

LINCOLN PLAZA WEST A PLANNED UNIT DEVELOPMENT IN CEDAR LAKE, LAKE COUNTY, INDIANA

6/3/2002 Book 91 Page 94
Instrument Number: 2002-050834
LINCOLN PLAZA WEST
Filed in the State of Indiana, County of Lake
By Recorder: MORRIS W. CARTER

ALL OF KEYS 24-16-19
E 24-151-3
8 11.336 AC. FROM KEY 24-16-29
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 03 2002
NEW KEYS 24-226-1709
PETER BENJAMIN
LAKE COUNTY AUDITOR
LOTS 1 to 8
&
(PRIVATE RD)

ACKNOWLEDGMENT)
STATE OF INDIANA) SS:
TOWN OF CEDAR LAKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED KENNETH R. McALLISTER
CHRISTOPHER C. McALLISTER, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED
THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR
THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF
APRIL 2002.
Christopher C. McAllister
(NAME)

NOTARY PUBLIC
RESIDENT OF LAKE COUNTY
COMMISSION EXPIRES: 10-05-08

CERTIFICATES:

1. 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 PLAN WAS GIVEN APPROVAL BY THE TOWN OF
CEDAR LAKE AS FOLLOWS:

APPROVED BY TOWN PLAN COMMISSION AT A MEETING HELD 4-18-2001
PRESIDENT: Alan Z. Waterhoff
SECRETARY: Jamell Eick

"I, DONALD L. PLUMB, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE
WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY
COMPLETED BY ME ON APRIL 9, 2001; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY
EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

(SEAL) (SIGNATURE) Donald L. Plumb

ENGINEER'S CERTIFICATION:

"I, GEOFFREY L. GRANT P.E., 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."

(SEAL) (SIGNATURE) Geoffrey L. Grant

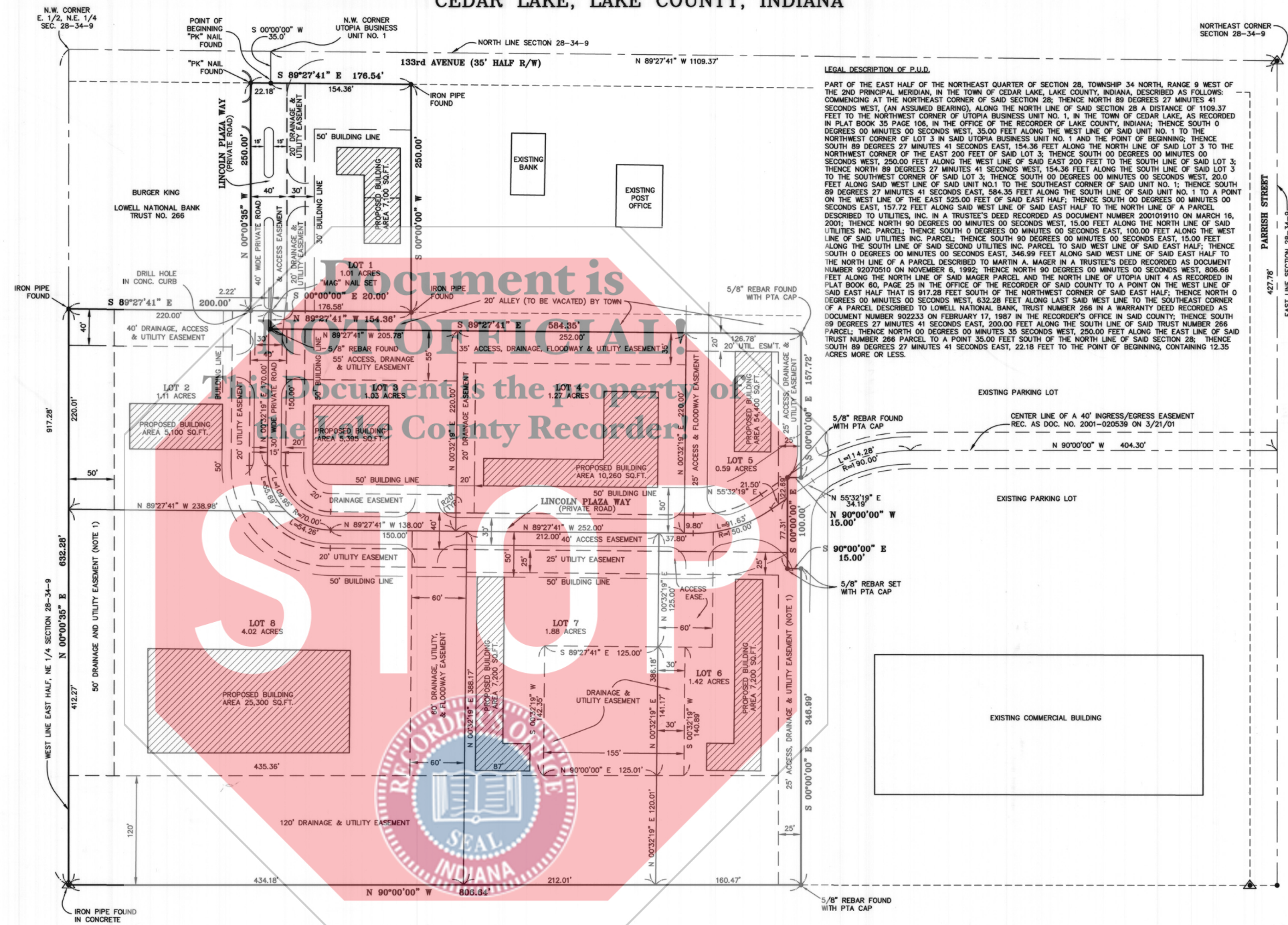
DEED OF DEDICATION:

"WE, THE UNDERSIGNED, CHRISTOPHER C. AND KENNETH R. McALLISTER, OWNERS OF THE REAL
ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED
AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN
ACCORDANCE WITH THE PLAT HEREIN.

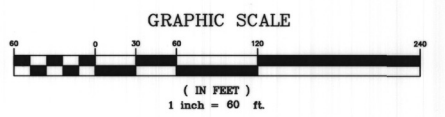
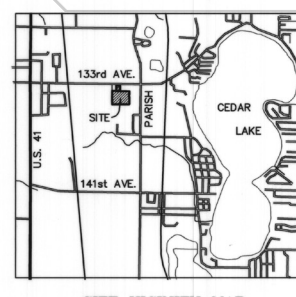
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LINCOLN PLAZA WEST, AN ADDITION TO
CEDAR LAKE, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE
DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.
FRONT AND SIDE YARD BUILDING SET-BACK LINES ARE HEREBY 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. THERE ARE STRIPS OF GROUND
VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR
THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES,
DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE
EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR
MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL
TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES."

(SIGNATURE) Kenneth R. McAllister

(SIGNATURE) Christopher C. McAllister



LEGAL DESCRIPTION OF P.U.D.
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS WEST, (AN ASSUMED BEARING), ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 1109.37 FEET TO THE NORTHWEST CORNER OF UTOPIA BUSINESS UNIT NO. 1, IN THE TOWN OF CEDAR LAKE, AS RECORDED IN PLAT BOOK 35 PAGE 106, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 35.00 FEET ALONG THE WEST LINE OF SAID UNIT NO. 1 TO THE NORTHWEST CORNER OF LOT 3 IN SAID UTOPIA BUSINESS UNIT NO. 1 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 154.36 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF THE EAST 200 FEET OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 250.00 FEET ALONG THE WEST LINE OF SAID EAST 200 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS WEST, 154.36 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 20.0 FEET ALONG SAID WEST LINE OF SAID UNIT NO.1 TO THE SOUTHEAST CORNER OF SAID UNIT NO. 1; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 584.35 FEET ALONG THE SOUTH LINE OF SAID UNIT NO. 1 TO A POINT ON THE WEST LINE OF THE EAST 525.00 FEET OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 157.72 FEET ALONG SAID WEST LINE OF SAID EAST HALF TO THE NORTH LINE OF A PARCEL DESCRIBED TO UTILITIES, INC. IN A TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 200109110 ON MARCH 16, 2001; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 15.00 FEET ALONG THE NORTH LINE OF SAID UTILITIES INC. PARCEL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 100.00 FEET ALONG THE WEST LINE OF SAID UTILITIES INC. PARCEL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET ALONG THE SOUTH LINE OF SAID SECOND UTILITIES INC. PARCEL TO SAID WEST LINE OF SAID EAST HALF; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 346.99 FEET ALONG SAID WEST LINE OF SAID EAST HALF TO THE NORTH LINE OF A PARCEL DESCRIBED TO MARTIN A. MAGER IN A TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 902233 ON FEBRUARY 17, 1987 IN THE RECORDER'S OFFICE IN SAID COUNTY; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 200.00 FEET ALONG THE SOUTH LINE OF SAID TRUST NUMBER 266 PARCEL; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, 250.00 FEET ALONG THE EAST LINE OF SAID TRUST NUMBER 266 PARCEL TO A POINT 35.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 22.18 FEET TO THE POINT OF BEGINNING, CONTAINING 12.35 ACRES MORE OR LESS.



- REFERENCES:**
1. PLAT OF SURVEY, SHEET 1 OF 1, DATED 4/23/96, REVISED 7/30/98 AND RECORDED IN BOOK 6, PAGE 6 AS DOC. NO. 99032454 (PTA) ON 4/16/99
 2. PLAT OF EASEMENT, SHEET 1 OF 1, DATED 8/27/96 (PTA)
 3. CONCEPT PLAN FOR P.U.D., SHEET 1 OF 1, DATED 3/15/99 (PTA)
 4. TOPOGRAPHIC SURVEY, BY P.T.A.
 5. TOWN OF CEDAR LAKE'S 133RD AVE. IMPROVEMENT PLAN
 6. SHEET C-1, FINAL ENGINEERING & SITE PLAN (PTA)
 7. SHEET C-2, DETAILS (PTA)
 8. SHEET C-3, ROAD PLAN AND PROFILE (PTA)
 9. REFERENCE PLAT OF DESCRIPTION RECORDED IN SURVEY BOOK 6, PAGE 9 ON MARCH 16, 2001, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

REVISIONS	DATE	BY	DESCRIPTION
1	1/22/01	BONAR GROUP	CHANGES
2	3/21/01	DL PLUMB	MONUMENTS
3	4/10/01	DL PLUMB	MONUMENTS

LINCOLN PLAZA WEST
A PLANNED UNIT DEVELOPMENT
SECTION 28-34-9
McALLISTER INCORPORATED
CEDAR LAKE, INDIANA
REF. NAME: KEN McALLISTER

Plumb Tuckett & Associates
ARCHITECTS • ENGINEERS • SURVEYORS
120 East 90th Drive • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178

FILE: \616\PU D R-2.DWG
PLOT SCALE: 1"=60'
FINAL DEVELOPMENT PLAT
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. 598616
SECTION: 28-34-9