

2008 046892

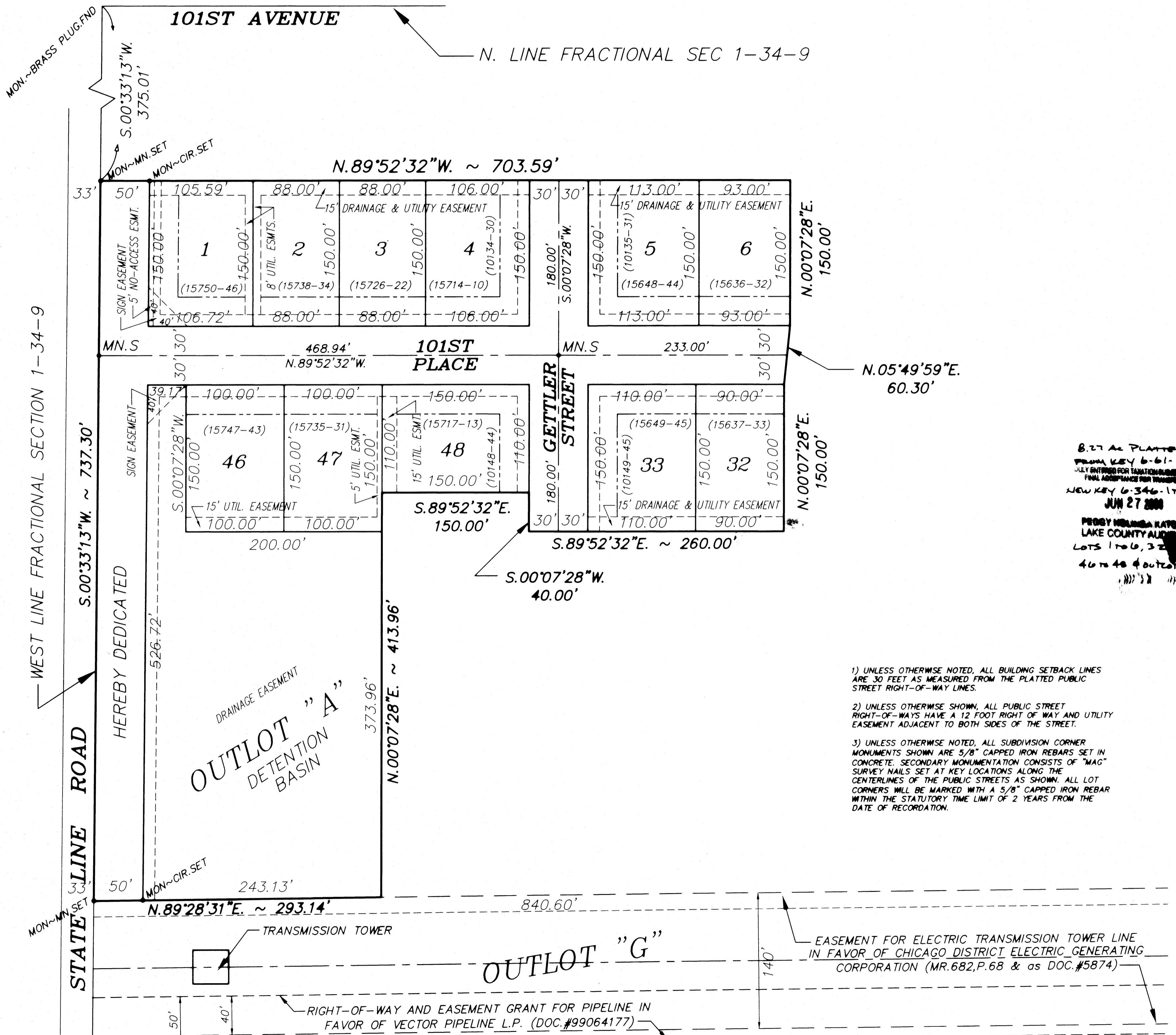
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2008 JUN 27 AM 10:26
MICHAEL A. BROWN
RECORDER

SECONDARY PLAT EMERALD CROSSING, UNIT 1C A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN

BOOK 102 PAGE 96

DESCRIPTION:

That part of the Northwest Quarter and the West Half of the Northeast Quarter of Fractional Section 1, Township 34 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing on the Indiana-Illinois State Line at the Northwest corner of said Fractional Section 1; thence S.00°33'13"W, along the West line of said Section (also being Indiana State Line), 375.01 feet to the true Point of Beginning; thence continuing S.00°33'13"W, along said West line, 737.30 feet to a point on the North line of the 140 foot wide Chicago District Electric Generating Corp. (now Commonwealth-Edison) easement, as per grant recorded in Miscellaneous Record 682, Page 68, in the Lake County Recorder's Office; thence N.89°28'31"E, along the North line of said Com-Ed easement, 293.14 feet; thence N.00°07'28"E, 413.96 feet; thence S.89°52'32"E, 150.00 feet; thence S.00°07'28"W, 40.00 feet; thence S.89°52'32"E, 260.00 feet; thence N.00°07'28"E, 150.00 feet; thence N.05°49'59"E, 60.30 feet; thence N.00°07'28"E, 150.00 feet; thence N.89°52'32"W, 703.59 feet to the Point of Beginning. Said tract contains 8.270 acres, more or less.



THE UNDERSIGNED, BUILDER GROUP, LLC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS EMERALD CROSSING, UNIT 1C, A SUBDIVISION WITHIN UNINCORPORATED HANOVER TOWNSHIP, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO LAKE COUNTY FOR USE AS PUBLIC STREET RIGHT-OF-WAYS. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET NO NEW BUILDINGS OR STRUCTURES SHALL BE ERECTED OR MAINTAINED.

WITNESS MY HAND THIS 26th DAY OF JUNE, 2008.

BUILDER GROUP, LLC.
JEFFERY H. WOZNIEWSKI, MANAGING MEMBER

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND TO 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 - 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 OVERHANG 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 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, SHRUB, 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 LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.

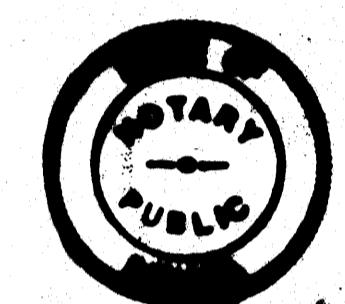
SIGN EASEMENT: EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE DEVELOPER (BUILDER GROUP, LLC) AND THE EMERALD CROSSING PROPERTY OWNERS ASSOCIATION FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SUBDIVISION SIGNAGE AND ASSOCIATED LANDSCAPING UPON, OVER AND UNDER THE STRIPS OR PARCELS OF LAND DESIGNATED ON THE PLAT & MARKED "SIGN EASEMENT".

STATE OF INDIANA
COUNTY OF LAKE) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED JEFFERY H. WOZNIEWSKI, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF JUNE, 2008.

Notary Signature
NOTARY PUBLIC
9/24/2015
MY COMMISSION EXPIRES



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON _____
President
Executive Secretary

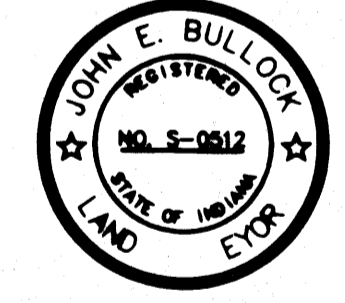
BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE SUBDIVISION.

R. WAID DILLON, R.L.S. FOR GEORGE VAN TIL, LAKE COUNTY SURVEYOR

I, JOHN E. BULLOCK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT IS BASED UPON A SURVEY COMPLETED BY ME ON JANUARY 31, 2007; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

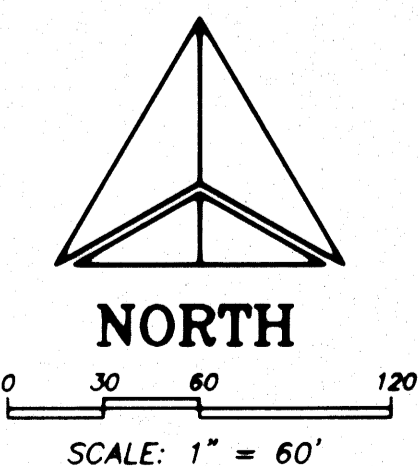
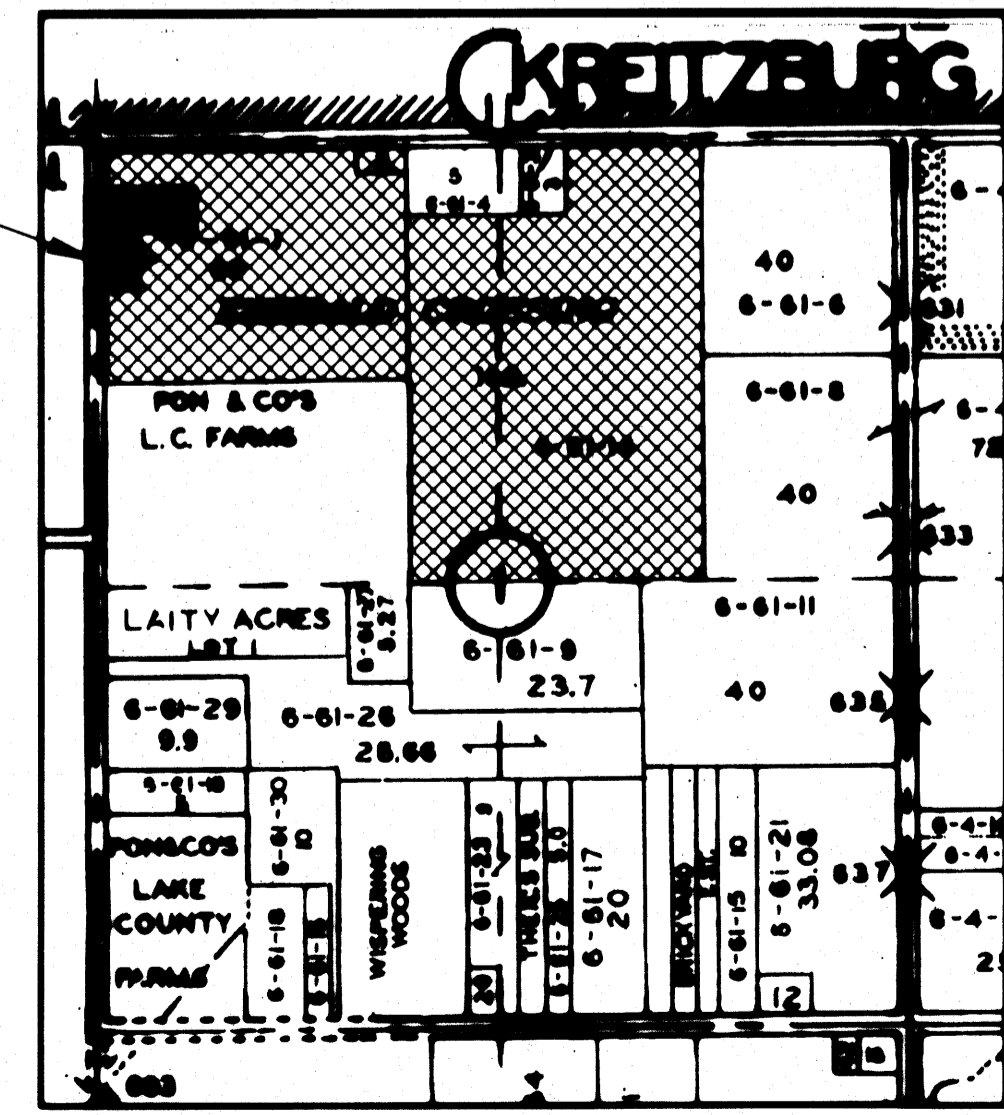
John E. Bullock
JOHN E. BULLOCK, REGISTERED INDIANA PLS #50512



*I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO OBTAIN ALL NECESSARY SECURITY INSTRUMENTS AND RECORDS UNLESS REQUIRED BY LAW.
PREPARED BY: [Signature]

- 1) UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ARE 30 FEET AS MEASURED FROM THE PLATTED PUBLIC STREET RIGHT-OF-WAY LINES.
- 2) UNLESS OTHERWISE SHOWN, ALL PUBLIC STREET RIGHT-OF-WAYS HAVE A 12 FOOT RIGHT OF WAY AND UTILITY EASEMENT ADJACENT TO BOTH SIDES OF THE STREET.
- 3) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNER MONUMENTS SHOWN ARE 5/8" CAPPED IRON REBARS SET IN CONCRETE. SECONDARY MONUMENTATION CONSISTS OF "MAG" SURVEY NAILS SET AT KEY LOCATIONS ALONG THE CENTERLINES OF THE PUBLIC STREETS AS SHOWN. ALL LOT CORNERS WILL BE MARKED WITH A 5/8" CAPPED IRON REBAR WITHIN THE STATUTORY TIME LIMIT OF 2 YEARS FROM THE DATE OF RECORDATION.

8.27 AC PLATTED FROM KEY 6-61-1 JULY ENTERED FOR TITLED MONUMENT TO FINAL ACCEPTANCE FOR TITLED NEW KEY 6-346-1 TO 23 JUN 27 2008 PEGGY HOLMBA KATHOR LAKE COUNTY ALICUT LOTS 1 to 6, 32 to 33, 46 to 48 & OUTLOT A



SECTION 1-34-10

LAND TECHNOLOGIES, INC.
CIVIL ENGINEERING & LAND SURVEYING
7325 Mallard Lane Schererville, Indiana 46375
PHONE: (219) 769-7728 FAX: (219) 769-7731

SECONDARY PLAT
EMERALD CROSSING, UNIT 1C
HANOVER TOWNSHIP, LAKE CO., IN
PT. N.1/2 OF FRACTIONAL SEC. 1-34-10

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| | | | |

DATE: 06/25/08
DRAWN/REVISIONS BY: SMG/JEB
CLIENT: BUILDER GRP.
JOB NO: 800-06
SHEET NO: 1 OF 1
FILE NO: 9-48.4