

Survey Map Details:

- LOT 1**: (1800 45th Avenue) (9701 Fran-Lin Parkway) 49,727 SQ. FT. ±1.14 ACRES
- LOT 2**: (1860 45th Avenue) 35,468 SQ. FT. ±0.81 ACRES
- LOT 3**: (1830 45th Avenue) 263,428 SQ. FT. ±6.05 ACRES
- LOT 4**: (9749 Fran-Lin Parkway) 142,644 SQ. FT. ±3.27 ACRES

Boundaries & Easements:

- 45TH AVENUE**: S 89°13'00" E ~590.68'
- FRAN-LIN PARKWAY**: S 00°00'00" E ~732.61'; N 90°00'00" E ~200.00'; S 89°13'00" E ~200.02'; S 89°13'00" E ~113.63'; S 00°00'00" E ~130.00'; N 90°00'00" E ~277.00'; S 00°00'00" W ~126.21'; S 00°00'00" E ~931.01'; S 00°00'00" E ~321.01'; S 70°43'50" E ~625.68'; S 70°43'50" E ~731.61'
- CHICAGO & GRAND TRUNK RAILROAD**: S 70°43'50" E ~625.68' (HERETOFOR DEDICATED)
- Easements**: 15' UTILITY EASEMENT, 25' UTILITY EASEMENT, 35' UTILITY AND DRAINAGE EASEMENT

Signage & Notes:

- SIGN EASEMENT: 36.00' x 36.00' (S 89°13'00" E ~36.00')
- 45th Avenue Addition: EAST LINE OF THE WEST BOUNDARY FEET OF THE 1/4 NW 1/4 OF SEC. 32-35-9, TOWNSHIP 45N, RANGE 4E, MONSTER, IN 45207 PARCEL NO.: 45-07-32-35-000-027
- East Line of Eastwood Addition: EAST LINE OF THE WEST BOUNDARY FEET OF THE 1/4 NW 1/4 OF SEC. 32-35-9, TOWNSHIP 45N, RANGE 4E, MONSTER, IN 45207 PARCEL NO.: 45-07-32-35-000-027

Witnesses:

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.

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



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.

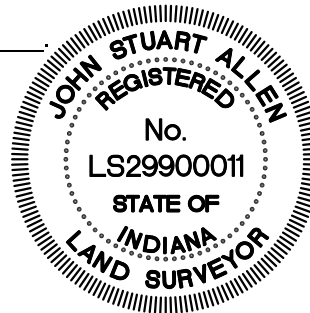
[illegible]

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_____

TORRENGA SURVEYING LLC.

John Stuart Allen - Professional Land Surveyor No. LS 29900011

[illegible]

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:

<div style="text-align: center;"> SHEET 0 OF 0 </div>	CLIENT: G.H.K. Developments, Inc. JOB NO: 2025-0424 DRAWN: JSA/AJF SCALE: 1" = 40' DATE: DECEMBER 30, 2025	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	TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. NO.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM	
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