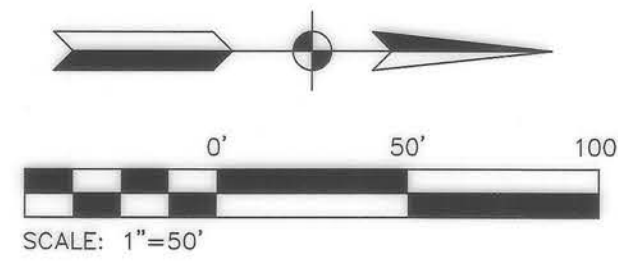
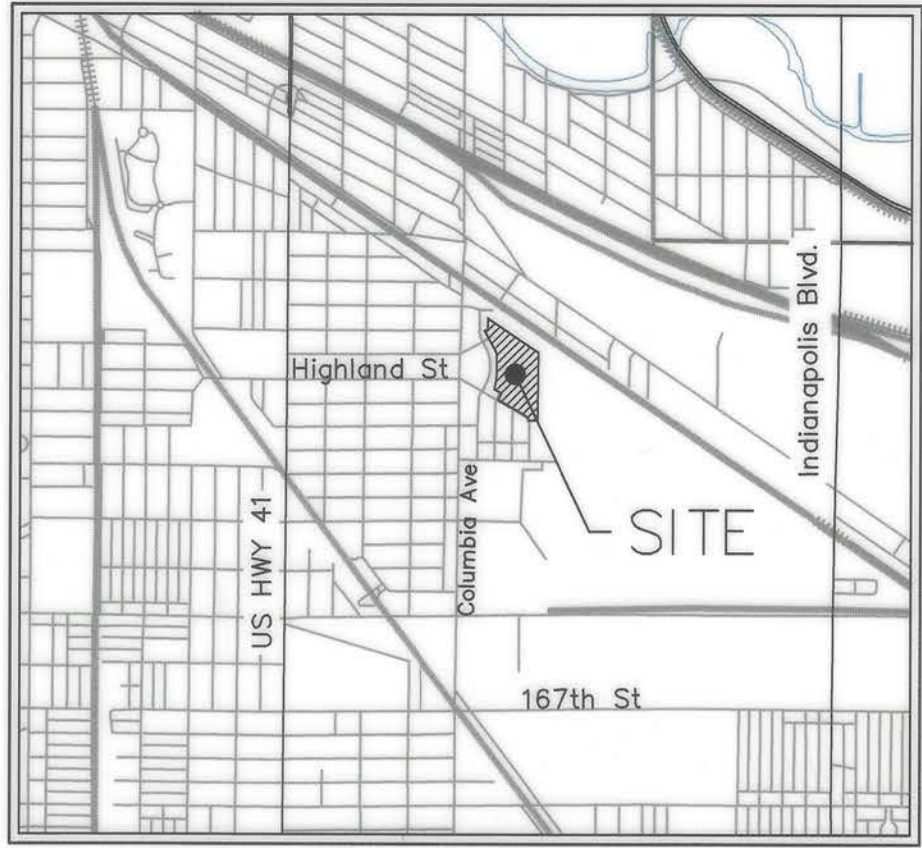


MEMORIAL PARK ADDITION TO THE CITY OF HAMMOND FINAL PLAT CITY OF HAMMOND · LAKE COUNTY · INDIANA



GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-035905
4:12 PM 2024 Dec 23

- LEGEND**
- AC ACRES
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - U.E. UTILITY EASEMENT
 - VAR. VARIABLE WIDTH
 - (N.R.) NON-RADIAL PROPERTY LINE
 - 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
 - 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
 - XXXX LOT ADDRESS

FLOOD HAZARD STATEMENT:

This parcel is located in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map #18089C0126F, effective January 26, 2023.

DEED OF TITLE:

City of Hammond, Department of Redevelopment
Instrument Number 2024-005298

DEED OF DEDICATION

I, Anne Taylor, as representative of the Hammond Department of Redevelopment, Owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Memorial Park Addition to the City of Hammond."

All streets and alleys within the plat are dedicated to the Public. Building lines are established as shown on the Plat, or, if not shown, are subject to applicable Zoning Provisions; between said lines and property lines of the street, there shall be no buildings or structures erected or maintained. Easements are hereby granted to the City of Hammond, Indiana, including Northern Indiana Public Service Company and all other utilities in Indiana, 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, wires either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strip of land designated as a Utility Easement. Public utilities for the purpose of service to the public in general with sewer, water, gas, electric, telephone service, and fiber including the right to use the streets where necessary to serve adjacent lots, together with the right to enter upon the easement for public utilities at all times for any purpose aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with such service. No permanent building shall be placed on said easement, but same may be used for any purposes that do not interfere with the use of said easement for such public utilities. Owners of lots shall take title subject to the rights of the Public Utilities in said strips of land.

Witness my hand this 16 day of December, 2024.

Anne Taylor
Representative, Hammond Department of Redevelopment

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, the undersigned Notary Public in and for the said County and State personally appeared Anne Taylor for the Hammond Department of Redevelopment and does acknowledge the execution of the foregoing instrument as her voluntary act and deed, for the purposes herein expressed.

Witness my hand this 16th day of December, 2024.

Shannon Y. Morris-Smith

Notary Public

Resident of Lake County

My Commission Expires: 9-20-2027

Printed Name: Shannon Y. Morris-Smith



STATE OF INDIANA)
COUNTY OF) SS:

Under the authority provided by IC 37-4-4-700 et seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto adopted by the Common Council of the City of Hammond, Lake County, Indiana this plat was given Final Approval by a majority of the members of the City Plan Commission of the City of Hammond, Lake County, Indiana at a meeting held on the 16th day of December, 2024.

City Plan Commission of the City of Hammond, Lake County, Indiana

Dean Burton, President

Shannon Morris-Smith, Secretary

STATE OF INDIANA)
COUNTY OF LAKE) SS:

This is to certify that the Board of Public Works and Safety of the City of Hammond, Lake County, Indiana has on this 16th day of December, 2024, at a regular meeting of said Board, accepted the plat herein drawn.

Boar of Public Works and Safety of the City of Hammond, Lake County, Indiana

Jeffery L. ...

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, by me, have been met; and that the real estate is described as follows:

This subdivision consists of 37 lots, numbered 1 through 37 and Outlots "A-D". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to the City of Hammond for use of dedicated street right-of-way is 2.413 acres more or less and the linear footage is 2,180.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number 2024-034802 in the Office of the Recorder of Lake County, Indiana.

Jason A. Fuchs

Registered Land Surveyor 21300012

jfuchs@structurepoint.com

Date: December 11, 2024

Prepared by Jason A. Fuchs



Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	109.60	164.70	N41°20'48"W	107.59
C2	101.44	654.56	N27°05'01"E	101.34
C3	23.72	15.00	S15°08'28"E	21.33
C4	78.08	125.00	S72°30'30"E	76.82
C5	30.54	20.00	S16°39'49"E	27.66
C6	32.29	20.00	N73°20'11"E	28.90
C7	15.16	654.56	N30°51'35"E	15.16
C8	54.21	654.56	N27°49'25"E	54.20
C9	32.07	654.56	N24°02'51"E	32.07
C10	115.55	250.00	N13°45'41"E	114.53
C11	102.87	225.00	N13°37'04"E	101.97
C12	124.32	274.69	N13°28'15"E	123.26
C13	6.04	274.69	N25°48'24"E	6.04
C14	46.41	274.69	N20°20'15"E	46.35
C15	45.35	274.69	N10°46'06"E	45.30
C16	26.53	274.69	N03°16'20"E	26.52
C17	46.36	100.00	N13°48'07"E	45.95
C18	34.77	75.00	N13°48'07"E	34.46
C19	57.95	125.00	N13°48'07"E	57.43
C20	82.80	220.00	N10°15'44"W	82.32
C21	306.31	195.00	N44°28'47"W	275.77
C22	28.00	20.00	S28°50'37"W	25.77
C23	65.87	175.00	S79°44'16"W	65.48
C24	75.28	200.00	S79°44'16"W	74.83
C25	84.69	225.00	S79°44'16"W	84.19
C26	28.00	20.00	S70°56'00"E	25.77
C27	282.77	220.00	N55°14'44"W	247.43
C28	250.82	245.00	N60°09'03"W	240.01
C29	32.68	195.00	N04°16'49"W	32.64
C30	196.64	195.00	N37°58'13"W	188.42
C31	76.98	195.00	N78°10'11"W	76.49
C32	32.10	125.00	N19°43'33"E	32.02
C33	26.85	125.00	N06°28'39"E	26.80
C34	50.41	245.00	N52°22'28"W	50.32
C35	13.44	245.00	N01°03'05"W	13.44
C36	36.97	245.00	N06°56'44"W	36.93
C37	24.30	15.00	N44°24'00"W	21.89
C38	24.39	15.00	N45°56'00"E	21.95
C39	31.42	20.00	S44°28'47"E	28.28
C40	31.42	20.00	S45°31'13"W	28.28
C41	192.45	200.00	N27°02'48"W	185.11
C42	168.40	175.00	N27°02'48"W	161.98
C43	216.51	225.00	N27°02'48"W	208.25
C44	83.59	75.00	N86°32'28"W	79.33
C45	62.46	100.00	N72°30'30"W	61.45
C46	139.31	125.00	N86°32'28"W	132.21
C47	61.23	125.00	S75°33'51"W	60.62
C48	48.99	100.00	S75°33'51"W	48.50

LEGAL DESCRIPTION

A part of vacated Outlot "B" in Lyndora Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 14, Page 18 in the Office of the Recorder of Lake County, Indiana and also part of the Northeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, North Township, Lake County, Indiana, lying Northerly and Easterly of said Lyndora Addition, being that 14.372 acre tract of land shown on the ALTA/NSPS Land Title Survey dated August 1, 2024, by Jason A. Fuchs, Professional Surveyor #LS21300012 of American Structurepoint, Inc. under project number 2021.03290, being more particularly described as follows:

Beginning at a 5/8-inch rebar with cap stamped "Structurepoint #0094" set (hereinafter referred to as a Structurepoint rebar) at the Northerly and Easterly most point of said vacated Outlot "B" in Lyndora Addition; thence along the east line of said Outlot, South 00 degrees 35 minutes 21 seconds West (basis of bearing - Indiana Geospatial Coordinate System, Lake Zone) 84.36 feet to a Structurepoint rebar on a line that is parallel to and 66 feet north of the south line of the Northeast Quarter of said Section 6; thence along said 66 feet parallel line, South 89 degrees 15 minutes 55 seconds West 115.48 feet to the northeast right-of-way line of Highland Street (a 1/2-inch bolt was found 0.2 of a foot north & 0.21 of a foot east); thence along said northeast right-of-way the following two (2) courses: 1) thence Northwesterly 109.60 feet along a curve to the left having a radius of 164.70 feet and subtended by a long chord having a bearing of North 41 degrees 20 minutes 48 seconds West and a length of 107.59 feet; 2) thence North 60 degrees 24 minutes 39 seconds West 420.81 feet to a Structurepoint rebar on the east right-of-way line of Ray Avenue; thence along said east right-of-way line, Northeastly 101.44 feet along a curve to the left having a radius of 654.56 feet and subtended by a long chord having a bearing of North 27 degrees 05 minutes 01 second East and a length of 101.34 feet to a Structurepoint rebar on the north boundary of said Lyndora Addition; thence along said boundary the following seven (7) courses: 1) thence North 60 degrees 24 minutes 39 seconds West 112.13 feet to a Structurepoint rebar; 2) thence North 08 degrees 40 minutes 21 seconds East 189.94 feet to a Structurepoint rebar; 3) thence North 00 degrees 36 minutes 21 seconds East 265.00 feet to a Structurepoint rebar; 4) thence North 06 degrees 08 minutes 39 seconds West 63.14 feet to a 5/8-inch rebar found; 5) thence North 28 degrees 28 minutes 09 seconds West 340.71 feet (an iron pipe was found 0.25 of a foot south & 0.10 of a foot west); 6) thence North 60 degrees 24 minutes 39 seconds East 46.16 feet to a Structurepoint rebar; 7) thence North 00 degrees 35 minutes 21 seconds East 154.68 feet to a Structurepoint rebar at the south line of a parcel conveyed to the New York, Chicago and St. Louis Railroad described in Deed Record 1029, Page 335 in the Office of said Recorder; thence along said south line, South 55 degrees 58 minutes 49 seconds East 833.76 feet to a Structurepoint rebar on the west line of the parcel conveyed to CAM2 Holding Company, LLC described in Instrument Number 2017-007810 in the Office of said Recorder; thence along said west line, South 00 degrees 31 minutes 13 seconds West 861.54 feet to the Point of Beginning and containing 14.372 acres, more or less.

I affirm, under penalties for perjury, that I have taken reasonable care to render each Social Security number in this document, unless required by law. - JASON A. FUCHS



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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Prepared By: Jason A. Fuchs
SHEET NO. 1 OF 1
12/11/2024
JOB NO. 2021.03290