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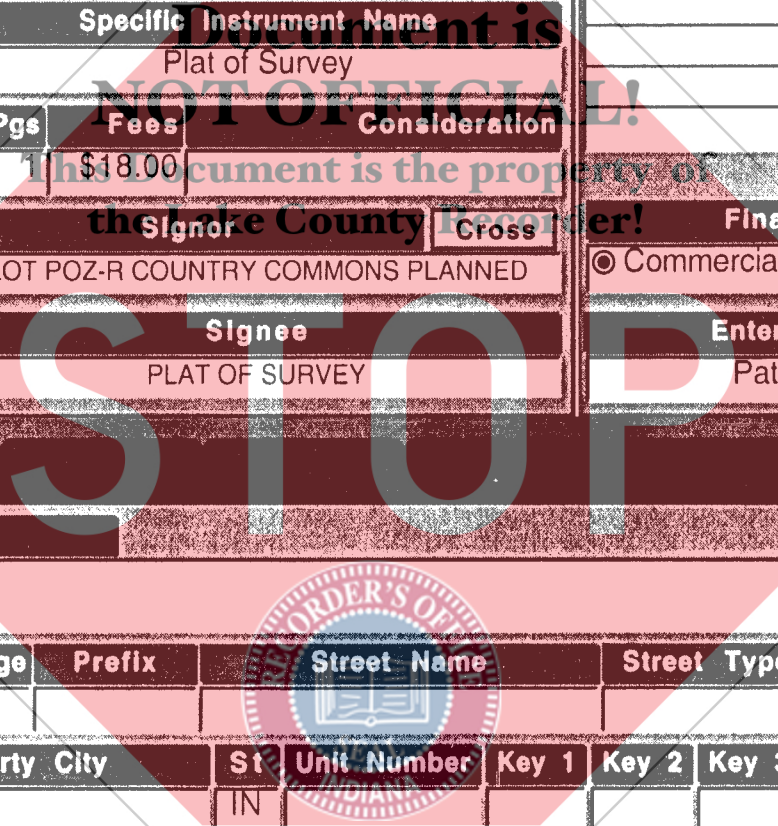
Auto Entered	Instrument Information	Information
Instrument Number 2000-0010651	Instrument Type Oversize	Inst References
Creation Date 2/15/2000	Specific Instrument Name Plat of Survey	
Last Modified 2/16/2000	Pgs Fees Consideration	
Grantor	1 \$18.00	Financing <input type="radio"/> Commercial <input type="radio"/> Individual
Grantee	Signor LOT POZ-R COUNTRY COMMONS PLANNED	Entered By Pat Sims
	Signee PLAT OF SURVEY	

Legal

Legal Description
PT SE1/4 SEC 5-34-7 AUD# 866

Street Number	End Range	Prefix	Street Name	Street Type	Suffix

Property Zip	Property City	St	Unit Number	Key 1	Key 2	Key 3	Next
		IN					



DATE 2/15/2000 BOOK: 06 PAGE: 92
DOCUMENT NUMBER: 2000-010651
FILED IN THE STATE OF INDIANA, COUNTY OF LAKE
BY RECORDER: MORRIS W. CARTER

9786

LOT POZ-4, COUNTRY COMM

EASEMENT DEDICATIO

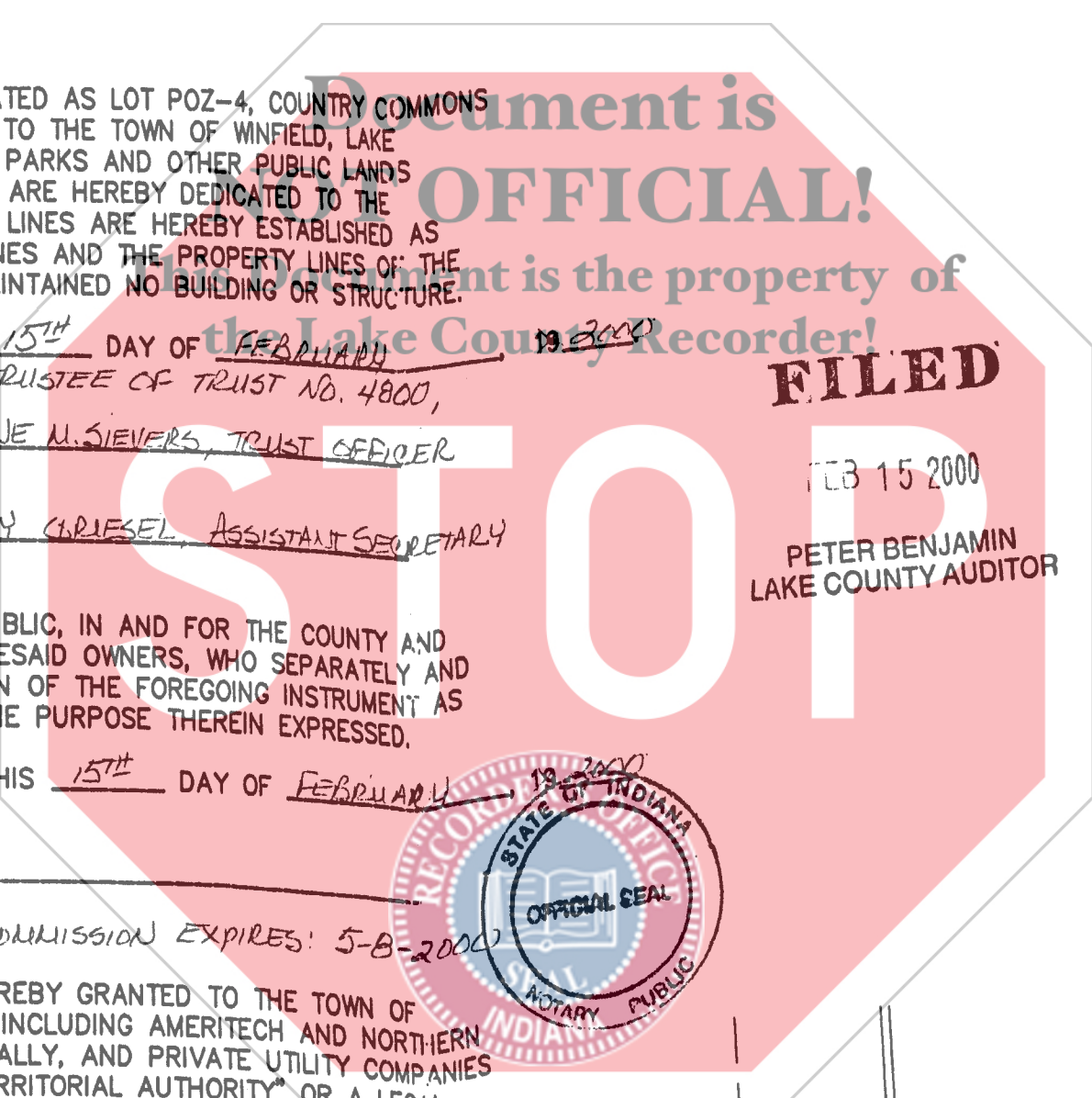
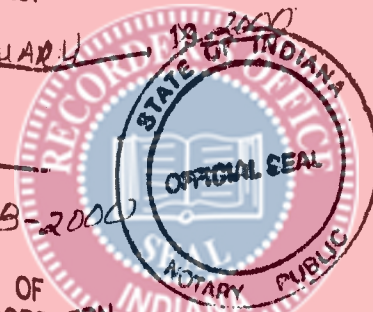
THIS PLAT SHALL BE KNOWN AND DESIGNATED AS LOT POZ-4, COUNTRY COMMONS PLANNED BUSINESS CENTER, AN ADDITION TO THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING LINES ARE HEREBY 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.

WITNESS OUR HANDS AND SEALS THIS 15TH DAY OF FEBRUARY 192000
LAKE COUNTY TRUST COMPANY, AS TRUSTEE OF TRUST NO. 4800,
AND NOT PERSONALLY.
By: [Signature] EIAINE M. SIEVERS, TRUST OFFICER

[Signature] JUDY GRIESEL, ASSISTANT SECRETARY

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID OWNERS, WHO SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF FEBRUARY 192000
[Signature]
LAURA T. KIEVEN
LAKE COUNTY, IN. RESIDENT COMMISSION EXPIRES: 5-8-2000

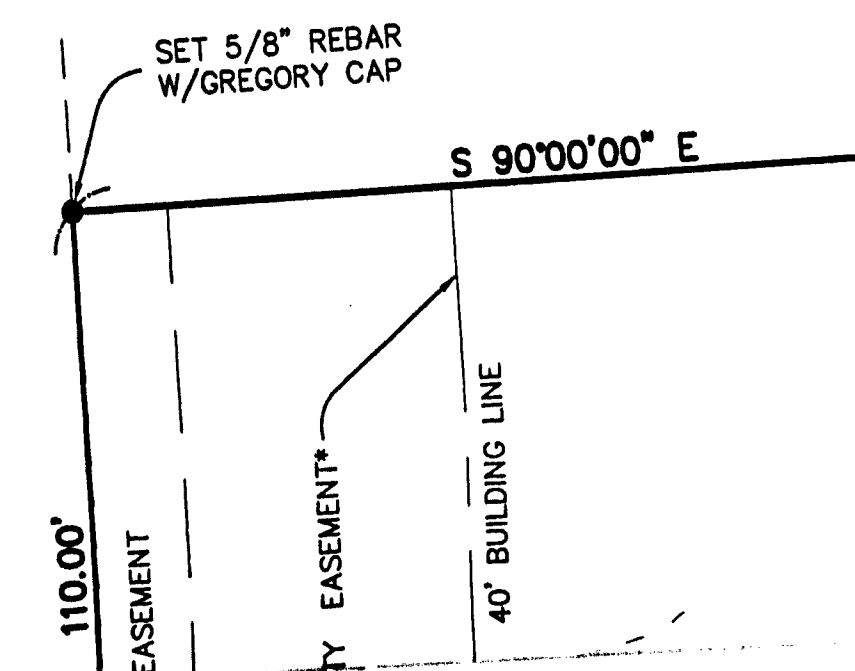


LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTHEAST QUARTER SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, LAKE COUNTY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, AT A MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION, 50.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FEET ALONG THE SOUTH LINE OF SAID "GREGORY" CAP A 50.00 FEET TO A 5/8-INCH REBAR WITH "GREGORY" CAP A THE EAST RIGHT-OF-WAY LINE OF PARK STREET (AS DEDICATED IN CENTER ZONING PLAN), SAID POINT BEING THE POINT OF BEGINNING, 110.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A 90 DEGREES 00 MINUTES 00 SECONDS EAST, 160.00 FEET TO A 90 DEGREES 00 MINUTES 02 SECONDS WEST, 110.00 FEET TO A 5/8-INCH REBAR AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AVENUE TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES.

PA
COUNTRY C-
BUSIN
PLAT BO

UTILITY EASEMENT - AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" OR A LEGAL FRANCHISE WITH THE TOWN OF WINFIELD 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 AND APPURTENANCES 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, 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 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, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

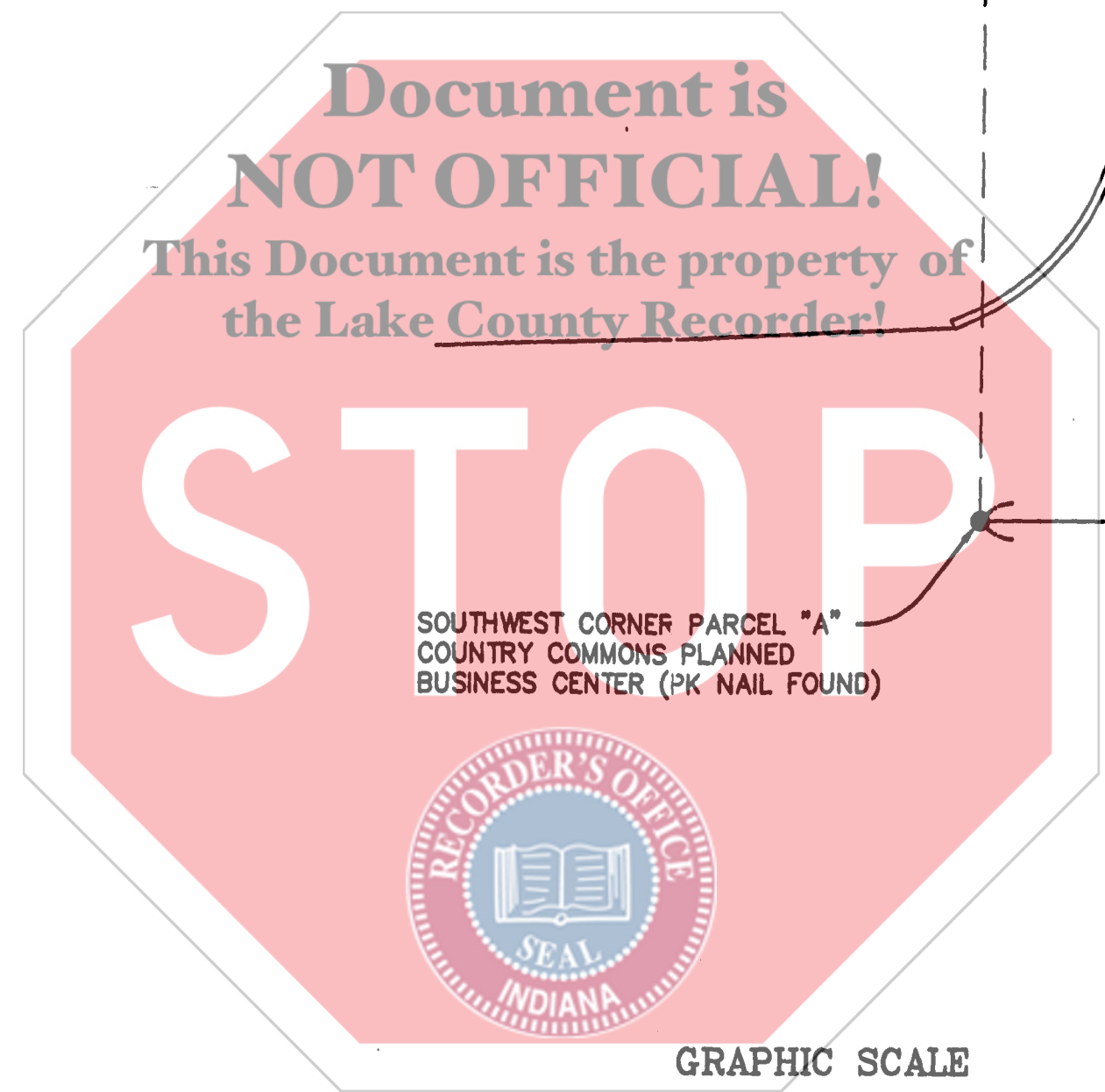
(60' R/W)



25x100

25 x 35

COUNTRY MEADOW ESTATES
3RD ADDITION, UNIT 1
PLAT BOOK 82, PAGE 25

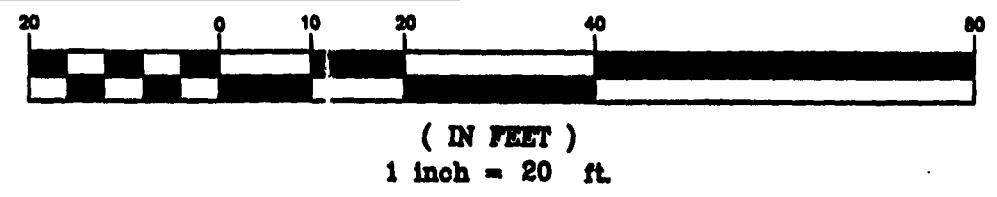


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SOUTHWEST CORNER PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER (PK NAIL FOUND)



GRAPHIC SCALE



PARK STREET

N 00'27'02" E

10' RIGHT-OF-WAY

40' PUBLIC UTIL

50' PUBL

5' NO ACCI

N 90'00'00" W

POINT OF BEGINNING
SET 5/8" REBAR
W/GREGORY CAP

N 00'27'02" E
50.00'

60.00'

N 90'00'0

109t

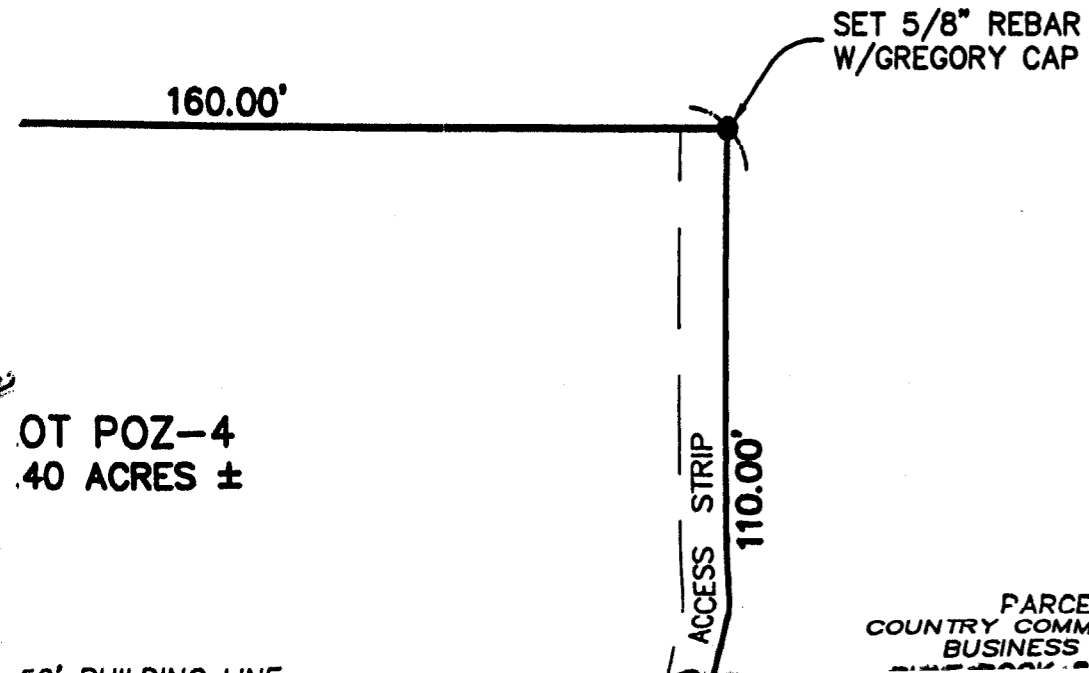
* NOTE: THE UTILITY
RECORDED AS COMMON
PLAN, RECORDED IN PI
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COUNTRY COMMONS PLANNED BUSINESS CENTER

DEED AND PLAT OF SURVEY

SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE COUNTY, INDIANA, ALSO BEING A PART OF PARCEL "A" OF COUNTRY COMMONS PLANNED BUSINESS CENTER PLAT THEREOF, RECORDED AS DOCUMENT NO. 96055244 IN PLAT BOOK 81, COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1290.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 109TH AVENUE AND THE INTERSECTION OF SAID RECORDED PLAT OF COUNTRY COMMONS PLANNED BUSINESS CENTER; THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 160.00 FEET TO A 5/8-INCH REBAR WITH "GREGORY" CAP; THENCE SOUTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 160.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF 109TH AVENUE, MORE OR LESS.

PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER
PLAT BOOK 81, PAGE 25



PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER

SURVEYOR'S REPORT:

THIS SURVEY IS BASED ON NUMEROUS PREVIOUS SURVEYS OF THE PARENT PARCEL (SEE SURVEY RECORD BOOK 1, PAGE 70) AND OF VARIOUS SUBDIVISION PLATS OF PORTIONS OF THE PARENT PARCEL BY GREGORY, AND BY PLUMB TUCKETT AND ASSOCIATES. (SEE SURVEYOR'S REPORTS ON PREVIOUS PLATS.) PARTICULAR REFERENCE WAS MADE TO THE RECORDED PLAT OF COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN (PLAT BOOK 81, PAGE 25).

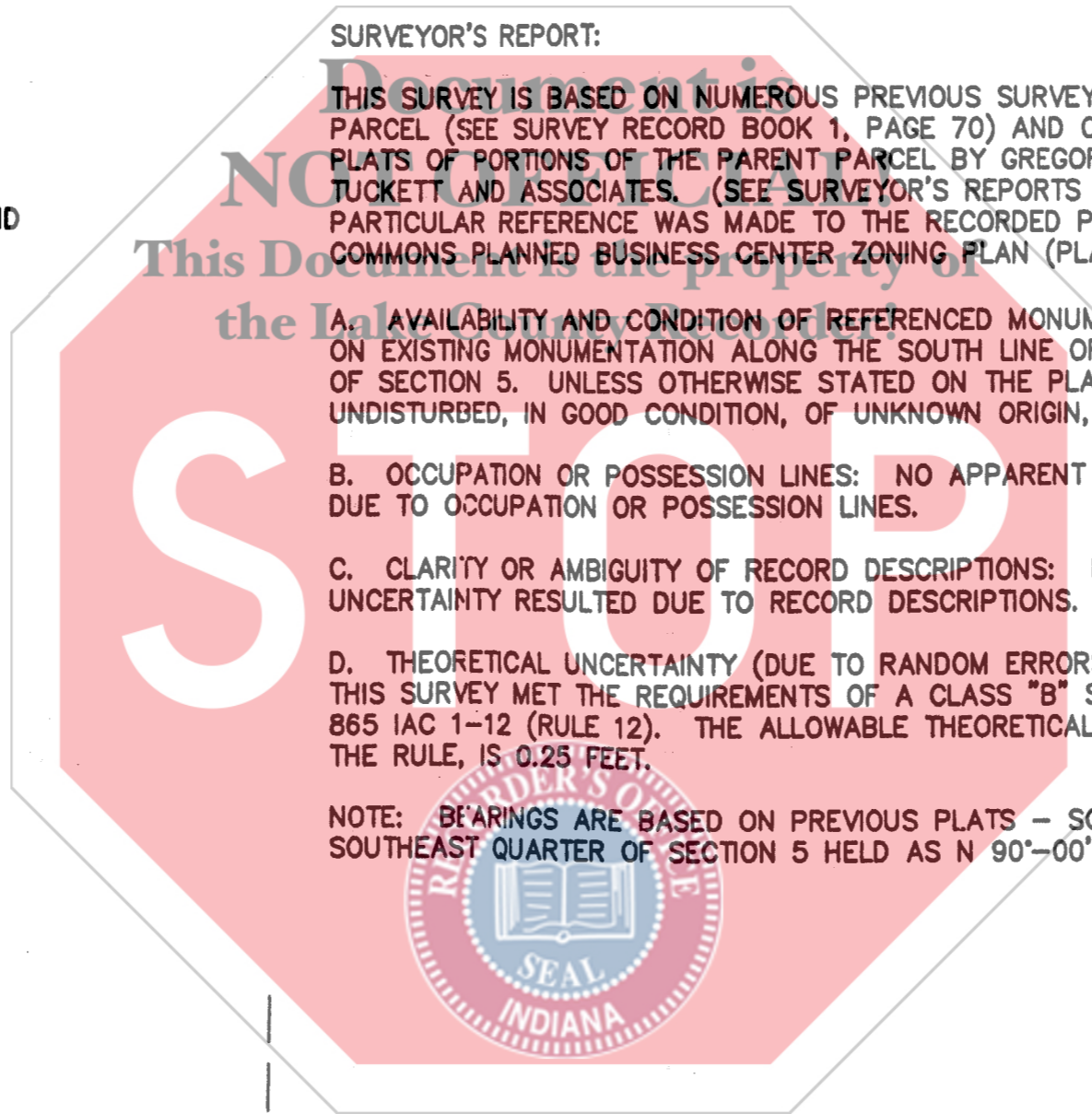
A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: SURVEY BASED ON EXISTING MONUMENTATION ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5. UNLESS OTHERWISE STATED ON THE PLAT, MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, OF UNKNOWN ORIGIN, AND AT OR NEAR GRADE.

B. OCCUPATION OR POSSESSION LINES: NO APPARENT UNCERTAINTY RESULTED DUE TO OCCUPATION OR POSSESSION LINES.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.

D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS): THIS SURVEY MET THE REQUIREMENTS OF A CLASS "B" SURVEY, PER 865 IAC 1-12 (RULE 12). THE ALLOWABLE THEORETICAL UNCERTAINTY, PER THE RULE, IS 0.25 FEET.

NOTE: BEARINGS ARE BASED ON PREVIOUS PLATS - SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 5 HELD AS N 90°-00'-00" W.



SCALE: 1" = 20'

DATE: FEBRUARY 1, 1999

GREGORY LAND SURVEYING

(219) 947-9660

HOBART, INDIANA

COUNTRY COMMONS CENTER

50' BUILDING LINE

C UTILITY EASEMENT*

SS STRIP

160.00'

5' NO ACCESS
S 00°27'02" W

PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER
PLAT BOOK 81, PAGE 25

SET 5/8" REBAR
W/GREGORY CAP

SOUTH LINE SOUTHEAST QUARTER SECTION 5-34-7

607.39

1350.00'

3" W

1 AVENUE

682.61'

SOUTHEAST CORNER SOUTHEAST
QUARTER SECTION 5-34-7
(MONUMENT FOUND PER L.C.
SURVEYOR'S OFFICE RECORDS)

RANDOLPH STREET

PLAT OF SURVEY
LOT POZ--4, COUNTRY COMMONS
PLANNED BUSINESS CENTER
WINFIELD, INDIANA

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STOP



EASEMENTS SHOWN ON THIS PLAT WERE ORIGINALLY
ACCESS/CROSS EASEMENTS ON FINAL DEVELOPMENT
AT BOOK 81, PAGE 25, IN THE OFFICE OF THE LAKE
COUNTY RECORDER. ALL COMMON ACCESS/CROSS EASEMENTS ARE TO BE VACATED.

I, ANTHONY M. GREGORY, A REGISTERED LAND SURVEYOR IN THE STATE OF
INDIANA, HEREBY STATE THAT I COMPLETED A SURVEY OF THE ABOVE-
DESCRIBED PARCEL ON FEBRUARY 1, 1999, AND THE PLAT HEREON DRAWN,
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY
REPRESENTS SAID SURVEY. I FURTHER STATE THAT THIS SURVEY WAS
PREPARED IN ACCORDANCE WITH TITLE 865 IAC 1-12 (RULE 12).

Anthony M. Gregory

ANTHONY M. GREGORY, INDIANA RLS NO. ENL8600050



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for
\\ACAD\DWG\CMEADOWS\993329.DWG

PLAT
OF
SURVEY

PROJECT NO. 99-3329

LOT POZ-4, COUNTRY COMMONS PLANNED BUSINESS CENTER

EASEMENT DEDICATION AND PLAT OF SURVEY

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA, ALSO BEING A PART OF PARCEL "A" OF COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT THEREOF, RECORDED AS DOCUMENT NO. 96055244 IN PLAT BOOK 81, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1290.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 50.00 FEET TO A 5/8-INCH REBAR WITH "GREGORY" CAP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 109TH AVENUE AND THE EAST RIGHT-OF-WAY LINE OF PARK STREET (AS DEDICATED ON SAID RECORDED PLAT OF COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 110.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF PARK STREET TO A 5/8-INCH REBAR WITH "GREGORY" CAP; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 160.00 FEET TO A 5/8-INCH REBAR WITH "GREGORY" CAP; THENCE SOUTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 110.00 FEET TO A 5/8-INCH REBAR WITH "GREGORY" CAP ON SAID NORTH RIGHT-OF-WAY LINE OF 109TH AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 160.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF 109TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

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C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.

D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS): THIS SURVEY MET THE REQUIREMENTS OF A CLASS "B" SURVEY, PER IAC 865 IAC 1-12 (RULE 12). THE ALLOWABLE THEORETICAL UNCERTAINTY, PER THE RULE, IS 0.25 FEET.

NOTE: BEARINGS ARE BASED ON PREVIOUS PLATS - SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 5 HELD AS N 90°-00'-00" W.

FILED

FEB 15 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR



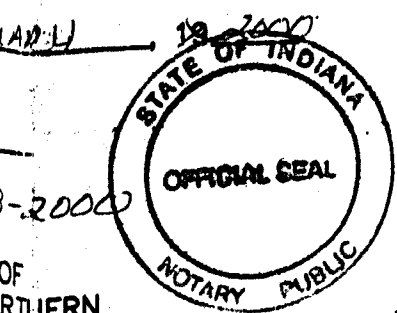
PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER
PLAT BOOK 81, PAGE 25

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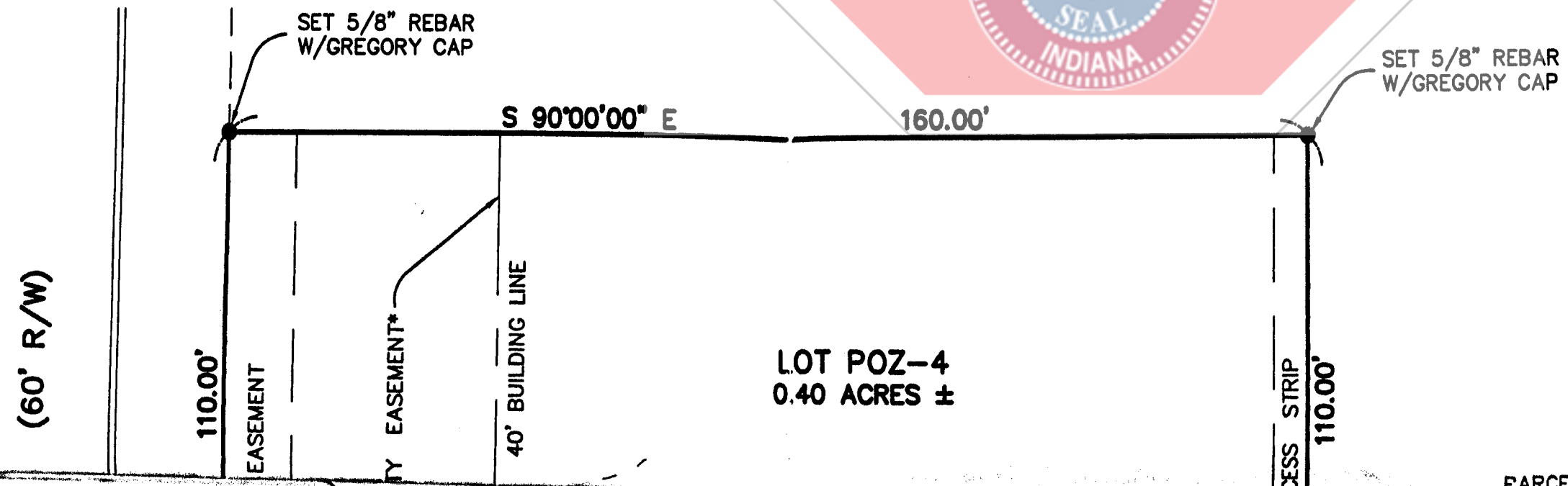
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MEADOW ESTATES
ADDITION, UNIT 1
BOOK 82, PAGE 25

BUSINESS CENTER
PLAT BOOK 81, PAGE 25

PARK STREET

RANDOLPH STREET

N 00°27'02" E

10' RIGHT-OF-WAY

40' PUBLIC UTILITY

50' BUILDING LINE

S 00°27'02" W

50' PUBLIC UTILITY EASEMENT*

5' NO ACCESS STRIP

N 90°00'00" W 160.00'

SET 5/8" REBAR
W/GREGORY CAP

POINT OF BEGINNING
SET 5/8" REBAR
W/GREGORY CAP

N 00°27'02" E
50.00'

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SOUTH LINE SOUTHEAST QUARTER SECTION 5-34-7

SOUTHEAST CORNER PARCEL "A"
COUNTRY COMMONS PLANNED
BUSINESS CENTER

60.00'

607.39

682.61'

N 90°00'00" W 1350.00'

109th AVENUE

SOUTHEAST CORNER SOUTHEAST
QUARTER SECTION 5-34-7
(MONUMENT FOUND PER L.C.
SURVEYOR'S OFFICE RECORDS)

NEER PARCEL "A"
COUNTRY COMMONS PLANNED
RESIDENTIAL (PK NAIL FOUND)

* NOTE: THE UTILITY EASEMENTS SHOWN ON THIS PLAT WERE ORIGINALLY RECORDED AS COMMON ACCESS/CROSS EASEMENTS ON FINAL DEVELOPMENT PLAN, RECORDED IN PLAT BOOK 81, PAGE 25, IN THE OFFICE OF THE LAKE COUNTY RECORDER. SAID COMMON ACCESS/CROSS EASEMENTS ARE TO BE VACATED.

I, ANTHONY M. GREGORY, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY STATE THAT I COMPLETED A SURVEY OF THE ABOVE-DESCRIBED PARCEL ON FEBRUARY 1, 1999, AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS SAID SURVEY. I FURTHER STATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE 865 IAC 1-12 (RULE 12).

Anthony M. Gregory
ANTHONY M. GREGORY, INDIANA RLS NO. ENL8600050

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

