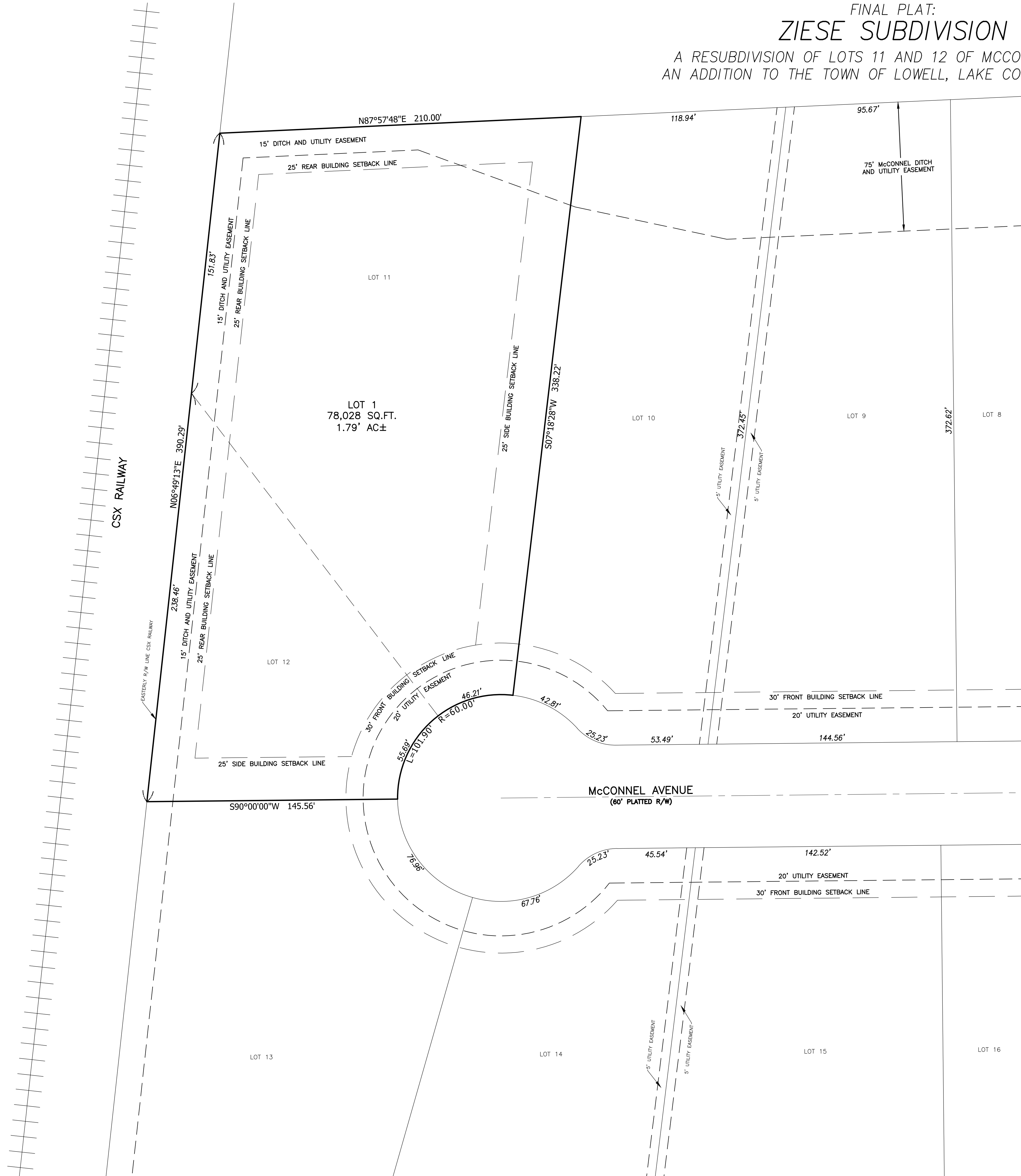


O:\PROJECTS\2025\25-0952 BROOKER CONTRACTING-MCCONNELL AVE\10 SURVEY\18 CAD\BASE\25-0952 RESUB.DWG Layout: RYAN MYERS 12.8.2025 1:22 PM



FINAL PLAT:
ZIESE SUBDIVISION

A RESUBDIVISION OF LOTS 11 AND 12 OF MCCONNEL PLAZA,
AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA

PARCEL ADDRESS:

7329 MCCONNEL AVENUE, LOWELL, IN 46356

LEGAL DESCRIPTION:

LOTS 11 AND 12 IN MCCONNEL PLAZA ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, ALL PUBLIC UTILITY COMPANIES INCLUDING INDIANA BELL TELEPHONE COMPANY 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, POLE AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER 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, AND TO OVERLAND LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL 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, SHRUB, LANDSCAPING, AN OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

SURVEYOR'S NOTES:

- THIS SUBDIVISION IS A RESUBDIVISION OF LOTS 11 AND 12 OF MCCONNEL PLAZA ADDITION TO THE TOWN OF LOWELL. PLEASE SEE PLAT BOOK 49, PAGE 16 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
- 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 #18089C0341E, EFFECTIVE 01/18/2012.
- THE BASIS OF BEARINGS FOR THIS PLAT OF SUBDIVISION IS BASED UPON THE RECORDED PLAT OF MCCONNEL PLAZA ADDITION TO THE TOWN OF LOWELL, PLAT BOOK 49, PAGE 16.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (XXX.XX) ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

DEED OF DEDICATION:

WE, THE UNDERSIGNED, **ZACHARY S. ZIESE** AND **JULIE A. ZIESE**, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT 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 "ZIESE SUBDIVISION". ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SET BACK LINES ARE HERE BY 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.

ZACHARY S. ZIESE

JULIE A. ZIESE

NOTARY CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED **ZACHARY S. ZIESE** AND **JULIE A. ZIESE**, EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

A RESIDENT OF _____ COUNTY

MY COMMISSION EXPIRES: _____

PLAN COMMISSION APPROVAL:

STATE OF INDIANA
COUNTY OF LAKE

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOWELL, LAKE COUNTY, INDIANA THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF LOWELL AS FOLLOWS:
APPROVED BY A TOWN PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

PRESIDENT:

SECRETARY:

BOARD OF WORKS AND SAFETY APPROVAL:

STATE OF INDIANA
COUNTY OF LAKE

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN OF LOWELL BY ITS TOWN COUNCIL.
DATED THIS _____ DAY OF _____, 20____.

PRESIDENT

VICE PRESIDENT

MEMBER

MEMBER

MEMBER

LAND SURVEYOR'S CERTIFICATE:

I, ANTHONY M. GREGORY, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A RE-SUBDIVISION OF A PORTION OF A PREVIOUSLY RECORDED SUBDIVISION KNOWN AS MCCONNEL PLAZA ADDITION TO THE TOWN OF LOWELL, RECORDED IN BOOK 49, PAGE 16, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST; AND THAT THEIR LOCATION, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

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.

DATE OF PLAT OR MAP: 12/08/2025

ANTHONY M. GREGORY, PS
agregory@abonmarche.com
PROFESSIONAL LAND SURVEYOR #80860005
STATE OF INDIANA



ISSUE DATE: 12/08/2025
PM: RRP QA / QC: AMG
DRAWN BY: RAM

ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24"X36". USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO: 25-0952

CLIENT NAME: BROOKER CONTRACTING, LLC

BEING PART OF THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 33 NORTH, RANGE 9 WEST,
CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA

PROPERTY ADDRESS: 7329 MCCONNELL AVENUE, LOWELL, IN 46356

FINAL PLAT - ZIESE SUBDIVISION