

00124

# FINAL PLAT - COBBLESTONES NORTH COMMERCIAL AREA

ALL PLATTED FROM  
KEY 28-13-18  
JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 28 2000  
NEW KEY 28-632-1 to 4  
PETER BENJAMIN  
LAKE COUNTY AUDITOR  
LOTS 4 to 7

STATE OF INDIANA } SS  
COUNTY OF LAKE }

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: *Jonathan M. Kohl*  
PRINTED NAME: Jonathan M. Kohl, Assistant Vice President and Trust Officer  
TITLE: \_\_\_\_\_

STATE OF INDIANA } SS  
COUNTY OF LAKE }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED *Jonathan M. Kohl* 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 20<sup>TH</sup> DAY OF JULY, 2000.

*Jonathan M. Kohl*  
NOTARY PUBLIC

PRINTED NAME: *Janet L. DeMonas*  
COUNTY OF RESIDENCE: *LAKE* MY COMMISSION EXPIRES: *05-07-08*

STATE OF INDIANA } SS  
COUNTY OF LAKE }

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA THIS 11<sup>TH</sup> DAY OF JULY, 2000.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA  
CHAIRMAN, STUART FRIEDMAN ATTEST *Kurt Carroll*  
EXECUTIVE SECRETARY, KURT CARROLL

STATE OF INDIANA } SS  
COUNTY OF LAKE }

I, KENNETH GEMBALA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 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.

*Kenneth D. Gembala* REGISTERED L.S. # S0568

SECTION D EASEMENT ON THE PLAT OF SUBDIVISION OF COBBLESTONES COMMERCIAL AREA, A COMMERCIAL SUBDIVISION IN THE TOWN OF MUNSTER AS SHOWN IN PLAT BOOK 81 ON PAGE 22 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA IS HEREBY VACATED, AND ALL ELEVATIONS THEREON ARE HEREBY DELETED AND ARE HEREBY SUPERSEDED BY THE DRAINAGE PLANS APPROVED BY THE TOWN OF MUNSTER AS A PART OF THE APPROVAL OF THIS FINAL SUBDIVISION PLAT.

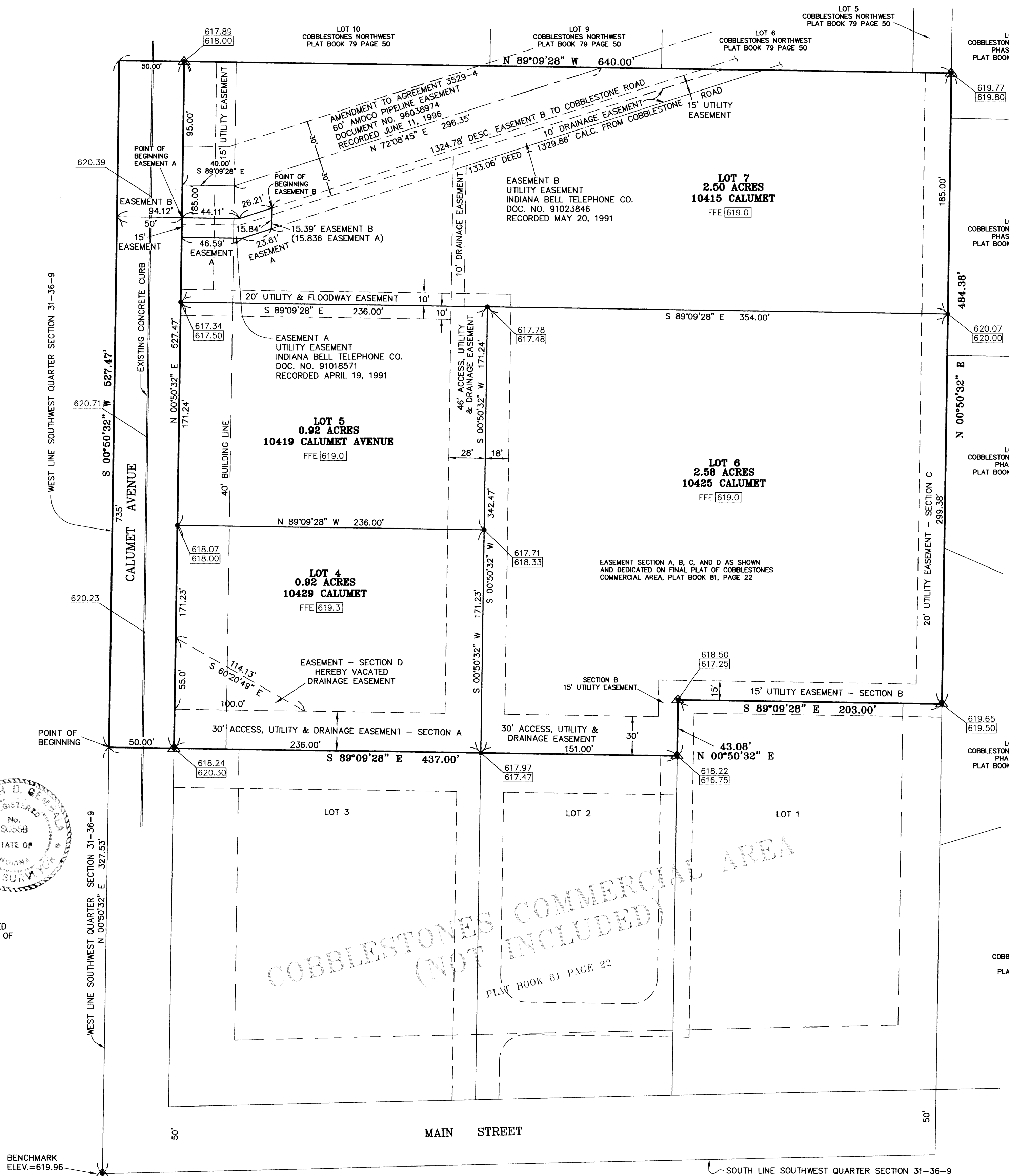
UTILITY EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MUNSTER, INDIANA, AMERITECH, NORTHERN INDIANA PUBLIC SERVICE COMPANY AND OTHER COMPANIES IDENTIFIED BY THE MUNSTER TOWN BOARD AS SUPPLYING PUBLIC SERVICE NEEDS SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE AND MAINTAIN SEWERS, WATER MAINS, 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 "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 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 ANY 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 B, 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.

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 327.53 FEET NORTH 00°50'32" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION, BEING ALSO THE NORTHWEST CORNER OF COBBLESTONES COMMERCIAL AREA SUBDIVISION, RECORDED IN PLAT BOOK 81, PAGE 22 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°09'28" EAST ALONG THE NORTH LINE OF SAID COBBLESTONES COMMERCIAL AREA ADDITION, 437.00 FEET; THENCE NORTH 00°50'32" EAST, 43.08 FEET; THENCE SOUTH 89°09'28" EAST, 203.00 FEET TO THE WEST LINE OF COBBLESTONES TOWNHOMES, PHASE TWO AS SHOWN IN PLAT BOOK 77, PAGE 69; THENCE NORTH 00°50'32" EAST, ALONG SAID WEST LINE AND ALSO THE WEST LINE OF COBBLESTONES TOWNHOMES PHASE THREE AS SHOWN IN PLAT BOOK 79, PAGE 62, 484.38 FEET TO THE SOUTH LINE OF COBBLESTONES NORTHWEST ADDITION AS SHOWN IN PLAT BOOK 79, PAGE 50; THENCE NORTH 89°09'28" WEST, ALONG SAID SOUTH LINE 640.00 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE SOUTH 00°50'32" WEST ALONG SAID WEST LINE, 527.47 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE INTEREST OF THE WESTERLY PORTION FOR CALUMET AVENUE.

7/28/2000 Book 88 Page 99  
Instrument Number 2000-053500  
FINAL PLAT COBBLESTONES NORTH COMMERCIAL  
Filed in the State of Indiana County of Lake  
By Recorder MORRIS W. CARTER



#### LEGEND

▲ = 5/8" REBAR WITH PLUMB, TUCKETT CAP IN CONCRETE

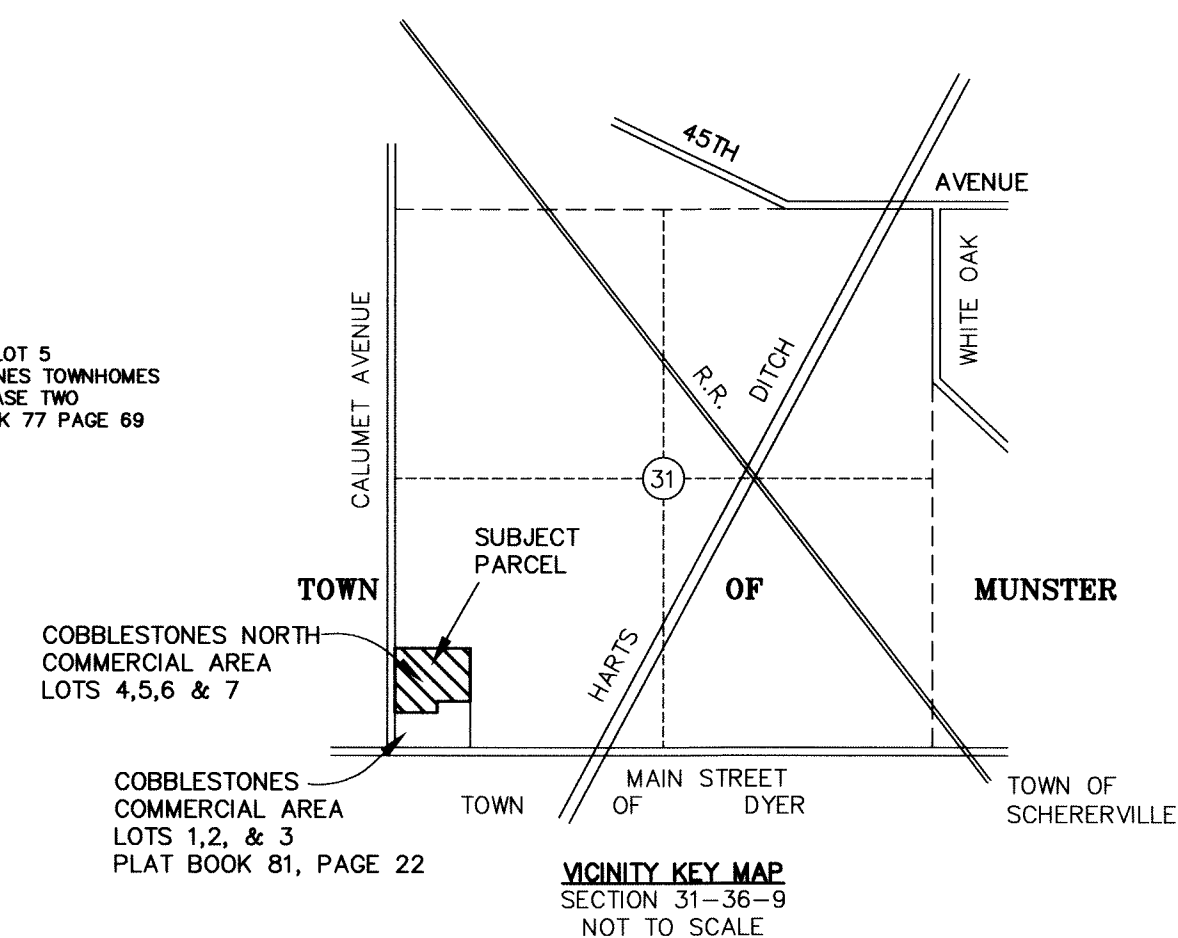
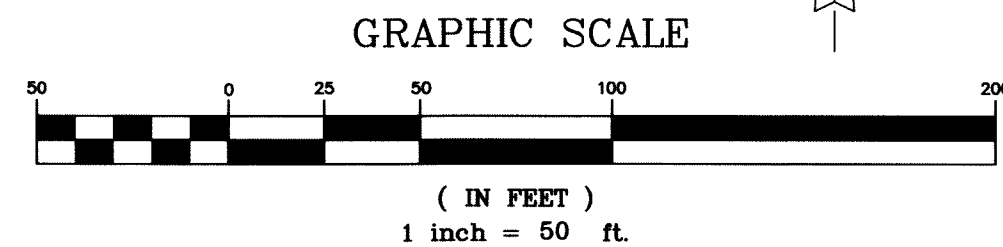
● = 5/8" REBAR WITH PLUMB, TUCKETT CAP

XXX.XX = EXISTING GRADE

XXX.XX = PROPOSED GRADE

FFE XXX.XX = PROPOSED FINISHED FLOOR ELEVATION

PROPOSED GRADES SHOWN ON THIS PLAT MAY BE IN CONFLICT WITH THOSE SHOWN ON THE PLAT OF COBBLESTONE COMMERCIAL AREA, PLAT BOOK 81, PAGE 22. FOR COMPLETE GRADES SEE ENGINEERING PLANS OF FILE WITH THE TOWN OF MUNSTER.



FINAL PLAT  
COBBLESTONES NORTH COMMERCIAL AREA  
TOWN OF MUNSTER  
LAKE COUNTY, INDIANA  
SECTION 31-36-9

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

FILE: 00588.DWG  
PLOT SCALE: 1"=50'

FINAL  
PLAT

DRAWING NUMBER

1

SHEET: 1 OF: 1

JOB NO. S00588  
SECTION: 31-36-9