

# MAIN CROSSING

AN ADDITION TO THE  
TOWN OF MUNSTER, LAKE COUNTY, INDIANA  
BEING A RESUBDIVISION OF COBBLESTONES COMMERCIAL AREA,  
REPLAT OF LOT 3 AND PART OF LOT 2 IN COBBLESTONES COMMERCIAL  
AREA AND COBBLESTONES NORTH COMMERCIAL AREA

DESCRIPTION:  
Lots 1 and 2 in Cobblestones Commercial Area, a Commercial Subdivision to the Town of Munster, as per plat thereof, recorded in Plat Book 81, page 22, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part of said Lot 2 that was replated as Replat of Lot 3 and part of Lot 2 in Cobblestones Commercial Area, a Commercial Subdivision to the Town of Munster, as per plat thereof, recorded in Plat Book 88, page 85, in the Office of the Recorder of Lake County, Indiana,

and  
Lot 1 in Replat of Lot 3 and part of Lot 2 in Cobblestones Commercial Area, a Commercial Subdivision to the Town of Munster, as per plat thereof, recorded in Plat Book 88, page 85, in the Office of the Recorder of Lake County, Indiana, and  
Lots 4, 5, 6 and 7 in Cobblestones North Commercial Area, to the Town of Munster, as per plat thereof, recorded in Plat Book 88, page 99, in the Office of the Recorder of Lake County, Indiana.

Being more particularly described as follows: Commencing at the Southwest corner 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 the Southwest Quarter of said Section 31, a distance of 854.99 feet; thence South 89°09'28" East, a distance of 50.00 feet to a point on the East Right-of-Way line of Calumet Avenue (100 foot wide), said point being the Southwest corner of Cobblestones Northwest, an Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 79, page 50 in the Office of the Recorder of Lake County, Indiana, and being the point of beginning of this description; thence continuing South 89°09'28" East, along the South line of said Cobblestones Northwest, a distance of 590.00 feet to a point on the West line of Cobblestones Townhomes, Phase Three, an Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 79, page 62 in the Office of the Recorder of Lake County, Indiana; thence South 00°50'32" West, along said West line and along the West line of Cobblestones Townhomes, Phase Two, an Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 77, page 58 in the Office of the Recorder of Lake County, Indiana, a distance of 780.39 feet to a point on the North Right-of-Way line of Main Street (100 foot wide); thence South 88°38'38" West, along said North Right-of-Way line, a distance of 565.42 feet; thence North 45°28'19" West, a distance of 34.58 feet to a point on the aforesaid East Right-of-Way line of Calumet Avenue; thence North 00°50'32" East, along said East Right-of-Way line, a distance of 778.20 feet to the point of beginning, containing 10.716 acres, more or less, all in the Town of Munster, Lake County, Indiana.

STATE OF INDIANA }  
COUNTY OF LAKE }

It, RNR, LLC, does hereby certify that it is the Owner of the real estate shown and described herein, and has of its own free will and accord caused the same to be laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as, MAIN CROSSING, an Addition to the Town of Munster, Lake County, Indiana. All streets, alleys and crosswalks shown and not heretofore dedicated are hereby dedicated to the Town of Munster; provided, however, that all ingress-egress easements within the subdivision are private streets and are not dedicated to the Town of Munster.

Witness its hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

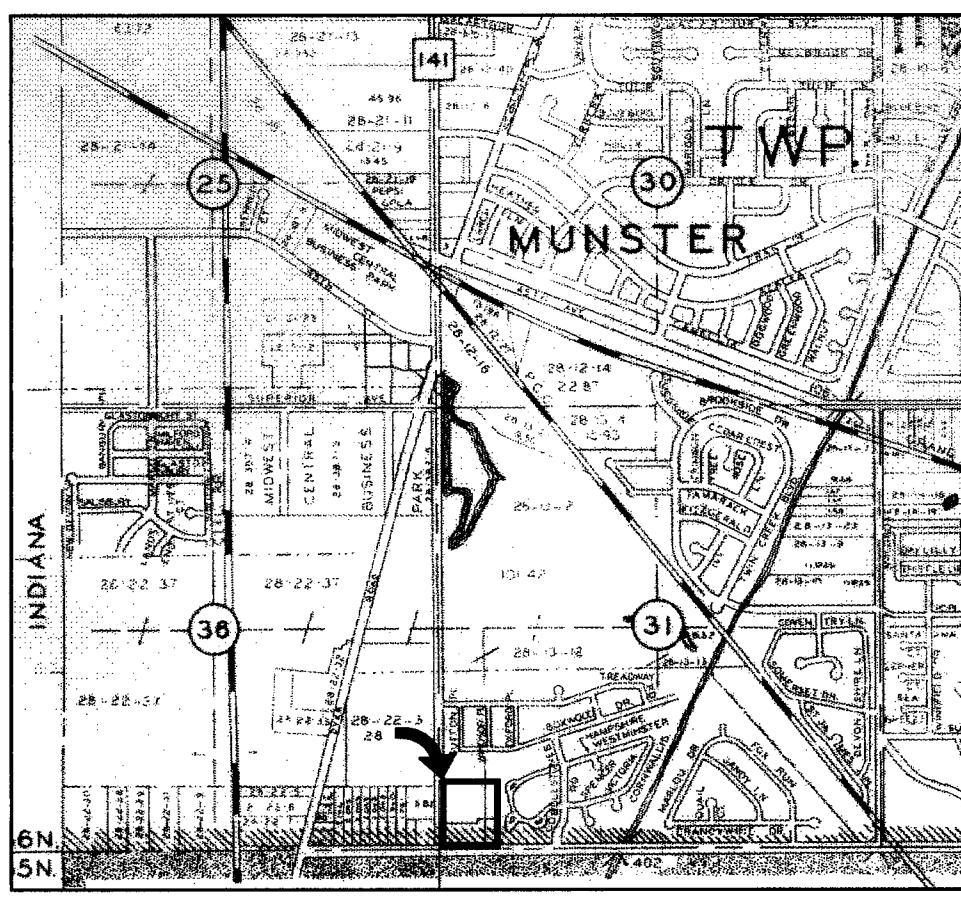
Russell W. Pellar, MD., Manager, RNR, LLC

STATE OF INDIANA }  
COUNTY OF LAKE }

Before me, a Notary Public in and for said County and State, personally appeared Russell W. Pellar, MD., known to me to be the same person who signed the hereon certificate as Manager for RNR, LLC, who acknowledged to me that he signed and delivered said instruments as his own free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission expires: \_\_\_\_\_ Notary Public  
County of Residence: \_\_\_\_\_



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: \_\_\_\_\_ Executive Secretary: \_\_\_\_\_

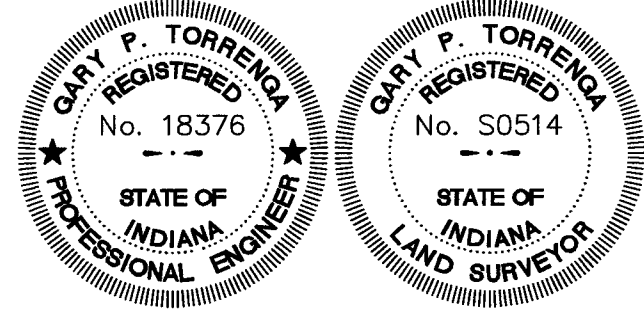
STATE OF INDIANA }  
COUNTY OF LAKE }

I, Gary P. Torrenge, hereby certify that I am a Registered Professional Engineer and 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 correctly represents said survey and that all dimensions, linear and angular, are correctly shown, and that all measurements or markers shown thereon actually exist and that their location, size type and description are accurately shown.

Witness my hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TORRENGE ENGINEERING, INC.

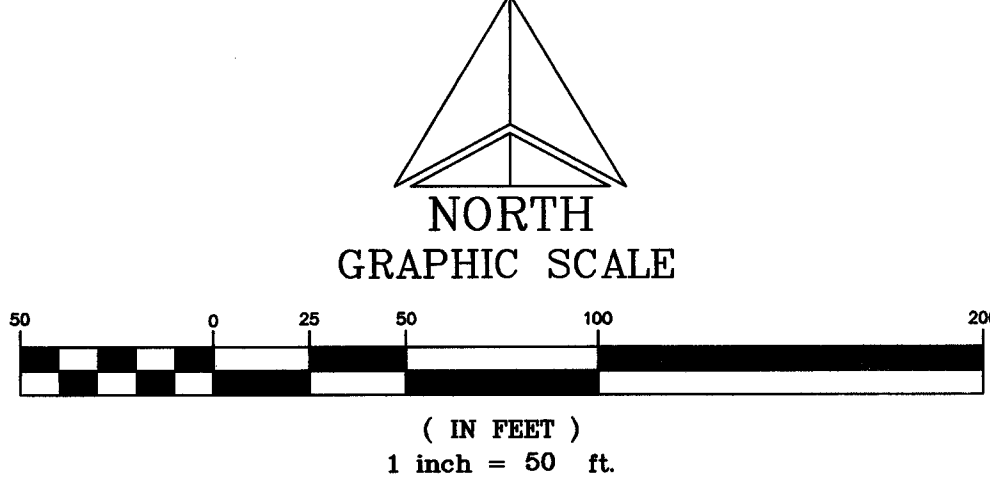
Gary P. Torrenge - Registered P.E. #18376 and L.S. #S0514



NOTE:  
All access, utility and drainage easements shown on the final plats of Cobblestones Commercial Area, a Commercial Subdivision, recorded in Plat Book 81, page 22; Replat of Lot 3 and part of Lot 2 in Cobblestones Commercial Area, a Commercial Subdivision, recorded in Plat Book 88, page 85; and Cobblestones North Commercial Area, recorded in Plat Book 88, page 99, all in the Office of the Recorder of Lake County, Indiana, are hereby vacated, and all elevations thereon are hereby deleted, and all are hereby superseded by the easements and elevations shown hereon and on the drainage plans approved by the Town of Munster as a part of the approval of this final plat.

UTILITY EASEMENTS:  
An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, 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 "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets 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 topplings, vegetation improvements 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 the National Flood Insurance Rate Map, Community-Panel Number 180139 0003 B, Effective Date May 16, 1983, shown 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 depth less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood.



**TORRENGE ENGINEERING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
Tel. No.: (219) 898-8918  
web site: www.torrenge.com

MAIN CROSSING  
An Addition to the Town of  
Munster, Lake County, Indiana  
FINAL PLAT

CLIENT:  
RNR, LLC  
7100 W. 21st Avenue  
Gary, Indiana 46406  
Richard J. Pellar  
(219) 949-8080  
JOB NO: 5069-03  
SCALE: 1" = 50'

REVISIONS:  
DATE: 12-18-2003

SHEET  
1 OF 1