ANGLE POINTS AND TO TERMINATE AT THE EAST RIGHT-OF-WAY LINE OF
CALUMET AVENUE AND AT THE SOUTH LINE OF SAID LOT 5.

OFF SITE EASEMENT (SECTION "D")
A DRAINAGE EASEMENT BEING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP
36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY,
INDIANA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND
PRINCIPAL MERIDIAN, THENCE NORTH 00°50'32" EAST ALONG THE WEST LINE OF
SAID SOUTHWEST QUARTER OF SECTION 31, 327.53 FEET; THENCE SOUTH
89°09'28" EAST, 50.0 FEET; THENCE NORTH 00°50'32" EAST 30.0 FEET TO
THE POINT OF BEGINNING; THENCE SOUTH 89°09'28" EAST; 100.0 FEET; THENCE
NORTH 60°20'49" WEST, 114.13 FEET; THENCE SOUTH 00°50'32" WEST 55.0
FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF MUNSTER.

STATE OF INDIANA }
COUNTY OF LAKE } SS

MERCANTILE NATIONAL BANK OF INDIANA AS TRUSTEE UNDER TRUST AGREEMENT DATED
MAY 25, 1990, AND KNOWN AS TRUST NO. 5266, DOES HEREBY CERTIFY THAT IT IS THE
OWNER OF THE SUBDIVISION AND OFF SITE EASEMENT PROPERTY HEREIN ABOVE DESCRIBED,
AND THAT OF ITS OWN FREE WILL AND ACCORD HAS CAUSED THE PROPERTY TO BE SURVEYED
INTO LOTS, BLOCKS AND STREETS AS HEREIN SHOWN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS COBBLESTONES COMMERCIAL AREA,
A COMMERCIAL SUBDIVISION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA. ALL
STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED
TO THE TOWN OF MUNSTER.

MERCANTILE NATIONAL BANK OF
INDIANA AS TRUSTEE OF TRUST
NO. 5266

BY: Kathy Applegate

PRINTED NAME: Kathy Applegate

TITLE: Land Trust Administrator

STATE OF INDIANA }
COUNTY OF LAKE } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID,
PERSONALLY APPEARED Kathy Applegate, ON BEHALF OF
MERCANTILE NATIONAL BANK OF INDIANA AS TRUSTEE OF TRUST NO. 5266, TO ME PERSONALLY
KNOWN TO BE THE SAME PERSON WHO SIGNED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEALS THIS 8th DAY OF August, 1996.

Denise Restauri
NOTARY PUBLIC

PRINTED NAME: DENISE RESTAURI

COUNTY OF RESIDENCE: LAKE

MY COMMISSION EXPIRES 11-17-98

STATE OF INDIANA }
COUNTY OF LAKE } SS

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER,
LAKE COUNTY, INDIANA THIS 22nd DAY OF July, 1996.

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

David Schneider ATTEST Kurt Carroll
CHAIRMAN, DAVID SCHNEIDER EXECUTIVE SECRETARY, KURT CARROLL

STATE OF INDIANA }
COUNTY OF LAKE } SS

I, KENNETH GEMBALA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND
LICENSED UNDER THE LAWS OF THE STATE OF INDIANA; THAT I HAVE MADE A SURVEY
OF THE LAND SHOWN AND DESCRIBED HEREON 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.

REGISTERED L.S. # S0568

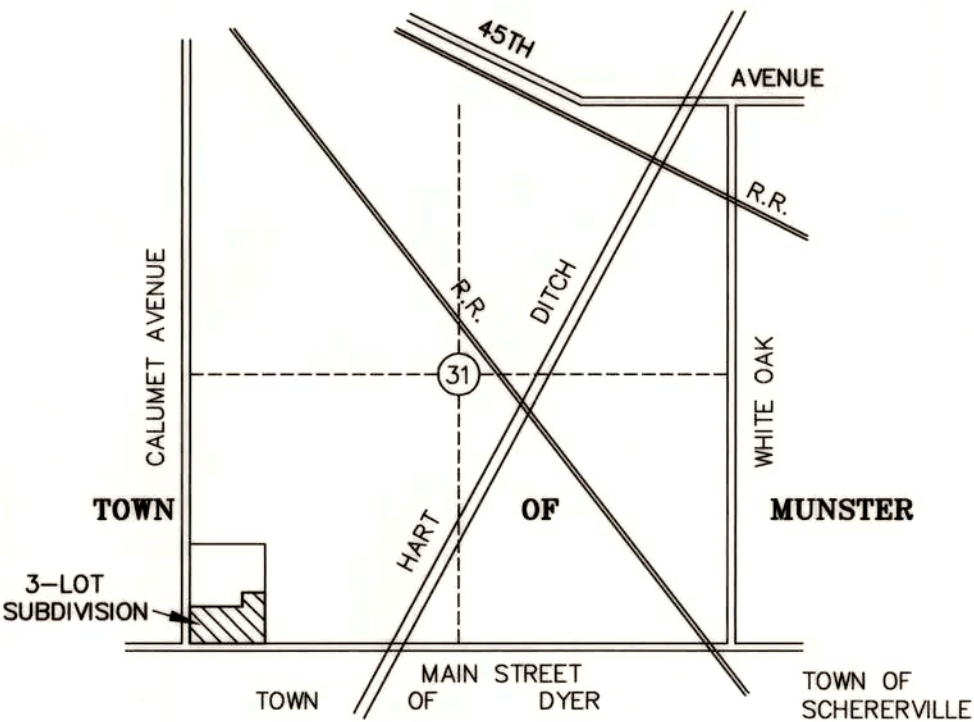
UTILITY EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER, INDIANA,
AMERITECH, NORTHERN INDIANA PUBLIC SERVICE COMPANY AND OTHER COMPANIES IDENTIFIED
BY THE MUNSTER TOWN BOARD AS SUPPLYING PUBLIC SERVICE NEEDS SEVERALLY AND THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE,
REPAIR, REPLACE AND MAINTAIN SEWERS, WATER 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 UTILITIES" 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 WITH AERIAL SERVICE WIRES TO ADJACENT LOTS, TOGETHER
WITH THE RIGHT TO ENTER UPON THE 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 SUCH EQUIPMENT, ANY FENCES, TREES, VEGETATION OR OTHER POTENTIAL
OBSTACLES TO THE USE OF EASEMENTS SHOWN UPON THE SUBDIVISION PLAT, SHALL BE PLACED AT
THE RISK 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 SUBDIVISION 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.

FLOOD STATEMENT

AS PER NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER
180139 0003 S, EFFECTIVE DATE MAY 16, 1983, PARCEL APPEARS TO BE IN ZONE B,
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN
AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1)
FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE
MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

SUBDIVISION LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 9
WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST
QUARTER; THENCE NORTH 0 DEGREES 50 MINUTES 32 SECONDS EAST ALONG THE
WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 327.53 FEET; THENCE
SOUTH 89 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 437.00 FEET;
THENCE NORTH 0 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 43.08
FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF
203.00 FEET; THENCE SOUTH 0 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE
OF 346.04 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 38 SECONDS WEST ALONG
THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 640.47 FEET TO THE
POINT OF BEGINNING, CONTAINING 4.83 ACRES, MORE OR LESS, ALL IN MUNSTER,
LAKE COUNTY, INDIANA.



VICINITY KEY MAP
SECTION 31-36-9
NOT TO SCALE

DEVELOPER:

FOCUS GROUP II, INC.
660 MORTLAND DR., SUITE A
VALPARAISO, INDIANA 46383
PHONE (219) 464-4600

ZONING:

ORDINANCE NO. 96B
OF THE TOWN OF MUNSTER

NOTE: PLAT OF SUBDIVISION REFERENCES
PLAT OF SURVEY DONE BY P.T.A. UNDER
JOB NO.: S95650
DRAWING NO.: S
DATED: 3/6/96 AND REVISED 7/11/96
AND RECORDED 7/16/96 IN
SURVEY BOOK 4 PAGE 2.

DRAWING REFERENCE:

DRAWING NO. 1 OF 3,
ENGINEERING CONCEPTUAL
SUBDIVISION SITE PLAN,
ORIGINALLY DATED 10/3/95
AND REVISED 7/16/96.



96053942

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

96 AUG 12 PM 4:14

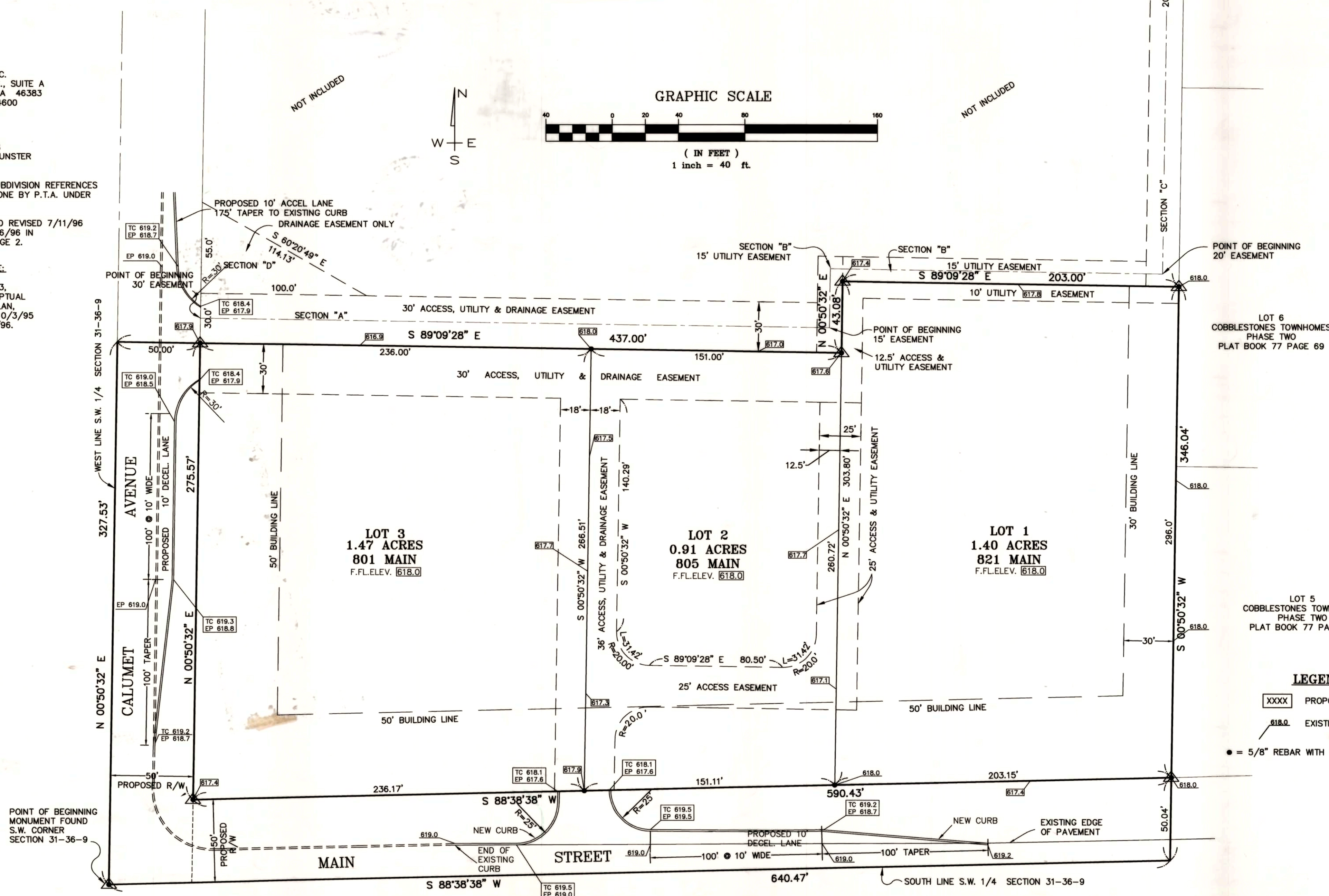
RECORDED

BOOK 081 PAGE 22

4.83 AC. PLATTED FROM
KEY 28-13-18
FULLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

AUG 12 1996
NEWKEYS 28-591-1 to 3
SAM ORLICH
AUDITOR LAKE COUNTY
LOTS 1 to 3

COBBLESTONES COMMERCIAL AREA A COMMERCIAL SUBDIVISION



LEGEND

XXXX PROPOSED GRADE

618.0 EXISTING GRADE

• = 5/8" REBAR WITH PLUMB TUCKETT CAP

DRAWN BY: K.L. PLUMB	CHECKED BY: G.L.G.
DATE: 2-20-96	DATE: 2-20-96

REVISIONS	DATE	BY
1	3-7-96	PIPELINE EASEMENT
2	4-23-96	TOWN PUNCH LIST
3	5-6-96	DEVELOPER ADDRESS
4	5-22-96	DECEL/ACCEL LANES
5	7-18-96	AMOCO PIPELINE EASEMENT

FINAL PLAT
COBBLESTONES COMMERCIAL AREA
A COMMERCIAL SUBDIVISION
MUNSTER, INDIANA
LAKE COUNTY, INDIANA

Plumb
Tuckett
& Associates
ARCHITECTS-ENGINEERS-SURVEYORS
120 East 90th Drive • Merrillville, IN 46410

FILE: \650\BNDRY.DWG
PLOT SCALE: 1"=40'

FINAL
PLAT

DRAWING NUMBER

1

SHEET: 1 OF: 1

JOB NO. S95650

1039