

PRELIMINARY PLAT
LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3
TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA

PARCEL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF MUNSTER, LAKE COUNTY, INDIANA, BEING THAT PARCEL SURVEYED BY PATRICK H. NEJMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21600004 AND SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY DATED FEBRUARY 20, 2025 AS DVG TEAM, INC. JOB NUMBER 24-0533, SAID PARCEL BEING A PART OF LOT 3 IN THE SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGE 19, AS DOCUMENT NUMBER 2024-018297, ON JULY 12, 2024, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 28.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 271.86 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREE 54 MINUTES 55 SECONDS EAST, 380.85 FEET ALONG THE WEST LINE OF SAID LOT 3 TO A 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM, INC. FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE SOUTH 88 DEGREES 23 MINUTES 00 SECONDS EAST, 269.87 FEET TO A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 MARKED BY A DVG REBAR; THENCE SOUTH 01 DEGREE 37 MINUTES 00 SECONDS WEST, 381.28 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES MORE OR LESS.

OWNER'S CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

IT, THE UNDERSIGNED, _____, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LAKE BUSINESS CENTER SUBDIVISION FIRST RE-SUBDIVISION OF LOT 3 TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

DATED THIS ____ DAY OF _____, 2025.

XXXXXXXXXXXXXXXXXXXX

BY: _____

TITLE: _____

(PRINTED NAME): _____

ACKNOWLEDGMENT

COUNTY OF _____] SS:
STATE OF _____]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2025.

(SIGNATURE) _____

PRINTED NAME: _____
NOTARY PUBLIC
RESIDENT OF _____ COUNTY

COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, THIS ____ DAY OF _____, 2025.

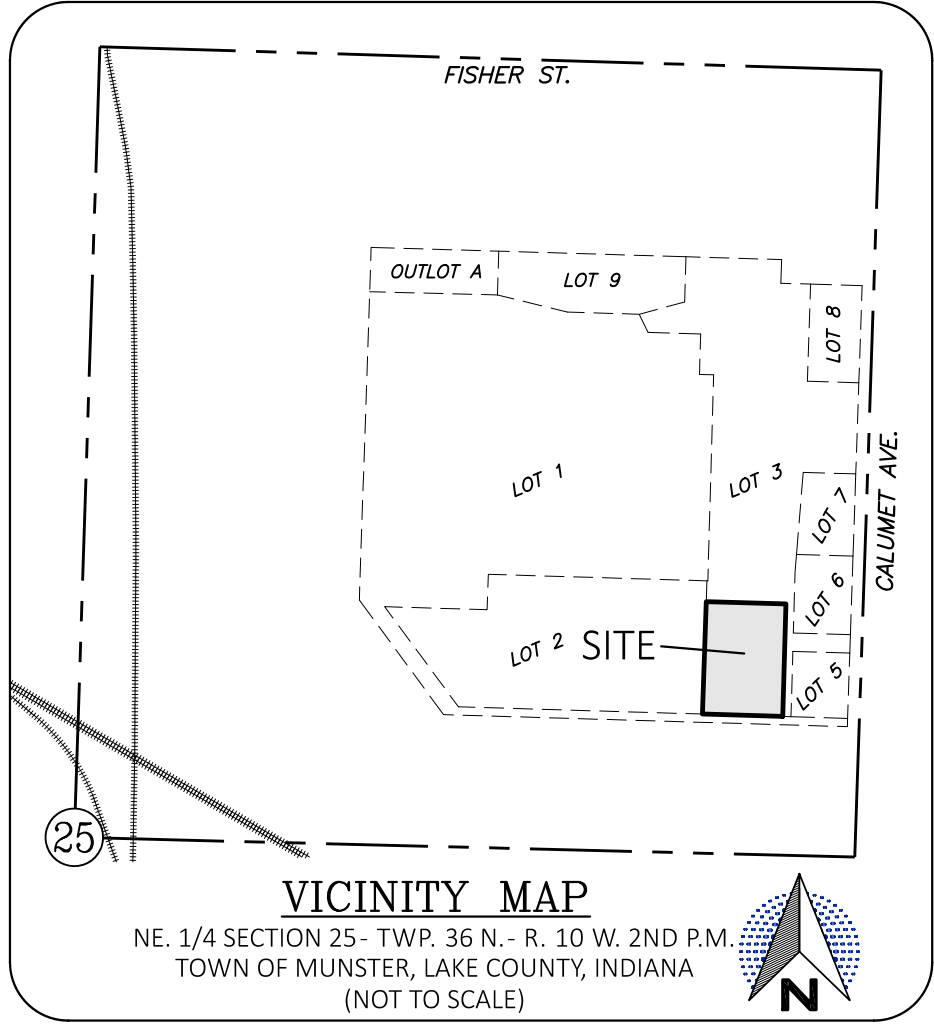
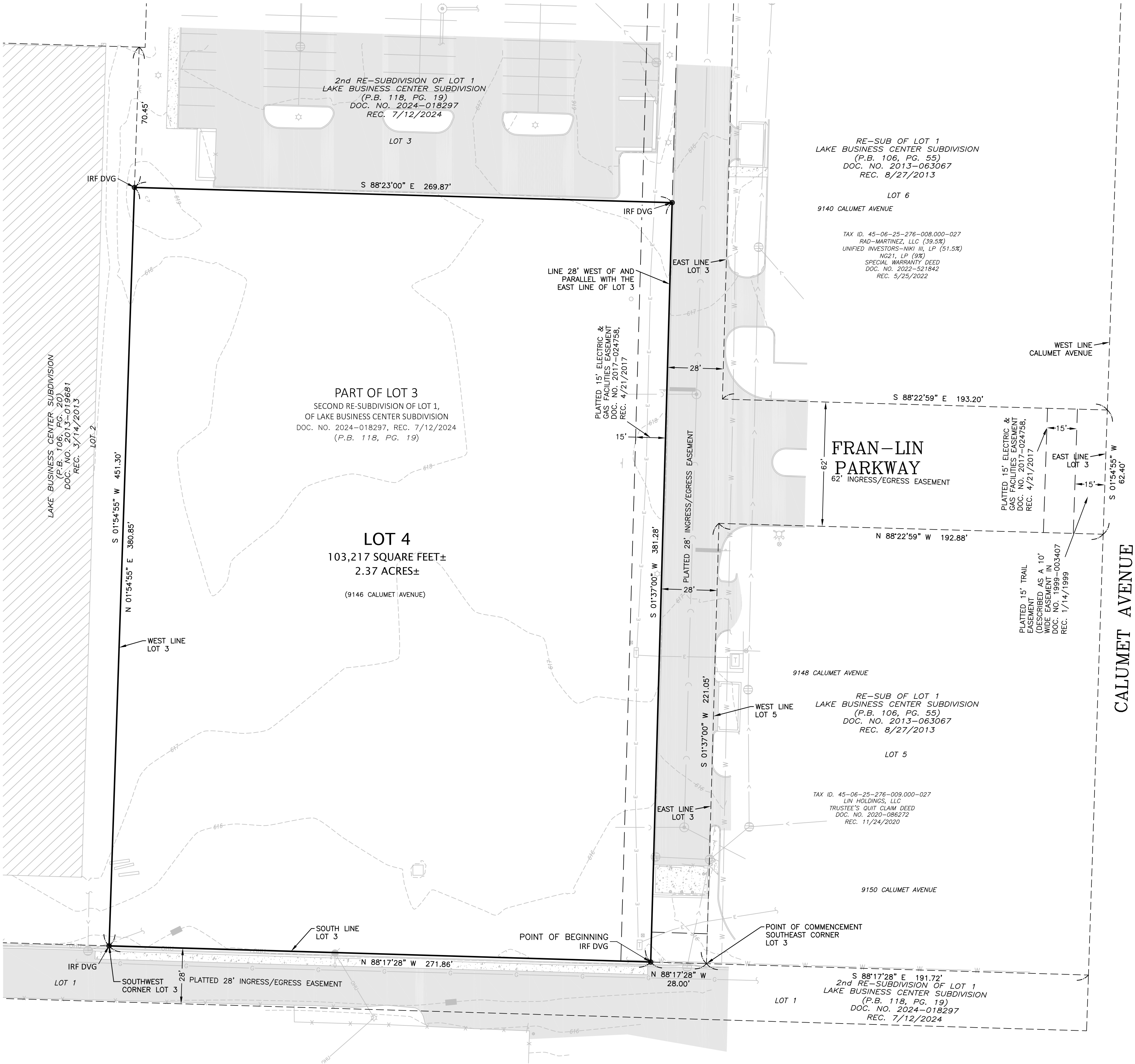
PRINTED NAME _____ SIGNATURE _____

TITLE: _____

ATTEST:

PRINTED NAME _____ SIGNATURE _____

TITLE: _____



SUBJECT PARCEL INFORMATION:
PART OF TAX ID: 45-06-25-276-014.000-027
CAHST MUNSTER, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021-062100
REC. 10/4/2021

SUBDIVIDER AND OWNER:
XXXXXXXXXXXX
CAHST MUNSTER, LLC
XXXX, XX XXXXXX
SURVEYOR:
DVG TEAM INC.
1155 TROUTWINE ROAD
CROWN POINT, IN 46307

ENGINEER:
KIMLEY-HORN
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555

PARCEL AREA:
103,217 SQUARE FEET ±
2.37 ACRES ±

● IRF DVG 5/8" REBAR FOUND WITH BLUE PLASTIC CAP
STAMPED "DVG TEAM INC FIRM NO. 0120"

P.B. - PLAT BOOK

FLOOD ZONE INFORMATION:
FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP. (FIRM), THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180139, PAMEL NUMBER 18089C0117E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

REFERENCE SURVEY:
REFERENCE A PLAT OF SURVEY PREPARED BY DVG TEAM, INC., JOB NUMBER 24-0533, DATED FEBRUARY 21, 2025, RECORDED IN SURVEY BOOK #__, PAGE ## AS DOCUMENT NUMBER 2025-#### ON MONTH DATE, YEAR IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE OPINION OF THE SURVEYOR THAT THERE ARE NO SUBSTANTIAL DIFFERENCES BETWEEN SAID SURVEY AND THIS PLAT.

SURVEYOR'S CERTIFICATION:

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MONTH XX, 2025 AND THAT ALL DIMENSIONS, LINEAR AND ANGULAR ARE CORRECTLY SHOWN, AND THAT ALL MONUMENTS OR MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATIONS, SIZE, TYPE AND DESCRIPTION ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

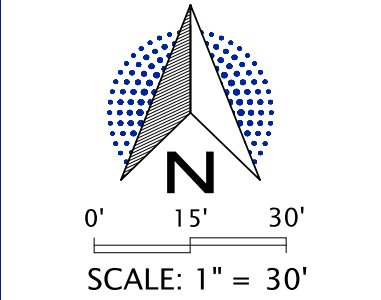
GLEN E. BOREN, P.S. NO. LS20000006



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

FIRST RESUBDIVISION OF LOT 3
9200 CALUMET AVENUE
MUNSTER, IN 46321
PRELIMINARY PLAT



KIMLEY-HORN	
\24-0533 Preliminary Plat.dwg	
FB/PG	FILE NO.
DRAWN BY PHN	DATE 3/31/2025
SECTION 25-36-10	COUNTY, STATE LAKE, IN
JOB NO. 24-0533	