

33
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 007975

2000 FEB -3 AM 10:12

SEWER CONNECTION AGREEMENT

RECODER

This agreement entered into this 30th day of January, 2000 by and between NAPLES DEVELOPMENT, LLC, ("Developer"), PEOPLES BANK, SB as Trustee Under Trust No. 10256, Dated October 26, 1998 ("Peoples"), and the ST. JOHN SANITARY DISTRICT, ("District") : WITNESSETH:

WHEREAS, Peoples is the owner of certain unimproved real estate located within St. John Township, Lake County, Indiana and contained in part within the proposed boundaries of the St. John Sanitary District; and

WHEREAS, Peoples has entered into a sanitary sewer connection agreement dated the 25th day of February, 1999 and recorded the 30th day of March, 1999 in the Office of the Recorder of Lake County, Indiana as document number 99027398; and

WHEREAS, the Developer has previously obtained approval from the District to connect its proposed subdivision to the St. John Sanitary Sewer Utility for the purpose of providing sewage treatment to a proposed eighty (80) acre subdivision containing one hundred sixty-four (164) single-family detached residential lots to be located at the northeast corner of 93rd Avenue and Cline Avenue in unincorporated Lake County, and known as "Tiburon Subdivision" ("Tiburon"); and

WHEREAS the Developer, as part of the approval process, agreed to install a "holding tank," so that the impact on the St. John Sanitary Sewer Utility, in terms of discharge and capacity, for the eighty (80) acre development, would be no greater than the impact for a forty (40) acre development for that portion of the property that was located in the existing sewer district; and

WHEREAS, the Developer has now proposed an alternative plan whereby it would install a twelve (12) inch gravity sewer line connecting to the St. John Sanitary Sewer Utility, as reflected on the attached plans and specifications identified as Exhibit "A", prepared by Challman Construction Services and dated December 3, 1999, that have been previously submitted to the St. John Board of

X
Dr 1253
74.00
13

Sanitary Commissioners; and

WHEREAS, the District has reviewed this alternative proposal and found it to be in the best interests of the District in providing for the removal of a sewer lift station and the installation by gravity sewer line which will service both the development and adjoining parcels of real estate within the boundaries of the proposed sanitary sewer district.

NOW, THEREFORE, IT IS AGREED by and between the parties as follows:

1. The St. John Sanitary Sewer District by its Board of Sanitary Commissioners does hereby approve the plans and specifications of the Developer for an alternative method of connecting Tiburon to the St. John Sanitary Sewer Utility, as evidenced by attached ~~the plans and specifications, Exhibit "A", prepared by Challman Construction Services and dated December 3, 1999.~~

2. For and in consideration of this approval, the Developer agrees to pay into the appropriate fund of the St. John Sanitary District the sum of Eighty-Seven Thousand Five Hundred Dollars (\$87,500.00) for the use of the St. John Sanitary District in development of the sewer system on the east side of the Town of St. John for future sanitary sewer development, which sum of money is to be paid as follows:

a.) One-half (1/2) of said sum of money shall be paid on or before the issuance of any building permits for any lot in Tiburon and contained within the development of Unit I of said subdivision consisting of fifty-five (55) lots and lying within the west and southwest one-third of Tiburon as identified on the proposed amended preliminary plat prepared by Challman Construction Services, Inc., dated December 4, 1999, copy attached as Exhibit "B".

b.) Payment of the remaining one-half (1/2) of the balance due on or before the issuance of any building permits for any lot in Tiburon and contained within the

development of Unit II of said subdivision consisting of sixty-two (62) lots and lying within the central one-third (1/3) of Tiburon as identified on the proposed amended preliminary plat dated, prepared by Challman Construction Services, Inc., dated December 4, 1999, copy attached as Exhibit "B".

c.) In the event the developer determines to develop Unit Three of said subdivision consisting of forty-seven (47) lots and lying within the eastern one-third (1/3) of Tiburon as identified on the proposed amended preliminary plat dated, prepared by Challman Construction Services, Inc., dated December 4, 1999, copy attached as Exhibit "B", before developing either Units One or Two as identified in ¶¶2(a) or 2(b) above, the developer shall pay one-half (1/2) of said sum of money on or before the issuance of any building permit for any lot in Tiburon and contained within the development of Unit Three of said subdivision. Upon developing either Unit One or Unit Two, whichever then comes first, the developer shall pay the remaining one-half (1/2) of said sum as provided in ¶¶2(a) or 2(b) above.

3. This agreement shall be recorded in the Office of the Recorder, Lake County, Indiana and shall be a covenant running with the land legally described as follows:

The south one-half of the southwest one quarter of Section 26, Township 35 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana.

Commonly known as: The northeast corner of the intersection of Cline Avenue and West 93rd Street, St. John Township, Lake County, Indiana.

and shall be binding upon, and shall inure to the benefit of, the parties hereto, their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the said NAPLES DEVELOPMENT, LLC, an Indiana Limited Liability Company has caused this Sewer Connection

Agreement to be executed this 28 day of December, 1999 by Dennis M. McCoy, its Manager, and attested by BILL McCabe.

NAPLES DEVELOPMENT, LLC
an Indiana Limited Liability Co.

BY: Dennis M. McCoy
DENNIS M. MCCOY, Manager

ATTEST:

Bill McCabe

Document is
NOT OFFICIAL!

STATE OF INDIANA This Document is the property of
COUNTY OF LAKE) SS:
) the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DENNIS M. MCCOY, Manager of NAPLES DEVELOPMENT, LLC, an Indiana Limited Liability Company and BILL McCabe, to me known to be such Manager of said LLC and acknowledged the execution of the foregoing Sewer Connection Agreement for and on behalf of said Company and by its authority.

WITNESS my hand and Notarial seal this 28 day of December, 1999.

My Commission Expires:

9/20/06

County of Residence:



MELISSA A. BUCKMASTER
Notary Public State of Indiana

Lake County, IN

My Commission Expires Sept. 20, 2008

PEOPLES BANK, SB as Trustee
Under Trust No. 10256

BY:

See Attached

ATTEST:

This instrument is executed by the undersigned Trustee, not personally, but solely as Trustee under the terms of that certain agreement dated the _____ day of _____, creating Trust No. 10256, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intend, not as personal covenants, undertakings, representations and agreements of the Trustee, individually, or for the purpose of binding it personally, but this instrument is executed and delivered by PEOPLES BANK, SB, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against PEOPLES BANK, SB, on account hereof, or on account of any covenants, undertaking representation or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

IN WITNESS WHEREOF, said PEOPLES BANK, SB, has caused its name to be signed to these presents by a Trust Officer and its corporate seal to be hereunto affixed and attested by its Adm. Secretary the day and year first above written.

PEOPLES BANK, SB as Trustee
Under Trust No. 10256

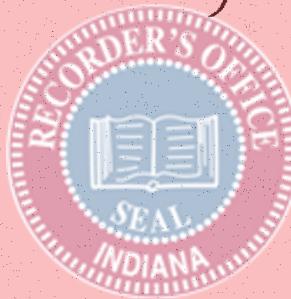
BY:

Frank J. Bachowski

ATTEST:

Joyce M. Barr

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



I, Joyce M. Barr, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Frank J. Bachowski and Jeanne Mahala, of PEOPLES BANK, SB, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Adm. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee, for the uses and

purposes therein set forth; and the said Trust Officer
did also then and there acknowledge that he, as custodian of the
corporate seal of said corporation, did affix the said corporate
seal of said corporation to said instrument as his own free and
voluntary act, and as the free and voluntary act of said
corporation, as Trustee, for the uses and purposes therein set
forth.

Given under my hand Notarial seal this 28th day of December,
1999.

My Commission Expires: 3-18-08 County of Residence: Lake

Joyce M. Barr Notary Public

NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

STOP



Joe Clark
JOSEPH CLARK PRESIDENT
BOARD OF SANITARY COMMISSIONERS
TOWN OF ST. JOHN

ATTEST:

Judith L. Companik
JUDITH L. COMPANIK
CLERK/TREASURER

STATE OF INDIANA
COUNTY OF LAKE

Document is
NOT OFFICIAL!

This Document is the property of
St. John Sanitary District Board of Sanitary Commissioners
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOSEPH CLARK, President, St. John Sanitary District and JUDITH L. COMPANIK, Clerk/Treasurer of the Town of St. John, to me known to be such President to such District and Clerk/Treasurer of said Town and acknowledged the execution of the foregoing Sewer Connection Agreement for and on behalf of said District and by its authority.

WITNESS my hand and Notarial seal this 30th day of January, 1999. *Nancy D. Houser*

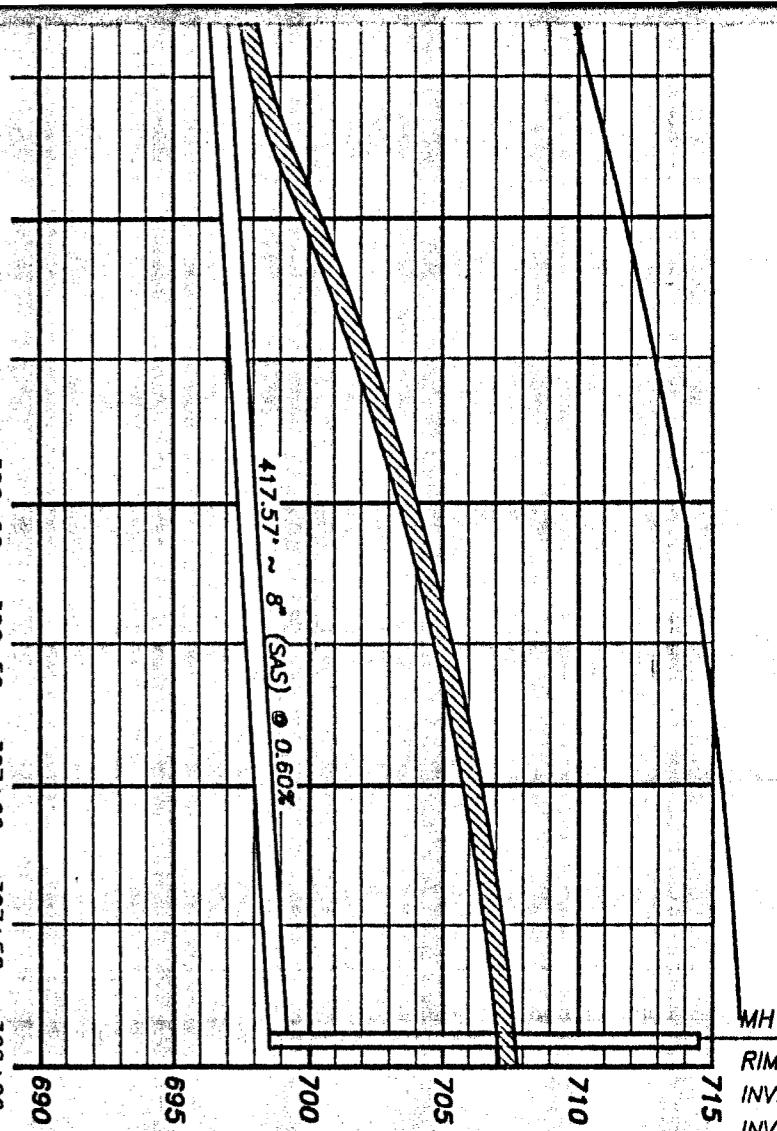
My Commission Expires: _____
OFFICIAL NOTARY SEAL

NANCY D. Houser
Notary Public, Lake County, Indiana
My commission expires Aug. 07, 2006



County of Residence: Lake
This Instrument Prepared By: Michael L. Muenich
3235 - 45th Street
Highland, Indiana 46322
219/922-4141

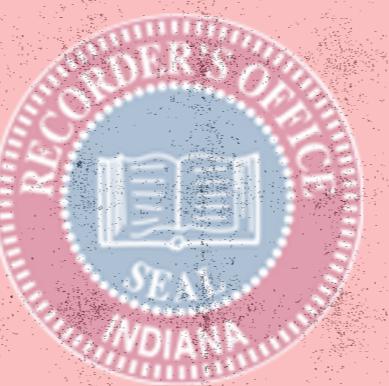
stjohn\mccoy



**Document is
NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder!

STOP



PROPOSED DRAWINGS FOR:

TIBURON SUBDIVISION

NEW SUBDIVISION FOR:

NAPLES DEVELOPMENT

PREPARED BY:

CCS
the PRO SHOP™

CHAMMAN
CONSTRUCTION
SERVICES

9245 CALUMET AVE
SUITE 201-A
MUNSTER, IN 46321

219/ 836-6174
FAX - 219/ 836-6424

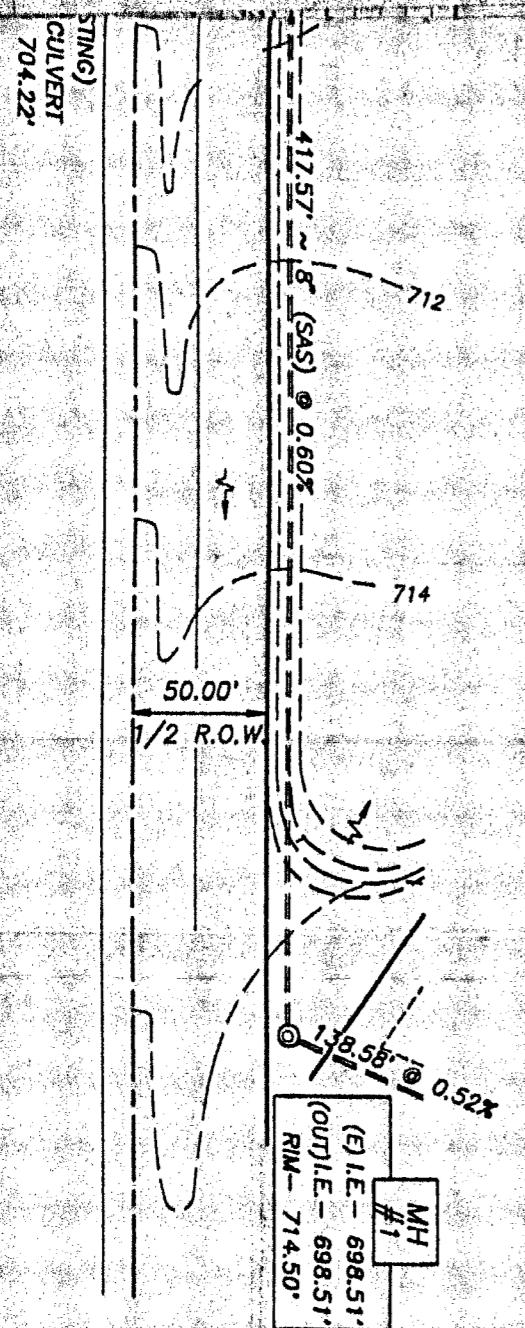
CCS #	ND-FM2
SCALE	1" = 70'
REV. #	10
DATE:	12/3/99
PROJ. #	98-102301
CUST. NO.	ND-FM2
PLOT DATE	12/3/99
SHEET:	1 of 1

25×□

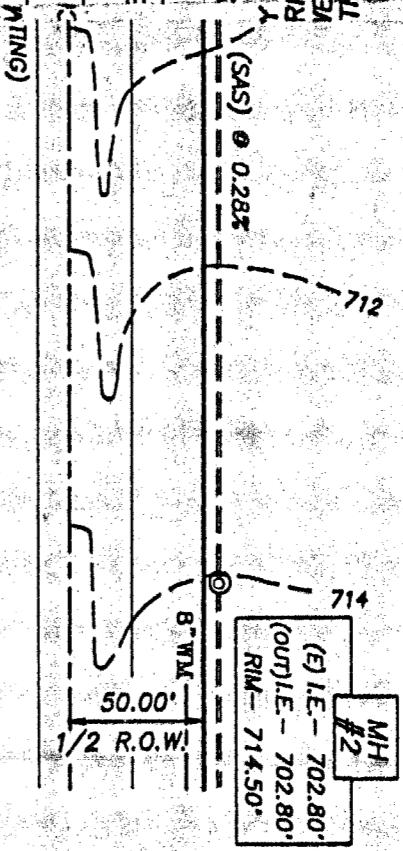
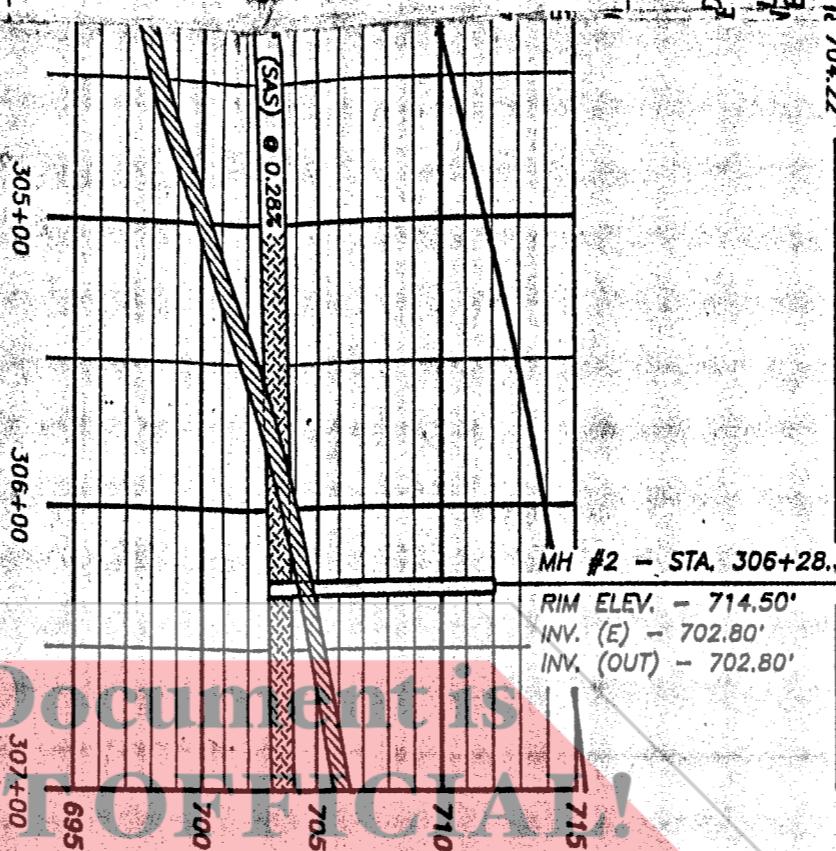
32×□

25×□

STA. 302.67
I - 714.50'
- 698.51'
O - 698.51'



STING)
CULVERT
704.22.



STING)
CULVERT
704.22.

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

STOP



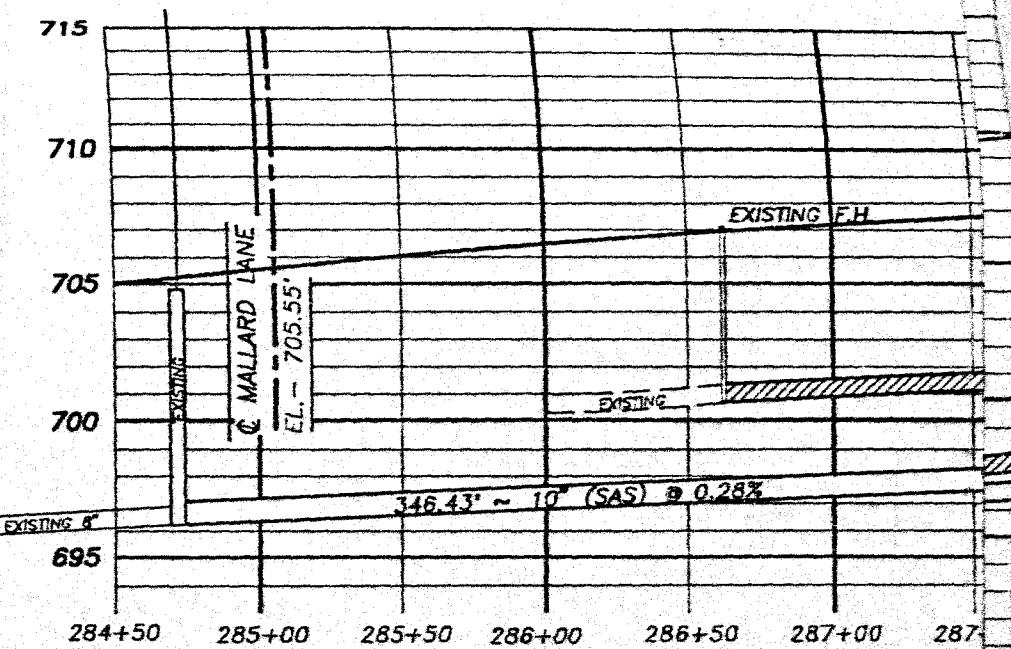
PRESENTATION DRAWING FOR PROPOSED
GRAVITY SEWER AT TIBURON

C.

25X11

32X11

25X11

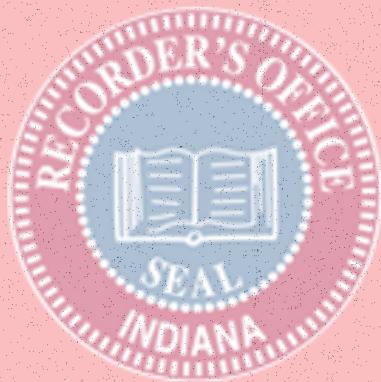


**Document is
NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder!

PLAN & ✓

STOP



- 1- EXCA
 - 2- SLAE
 - 3- POU
 - 4- LID
 - 5- STEP
 - 6- MAN^{LK}ER
 - 6- TURE
 - 7- PUM
 - 8- BACI
- EW

NOTES: MIKE McCOY
SET OF FOR
CREW AS WE
FOR LESS TI

JB

25X

32X

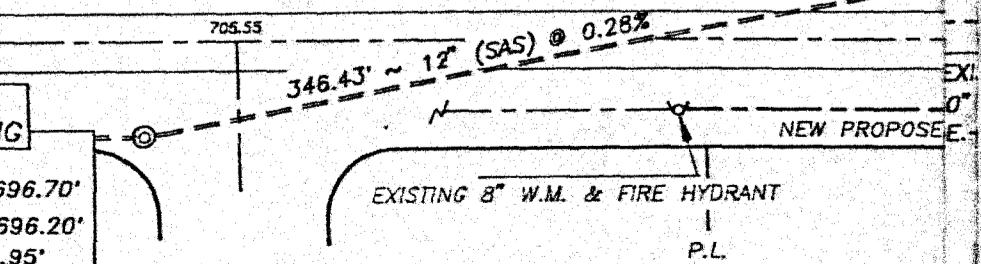
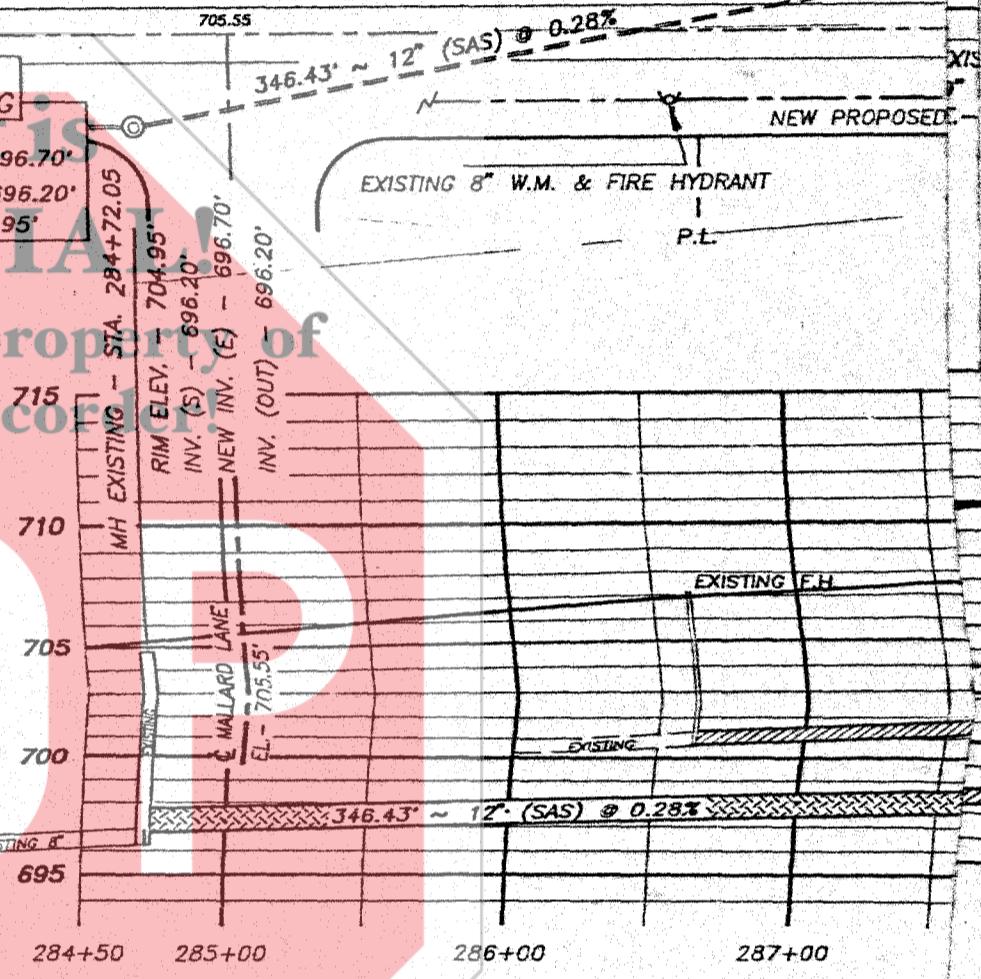
25X

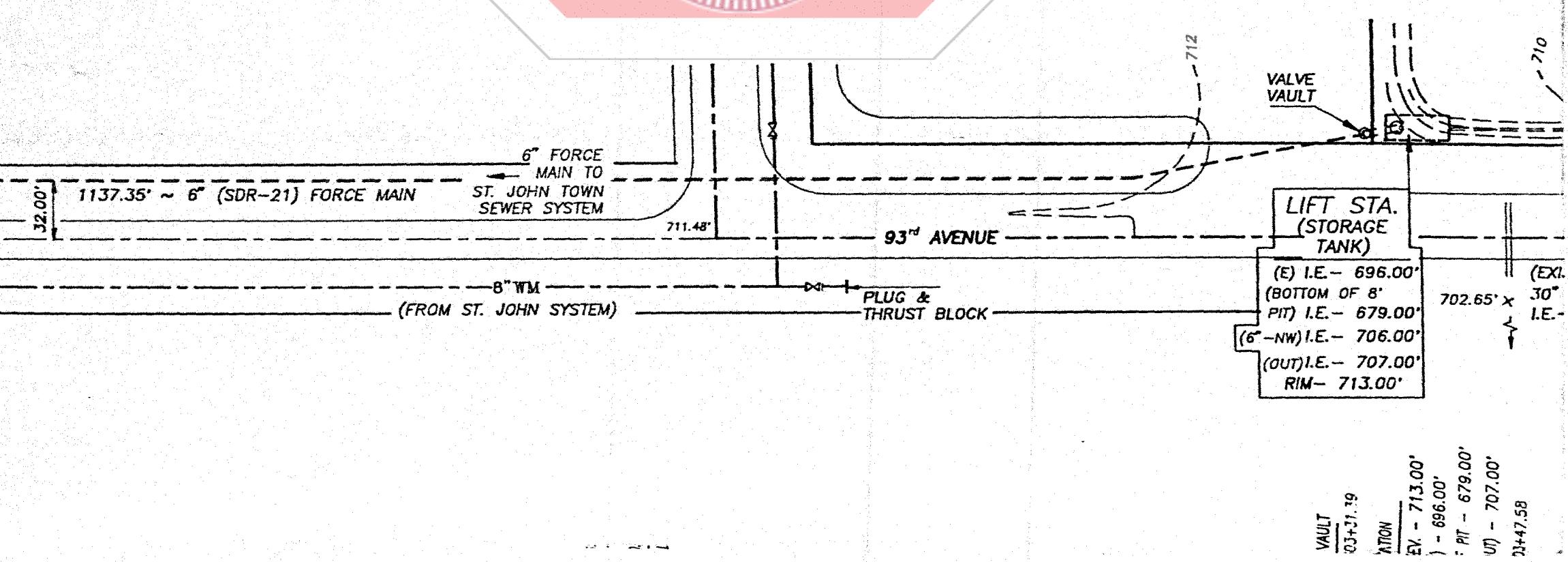
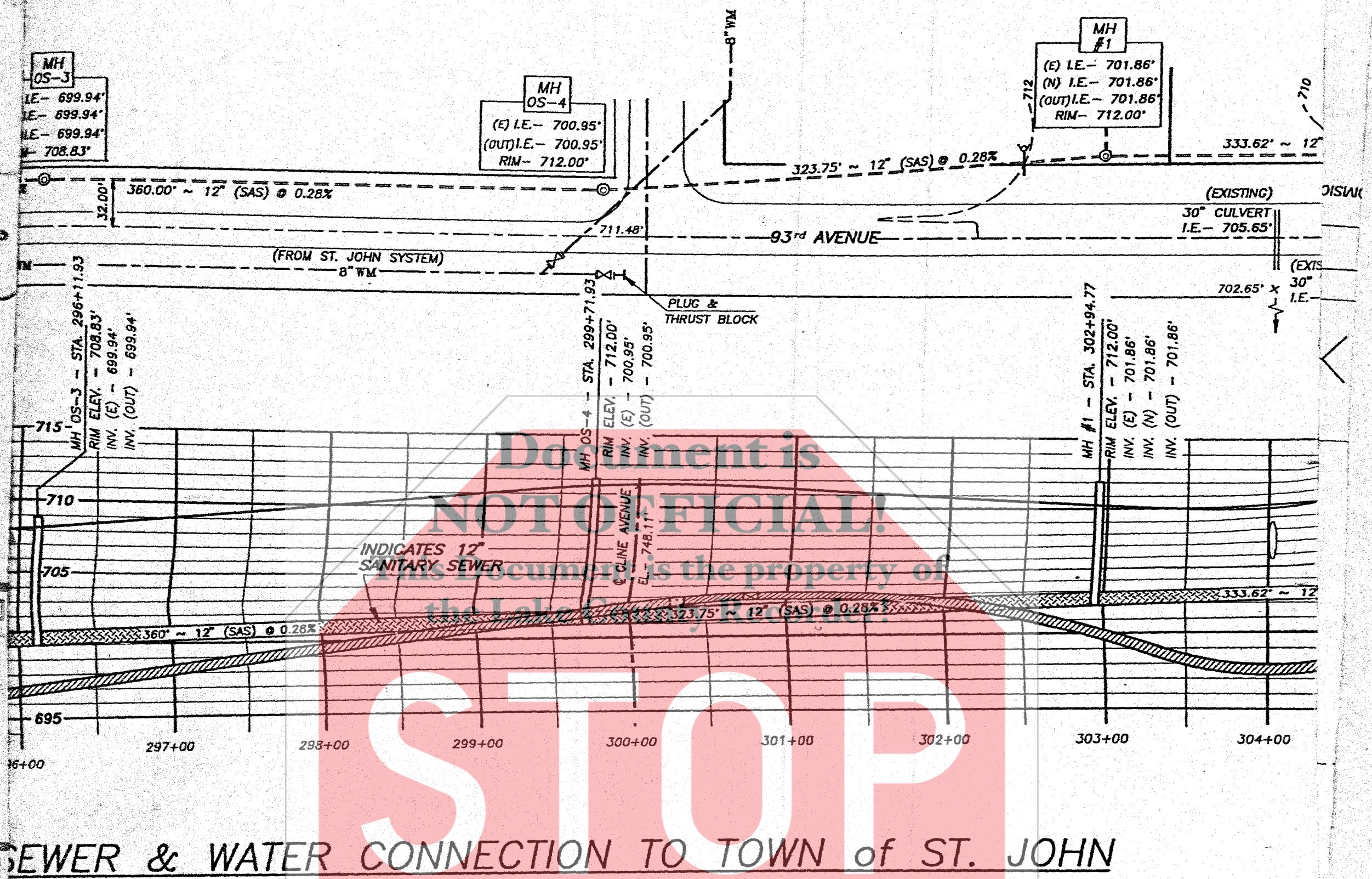
Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

STOP

REMOVE & REPLACE
W/12" SEWER LINE
(APPROX. 138')

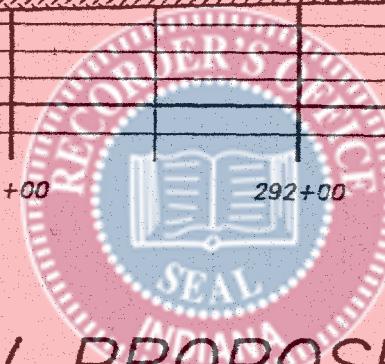




25 X

Document is
NOT OFFICIAL!

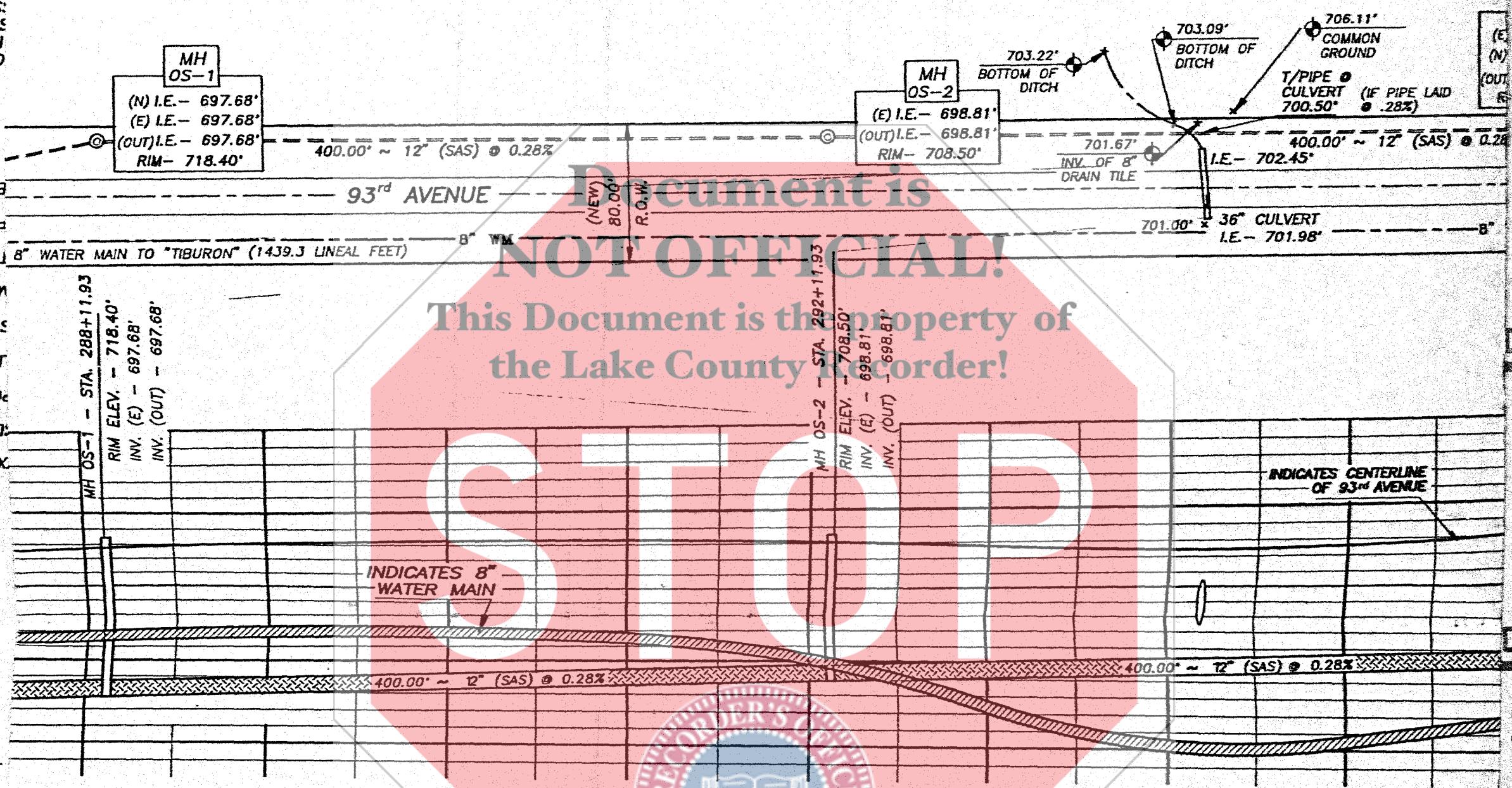
This Document is the property of
the Lake County Recorder!



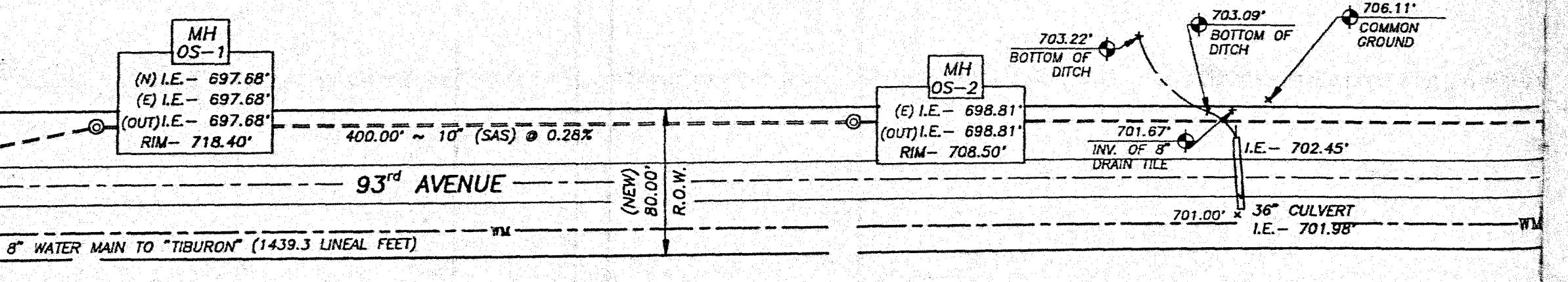
INDICATES CENTERLINE
OF 93rd AVENUE

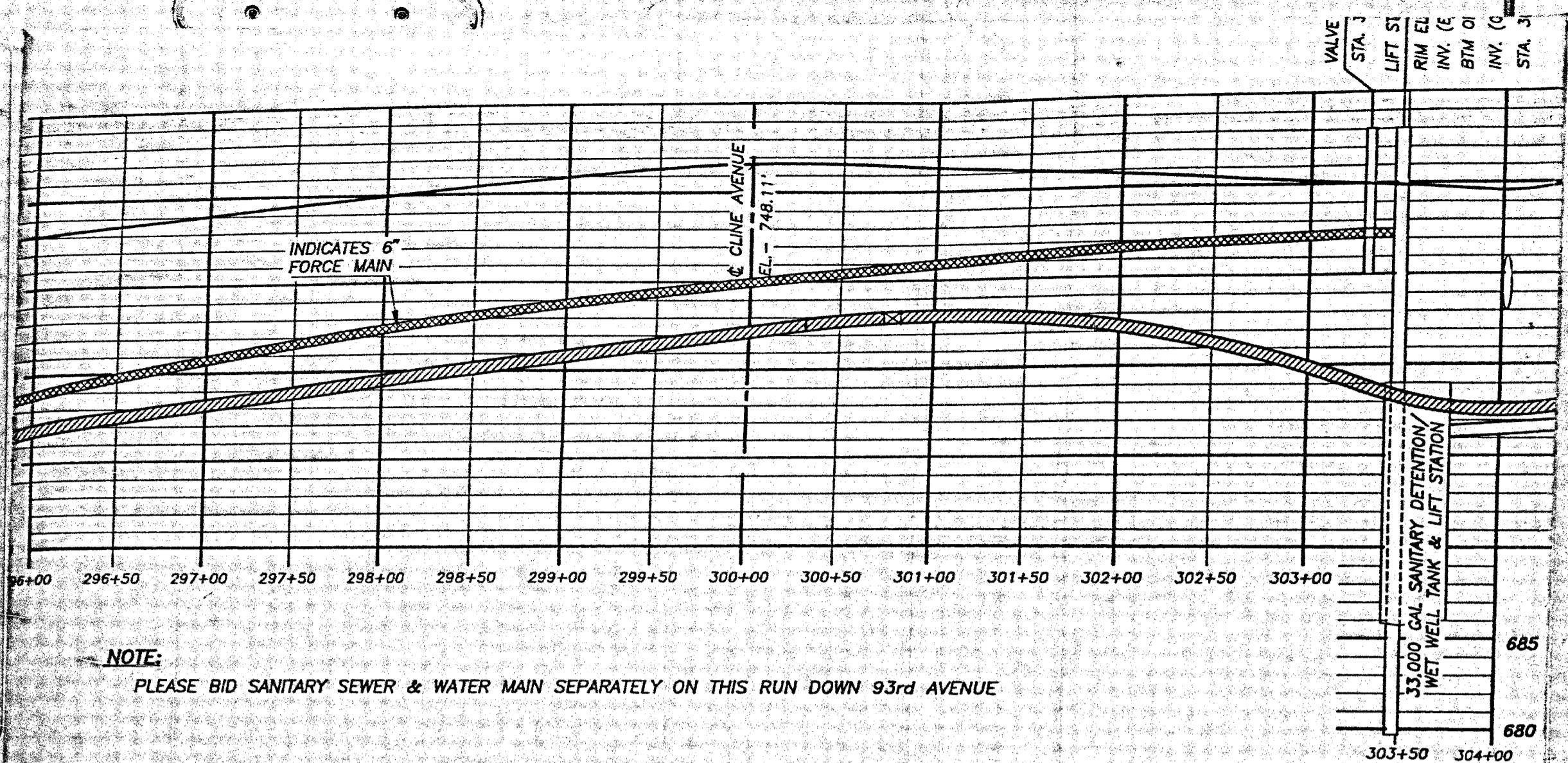
32 X

25 X



25 X





GRAVITY SEWER & WATER CONNECTION TO TOWN of ST. JOHN

**Document is
NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder!

ADDITIONAL WORK/COSTS THAT NAPLES DEVELOPMENT WILL
HAVE TO ABSORB TO DO A 12" GRAVITY SEWER TO ST.JOHN

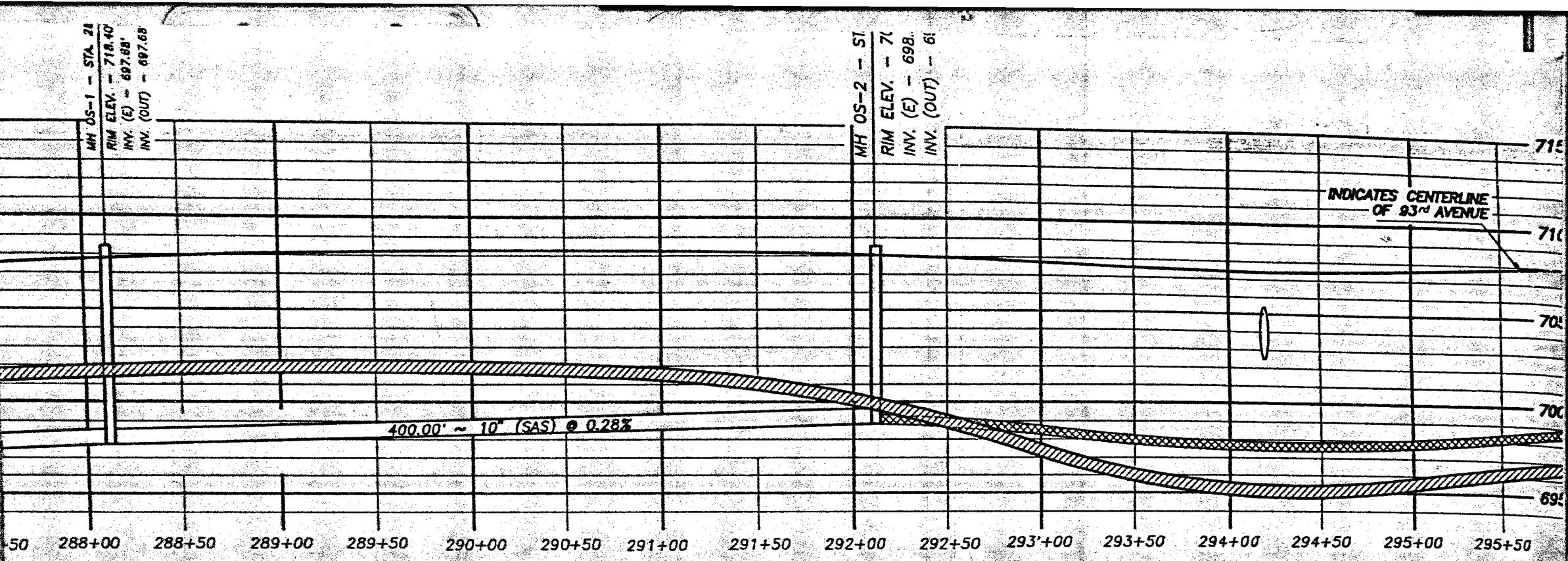
- 1- INSTALL 1,137 FT. OF 12" (SDR-35) INSTEAD OF 6" FORCE MAIN— DIFFERENCE IN PIPE ALONE IS ABOUT \$2.75 PLUS YOU HAVE TO LAY IT WITH A LASER AND THE PIPE ITSELF IS HARDER TO HANDLE— THE UNIT COST INCREASE HAS TO BE AT LEAST \$4/FT
- 2- 138' OF 8" SEWER NEEDS TO BE REMOVED AND REPLACED WITH 12" SEWER — ALTHOUGH SHORT THIS IS A VERY EXPENSIVE RUN DOWN 93rd JUST NORTH OF "MALLARD LANDING". THERE IS 690 FT² OF SIDEWALK THAT WILL NEED TO BE TORN OUT AND REPLACED AND DISPOSED OF— NEW HOLES WILL HAVE TO BE CUT IN THE EXISTING MANHOLES AND THE NEW 12" PIPE INSTALLED—
- \$3450 TO REMOVE/REPLACE SIDEWALK
\$6900 TO REMOVE & REPLACE SEWER
\$500 TO REDO LANDSCAPE
- 3- INSTALL 3 NEW MANHOLES
- 4- INSTALL 746' OF 12" SEWER INSTEAD OF 10" SEWER — \$2/FT
- 5- INSTALL 125' OF 12" SEWER SOUTH INTO FIELD GIVING GRAVITY ACCESS TO NEW "MASTER PLANNED" LIFT STATION SOUTH OF 93rd BEFORE NEW ROAD SURFACE IS INSTALLED NEXT YEAR — ALL STONE BACKFILL (\$35/ft)
- 6- THERE IS ALSO SOME 20,000 YARDS OF ADDITIONAL DIRT WORK THAT NEEDS TO BE DONE TO MAKE THE GRAVITY SEWER WORK WITHIN THE SUB. WE NOW HAVE A HIGHER INVERT ELEVATION (5.86') LEAVING THE SIGHT. NAPLES IS NOT ASKING FOR ANY CREDIT FOR THIS ADDITIONAL COST.

PRIMARY APPROVAL FOR UNIT 1 (55 HOMESITES) IS GRANTED BY THE "LAKE COUNTY PLAN COMMISSION".
SECONDARY APPROVAL FOR UNIT 2 (62 HOMESITES) IS GRANTED BY THE "LAKE COUNTY PLAN COMMISSION".
QUEST

25 X

32 X

25 X

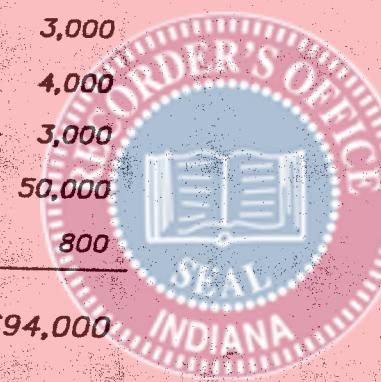


PROFILE - ORIGINAL PROPOSED 93rd AVENUE FORCE MAIN/

Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

NAPLES' TANK COST

VATE/TRUCK -----	\$ 5,000
BOTTOM/FOOTING (592 FT ²) 22 YDS -----	5,000
RED WALLS (75 YDS ³) -----	19,000
(FROM "FLEXICORE") -----	4,200
L (\$800-MATERIAL) W/IRON WORKER -----	3,000
HOLLES (2) & VALVE VAULT -----	4,000
SOLIDITY SYSTEM (\$260- DIFUSERS) W/BLOWER & CONTROLS -----	3,000
PS, PIPING & CONTROLS -----	50,000
FILL -----	800
TOTAL -----	\$94,000

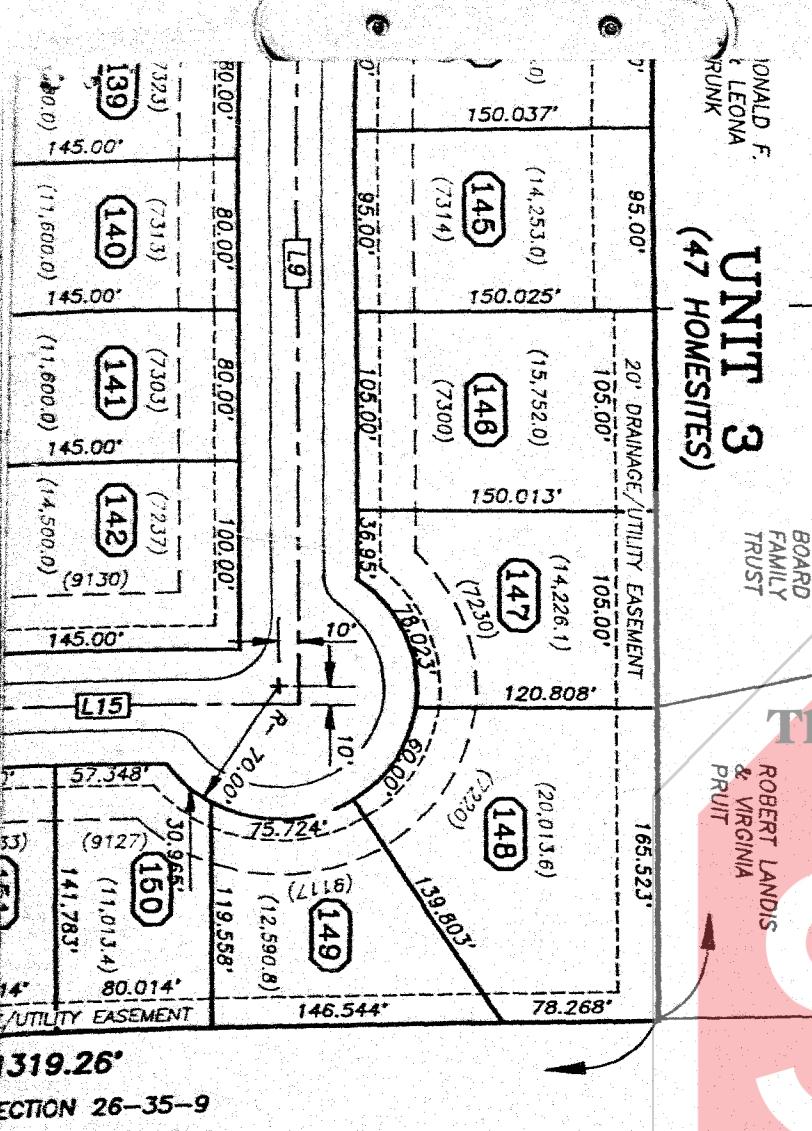


HAS HIS OWN LARGE EXCAVATOR, MEDIUM SIZE BULLDOZER, AND A COMPLETE SET W/STACKING CLIPS TO DO THIS JOB. HE HAS HIS OWN FOOTING-FLATWORK AS WELL AS A Poured WALL CREW. WE HONESTLY BELIEVE THIS JOB COULD BE DONE FOR LESS THAN \$100,000.

NAPLES DEVELOPMENT IS MORE THAN WILLING TO PAY THE "ST. JOHN SANITARY DISTRICT" \$40,000 AS SOON AS SECONDARY APPROVAL FOR UNIT PLAN COMMISSION" AND THEN TO PAY AN ADDITIONAL \$35,000 AS SOON AS SECONDARY APPROVAL FOR UNIT
WE THANK YOU FOR CONSIDERING THIS REQUEST

DISTANCE

449.056'
476.87'
306.03'
155.58'
117.185'
71.405'
347.22'
311.646'
2240.605'
52.55'
367.987'
60.986'
65.00'
951.785'
IE - LOT # 111
42.038'
.07 # 5)
150.699'
JNE EASEMENT)
1383.714'



Document is
NOT OFFICIAL!

This Document is property of
the Lake County Recorder!

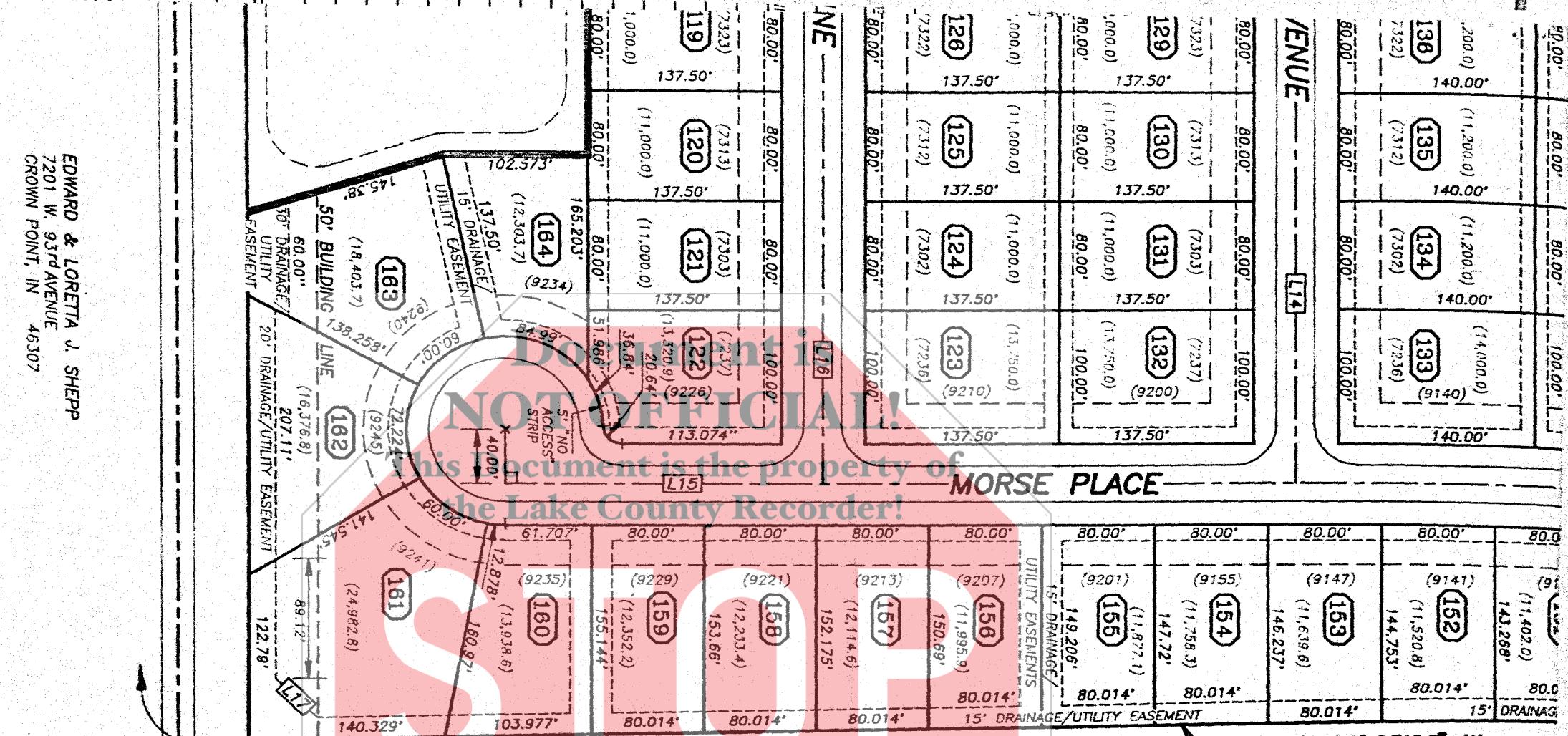
S



DO NOT FEEGIAL!

This Document is the property of
the Lake County Recorder!

MORSE PLACE



UNIT 3 (47 HOMESITES)

MERCANTILE NATIONAL BANK
TR #3336
C/O ALBERT FENEMA
3646 RIDGE ROAD
LANSING, IL. 60438

N 01° 05'06" W ~

EAST LINE, SOUTHWEST QUARTER, S

PROPOSED DRAWINGS FOR:

TIBURON



CHAILIM
CONSTRUCT
SERV

9245 CALUMET
SUITE 211
MUNSTER, IN 46321

219/ 836-1111

FAX- 219/ 836-

CCS #	ND-PL
SCALE	1" = 1'
REV. #	30
DATE:	12/4/97
PROJ. #	98-102
CUST NO.	ND-PL
PLOT DATE	12/4
SHEET: 1	OF 1

EDWARD & LORETTA J. SHEPP
2201 W. 93rd AVENUE
CROWN POINT, IN 46337

ST. GEORGE
SERBIAN
ORTHODOX
CHURCH

TIBURON SUBDIVISION

DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

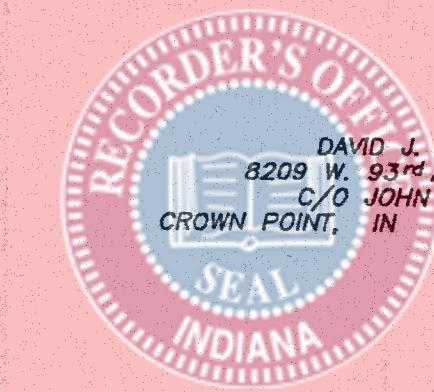
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 58 MINUTES 6 SECONDS EAST 2652.78 FEET ALONG THE SOUTH LINE OF SAID SECTION 26, (AS RECORDED ON PLAT OF DOCUMENT #99018218, PLAT BOOK 005, PAGE 94, IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA); E NORTH 01 DEGREE 05 MINUTES 06 SECONDS WEST, 1319.26 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 6 SECONDS WEST, 2651.42 FEET; THENCE SOUTH 01 DEGREE 01 MINUTE 33 SECONDS EAST 1319.56 FEET TO THE POINT OF BEGINNING. (80.318 ACRES MORE OR LESS)

STOP
NOTICE OF PUBLICATION
This Document is the Property of
the Lake County Recorder!

12' UTILITY EASEMENT ADJOINING ALL STREETS
IN SUBDIVISION - UNLESS NOTED DIFFERENTLY

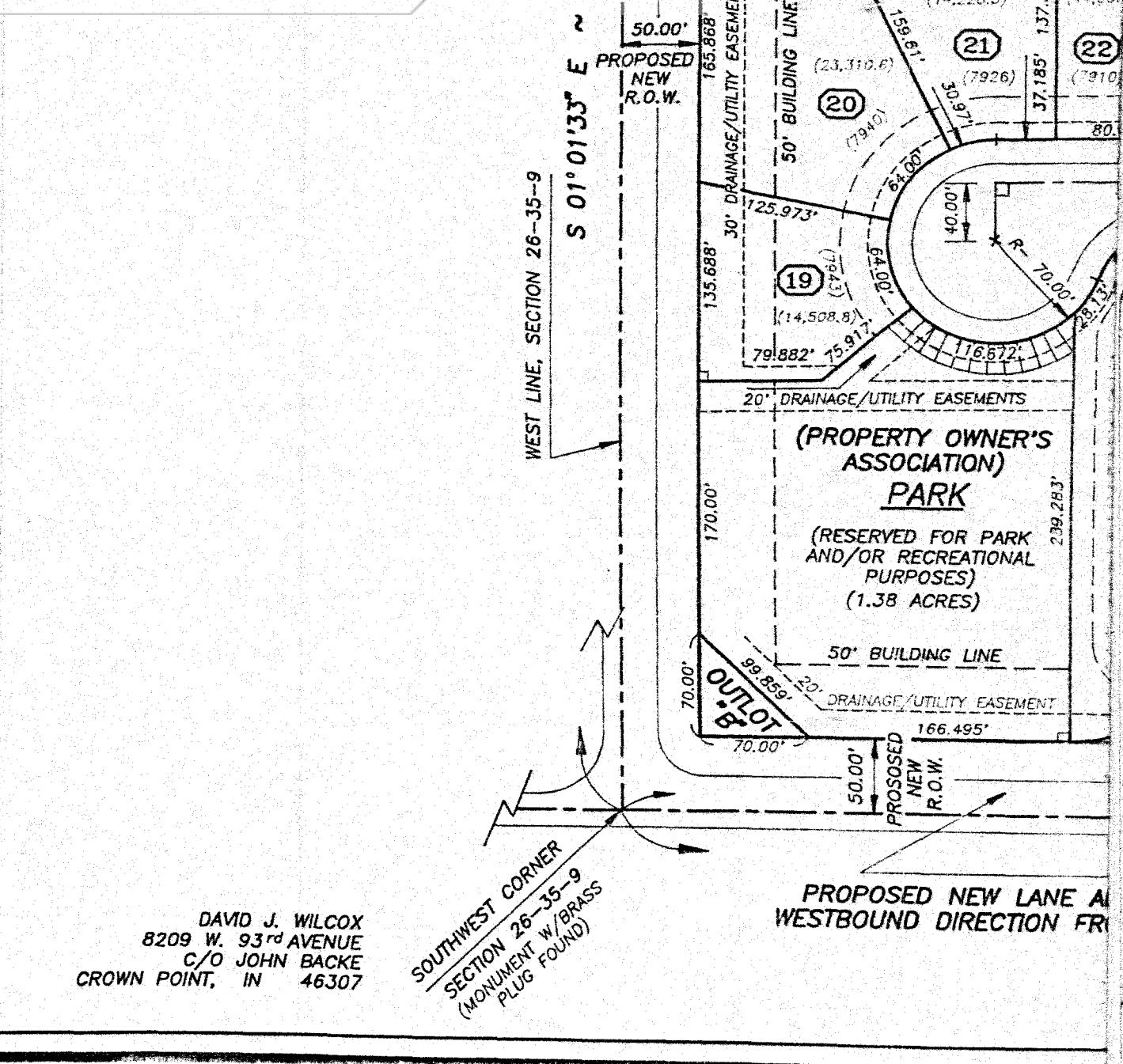
30' BUILDING LINE AT ALL STREETS - UNLESS
NOTED DIFFERENTLY

PROPOSED NEW LANE ADDITION TO 24' IN THE NORTHBOUND
DIRECTION FROM 93RD TO SUBDIVISION ENTRANCE
CLINE AVENUE



DAVID J. WILCOX
8209 W. 93rd AVENUE
C/O JOHN BACKE
CROWN POINT, IN 46307

WEST LINE, SECTION 26-35-9
S 01° 01'35" E ~ 1319.56'



DAVID J. WILCOX
8209 W. 93rd AVENUE
C/O JOHN BACKE
CROWN POINT, IN 46307

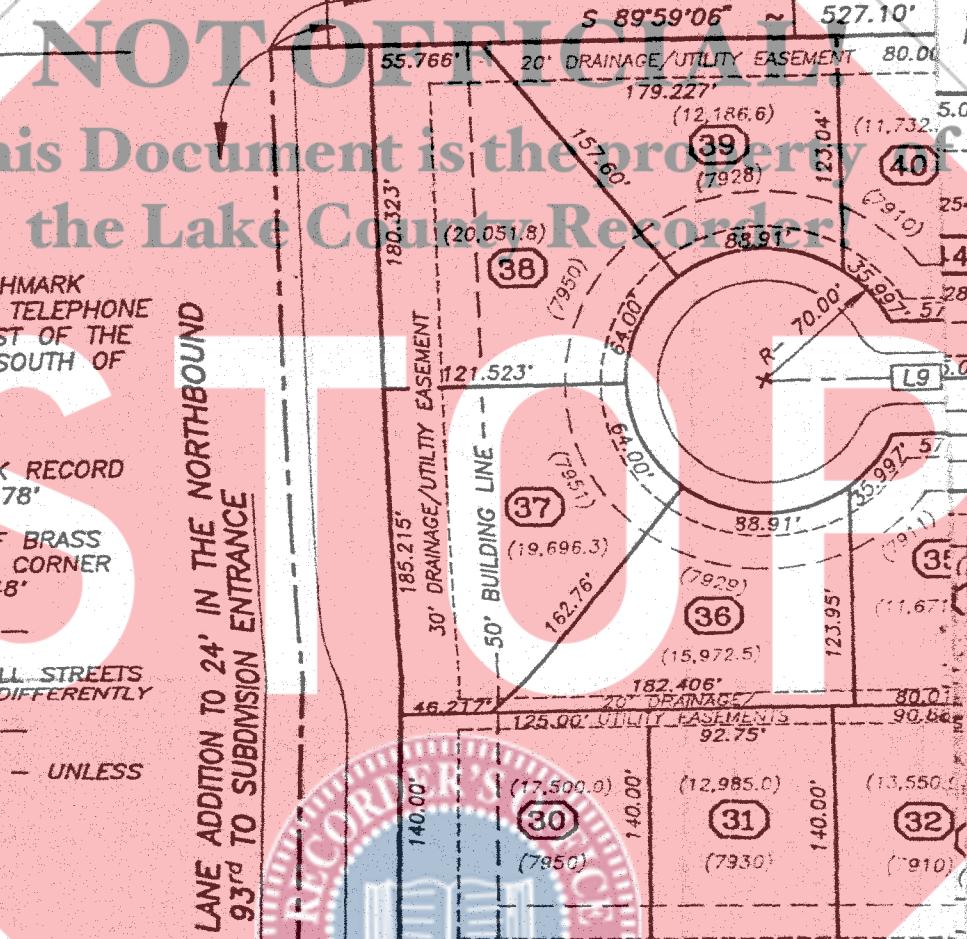
TIBURON SUBDIVISION

DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 2652.78 FEET ALONG THE SOUTH LINE OF SAID SECTION 26, (AS RECORDED ON PLAT OF DOCUMENT #99018218, PLAT BOOK 005, PAGE 94, IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA); NORTH 01 DEGREE 05 MINUTES 06 SECONDS WEST, 1319.26 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 06 SECONDS WEST, 2651.42 FEET; THENCE SOUTH 01 DEGREE 01 MINUTE 33 SECONDS EAST 1319.56 FEET TO THE POINT OF BEGINNING. (80.318 ACRES MORE OR LESS)

UNIT 1
(55 HOMESITES)



NOTES:

LEVEL CIRCUIT WAS RUN FROM BENCHMARK AT THE EAST BASE OF INDIANA BELL TELEPHONE RELAY BOX - LOCATED 37 FEET WEST OF THE CENTER LINE OF MARQUETTE ROAD, SOUTH OF 85TH AVENUE IN ST. JOHN TOWNSHIP.

CIRCUIT "CLOSED" TO 0.01 FEET.

LAKE COUNTY SURVEYOR BENCHMARK RECORD FILE INDEX NO. 820 - ELEV. - 686.78'

TRANSFERRED ELEVATION TO TOP OF BRASS PLUG IN MONUMENT AT SOUTHWEST CORNER SECTION 26-35-9 - ELEV. - 711.48'

12' UTILITY-EASEMENT ADJOINING ALL STREETS IN SUBDIVISION - UNLESS NOTED DIFFERENTLY

30' BUILDING LINE AT ALL STREETS - UNLESS NOTED DIFFERENTLY

DAVID J. WILCOX
8209 W. 93rd AVENUE
C/O JOHN BACKE
CROWN POINT, IN 46307

WEST LINE, SECTION 26-35-9
S 01° 01'33" E ~ 1319.56'

PROPOSED NEW R.O.W.

PROPOSED NEW LANE ADDITION TO 24' IN THE NORTHBOUND DIRECTION FROM 93rd TO SUBDIVISION ENTRANCE

CLINE AVENUE

142.45'

26' DRAINAGE/UTILITY EASEMENT

93.19' 30' DRAINAGE/UTILITY EASEMENT

50' BUILDING LINE

142.45'

26' DRAINAGE/UTILITY EASEMENT

93.19' 30' DRAINAGE/UTILITY EASEMENT

50' BUILDING LINE

142.45'

26' DRAINAGE/UTILITY EASEMENT

93.19' 30' DRAINAGE/UTILITY EASEMENT

50' BUILDING LINE

(PROPERTY OWNER'S ASSOCIATION)

PARK

(RESERVED FOR PARK AND/OR RECREATIONAL PURPOSES)

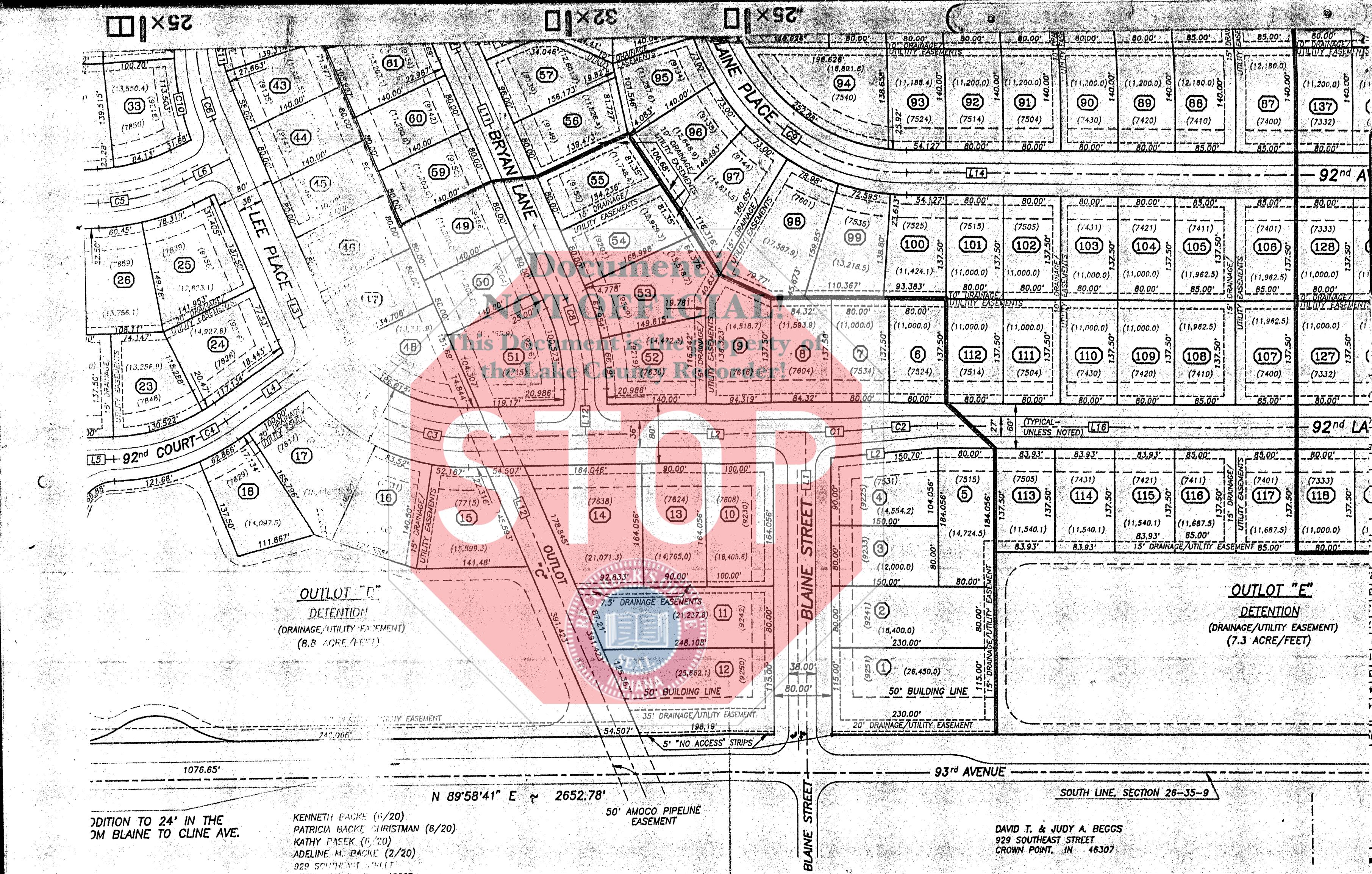
(1.38 ACRES)

50' BUILDING LINE

142.45'

50' DRAINAGE/UTILITY EASEMENT

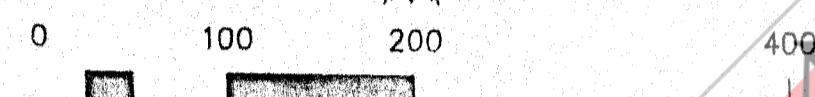
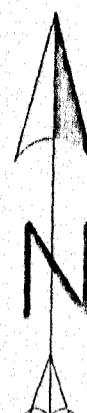
PROPOSED NEW R.O.W.



FR
AI

STREET RIGHT OF WAYS:

ALL STREET RIGHT OF WAYS IN PROPOSED SUBDIVISION SHALL BE 60 FEET WITH ALL PAVED SURFACES BEING 27 FEET - BACK of CURB to BACK of CURB - UNLESS NOTED (80' RIGHT OF WAY W/38' BACK of CURB to BACK of CURB AT BOTH ENTRANCES - 80' RIGHT OF WAY W/36' BACK of CURB to BACK of CURB THROUGH THE MAIN SUBDIVISION THOROUGHFARE - SOUTHERN PART OF LEE PLACE AND 92nd LANE WEST OF BLAINE STREET)



(IN FEET)
SCALE 1" = 100'

*1 SURVEY-
THENCE
ITES
EET

OWNER/SUBDIVIDER:

NAPLES DEVELOPMENT, L.L.C.
P.O. BOX 317
SHERERVILLE, IN 46375

PROPOSED DENSITY:

TOTAL 164 (PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS) = 2.04 DWELLING UNITS per ACRE
80.318 ACRES (SINGLE-FAMILY RESIDENTIAL)

TYPE of PROPOSED DEVELOPMENT:

**Document is
NOT OFFICIAL**
**This Document is the property of
the Lake County Recorder!**

SURFACE WATER DRAINAGE:

RELEASE RATE OF STORM WATER FROM THIS DEVELOPMENT, WHEN COMPLETED, SHALL NOT EXCEED THE STORM WATER RUNOFF FROM THIS LAND IN ITS PRESENT STATE.

STORM SEWERS SHALL BE DESIGNED TO HANDLE THE 10 YR. RETURN PERIOD STORM AND CONTROLLED OVERLAND FLOW SHALL BE DESIGNED TO CHANNEL THE 100 YR. RETURN PERIOD STORM OF 24 HR. DURATION INTO DETENTION AREAS. PEAK RUNOFF LEAVING THE SUBDIVISION AFTER DEVELOPMENT FOR THE 100 YR. RETURN PERIOD STORM OF 24 HOUR DURATION SHALL NOT EXCEED THE 2 YR. RETURN PERIOD PREDEVELOPMENT PEAK RUNOFF RATE.

SANITARY SEWAGE &
POTABLE WATER:

POTABLE WATER FROM TOWN OF ST. JOHN - SANITARY SEWAGE TO ST. JOHN COLLECTION SYSTEM FOR TREATMENT AT SCHERERVILLE TREATMENT PLANT

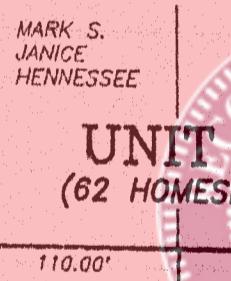
PLANNER: C.C.S. by ROD CHALLMAN
9245 CALUMET AVE.
SUITE 201-A
MUNSTER, IN 46321

ENGINEER/
LAND SURVEYOR
C.C.S. by CHARLES SANDOR
9245 CALUMET AVE.
SUITE 201-A
MUNSTER, IN 46321

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	848.90'	92.18"	46.136'	06° 13' 18"
C2	848.90'	92.18"	46.136'	06° 13' 18"
C3	250.00'	290.317'	164.019'	66° 32' 09"
C4	300.00'	167.77'	86.14"	32° 02' 30"
C5	320.00'	125.44"	63.536'	22° 27' 37"
C6	320.00'	131.049"	66.456'	23° 27' 51"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C7	300.00'	122.858'	62.302'	23° 27' 51"
C8	300.00'	122.858'	62.302'	23° 27' 51"
C9	280.00'	439.823'	280.00'	90° 00' 00"
C10	360.00'	133.312'	67.428'	21° 13' 02"
C11	280.00'	114.668'	58.149'	23° 27' 51"

**UNIT 2
(62 HOMESITES)**



S 89° 59' 06" W ~ 2651.42"

NORTH LINE, SOUTH HALF, SOUTHWEST QUARTER SECTION 26-35-9

DARIN W.
& KIMBERLY J.
CONGER

ROBERT C.
& PATRICIA C.
MORSE

MARK S.
JANICE
HENNESSEE

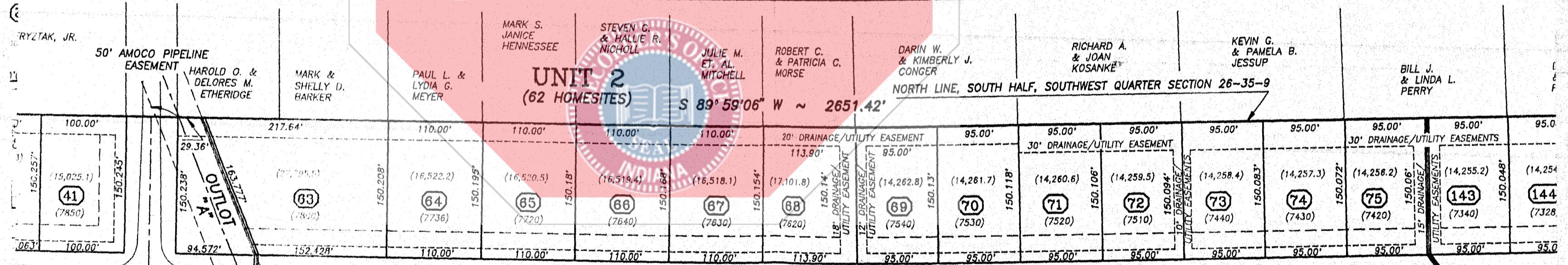
STEVEN C.
& HALLIE R.
NICHOLL

JULIE M.
ET. AL.
MITCHELL

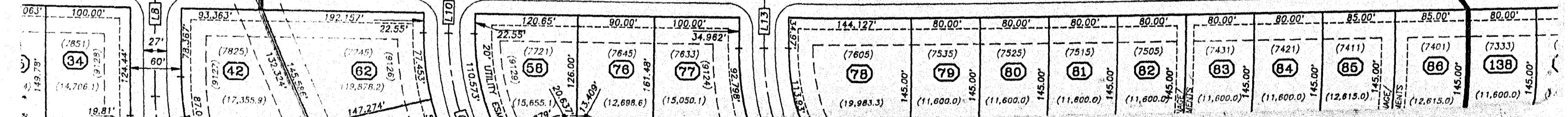
RICHARD A.
& JOAN
KOSANKE

KENNY G.
& PAMELA B.
JESSUP

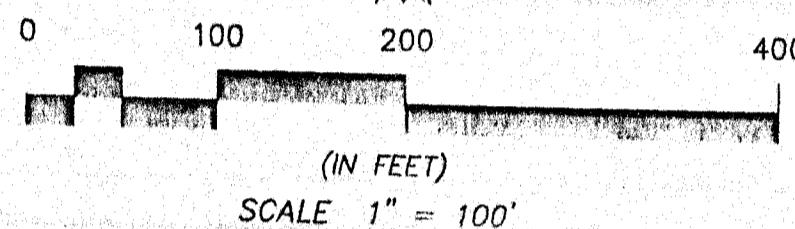
LINE	DIRECTION
L1	N 00° 01' 19" W
L2	S 89° 58' 41" W
L3	N 23° 29' 10" W
L4	S 56° 55' 56" W
L5	S 88° 58' 27" W
L6	S 66° 30' 50" W
L7	S 88° 58' 27" W
L8	N 00° 01' 19" W
L9	N 89° 58' 41" E
L10	S 00° 01' 19" E
L11	S 23° 29' 10" E
L12	S 00° 01' 19" E
L13	S 00° 01' 19" E
L14	N 89° 58' 41" E
L15	S 00° 01' 19" E
L16	S 89° 58' 41" W
L17	(DRAINAGE EASEMENT CORNER LI N 44° 26' 47" E
L18	(PROPERTY LINE - I N 84° 27' 24" E
L19	(CENTERLINE OF "AMOCO" PIPE N 23° 29' 10" W



91st PLACE



FRI

SURVEY-
THENCE
LINES
EETSTREET RIGHT of WAYS:

ALL STREET RIGHT OF WAYS IN PROPOSED SUBDIVISION SHALL BE 60 FEET WITH ALL PAVED SURFACES BEING 27 FEET - BACK of CURB to BACK of CURB - UNLESS NOTED
(80' RIGHT of WAY W/38' BACK of CURB to BACK of CURB AT BOTH ENTRANCES -
80' RIGHT of WAY W/36' BACK of CURB to BACK of CURB THROUGH THE MAIN SUBDIVISION THOROUGHFARE - SOUTHERN PART OF LEE PLACE AND 92nd LANE WEST OF BLAINE STREET)

PROPOSED DENSITY:

TOTAL 164 (PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS) = 2.04 DWELLING UNITS per ACRE
80.318 ACRES (SINGLE-FAMILY RESIDENTIAL)

TYPE of PROPOSED DEVELOPMENT:

ALL SINGLE-FAMILY RESIDENTIAL

SURFACE WATER DRAINAGE:

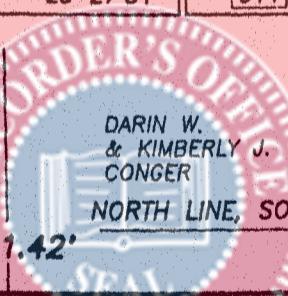
RELEASE RATE OF STORM WATER FROM THIS DEVELOPMENT, WHEN COMPLETED, SHALL NOT EXCEED THE STORM WATER RUNOFF FROM THIS LAND IN ITS PRESENT STATE. STORM SEWERS SHALL BE DESIGNED TO HANDLE THE 10 YR. RETURN PERIOD STORM AND CONTROLLED OVERLAND FLOW SHALL BE DESIGNED TO CHANNEL THE 100 YR. RETURN PERIOD STORM OF 24 HR. DURATION INTO DETENTION AREAS. PEAK RUNOFF LEAVING THE SUBDIVISION AFTER DEVELOPMENT FOR THE 100 YR. RETURN PERIOD STORM OF 24 HOUR DURATION SHALL NOT EXCEED THE 2 YR. RETURN PERIOD PREDEVELOPMENT PEAK RUNOFF RATE.

SANITARY SEWAGE & POTABLE WATER:

POTABLE WATER FROM TOWN of ST. JOHN - SANITARY SEWAGE TO ST. JOHN COLLECTION SYSTEM FOR TREATMENT AT SCHERERVILLE TREATMENT PLANT

LINE	DIRECTION
L1	N 00°01'19" W
L2	S 89°58'41" W
L3	N 23°29'10" W
L4	S 56°55'56" W
L5	S 88°58'27" W
L6	S 66°30'50" W
L7	S 88°58'27" W
L8	N 00°01'19" W
L9	N 89°58'41" E
L10	S 00°01'19" E
L11	S 23°29'10" E
L12	S 00°01'19" E
L13	S 00°01'19" E
L14	N 89°58'41" E
L15	S 00°01'19" E
L16	S 89°58'41" W
(DRAINAGE EASEMENT CORNER L1)	
L17	N 44°26'47" E
(PROPERTY LINE - 1)	
L18	N 84°27'24" E
(CENTERLINE OF "AMOCO" PIPE)	
L19	N 23°29'10" W

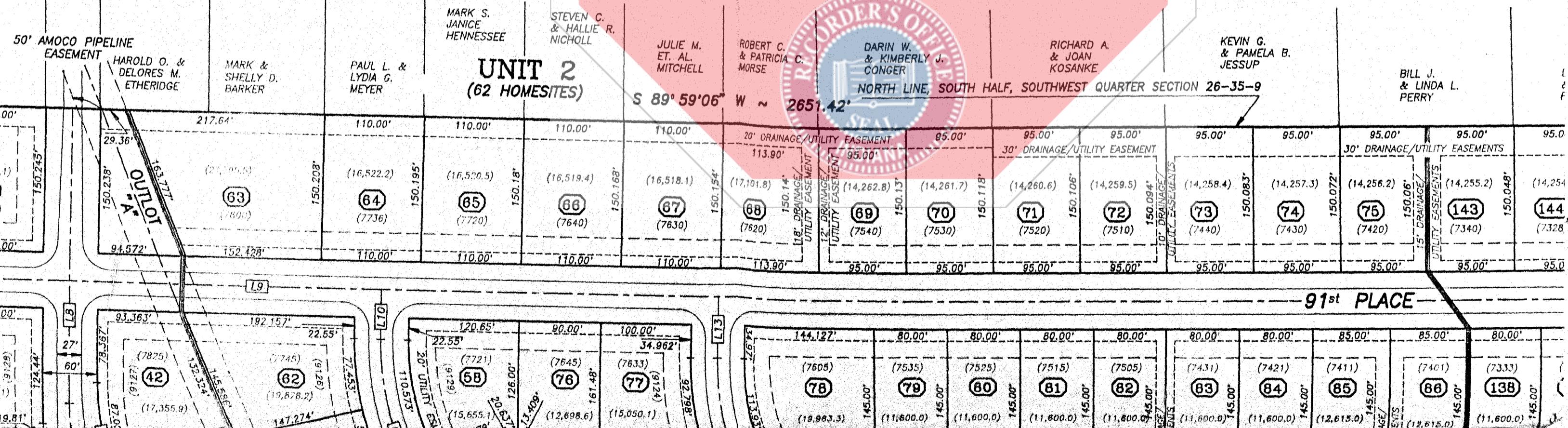
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	848.90'	92.18'	46.136'	06°13'18"	C7	300.00'	122.858'	62.302'	23°27'51"
C2	848.90'	92.18'	46.136'	06°13'18"	C8	300.00'	122.858'	62.302'	23°27'51"
C3	250.00'	290.317'	164.019'	66°32'09"	C9	280.00'	439.823'	280.00'	90°00'00"
C4	300.00'	167.77'	86.14'	32°02'30"	C10	360.00'	133.312'	67.428'	21°13'02"
C5	320.00'	125.44'	63.536'	22°27'37"	C11	280.00'	114.668'	58.149'	23°27'51"
C6	320.00'	131.049'	66.456'	23°27'51"	(BELOW ARE PROPERTY LINE CURVES)				

**UNIT 2**
(62 HOMESITES)

S 89°59'06" W ~ 2651.42'

DARIN W.
& KIMBERLY J.
CONGERRICHARD A.
& JOAN
KOSANKEKEVIN G.
& PAMELA B.
JESSUPBILL J.
& LINDA L.
PERRY

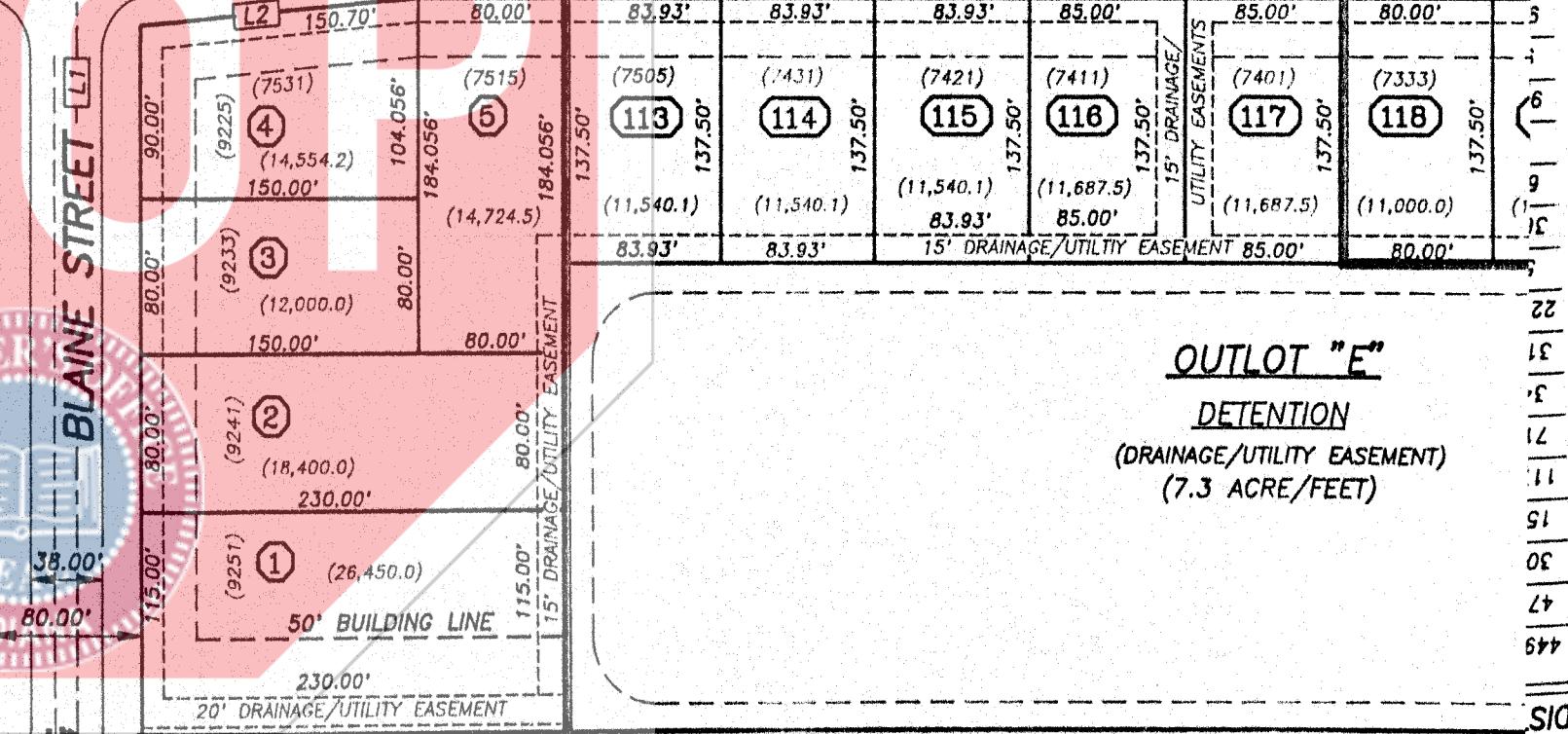
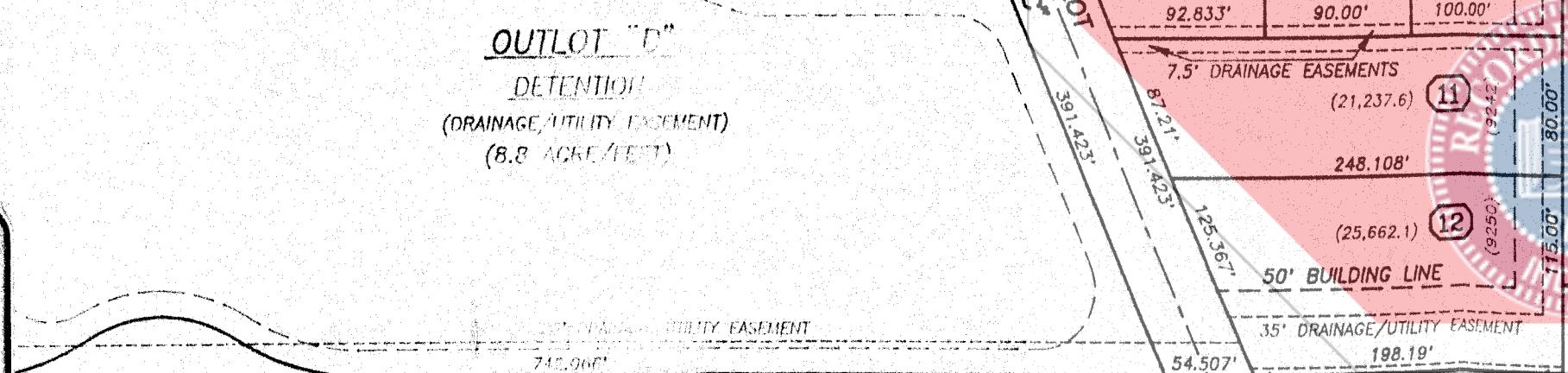
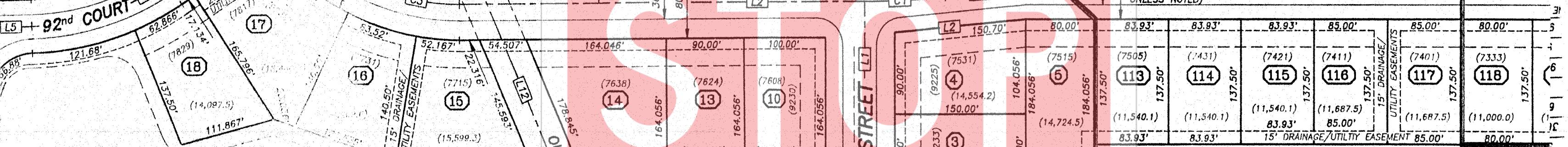
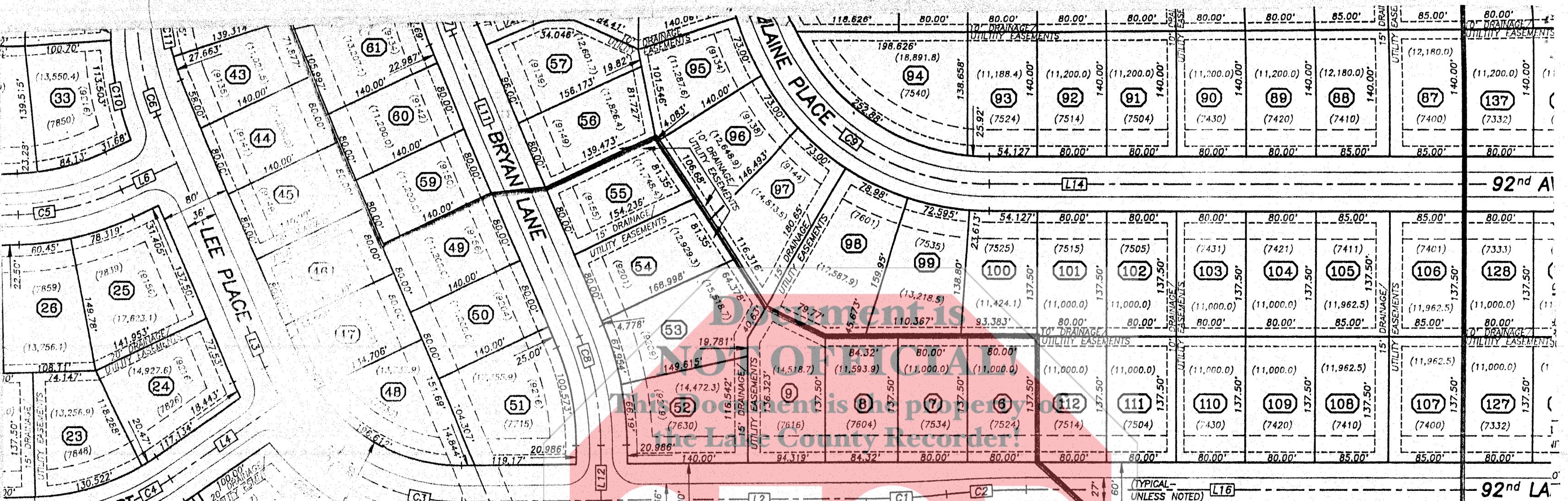
NORTH LINE, SOUTH HALF, SOUTHWEST QUARTER SECTION 26-35-9



25 X

32 X

25 X



ADDITION TO 24' IN THE
FROM BLAINE TO CLINE AVE.

KENNETH FACKE (6/20)
PATRICIA BACKE CHRISTMAN (6/20)
KATHY FASEK (6/20)
ADELINE M. FACKE (2/20)
929 SOUTHEAST STREET
CROWN POINT, IN 46307

N 89°58'41" E ~ 2652.78'

50' AMOCO PIPELINE
EASEMENT

DAVID T. & JUDY A. BEGGS
929 SOUTHEAST STREET
CROWN POINT, IN 46307

SOUTH LINE, SECTION 26-35-9