

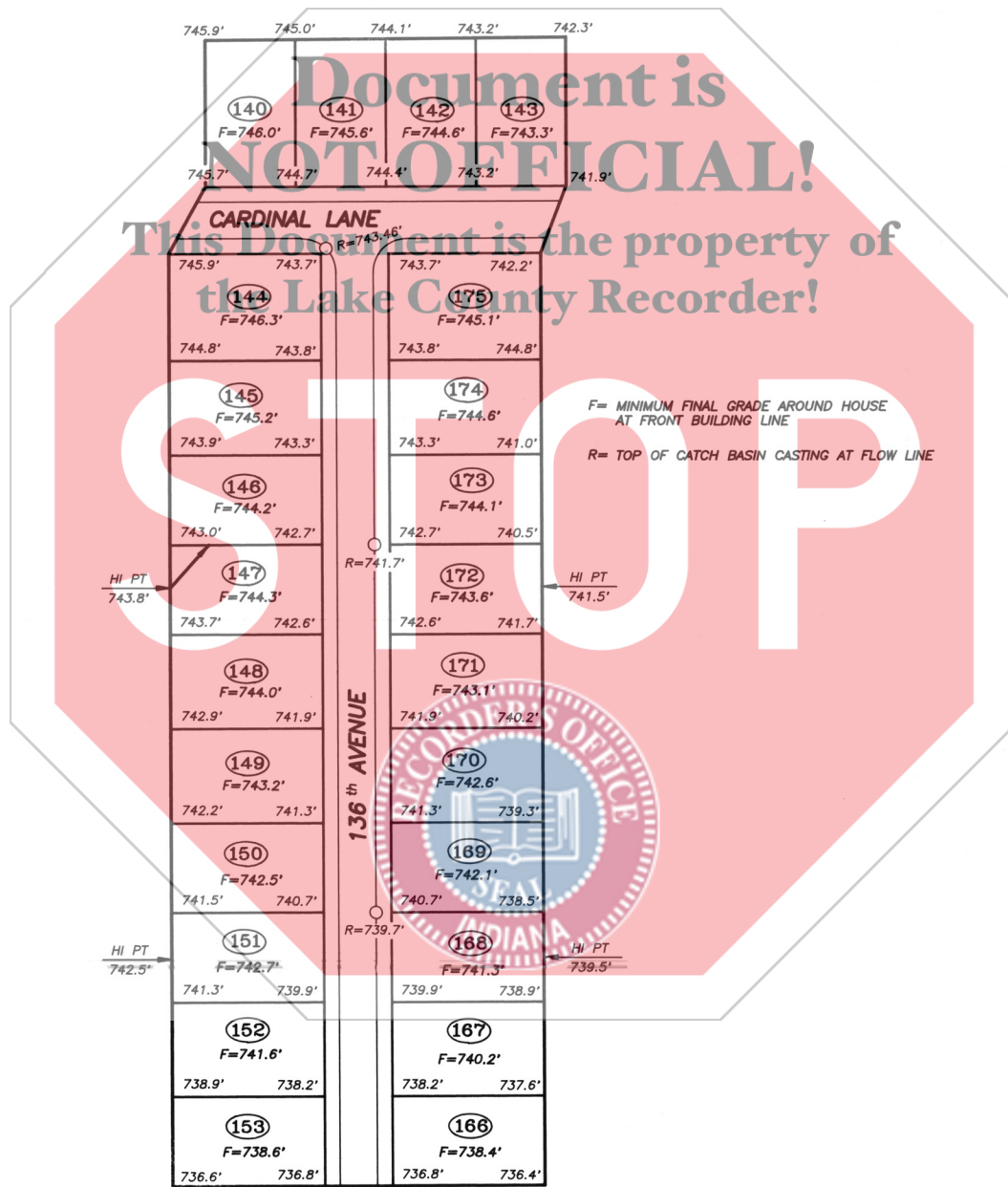
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FILED

MAY 13 2002
 KEY 7-374-1 to 24
 PETER BENJAMIN
 LAKE COUNTY AUDITOR
 KEY 9-307-1 to 4

ROBINS NEST
UNIT 3C
FINAL DEVELOPED CONDITION

LOT CORNER & FINAL GRADE
 ELEVATIONS FOR
 ROBINS NEST SUBDIVISION



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

13420 ROBIN DRIVE
 CEDAR LAKE, INDIANA 46303
 219/ 374-8765 - 743-7764 (MOBILE)

PREPARED BY:
CCS
 the "PRO SHOP"
CHALLMAN
 CONSTRUCTION
 SERVICES
 1442 - 119th STREET
 WHITING, IN 46384
 219/ 473-0677

CCS # HSE-GR-3
 SCALE 1" = 100'
 REV. # 5
 DATE: 4/19/02
 PROJ. # 94-050701
 CUST NO. HSE-GR-3
 PLOT DATE 4/20/02
 SHEET: 1 OF 1

7.72 AC FROM
KEY 25-295-1
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 13 2002
NEW KEY 25-307-1 to 24
PETER BENJAMIN
LAKE COUNTY AUDITOR
LOTS 140 TO 153
& 166 TO 175

51-42002 Book: 91 Page: 80
Instrument Number: 2002-045110
ROBINS NEST UNIT 3C
Filed in the State of Indiana, County of Lake
By Recorder: MORRIS W. CARTER

DESCRIPTION
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2nd 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 1890.086 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE NORTH 89°45'10" EAST 292.032 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'50" EAST 330.00 FEET; THENCE NORTH 89°45'10" EAST 831.55 FEET; THENCE SOUTH 89°14'03" EAST 64.265 FEET; THENCE NORTH 89°46'24" EAST 132.95 FEET; THENCE NORTH 00°34'45" WEST 320.006 FEET; THENCE SOUTH 89°48'24" WEST 131.04 FEET; THENCE NORTH 61°23'57" WEST 68.487 FEET; THENCE SOUTH 89°45'10" WEST 831.67 FEET TO THE POINT OF BEGINNING. (CONTAINING 7.72 ACRES MORE OR LESS)

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 3C OF ROBINS NEST SUBDIVISION, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, CROSSWALKS, AND PUBLIC WAYS 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 8 DAY OF May, 2002

ROBINS NEST DEVELOPMENT L.L.C.

by: Don Echterling attest: _____
DON 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 DON ECHTERLING 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 8 DAY OF May, 2002 Deborah L. Sheets
COUNTY OF RESIDENCE Rabe NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-5-08

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH, 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 # _____

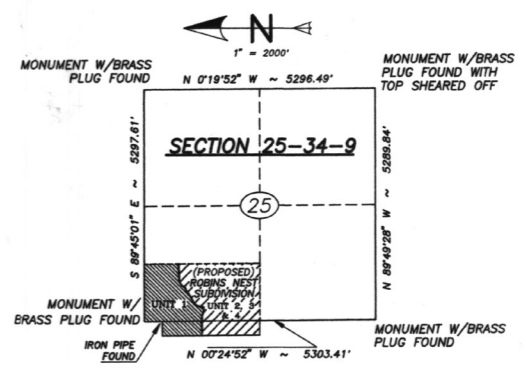
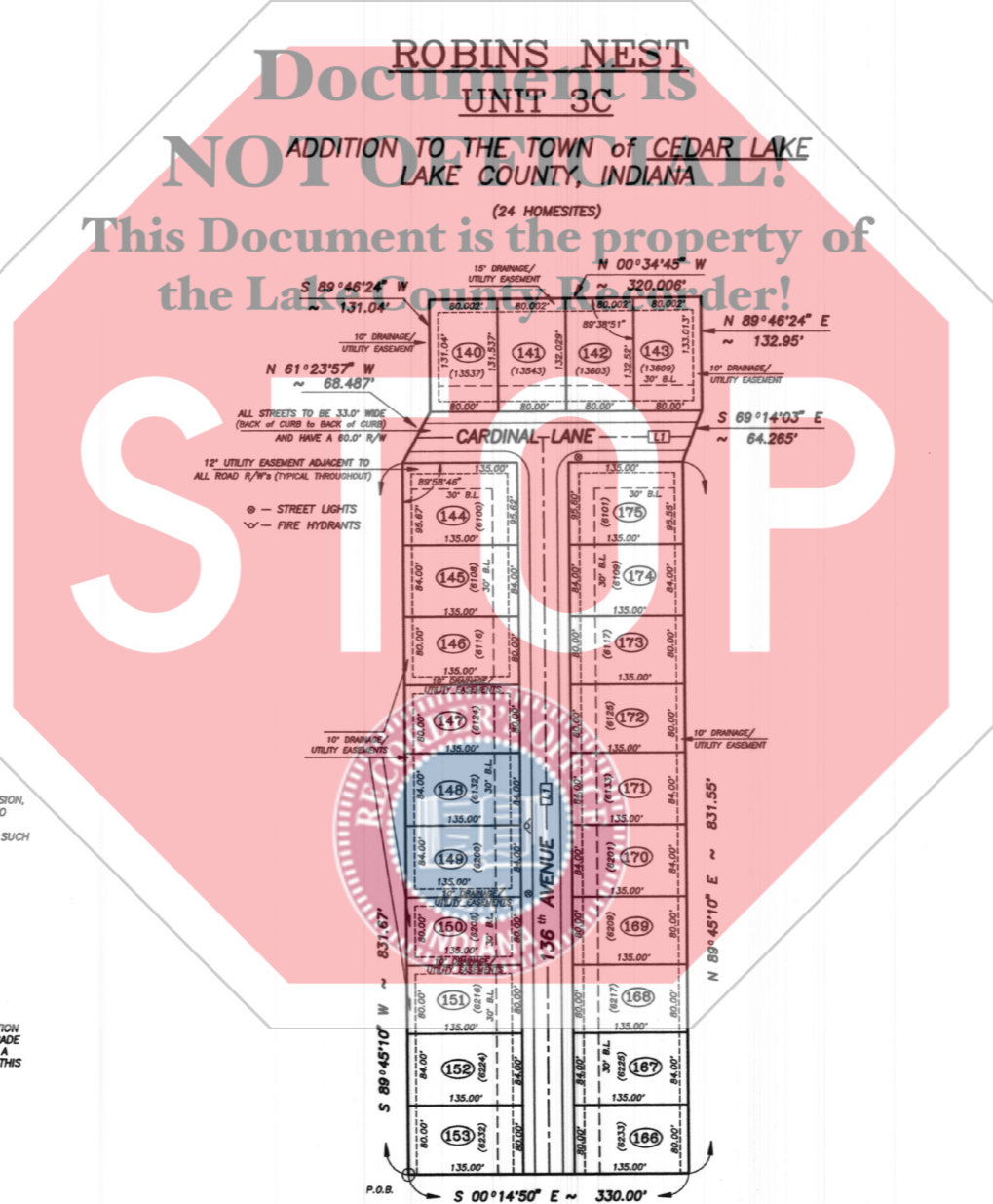
EACH LOT IN THE SUBDIVISION HAS A MINIMUM ELEVATION, RELATED TO UNITED STATES COAST AND GEODETIC DATUM, BELOW WHICH ELEVATION NO ENTRANCE INTO ANY PRINCIPAL USE STRUCTURE SHALL BE PERMITTED. ADDITIONALLY, EACH LOT CORNER HAS A MANDATORY FINAL GRADE ELEVATION ASSIGNED TO IT. THE TOWN OF CEDAR LAKE SHALL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

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

Charles Sandor
CHARLES SANDOR - INDIANA REGISTERED PROFESSIONAL ENGINEER NO. 8508

ROBINS NEST
UNIT 3C
ADDITION TO THE TOWN OF CEDAR LAKE
LAKE COUNTY, INDIANA

(24 HOMESITES)
This Document is the property of
the Lake County Recorder!



STATE OF INDIANA) SS
COUNTY OF LAKE)

I, CHARLES SANDOR, 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 30 DAY OF APRIL, 2002

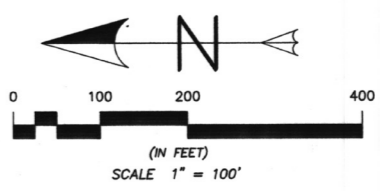
Charles Sandor
CHARLES SANDOR - INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10279



UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), 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
3-20-2002 PRESIDENT Allen W. Whitehoff
SECRETARY Janell Zie

LINE	DIRECTION	DISTANCE
[L1]	N 00°13'36" W	325.00'
[L2]	N 89°45'10" E	861.607'



FINAL PLAT
UNIT 3C
ROBINS NEST SUBDIVISION

ROBINS NEST
DEVELOPMENT L.L.C.

ROBINS NEST
SUBDIVISION - UNIT 3C

PREPARED BY:
CCS
the "PRO SHOP"
CHALLMAN
CONSTRUCTION
SERVICES
1442 - 119th STREET
WHITING, IN 46394
219/ 473-0877
FAX- 219/ 473-0287

CCS #	RN-3C
SCALE	1" = 100'
REV. #	21
DATE:	2/22/02
PROJ. #	94-050701
CUST NO.	RN-3C
PLOT DATE	2/22/02
SHEET:	1 of 1