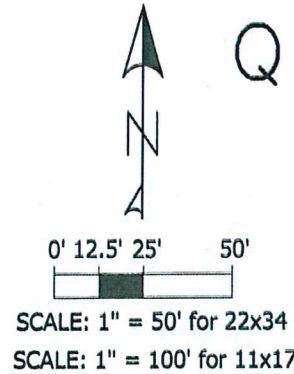
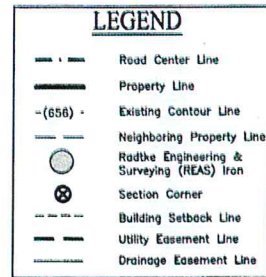


VICINITY MAP - NTS



# Q DIVISION SUBDIVISION

Part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 35 North, Range 8 West of the Second Principal Meridian, Town of Merrillville, in Lake County, Indiana.

## FINAL PLAT

5/17/2023

### Plan Commission Approval

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town Board of Merrillville, Indiana, this plat was given approval by the Town of Merrillville as follows:

Approved by the Town Plan Commission at a meeting held 5-17-2023

*Margaret Zyzanski*  
President

Secretary

### Deed of Dedication

I, the undersigned member of 9450 Mississippi St., LLC (Jake Quenzler - Member), owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as Q Division Subdivision. All streets, alleys, parks and other public lands shown are not heretofore dedicated, are hereby dedicated, to the Town of Merrillville. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Witness my Hand and Seal this 26<sup>th</sup> day of May, 2023

State of Indiana }  
County of Lake } SS  
SHEILA DENEGELIA  
NOTARY PUBLIC  
STATE OF INDIANA, LAKE COUNTY  
My Commission Expires October 6, 2024

Before me the undersigned Notary Public in and for the County and State, personally appeared (names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed; for the purpose therein expressed. Witness my hand and Notarial Seal this 26<sup>th</sup> day of May, 2023

Notary Public  
*Sheila Denegelia*

### Utility Easements

An easement is hereby granted to the Town of Merrillville, all public utility companies including AT&T and Northern Indiana Public Service Company severally, and private utility companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary brooms, guys, anchors, and other appliances in, upon, or along the strips of land designated on the plat and marked "UTILITY EASEMENT", 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, together with the right to enter upon the said easements for public utilities at all times for any and all the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easement for such public utility purpose.

### Drainage Easement

An easement is hereby granted to the County of Land and the Town of Merrillville for the installation of a drainage swale, ditch, or waterway, upon and along the strips or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

### Town Engineer's Certification

This is to certify that I have checked and verified the boundary closure of the above plat.

### NOTES

#### PLATS AND NOTES USED:

1. PARCEL DEED AND ADJOINING DEEDS
2. LAKE COUNTY GIS WEBSITE
3. MERRILLVILLE ZONING MAP, DATED 3/07/2011 ON THE PLANNING AND BUILDING DEPARTMENT SECTION OF MERRILLVILLE.IN.GOV
4. PLAT OF SURVEY BY RADTKE ENGINEERING AND SURVEYING, INC. DATED MAY 10TH, 2023, RECORDED AT THE LAKE COUNTY SURVEYOR'S OFFICE AS DOCUMENT #2023-012579 IN SURVEY BOOK 40, PAGE 27.

The survey prepared by Krull-Ahornmarch, which was not recorded in the Lake County Recorder's Office, is not referenced or used in this document due to closure issues.

#### ADDITIONAL NOTES

1. PROJECT WILL BE FOR COMMERCIAL DEVELOPMENT.
2. SURFACE DRAINAGE WILL FLOW INTO THE DETENTION POND ON THE SOUTH SIDE.
3. SEWERAGE WILL BE DISCHARGED INTO THE MUNICIPAL SYSTEM.
4. WATER WILL BE SUPPLIED BY PRIVATE WELLS UNTIL AMERICAN WATER EXTENDS THEIR WATER MAIN ON SAMMY BALICKI DRIVE.
5. THERE ARE NO DEED RESTRICTIONS.
6. ELEVATIONS WERE OBTAINED THROUGH THE INDIANA WEST STATE PLANE COORDINATE SYSTEM, NAD83.
7. PER FEMA MAP 18086C0254E, EFFECTIVE JANUARY 12, 2012, THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN).

#### SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 885, ARTICLE 1.1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
- B. OCCUPATION OR POSSESSION LINES;
- C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES;
- D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS.

#### CLIENT NAME: JAKE QUENZLER

OWNER OF RECORDS: 9450 MISSISSIPPI ST., LLC (JAKE QUENZLER, MEMBER)

TYPE OF SURVEY AND PURPOSE: SUBDIVIDED LOT

- A. REFERENCE MONUMENTS WERE FOUND IN GOOD CONDITION AND FOUND ON THE FACE OF THIS PLAT
- B. NONE
- C. NONE
- D. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY (DUE TO RANDOM ERRORS IN MEASUREMENT) IS WITHIN THAT ALLOWABLE FOR AN URBAN SURVEY: 0.07 FEET PLUS 100 PARTS PER MILLION

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- DUE TO VARIANCES IN REFERENCE MONUMENTS: NONE
- DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: ± 0.07'
- DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE

#### BASIS OF BEARINGS

Indiana West State Plane Coordinate System (NAD83)

#### LEGAL DESCRIPTION OF TOTAL PROPERTY

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 993.78 FEET; THENCE N89 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND THE WEST RIGHT OF WAY LINE OF MISSISSIPPI STREET; THENCE N89 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 857.72 FEET; THENCE N00 DEGREES 07 MINUTES 00 SECONDS WEST ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 249.24 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAMMY BALICKI DRIVE; THENCE S89 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAMMY BALICKI DRIVE, A DISTANCE OF 622.00 FEET; THENCE S31 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 60.14 FEET TO THE WEST RIGHT OF WAY LINE OF MISSISSIPPI STREET; THENCE S00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF MISSISSIPPI STREET, A DISTANCE OF 190.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.736 ACRES MORE OR LESS.

#### LEGAL DESCRIPTION AS PER TAX ASSESSMENT INFORMATION:

S. 331.26 FT. OF N. 993.78 FT. OF E. 857.72 FT. OF NE 1/4 S. 34 T. 35N R. 8W EX. PT. N 82.02 FT. AND EX. E. 30 FT. 3.71 AC

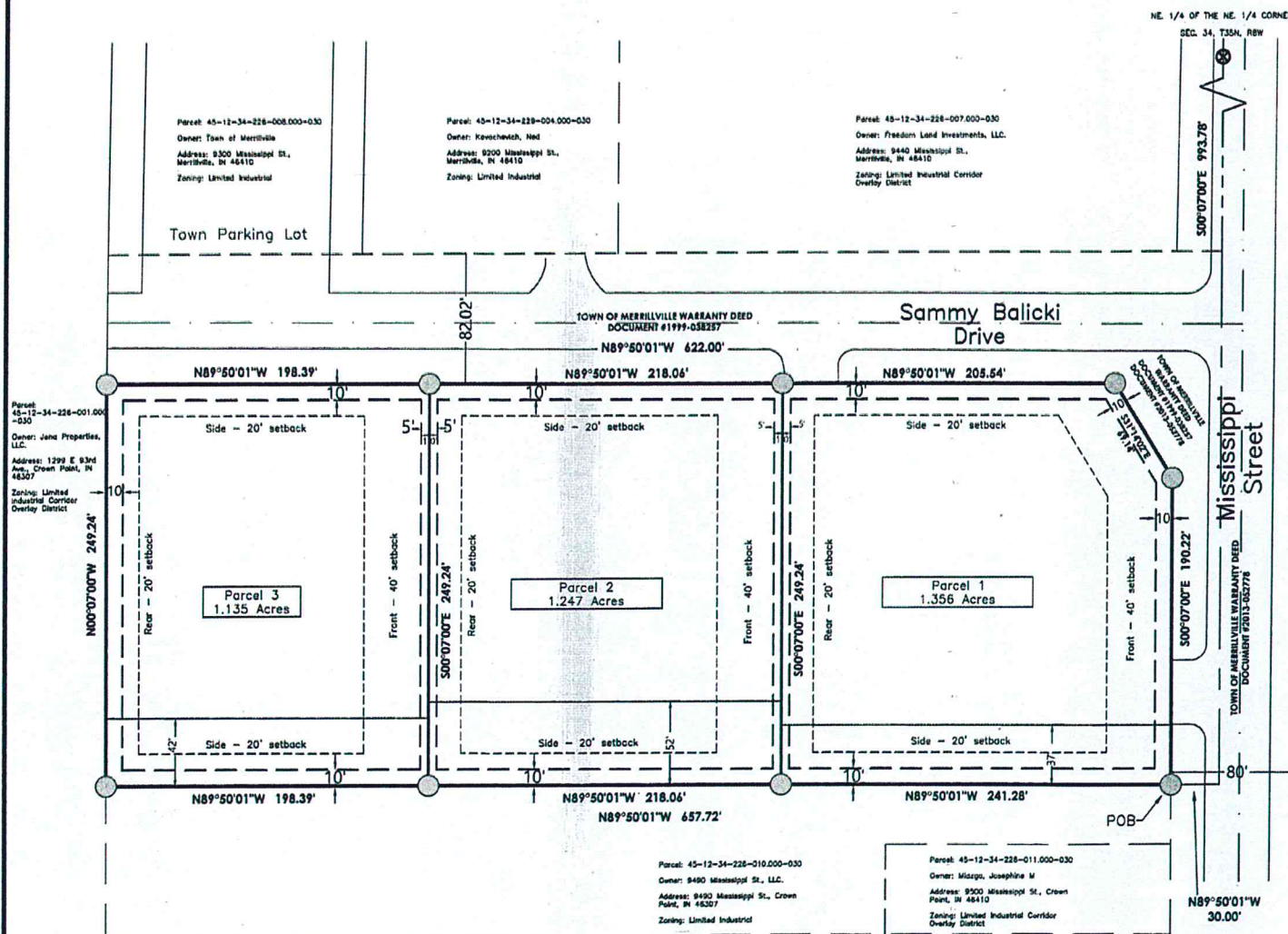
#### SURVEYOR'S CERTIFICATION

STATE OF INDIANA }  
COUNTY OF LAKE } SS

I, GARY A. RADTKE, AN INDIANA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BOTH THE SURVEY SHOWN HEREON AND THE PRIOR BOUNDARY SURVEY, RECORDED IN THE LAKE COUNTY RECORDER'S OFFICE AS DOCUMENT #2023-012579 IN SURVEY BOOK 40, PAGE 27, WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION THEREOF, ALSO, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS AS STATED IN TITLE 885 IAC 12-1, MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING.

DATED THIS 17<sup>th</sup> DAY OF May, A.D., 2023.

*Gary A. Radtke*  
GARY A. RADTKE  
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20700054



#### Drainage Easement Description

- Parcel 1 - South 37 ft.
- Parcel 2 - South 52 ft.
- Parcel 3 - South 42 ft.

#### Building Setbacks

- Front Yard - 40 ft.
- Side Yard/Rear Yard - 20 ft.

#### Utility Easements

10 ft.

NO.	DATE	REVISION
1		
2		
3		
4		
5		

**Radtke Engineering And Surveying, Inc.**  
5821 North U.S. Hwy 35 La Porte, IN 46350  
Ph: (219) 814-4100  
Email: info@radtke-engineering.com  
Web: www.radtke-engineering.com

9450 MISSISSIPPI STREET LLC  
9450 MISSISSIPPI STREET  
CROWN POINT, IN 46307  
FINAL PLAT (5/17/23)

PROJECT	DATE	DESIGN BY	DRAWN BY
0011-22513	05/10/2023		

