

PORTER BUSINESS PARK – PHASE 1 – FIRST REPLAT
A REPLAT OF LOTS C-5, C-6, C-7, C-8, C-9, OT-3 AND OT-4 OF PORTER BUSINESS PARK – PHASE 1
(PLAT FILE 55-A-3, RECORDED INSTRUMENT NO. 2016-004722)
LIBERTY TOWNSHIP, PORTER COUNTY, INDIANA
SE 1/4, SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST

2017-008022

FILED FOR RECORD

APR 5 2017
13:03 P.M.
PORTER COUNTY RECORDER
JON C. MILLER

55-A-3-1

DESCRIPTION:

LOTS C-5, C-6, C-7, C-8, C-9, OT-3 AND OT-4 OF PORTER BUSINESS PARK – PHASE 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST, LIBERTY TOWNSHIP, PORTER COUNTY, INDIANA AND RECORDED FEBRUARY 23, 2016 IN PLAT FILE 55-A-3, RECORDED INSTRUMENT NO. 2016-004722 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

DEED OF DEDICATION:

WE, THE UNDERSIGNED, ST. ANDREWS DEVELOPMENT, LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PORTER COUNTY UNIFIED DEVELOPMENT ORDINANCE. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

PORTER BUSINESS PARK – PHASE 1 – FIRST REPLAT

ALL STREETS SHOWN ARE HERETO DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINE OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND LAND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE PLAT. NO BUILDING MATERIAL, REFUSE, OR FILL DIRT MAY BE PLACED WITHIN SUCH EASEMENTS IN SUCH A MANNER THAT THE DRAINAGE OF SAID LOT OR OTHER LOTS IN THE SUBDIVISION IS PREVENTED.

AN EASEMENT IS HEREBY GRANTED TO FRONTIER, COMCAST, NORTHERN INDIANA PUBLIC SERVICE COMPANY, DAMON RUN CONSERVANCY DISTRICT AND INDIANA AMERICAN WATER, AND ANY OTHER ENITY HAVING THE POWER OF EMINENT DOMAIN, AND ANY OTHER ENITY, SEVERALLY AND TO 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, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, ALONG, AND OVER SAID EASEMENTS AND THE STRIP OR STRIPS OF LAND DESIGNATED BY DASHED LINES ON THE PLAT AND MARKED "UTILITY EASMENT" 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, AND TO OVERHANG LOTS WITH AERIAL SERVICE TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIME FOR ANY AND ALL PURPOSES AFORESAID, AND TO TRIM AND KEEP TRIMMED TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY USE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR PUBLIC PURPOSES.

OWNERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

ST. ANDREWS DEVELOPMENT, LLC
BY: PATRICK KLEIHEGE, MANAGER
10 LINCOLN AVENUE
CALUMET CITY, IL 60409

BY: PATRICK KLEIHEGE, MANAGER

DATED THIS 31 DAY OF March, 2017

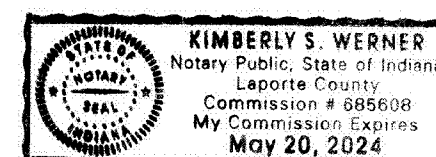
NOTARIZATION STATEMENT:

STATE OF INDIANA)
COUNTY OF PORTER) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ST. ANDREWS DEVELOPMENT, LLC BY: PATRICK KLEIHEGE, MANAGER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF March, 2017

Kimberly S. Werner



NOTARY IS A RESIDENT OF LaPorte COUNTY, INDIANA

MY COMMISSION EXPIRES May 20, 2024

LAND SURVEYOR'S CERTIFICATE:

I, CHRISTIAN F. MARBACH, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA: THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED ON JANUARY 13, 2016; THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PORTER COUNTY UNIFIED DEVELOPMENT ORDINANCE.

Christian F. Marbach
REG. L.S. NO. 880002
STATE OF INDIANA



CERTIFICATE OF APPROVAL:

THE UNDERSIGNED CERTIFY THAT THE PLAT OF PORTER BUSINESS PARK – PHASE 1 – FIRST REPLAT (HEREAFTER CALLED THE SUBDIVISION) WAS CONSIDERED AND APPROVED BY THE EXECUTIVE DIRECTOR OF THE PORTER COUNTY PLAN COMMISSION,

IN WITNESS WHEREOF, I HAVE ATTACHED OUR SIGNATURES AND THE PLAN COMMISSION'S SEAL HEREUPON.

Robert W. Thompson
PLAN COMMISSION EXECUTIVE DIRECTOR
COUNTY PLANNER

NOTES:

1. THE PURPOSE OF THIS REPLAT OF PART OF PORTER BUSINESS PARK – PHASE 1 IS TO TAKE THREE LOTS CONSISTING OF LOTS C-5, C-6 AND C-7 AND CREATE ONE LOT, C-5A. ALSO, TO TAKE TWO LOTS CONSISTING OF LOTS C-8 AND C-9 AND CREATE ONE LOT, C-8A. ALSO, TO TAKE TWO LOTS CONSISTING OF LOTS OT-3 AND OT-4 AND CREATE ONE LOT, OT-3A
2. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN.
3. THE BOUNDARY SURVEY FOR THIS SUBDIVISION IS INCLUDED ON A PLAT OF SURVEY BY WILLIAM J. RENSBERGER, REGISTERED LAND SURVEYOR DATED NOVEMBER 9, 1999 AND RECORDED AS INSTRUMENT NO. 2000-002665 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.
4. ALL LOT CORNERS, UNLESS OTHERWISE NOTED, WILL BE MARKED WITH 24" LONG x 5/8" DIAMETER IRON BARS WITH A CAP.
5. FLOOD HAZARD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS DRAWING IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THIS LOT OR PARCEL LIES WITHIN ZONE "X", AREA OF MINIMAL FLOODING DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SHOWN ON MAP NUMBER 18127C0145D, DATED SEPTEMBER 30, 2015.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

NAME: Todd A. Leeth

PORTER BUSINESS PARK
PHASE 1 – FIRST REPLAT

SECONDARY PLAT
MARCH 30, 2017

SHEET 1 OF 2

A-36572

MARBACH-PALM, INC.

Consulting Engineers & Land Surveyors
8888 U.S. Highway 20, P.O. Box 980
New Carlisle, Indiana 48552 (574) 854-3450
Web: palmassociatesinc.com



CALUMET CITY, INDIANA
FLOOD HAZARD STATEMENT

APR 05 2017

VICKI URBANK
AUDITOR PORTER COUNTY

EAST LINE, WEST 86.508 ACRES
(PROPORTIONED) SE 1/4, SECTION 24

PORTER HOSPITAL, LLC
RECORDED INSTR. NO. 2009-027752

HOSPITAL DRIVE (PRIVATE)

SE CORNER SEC. 24,
T. 36 N., R. 6 W.
RAILROAD SPIKE
FOUND

2017-008022

FILED FOR RECORD

APR 5 2017
12:03 P.M.
PORTER COUNTY RECORDER
JON C. MILLER

55-A-3-1

EAST LINE WEST 1/2, SE 1/4, SECTION 24

PORTER HOSPITAL, LLC
RECORDED INSTR. NO. 2012-016069

ST. ANDREWS DEVELOPMENT, LLC

PORTER BUSINESS PARK
(FUTURE DEVELOPMENT)

OUTLOT A
0.748 ACRES

FAMILY EXPRESS CORP.
REC. INST.
NO. 2012-014585

DIANE S. WALLACE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	20.00'	98°41'50"	34.45'	23.29'	30.35'	N.49°42'16"W.
2	1277.75'	06°41'56"	149.39'	74.78'	149.31'	N.02°59'37"E.
3	1277.75'	04°32'27"	101.26'	50.66'	101.24'	N.08°36'49"E.
4	1277.75'	04°36'44"	102.89'	51.47'	102.88'	N.13°11'27"E.
5	1277.75'	04°55'53"	109.98'	55.02'	109.94'	N.17°51'48"E.
6	890.00'	21°45'48"	338.06'	171.09'	336.03'	N.10°31'33"E.
7	890.00'	03°31'36"	54.78'	27.40'	54.77'	N.23°10'15"E.
8	890.00'	25°17'24"	392.84'	199.67'	389.66'	N.12°17'21"E.
9	502.25'	25°17'24"	221.69'	112.68'	219.89'	N.12°17'21"E.
10	20.00'	102°27'42"	35.77'	24.90'	31.19'	S.26°17'48"E.
11	170.00'	12°49'42"	38.06'	19.11'	37.98'	S.63°56'30"E.
12	200.00'	21°45'48"	75.97'	38.45'	75.91'	S.79°28'27"E.
13	230.00'	03°46'28"	15.15'	7.58'	15.15'	S.88°28'07"E.
14	230.00'	14°04'35"	56.51'	28.40'	56.36'	S.79°32'35"E.
15	20.00'	82°33'39"	28.82'	17.56'	28.59'	S.66°12'53"W.
16	987.45'	22°04'16"	380.38'	192.58'	378.03'	S.13°53'55"W.
17	1277.75'	04°30'19"	100.47'	50.26'	100.44'	N.22°40'54"E.
18	NOT USED					
19	800.00'	23°55'40"	334.09'	169.52'	331.67'	S.12°58'13"W.
20	612.55'	19°36'17"	209.60'	105.83'	208.57'	S.15°07'54"W.
21	NOT USED					
22	20.00'	84°33'45"	29.52'	18.19'	26.91'	N.47°36'38"E.
23	20.00'	86°22'08"	30.15'	18.77'	27.37'	N.46°55'25"W.
24	612.55'	18°41'53"	199.90'	100.85'	199.02'	S.13°05'18"E.
25	NOT USED					
26	800.00'	23°26'37"	327.34'	165.99'	325.06'	S.10°42'55"E.
27	800.00'	47°22'17"	661.43'	350.94'	642.75'	S.01°14'55"W.
28	987.45'	25°18'01"	436.03'	221.63'	432.50'	S.09°47'14"E.
29	946.05'	04°29'38"	74.20'	37.12'	74.20'	N.20°11'24"W.
30	946.05'	06°15'28"	103.33'	51.71'	103.27'	N.14°48'52"W.
31	946.05'	06°15'28"	103.33'	51.71'	103.27'	N.08°33'24"W.
32	725.00'	15°05'26"	190.95'	96.03'	190.40'	N.14°53'31"W.
33	503.85'	09°39'26"	84.94'	42.57'	84.84'	N.17°36'31"W.
34	170.00'	27°28'01"	81.50'	41.55'	80.72'	S.76°22'28"E.
35	200.00'	37°48'08"	131.95'	68.48'	129.57'	S.71°12'25"E.
36	230.00'	37°48'08"	151.75'	78.75'	149.01'	S.71°12'25"E.
37	NOT USED					
38	170.00'	38°03'00"	112.90'	58.62'	110.83'	N.71°19'51"W.
39	200.00'	38°03'00"	132.82'	68.96'	130.39'	N.71°19'51"W.
40	230.00'	38°03'00"	152.74'	79.31'	149.95'	N.71°19'51"W.
41	725.00'	10°04'17"	13.56'	6.78'	13.56'	N.07°52'57"W.
42	170.00'	10°20'06"	30.66'	15.37'	30.62'	S.57°28'24"E.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°53'31"E	19.81'
L2	N44°53'31"E	25.60'
L3	S44°53'31"W	25.60'
L4	S89°53'31"W	27.63'
L5	S89°38'39"W	66.13'
L6	S89°38'39"W	58.41'

LEGEND

- (A) = 50' BUILDING SETBACK
- (B) = 30' BUILDING SETBACK
- (C) = 30' DRAINAGE & UTILITY EASEMENT
- (D) = 15' DRAINAGE & UTILITY EASEMENT
- (E) = 35' DRAINAGE & UTILITY EASEMENT
- (F) = 5' NON-ACCESS EASEMENT
- (G) = 20' DRAINAGE & UTILITY EASEMENT
- (H) = 30' INDIANA AMERICAN WATER EASEMENT
- (J) = 15' INDIANA AMERICAN WATER EASEMENT
- (K) = 5' DRAINAGE & UTILITY EASEMENT
- (L) = 10' INDIANA AMERICAN WATER EASEMENT
- ℄ = CENTERLINE
- #000 = INDICATES STREET ADDRESS
- R/W = RIGHT OF WAY

PORTER BUSINESS PARK
PHASE 1 - FIRST REPLAT

SECONDARY PLAT
MARCH 30, 2017

SHEET 2 OF 2

A-36572



MARBACH-PALM, INC.
Consulting Engineers & Land Surveyors
8888 U.S. Highway 20, P.O. Box 980
New Carlisle, Indiana 46552 (574) 654-3450
Web: palmassociatesinc.com

TOORAJ AND SORAYA TORABI

SCALE IN FEET:



SCALE: 1" = 60'

N.-S. & SECTION 24

N.00°21'21"W.

P.O.C.
SW CORNER, SE 1/4, SEC.
24, T. 36 N., R. 6 W.
(NO MONUMENT AS
SHOWN ON SURVEY REC.
INST. NO. 2000-002665)

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