

# Willow Creek Run-Unit 3 North

In Addition to Lake County, Indiana

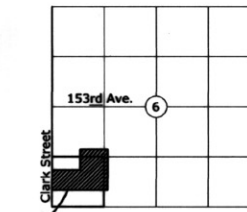


000074

ALL PLATTED FROM  
KEY 3-45-32  
DAILY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 07 2002  
NEW KEY 3-295-1  
PETER DENJAMIN  
LAKE COUNTY AUDITOR  
LOT 1

5/7/2002 Book 91 Page 78  
Instrument Number: 2002-042606  
WILLOW CREEK RUN - UNIT 3  
Filed in the State of Indiana, County of Lake  
By Recorder: MORRIS W. CARTER



Vicinity Map  
Sec. 6-33-8

## Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 01 DEGREES 08 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 510.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE SOUTH 88 DEGREES 42 MINUTES 16 SECONDS EAST, A DISTANCE OF 875.00 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 3500.00 FEET TO THE SOUTH LINE OF WILLOW CREEK RUN AS SHOWN IN PLAT BOOK 85, PAGE 78 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 445.00 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 875.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 16 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.07 ACRES, MORE OR LESS, ALL IN THE COUNTY OF LAKE, STATE OF INDIANA.

"WE THE UNDERSIGNED, DANA G. HYLAND AND CAROL M. STEFFUS AS OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WILLOW CREEK RUN-UNIT THREE". ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, AREA HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK 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 STRUCTURE."

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH 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, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUTS, ANCHORS, AND OTHER APPLIANCES IN UPON, ALONG AND OVER THE STRIP OR STRIPS OF LAND DESIGNATED ON THIS PLAT AND MARKED "UTILITY" AND "EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO UTILIZE THE STREET RIGHTS-OF-WAY WHERE NECESSARY, AND TO OVERLAND LOTS WITH AERIAL SERVICE WIRES TO SERVICE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS AND/OR SAPPLINGS WHICH MAY 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 WHICH DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION AND/OR MAINTENANCE OF A DRAINAGE SWALE, DITCH OR WATERWAY UPON OR ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE" AND "EASEMENT" FOR THE PURPOSE OF STORAGE OR CONVEYENCE OF STORM WATER RUN-OFF.

WITNESS MY HAND AND SEAL THIS 14<sup>th</sup> DAY OF January 2022

*Dana G. Hyland*  
DANA G. HYLAND

*Carol M. Steffus*  
CAROL M. STEFFUS

STATE OF INDIANA

COUNTY OF LAKE 155

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DANA G. HYLAND AND CAROL M. STEFFUS, ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL  
THIS 14<sup>th</sup> DAY OF January 2022

*Joseph G. Homan*  
NOTARY PUBLIC  
A RESIDENT OF LAKE COUNTY  
MY COMMISSION EXPIRES 9-29-2027

I, ARTHUR R. DAVIS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY SHH ENGINEERS AND SURVEYORS ON JUNE 24, 2001 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Arthur R. Davis*  
ARTHUR R. DAVIS, REG. LAND SURVEYOR #50555

BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE OF 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.

UNDER AUTHORITY PROVIDED BY CHAPTER 17A, 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 BY THE COUNTY OF LAKE AS FOLLOWS: APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON September 4, 2001

*Gerry Scheub*  
PRESIDENT - GERRY SCHEUB

*Waldur F. Cox*  
SECRETARY - WALDUR F. COX

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE FOR THE PLAT SHOWN HEREON.

*Richard Hardesty*  
RICHARD HARDESTY, RLS, FOR GEORGE VAN TIL, LAKE CO. SURVEYOR.

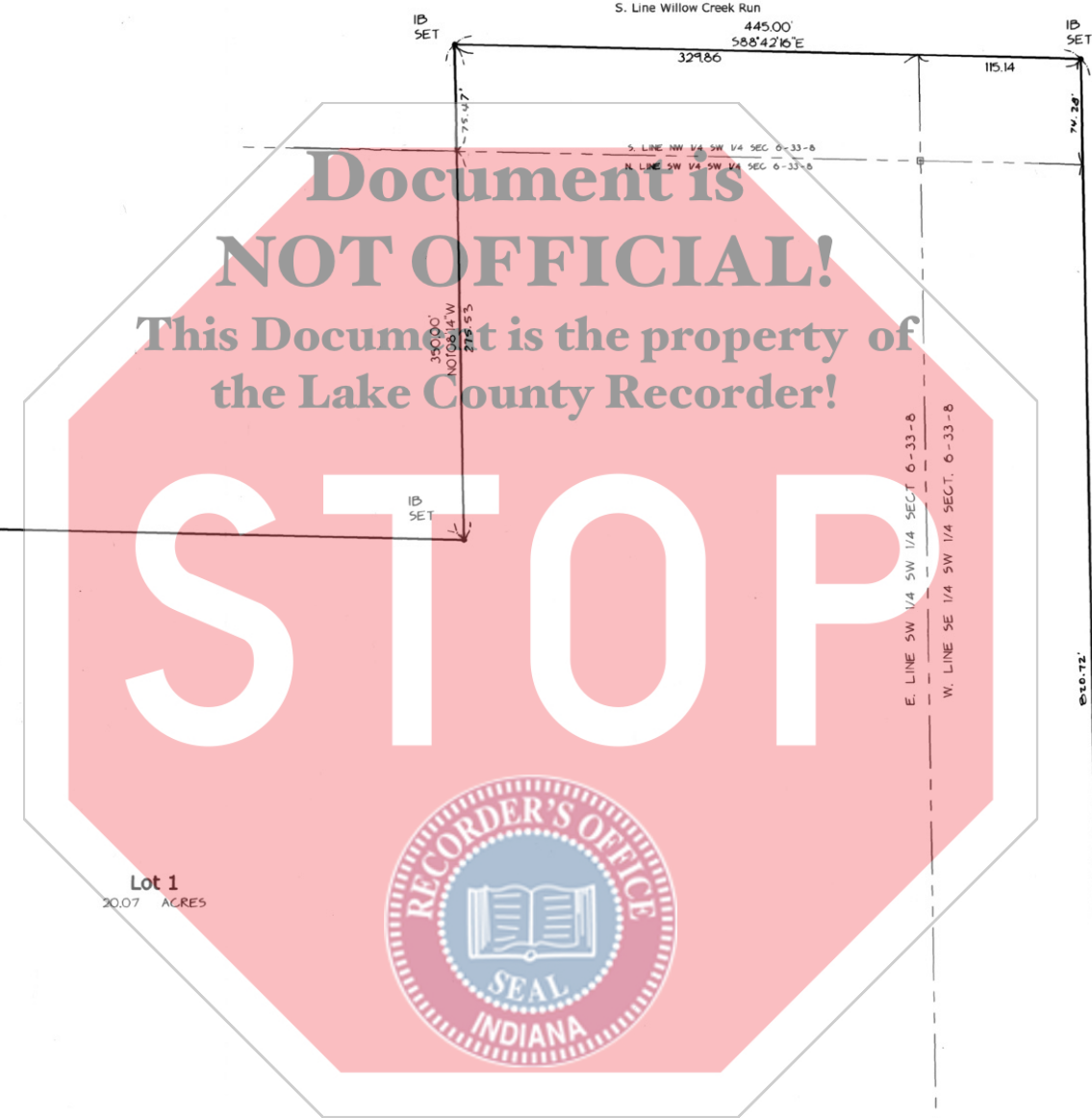
## Notes

- MON SET DENOTES A 5/8" REDAR SET IN CONCRETE.
- ALL OTHER CORNERS ARE 5/8" REDAR W/CAP.

## Basis of Bearing

THE WEST LINE HELD AT N 01° 08' 14" W  
SAME AS WILLOW CREEK RUN

THE INFORMATION CONTAINED UPON THESE DRAWINGS ARE OF A PROPRIETARY NATURE AND MAY ONLY BE UTILIZED FOR THE STATED PROJECT. ALL DRAWING INFORMATION CONTAINED HEREIN INCLUDING, BUT NOT LIMITED TO DESIGN SPECIFICATIONS, DETAILS, SYMBOLS, ETC., MAY NOT BE REPRODUCED, SOLD, DISTRIBUTED OR UTILIZED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF SHH ENGINEERS AND SURVEYORS, INC. SAID INFORMATION IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS INCLUDING, BUT NOT LIMITED TO THE FEDERAL COPYRIGHT ACT. DUE TO THE UNSECURED NATURE ELECTRONIC FORMAT OF THIS DRAWING AND INFORMATION CONTAINED HEREIN, SHH ENGINEERS AND SURVEYORS, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY CONSEQUENCES ARISING OUT OF THE UNAUTHORIZED USE OF THIS DATA. IT IS THE SOLE RESPONSIBILITY OF THE USER TO CHECK THE VALIDITY OF ALL INFORMATION CONTAINED HEREIN. THE USER SHALL AT ALL TIMES REFER TO THE SIGNED, PROFESSIONALLY SEALED DRAWING CONTAINING THE LATEST DATES, LATEST REVISIONS, AND THE OFFICIAL "RED SEAL" OF AUTHENTICITY DURING ALL PHASES OF THE PROJECT. THE USER ASSUMES ALL RISKS AND LIABILITIES RESULTING FROM THE USE OF DRAWING INFORMATION WHICH DOES NOT CONTAIN ALL OF THE AFORESAID DATES AND VALIDATIONS.



Revisions	By

Engineers and Surveyors  
The Solid Choice  
**SHH INC**  
7805 Taft Street, Suite 'A' \* Merrillville, Indiana 46410  
Tel: (219) 791-9813 \* Fax: (219) 791-9803



Prepared for:  
Dana G. Hyland &  
Carol M. Steffus  
3910 W. 161st Ave  
Lowell, Indiana

Willow Creek Run-Unit 3  
Section 6-33-8  
Secondary plat

Date	06/27/01
Drawn	JMA/JJB
Approved	DPH
Scale	1"=60'
File	022175Pa

Sheet  
**SP**  
of Sheets