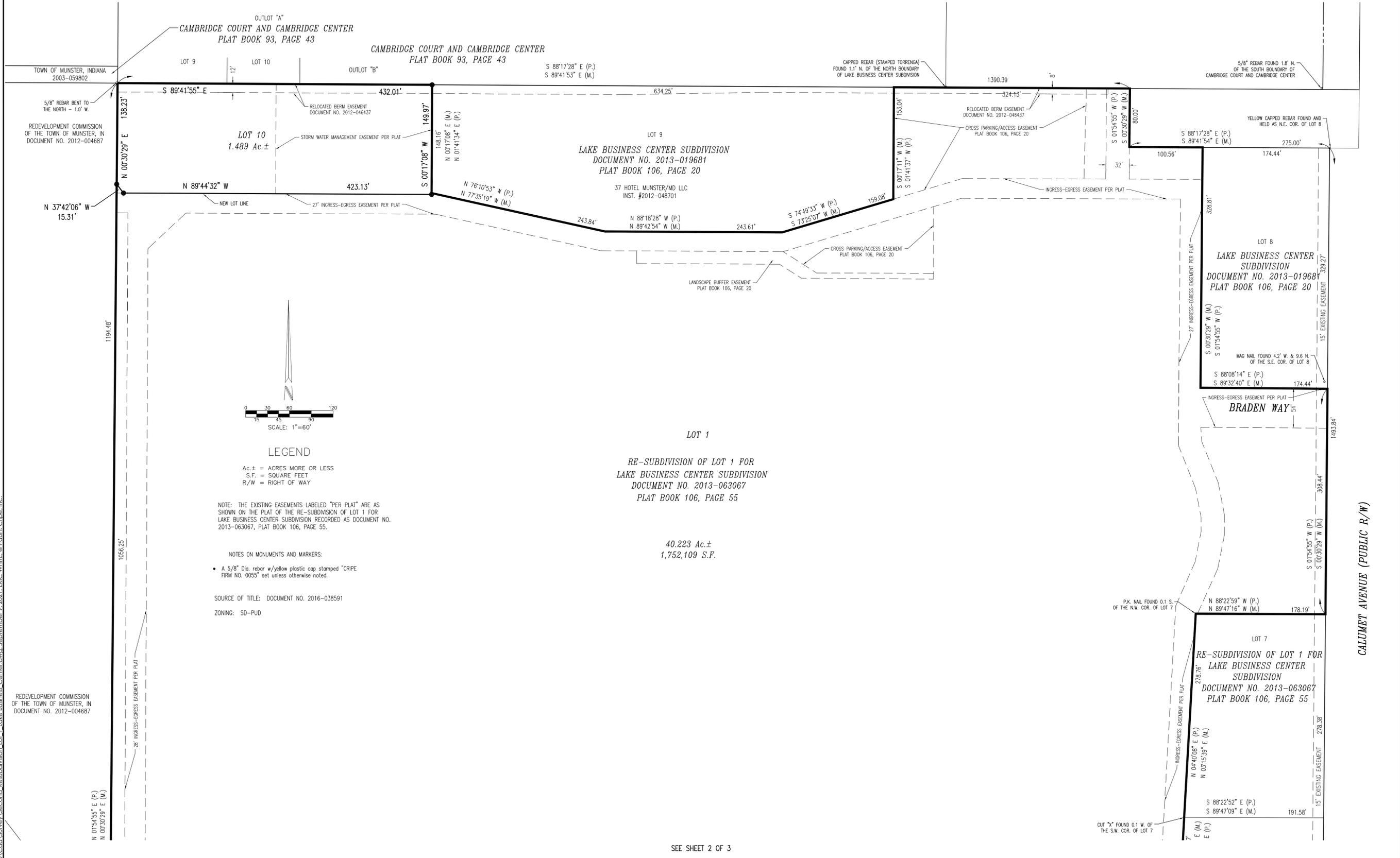


# SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION



SEE SHEET 2 OF 3

I affirm, under the penalties for perjury, that I have taken reasonable care to detect each social security number in this document, unless required by law.  
Name: ERIC C. WHITE

OWNER: ECW	TITLE: BY & DATE:
CONVEY: BY & DATE:	FILED: BY & DATE:
CORRECTED BY:	
DRAWN BY: ERIC C. WHITE, P.S. #29700012	DATE: 9/09/2021

C:\2019\190149\10000\Cadd\Survey\Second\_Subdivision\_Lot\_1\_Lake\_Business\_Center.dwg, September 9, 2021, ERIC WHITE, © Paul L. Cripe, Inc.

THIS PLAT PREPARED BY ERIC C. WHITE, P.S. #29700012

Revision	Mark	Date	Description

3939 Priority Way South Drive, Suite 200  
Indianapolis, Indiana 46240  
(317) 844-6777  
E-Mail: cripe@cripe.biz



**FINAL SUBDIVISION PLAT**  
**SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION**  
**HOSPITALITY PROJECT SERVICES**  
2501 S. HIGH SCHOOL ROAD  
INDIANAPOLIS, IN 46241  
PHONE: (317) 586-1985

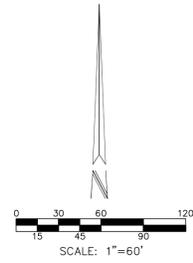
Legal Township: NORTH TWP., LAKE CO.	Range: 10-W
Section: 25	Block: 36-N
Owner: LBC OWNER LLC	
Scale: 1"=60'	
Sheet No: 1 of 3	
Project Number: 190149-10000	

# SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION

SEE SHEET 1 OF 3

RE-SUBDIVISION OF LOT 1 FOR  
LAKE BUSINESS CENTER SUBDIVISION  
DOCUMENT NO. 2013-063067  
PLAT BOOK 106, PAGE 55

40.223 Ac.±  
1,752,109 S.F.



### LEGEND

Ac.± = ACRES MORE OR LESS  
S.F. = SQUARE FEET  
R/W = RIGHT OF WAY

NOTE: THE EXISTING EASEMENTS LABELED "PER PLAT" ARE AS SHOWN ON THE PLAT OF THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NO. 2013-063067, PLAT BOOK 106, PAGE 55.

### NOTES ON MONUMENTS AND MARKERS:

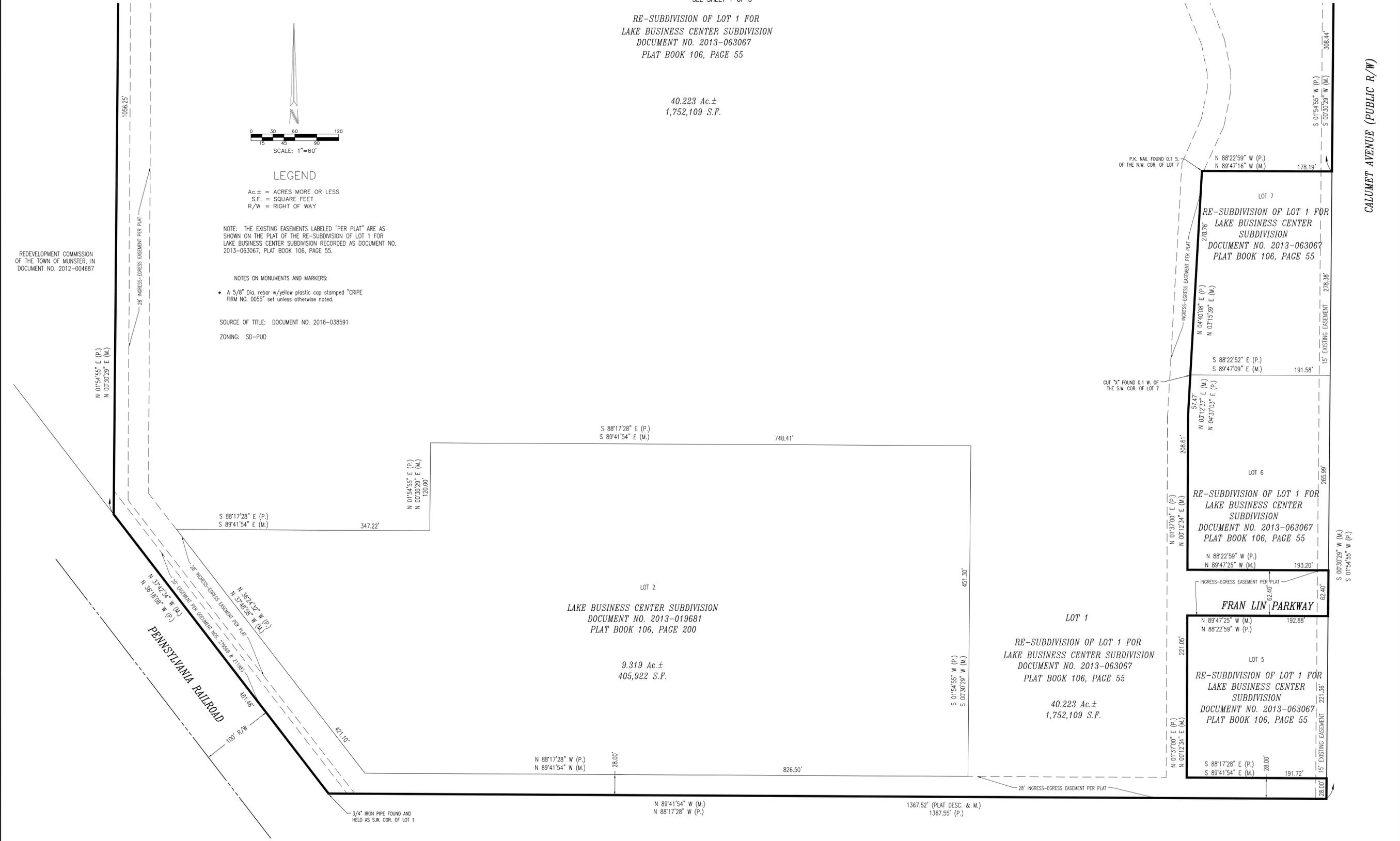
- A 5/8" Dia. rebar w/yellow plastic cap stamped "CRIPE FIRM NO. 0055" set unless otherwise noted.

SOURCE OF TITLE: DOCUMENT NO. 2016-038591

ZONING: SD-PUD

REDEVELOPMENT COMMISSION  
OF THE TOWN OF MUNSTER, IN  
DOCUMENT NO. 2012-004687

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CALUMET AVENUE (PUBLIC R/W)

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.  
Name: ERIC C. WHITE

OWNER: ECW	TOWN CL. BY & DATE:
CONVEY. CL. BY & DATE:	FIELD CL. BY & DATE:
DRAWN BY:	
DATE: ERIC C. WHITE, P.S. #29700012	DATE: 9/09/2021

THIS PLAT PREPARED BY ERIC C. WHITE, P.S. #29700012

Revision	Mark	Date	Description

● Architecture + Interiors  
 ● Civil Engineering  
 ● Survey + 3D Laser Scanning  
 ● Equipment Planning  
 ● Real Estate Services

3939 Priority Way South Drive, Suite 200  
 Indianapolis, Indiana 46240  
 (317) 844-6777  
 E-Mail: cripe@cripe.biz



**FINAL SUBDIVISION PLAT**

**SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION**

**HOSPITALITY PROJECT SERVICES**

2501 S. HIGH SCHOOL ROAD  
INDIANAPOLIS, IN 46241

PHONE: (317) 586-1985

Legal Township: NORTH TWP., - LAKE CO.	Range: 10-W
Section: 25	Township: 36-N
Sheet No: 2 of 3	Project Number: 190149-10000

# SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION

**LAND DESCRIPTION**

Lot 1 of the Re-subdivision of Lot 1 for Lake Business Center Subdivision, an addition to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded as Document No. 2013-063067, Plat Book 106, page 55 in the Office of the Recorder of Lake County, Indiana, containing 41.712 acres, more or less.

This subdivision consists of two (2) lots numbered 1 and 10. The size of the lots and easements are shown in feet and decimal parts thereof.

This plat is based upon an ALTA/NSPS Land Title Survey of the above described real estate prepared by Cripe dated \_\_\_\_\_, 2021 and recorded as Document No. \_\_\_\_\_ in the Office of the Recorder of Lake County, Indiana.

Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 2021.

Eric C. White, P.S. #29700012



**DEED OF DEDICATION**

We, the undersigned, LBC Owner LLC, owner(s) of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

The subdivision shall be known and designated as the "SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION", an addition to the Town of Munster, Lake County, Indiana. All streets shown and not hereto dedicated, are dedicated to the City of Indianapolis as public right of way.

Witness our Hand and Seal this day of \_\_\_\_\_, 2021.

LBC Owner LLC

By: \_\_\_\_\_

Name:

Title:

STATE OF INDIANA )

) SS:

COUNTY OF \_\_\_\_\_ )

Before me the undersigned Notary Public in and for said County and State, personally appeared \_\_\_\_\_, President of LBC Owner LLC, who acknowledged the execution of the forgoing instrument as his voluntary act and deed, for the purposes herein expressed.

Witness my hand and notary seal this day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

I am a resident of County \_\_\_\_\_

**FLOOD STATEMENT:**

The subject property is located within an unshaded Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) as plotted by scale from "FIRM", Flood Insurance Rate Map, Community Panel Number 180139 0117 E, Town of Munster, Lake County, Indiana, effective date, January 18, 2012, as prepared by the Federal Emergency Management Agency. The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map.

**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 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 toppings, 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 owner's expense. All designated utility easements are also hereby dedicated as drainage easements.



VICINITY MAP (NO SCALE)

**PLAN COMMISSION CERTIFICATE**

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Chairman: \_\_\_\_\_ Executive Secretary  
(Printed Name) (Printed Name)

OWNER: ECW	TOWN CL. BY & DATE:
CONVEY. CL. BY & DATE:	FILED CL. BY & DATE:
CORRECTED BY:	
DATE: ERIC C. WHITE, P.S. #29700012	DATE: 9/09/2021

Owner:  
LBC Owner LLC  
1149 W. 175th Street  
Homewood, IL 60430

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.  
Name: ERIC C. WHITE

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PHONE: (317) 586-1985

Legal Township: NORTH TWP., LAKE CO.	Range: 10-W
Section: 25	Block: 36-N
Record Owner: LBC OWNER LLC	Scale: 1"=60'
Sheet No: 3 of 3	Project Number: 190149-10000

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