

PORTER BUSINESS PARK – PHASE 2
LIBERTY TOWNSHIP, PORTER COUNTY, INDIANA
SE 1/4, SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 WEST, LIBERTY TOWNSHIP, PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24;

THENCE NORTH 89°53'31" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 465.00 FEET;

THENCE NORTH 00°21'21" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 41.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, SAID POINT BEING THE SOUTHWEST CORNER OF PORTER BUSINESS PARK – PHASE 1;

THENCE ALONG THE WESTERLY BOUNDARY OF PORTER BUSINESS PARK – PHASE 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°21'21" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 905.58 FEET;
2. SOUTH 89°53'31" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 133.00 FEET;
3. NORTH 00°21'21" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 608.53 FEET TO THE NORTHWEST CORNER OF O.S.–2 OF PORTER BUSINESS PARK – PHASE 1, THE POINT OF BEGINNING OF SAID PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 00°21'21" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1093.38 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24;

THENCE NORTH 89°49'35" EAST, ALONG SAID NORTH LINE A DISTANCE OF 244.76 FEET;

THENCE NORTH 89°33'38" EAST A DISTANCE OF 102.92 FEET;

THENCE NORTH 89°38'39" EAST A DISTANCE OF 342.40 FEET;

THENCE NORTH 00°24'08" WEST A DISTANCE OF 92.29 FEET;

THENCE NORTH 35°16'05" WEST A DISTANCE OF 214.96 FEET;

THENCE NORTH 06°18'41" WEST A DISTANCE OF 82.88 FEET;

THENCE SOUTH 89°20'09" WEST A DISTANCE OF 56.52 FEET;

THENCE NORTH 57°07'21" WEST A DISTANCE OF 67.28 FEET;

THENCE NORTH 13°23'22" WEST A DISTANCE OF 76.63 FEET;

THENCE NORTH 69°06'30" EAST A DISTANCE OF 181.97 FEET;

THENCE NORTH 19°49'45" WEST A DISTANCE OF 150.18 FEET;

THENCE NORTH 63°20'49" WEST A DISTANCE OF 115.20 FEET;

THENCE NORTH 19°43'55" WEST A DISTANCE OF 85.27 FEET;

THENCE NORTH 10°07'53" WEST A DISTANCE OF 229.89 FEET;

THENCE NORTH 79°37'38" EAST A DISTANCE OF 21.30 FEET;

THENCE NORTH 38°44'48" EAST A DISTANCE OF 38.78 FEET;

THENCE SOUTH 74°34'20" EAST A DISTANCE OF 23.97 FEET;

THENCE SOUTH 31°25'50" EAST A DISTANCE OF 33.40 FEET;

THENCE SOUTH 84°36'07" EAST A DISTANCE OF 29.02 FEET;

THENCE SOUTH 48°45'06" EAST A DISTANCE OF 51.86 FEET;

THENCE SOUTH 87°52'40" EAST A DISTANCE OF 31.97 FEET;

THENCE SOUTH 44°20'35" EAST A DISTANCE OF 38.02 FEET;

THENCE SOUTH 89°15'16" EAST A DISTANCE OF 73.02 FEET;

THENCE SOUTH 60°12'32" EAST A DISTANCE OF 33.77 FEET;

THENCE SOUTH 87°52'48" EAST A DISTANCE OF 20.92 FEET;

THENCE NORTH 28°45'15" EAST A DISTANCE OF 20.79 FEET;

THENCE NORTH 80°44'15" EAST A DISTANCE OF 12.68 FEET;

THENCE SOUTH 42°24'44" EAST A DISTANCE OF 42.03 FEET;

THENCE NORTH 67°02'04" EAST A DISTANCE OF 64.37 FEET;

THENCE SOUTH 89°16'23" EAST A DISTANCE OF 50.28 FEET;

THENCE SOUTH 62°05'20" EAST A DISTANCE OF 27.56 FEET;

THENCE NORTH 85°26'25" EAST A DISTANCE OF 91.13 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24;

THENCE SOUTH 00°24'34" EAST, ALONG SAID EAST LINE A DISTANCE OF 947.56 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24;

THENCE NORTH 89°49'35" EAST, ALONG SAID NORTH LINE A DISTANCE OF 100.28 FEET TO THE EAST LINE OF THE WEST 86 ACRES (86.508 ACRES PROPORTIONED) OF THE SOUTHEAST 1/4 OF SECTION 24;

THENCE SOUTH 00°21'21" EAST, ALONG SAID EAST LINE A DISTANCE OF 1258.16 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2012–016069;

THENCE SOUTH 89°38'39" WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECORDED INSTRUMENT NO. 2012–016069 A DISTANCE OF 225.00 FEET TO THE NORTHEAST CORNER OF OUTLOT "A" OF PORTER BUSINESS PARK – PHASE 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF PORTER BUSINESS PARK – PHASE 1 THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°38'39" WEST A DISTANCE OF 101.68 FEET;
 2. NORTH 21°40'52" WEST A DISTANCE OF 272.72 FEET;
 3. SOUTH 84°34'20" WEST A DISTANCE OF 417.80 FEET;
 4. ALONG A CURVE, CONCAVE EASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 0104°17", RADIUS OF 725.00 FEET, ARC LENGTH OF 13.56 FEET AND A CHORD THAT BEARS SOUTH 0752°57" EAST, 13.56 FEET;
- SOUTH 81°34'55" WEST A DISTANCE OF 252.60 FEET TO THE "POINT OF BEGINNING".

CONTAINING 38.198 ACRES, MORE OR LESS.

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 _____ DAY OF _____, 20____.

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 _____ DAY OF _____, 20____.

NOTARY IS A RESIDENT OF _____ COUNTY, INDIANA

MY COMMISSION EXPIRES _____, 20____.

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 BY ME 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

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 2

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 ENTITY HAVING THE POWER OF EMINENT DOMAIN, AND ANY OTHER ENTITY, 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 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, 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.

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED CERTIFY THAT THE PLAT OF PORTER BUSINESS PARK – PHASE 2 (HEREAFTER CALLED THE SUBDIVISION) WAS CONSIDERED AND APPROVED BY THE PORTER COUNTY PLAN COMMISSION, (HEREAFTER CALLED THE COMMISSION AT A PUBLIC MEETING HELD ON _____

BY A VOTE OF _____ MEMBERS OF THE COMMISSION. THE PRIMARY PLAT ON _____, BY A _____ VOTE OF THE COMMISSION.

NOTICE OF SAID HEARING WAS PUBLISHED IN THE _____

ON _____

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

ROBERT POPARAD
PRESIDENT OF THE PLAN COMMISSION

ROBERT W. THOMPSON
PLAN COMMISSION EXECUTIVE DIRECTOR
COUNTY PLANNER

DRAINAGE BOARD CERTIFICATE:

THE PORTER COUNTY DRAINAGE BOARD HAS APPROVED THIS SUBDIVISION'S DRAINAGE SYSTEM AS A REGULATED DRAIN AS SPECIFIED IN THE 1965 INDIANA DRAINAGE CODE, CHAPTER 305, ACTS OF 1965, AS AMENDED.

DATED UPON THIS _____ DAY OF _____, 20____.

DAVID L. BURRUS, CHAIRMAN

ATTEST: KEVIN D. BREITZKE
COUNTY SURVEYOR

NOTES:

1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN.
2. 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.
3. ALL LOT CORNERS, UNLESS OTHERWISE NOTED, WILL BE MARKED WITH 24" LONG x 5/8" DIAMETER IRON BARS WITH A CAP.
4. 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 OF THE REFERENCED FLOOD INSURANCE RATE MAP. THIS LOT OR PARCEL LIES WITHIN ZONE "C", AREA OF MINIMAL FLOODING DETERMINED TO BE OUTSIDE THE 100–YEAR FLOODPLAIN AS SHOWN ON MAP NUMBER 180425 0060 B, DATED APRIL 1, 1982.

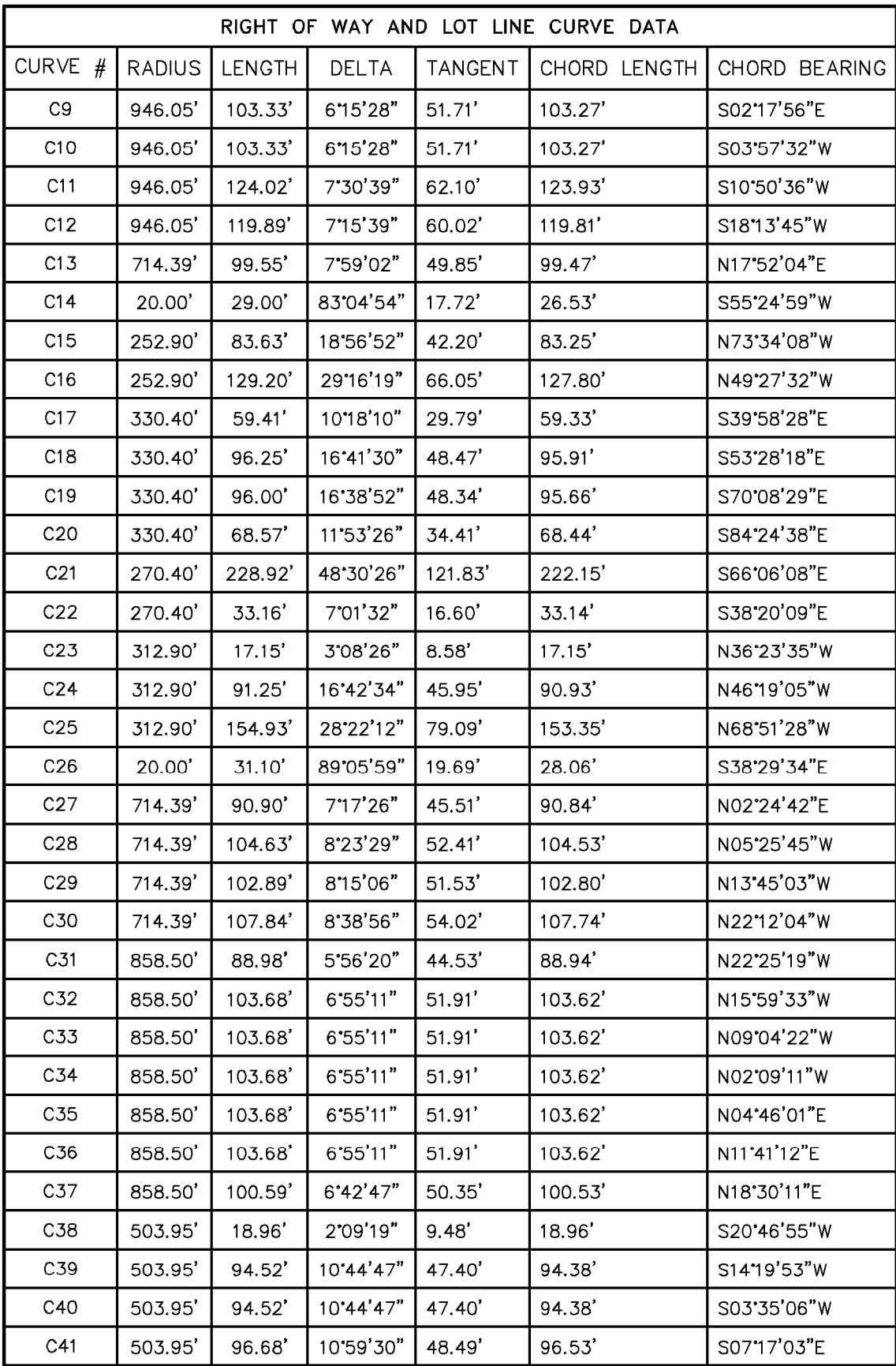
OPEN SPACE DEDICATION:

THE OPEN SPACE PARCELS SHOWN AS O.S.–3 AND O.S.–4 HAVE BEEN CREATED PURSUANT TO SECTION NUMBER 7.20 OF THE PORTER COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND ALL OTHER SUBSEQUENT REVISIONS, AS PERMANENT COMMON OPEN SPACE, INTENDED FOR THE COMMON USE AND ENJOYMENT OF THE RESIDENTS OF PORTER BUSINESS PARK. NO STRUCTURES, BUILDINGS, PARKING LOTS, ROADS, PAVING OR CONCRETE SHALL BE BUILT IN THIS OPEN SPACE. IN ADDITION, NO LAND–DISTURBING ACTIVITIES MAY TAKE PLACE, OTHER THAN FOR CUTTING OF NATURAL TRAILS OR PICNIC AREAS OR FOR GENERAL MAINTENANCE. THE RESTRICTIONS ARE CREATED PURSUANT TO AN AGREEMENT AND REQUIREMENT, AND CONSTITUTE AN OPEN SPACE EASEMENT CREATED FOR THE BENEFIT OF THE PUBLIC. THE EASEMENT AND RESTRICTIONS SHALL REMAIN IN PERPETUITY AND SHALL RUN WITH THE LAND.

PORTER BUSINESS PARK
PHASE 2

SECONDARY PLAT
NOVEMBER 23, 2016
SHEET 1 OF 3

MARBACH–PALM, INC.
Consulting Engineers & Land Surveyors
8888 U.S. Highway 20, P.O. Box 960
New Carlisle, Indiana 46552 (574) 654–3450
Web: palmassociatesinc.com



SECONDARY PLAT
NOVEMBER 23, 2016
SHEET 2 OF 3

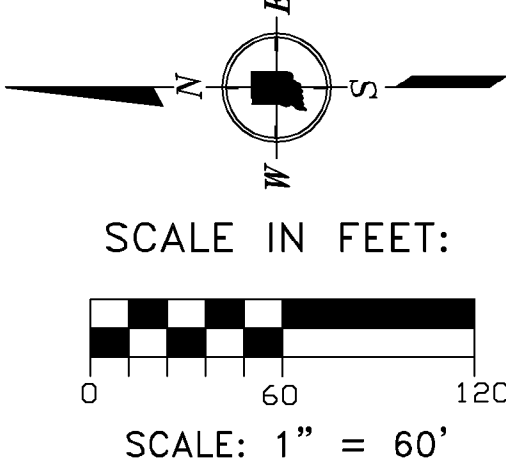


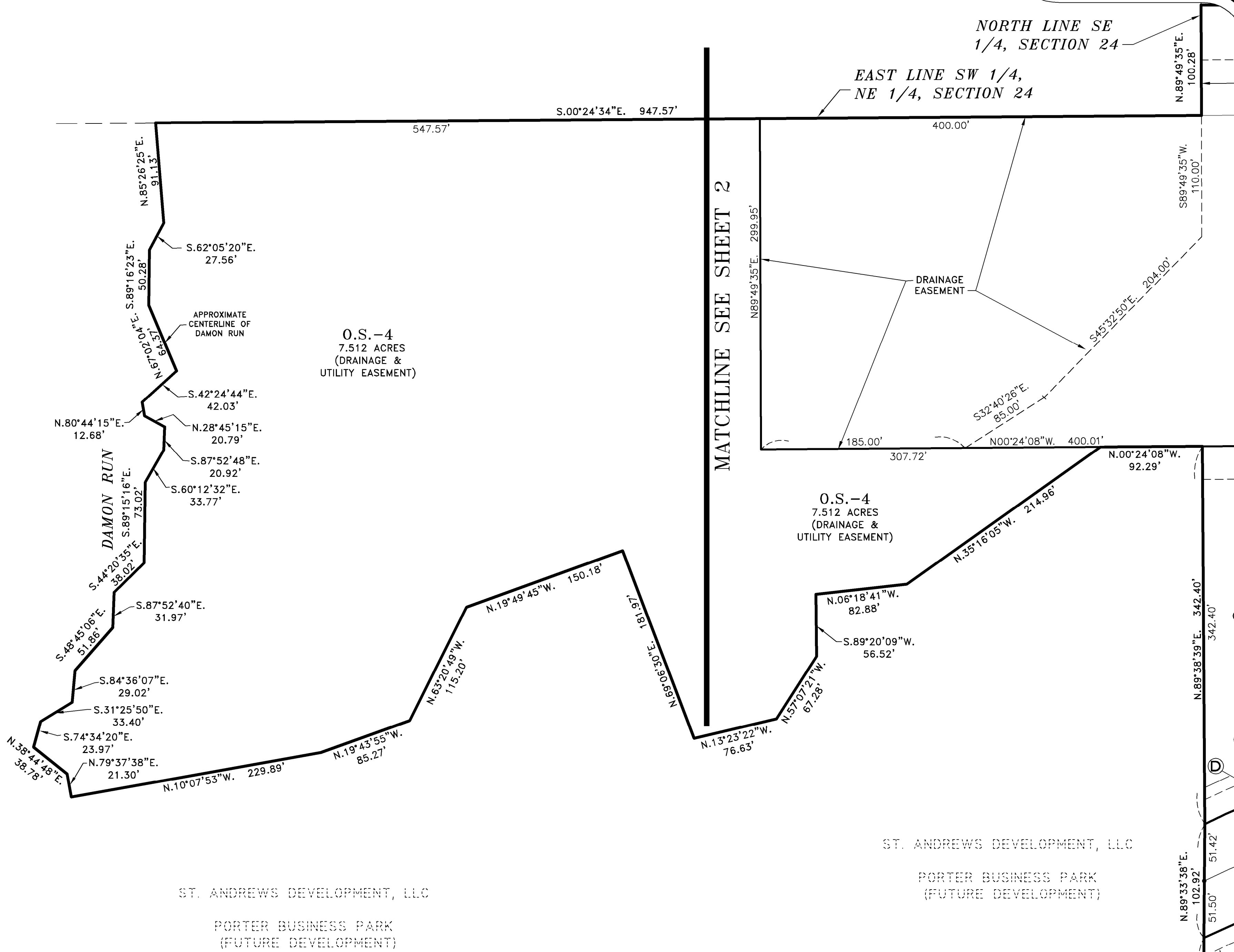
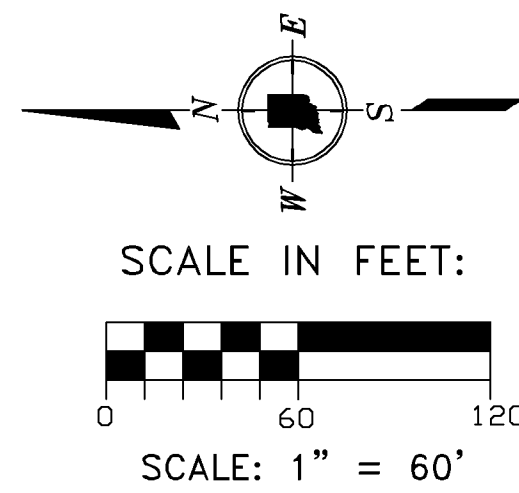
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CENTERLINE AND PROPERTY LINE CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	725.00'	383.12'	30°16'40"	196.15'	N06°43'15"E.	378.68'
C2	786.44'	204.55'	14°54'08"	102.85'	N14°24'31"E.	203.97'
C3	786.44'	451.07'	32°51'45"	231.93'	N09°28'26"W.	444.91'
C4	786.44'	655.62'	47°45'53"	348.21'	N02°01'22"W.	636.80'
C5	282.90'	238.09'	48°13'11"	126.61'	S58°55'58"E.	231.12'
C6	300.40'	291.16'	55°31'58"	158.16'	S62°35'22"E.	278.89'
C7	725.00'	369.57'	29°12'23"	188.89'	N07°51'23"E.	365.58'
C8	725.00'	13.56'	1°04'17"	6.78'	S07°32'57"E.	13.56'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°02'34"E	14.26'
L2	N51°57'26"E	24.88'
L3	S83°02'34"E	22.46'
L4	N51°57'26"E	24.88'

- LEGEND**
- (A) = 30' BUILDING SETBACK
(B) = 30' DRAINAGE & UTILITY EASEMENT
(C) = 15' DRAINAGE & UTILITY EASEMENT
(D) = 20' DRAINAGE & UTILITY EASEMENT
(E) = 15' INDIANA AMERICAN WATER EASEMENT
(F) = 50' DRAINAGE & UTILITY EASEMENT
(G) = 30' ACCESS, DRAINAGE & UTILITY EASEMENT
- #000 = INDICATES STREET ADDRESS
R/W = RIGHT OF WAY





PORTER BUSINESS PARK
PHASE 2

SECONDARY PLAT
NOVEMBER 23, 2016
SHEET 3 OF 3

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NORTH LINE SE 1/4,
SECTION 24