

# LOT B1-3A, COUNTRY COMMONS PLANNED BUSINESS CENTER

## EASEMENT DEDICATION & PLAT OF SURVEY

5/16/2002 Book 9 Page 15  
 Instrument Number 2002-046070  
 PLAT OF SURVEY  
 Filed in the State of Indiana, County of Lake  
 By Recorder MORRIS W. CARTER

FILED

MAY 16 2002  
 SRIT FROM 54-67-2  
 PETER BENJAMIN  
 LAKE COUNTY AUDITOR

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 "C" OF THE COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 25, AND CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 86, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 1582.44 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 270.01 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "C" (ALSO THE EAST LINE OF COUNTRY MEADOWS PLANNED DEVELOPMENT RESIDENTIAL, RECORDED IN PLAT BOOK 80, PAGE 58, IN SAID RECORDER'S OFFICE); THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 105.00 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER THEREOF (ALSO THE SOUTHWEST CORNER OF LOT B1-1 IN COUNTRY COMMONS 1ST ADDITION, RECORDED IN PLAT BOOK 80, PAGE 32, IN SAID RECORDER'S OFFICE); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 270.01 FEET TO ALONG THE NORTH LINE OF SAID PARCEL "C" TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RANDOLPH STREET (PER SAID COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT B1-2 IN SAID COUNTRY COMMONS 1ST ADDITION; THENCE SOUTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 105.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES, MORE OR LESS.

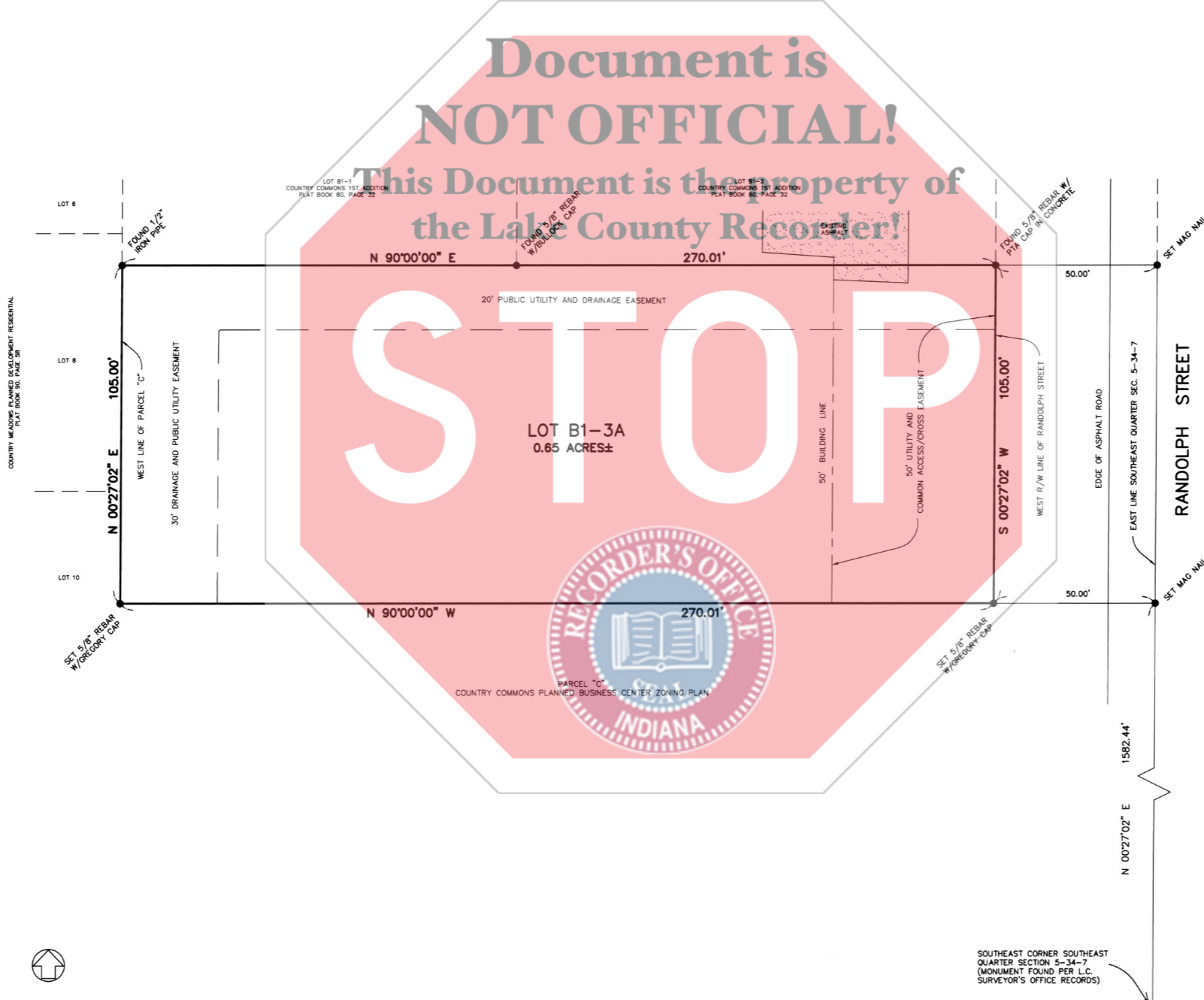
THIS PLAT SHALL BE KNOWN AND DESIGNATED AS LOT B1-3A, COUNTRY COMMONS PLANNED BUSINESS CENTER, AN ADDITION TO THE TOWN OF WINFIELD, INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 16<sup>TH</sup> DAY OF MAY, 2002.  
 LAKE COUNTY TRUST COMPANY, AS TRUSTEE OF TRUST NO. 4400 DATED JUNE 7, 1996  
 ELAINE M. SIEVERS TRUST OFFICER  
 HESTA PAVO ASST. SECRETARY

STATE OF INDIANA } SS:  
 COUNTY OF LAKE }  
 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 16<sup>TH</sup> DAY OF MAY, 2002.

LAURA T. KLEVEN  
 Notary Public, State of Indiana  
 County of Lake  
 My Commission Expires May 8, 2008

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.



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 AND PLATS OF SURVEY 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 COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN (PLAT BOOK 81, PAGE 25), AND COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN - PLAT OF CORRECTION (PLAT BOOK 86, PAGE 53), AND TO COUNTRY COMMONS 1ST ADDITION (PLAT BOOK 80, PAGE 32) WHICH ADJOIN THE SUBJECT PARCEL TO THE NORTH.

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: THIS SURVEY IS BASED ON EXISTING MONUMENTATION FOUND AT THE CORNERS OF THE SUBJECT PARCEL AND ADJACENT PARCELS. 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.

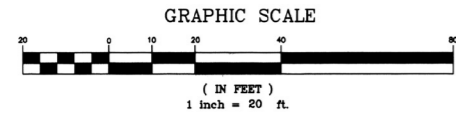
NOTE: BEARINGS ARE BASED ON PREVIOUS PLATS - EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 HELD AS NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST (ASSUMED BASIS).

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

ANTHONY M. GREGORY  
 REGISTERED LAND SURVEYOR (IND. ENL8600050)

DATE FIELDWORK COMPLETED: MARCH 22, 2002

DATE OF PLAT: APRIL 5, 2002



NOTE: REFER TO APPLICABLE GENERAL CONDITIONS LISTED ON RECORDED PLAT OF COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN - PLAT OF CORRECTION - PLAT BOOK 86, PAGE 53.

SCALE: 1" = 20'
DATE: APRIL 5, 2002
REVISIONS:

GREGORY LAND SURVEYING  
 HOBART, INDIANA  
 (219) 947-9660

PLAT OF SURVEY  
 LOT B1-3A, COUNTRY COMMONS  
 PLANNED BUSINESS CENTER  
 TOWN OF WINFIELD, LAKE COUNTY, INDIANA



PLAT OF SURVEY  
 PROJECT NO. 02-4176