

**ROBINS NEST  
 UNIT 2**  
 ADDITION TO THE TOWN OF CEDAR LAKE  
 LAKE COUNTY, INDIANA

**DESCRIPTION**

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00°24'52" EAST 1,330.05 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'52" EAST 860.003 FEET; THENCE SOUTH 89°45'10" WEST 292.83 FEET; THENCE SOUTH 00°14'50" EAST 330.00 FEET; THENCE SOUTH 89°45'10" WEST 831.784 FEET; THENCE SOUTH 51°43'44" WEST 76.19 FEET; THENCE SOUTH 89°46'24" WEST 128.52 FEET; THENCE NORTH 00°34'45" WEST 560.01 FEET; THENCE SOUTH 89°46'24" WEST 320.18 FEET; THENCE SOUTH 00°14'50" EAST 160.00 FEET; THENCE SOUTH 89°45'10" WEST 330.00 FEET; THENCE NORTH 00°14'50" EAST 160.00 FEET; THENCE SOUTH 89°45'10" WEST 462.755 FEET; THENCE NORTH 00°14'50" WEST 73.82 FEET; THENCE SOUTH 89°45'10" WEST 138.107 FEET TO THE POINT OF BEGINNING.  
 (APPROX. - 14.4 ACRES)

14.4 AC. FROM KEY 25-295  
 5.00 AC. FROM KEY 25-13-4  
 NEW KEYS 25-300-1 to 25-300-3  
 JUL 01 1997  
 NEW KEYS 25-300-1 to 25-300-3  
 BAW OHLICH  
 LAKE COUNTY  
 LOTS 63 TO 115

AND ALSO:  
 PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00°24'52" EAST 1,330.05 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'10" WEST 330.00 FEET; THENCE SOUTH 00°24'52" EAST 860.003 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 89°45'10" WEST 330.00 FEET; THENCE NORTH 00°24'52" WEST 860.003 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING.  
 (APPROX. - 5.0 ACRES)

STATE OF INDIANA) SS  
 COUNTY OF LAKE)

THE UNDERSIGNED ROBINS NEST DEVELOPMENT L.L.C. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL ESTATE DESCRIBED HEREON AND THAT IT CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE PLAT HEREON DRAWN.

THIS SUBDIVISION SHALL BE KNOWN AS UNIT 2, OF ROBINS NEST SUBDIVISION, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, CROSSWALKS, AND PUBLIC USES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF CEDAR LAKE FOR USE BY THE PUBLIC IN GENERAL. FRONT AND SIDEYARD BUILDING LINES ARE HEREBY ESTABLISHED BETWEEN WHICH LINES AND THE STREET RIGHT-OF-WAY LINES NO BUILDINGS SHALL BE ERRECTED OR MAINTAINED.

DATED THIS 20<sup>TH</sup> DAY OF June, 1997

ROBINS NEST DEVELOPMENT L.L.C.

by: Donald Eckerts attest:  
 DONALD ECHTERLING - OPERATING MGR.

STATE OF INDIANA) SS  
 COUNTY OF LAKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DID PERSONALLY APPEAR \_\_\_\_\_ ON BEHALF OF ROBINS NEST DEVELOPMENT L.L.C. AND

ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

DATED THIS 20<sup>TH</sup> DAY OF June, 1997

COUNTY OF RESIDENCE LAKE

MY COMMISSION EXPIRES: 10-7-97

Babara L. Kortelny  
 NOTARY PUBLIC

**UTILITY EASEMENT:** AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERICORP, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES AND WIRES, BOTH OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, 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, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL 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 OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDING 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 PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS.

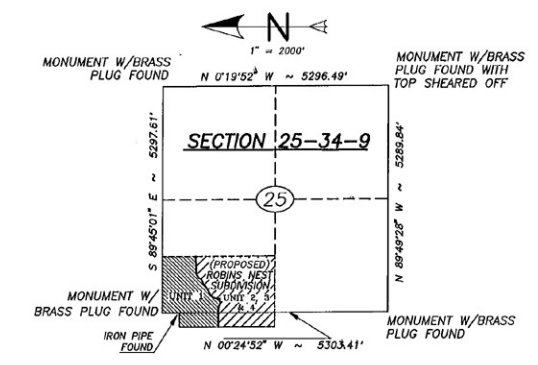
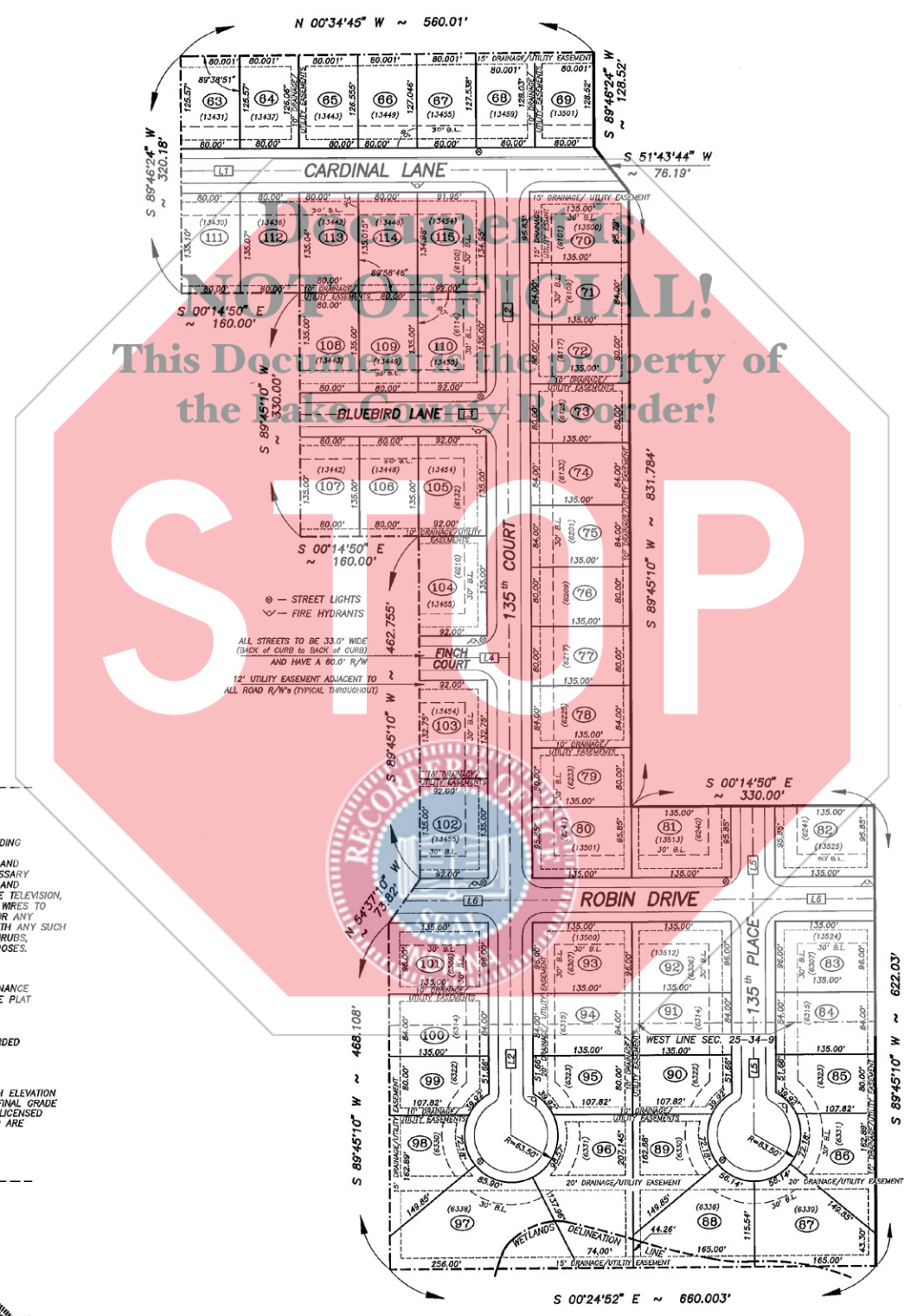
**DRAINAGE EASEMENT:** AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

THERE ARE ADDITIONAL PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS THAT ARE A PART OF THIS FINAL PLAT AND ARE RECORDED AT THE RECORDER'S OFFICE AT LAKE COUNTY, INDIANA, IN DOCUMENT # 97042549

EACH LOT IN THE SUBDIVISION HAS A MINIMUM ELEVATION, RELATED TO UNITED STATES COAST AND GEODETIC DATUM, BELOW WHICH ELEVATION NO ENTRANCE INTO ANY PRINCIPAL USE STRUCTURE SHALL BE PERMITTED. ADDITIONALLY, EACH LOT CORNER HAS A MANDATORY FINAL GRADE ELEVATION ASSIGNED TO IT. WRITTEN CERTIFICATION OF COMPLIANCE WITH SAID ELEVATIONS BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, IS REQUIRED. THESE ELEVATIONS ARE A PART OF THIS FINAL PLAT AND ARE RECORDED AT THE RECORDER'S OFFICE AT LAKE COUNTY, INDIANA, IN DOCUMENT # 97042548

I, THE UNDERSIGNED, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

John E. Reifers  
 INDIANA REGISTERED PROFESSIONAL ENGINEER NO. 1446



STATE OF INDIANA) SS  
 COUNTY OF LAKE)

I, WILLIAM A. HUPP, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT I HAVE SURVEYED THE REAL ESTATE DESCRIBED HEREON AND SUBDIVIDED THE SAME IN ACCORDANCE WITH THE PLAT HEREON DRAWN AND THAT ALL DIMENSIONS ARE ACCURATELY SHOWN AND THAT ALL MONUMENTS ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, AND TYPE ARE ACCURATELY SHOWN.

DATED THIS 17<sup>TH</sup> DAY OF June, 1997

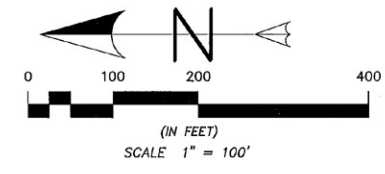
William A. Hupp  
 INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 12228



UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-795), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY TOWN PLAN COMMISSION AT A MEETING HELD June 4, 1997. PRESIDENT Alan F. Westhoff  
 SECRETARY James D...

LINE	DIRECTION	DISTANCE
L1	N 00°13'36" W	583.48'
L2	N 89°45'10" E	1305.32'
L3	N 00°14'50" W	282.00'
L4	N 00°14'50" W	122.00'
L5	N 89°45'10" E	443.48'
L6	N 89°45'10" E	638.50'



FINAL PLAT  
**UNIT 2**  
 ROBINS NEST SUBDIVISION

NEW SUBDIVISION FOR:  
**ROBINS NEST DEVELOPMENT L.L.C.**  
 7319 FOREST RIDGE DRIVE  
 SCHERRERVILLE, INDIANA 46375  
 219/374-8765 - 743-7764 (MOBILE)

CCS # RN-2  
 SCALE 1" = 100'  
 REV. # 3  
 DATE: 6/1/97  
 PROJ. # 94-050701  
 CUST. NO. RN-2  
 PLOT DATE 6/3/97  
 SHEETS 1 OF 1



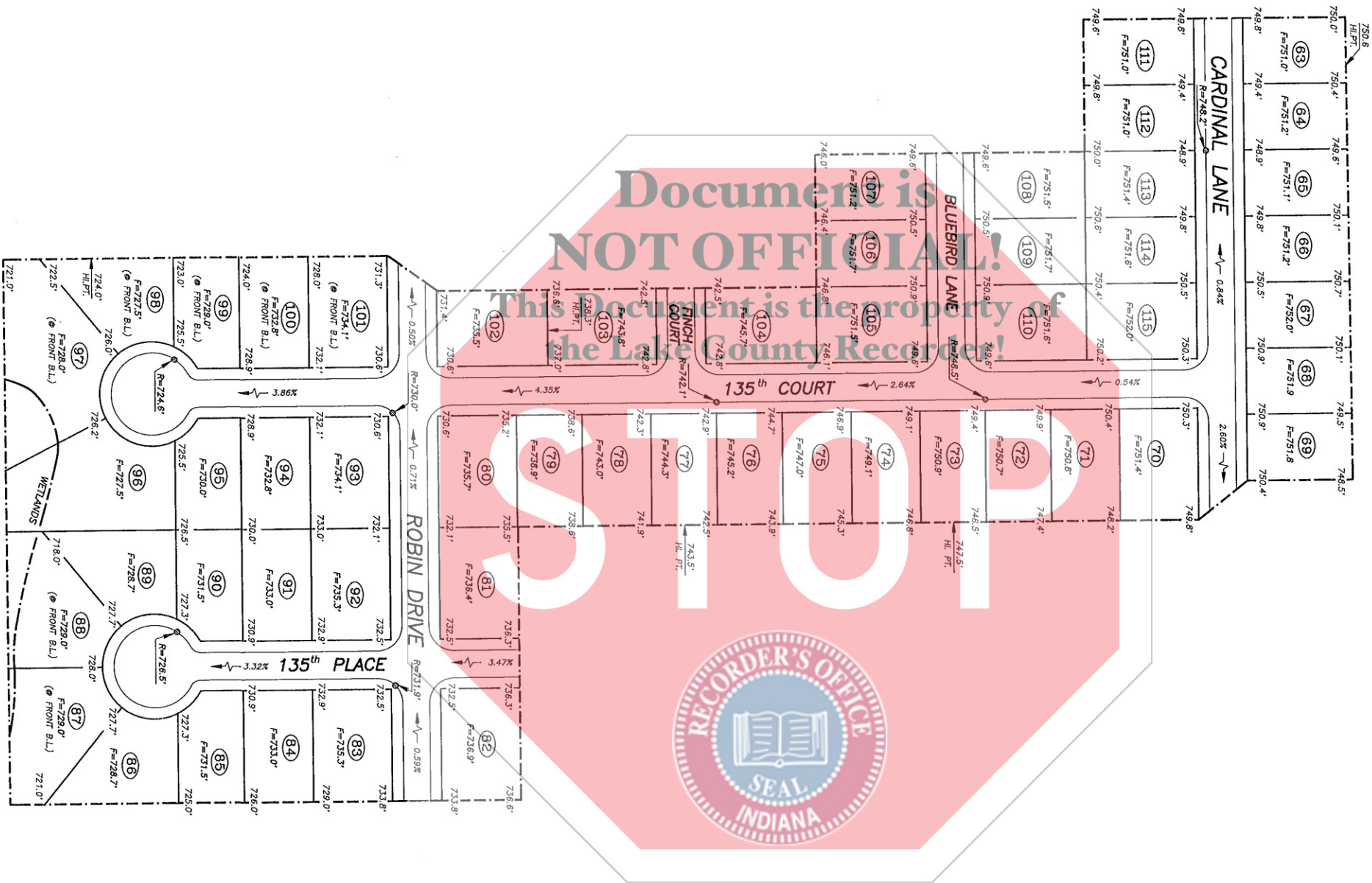


# ROBINS NEST

## UNIT 2

### FINAL DEVELOPED CONDITION

JUL 01 1997  
KEYS 25-300-11053  
SAM ORLICH  
AUDITOR LAKE COUNTY

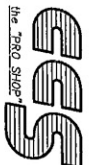


F= LOWEST OPENING IN FOUNDATION WALL - MINIMUM FINAL GRADE AROUND HOUSE AT FRONT BUILDING LINE  
R= TOP OF CATCH BASIN CASTING AT FLOW LINE

LOT CORNER & FINAL GRADE ELEVATIONS FOR  
**ROBINS NEST SUBDIVISION**

NEW SUBDIVISION FOR:  
**ROBINS NEST DEVELOPMENT L.L.C.**

7319 FOREST RIDGE DRIVE  
SCHERERVILLE, INDIANA 46375  
219/ 374-8765 - 743-7764 (MOBILE)



**CHALLIMAN CONSTRUCTION SERVICES**

9245 GILBERT AVE  
SUITE 201-4  
MUNSTER, IN 46321  
219/ 836-6174  
800/ 736-6174  
FAX: 219/ 836-6424

PREPARED BY:

CCS #	HSE-GR-2
SCALE	1" = 100'
REV.	4
DATE:	6/27/97
PROJ. #	94-050701
CUST. NO.	HSE-GR-2
PLOT DATE	6/28/97
SHEET	1 of 1