

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON JUNE 4, 2002

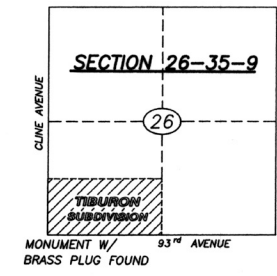
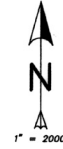
William M. Puffy
PRESIDENT
Willy Cox
EXECUTIVE SECRETARY

28.47 AC FROM
KEY 11-16-15
JUN 27 2002
NEW KEY 11-333-1 to 61
LOTS 58 TO 115
OUTLOT E

TIBURON SUBDIVISION

UNIT 2
AN ADDITION TO LAKE COUNTY, INDIANA
(60 SINGLE-FAMILY HOMESITES)

827000 Book-09 Page-4
Instrument Number 2002-058187
TIBURON
Filed in the State of Indiana, County of Lake
By Recorder MORRIS W. CARTER



I, CHARLES SANDOR, 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 ME ON SEPTEMBER 14, 2001, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Charles Sandor
CHARLES SANDOR - PLS #10279

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	300.00'	122.858'	62.254'	23°27'51"
C2	280.00'	439.823'	280.00'	90°00'00"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 89°58'41" E	1441.63'
L2	S 00°01'19" E	52.55'
L3	S 23°29'10" E	193.10'
L4	S 00°01'19" E	65.00'
L5	N 89°58'41" E	544.127'
L6	N 89°58'41" E	421.785'
L7	N 40°47'08" E	88.109'

WE THE UNDERSIGNED, PEOPLES BANK SB AS TRUSTEE OF TRUST NO. 10256, OWNERS OF 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 REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS TIBURON SUBDIVISION ~ UNIT 2. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND HERETOFORE DEDICATED, 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.

WITNESS OUR HANDS AND SEALS THIS 10th DAY OF June, 2002.

Jon E. DeGulio
JON E. DEGULIO, SENIOR VICE PRESIDENT & TRUST OFFICER

STATE OF INDIANA) SS
COUNTY OF LAKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA APPEARED

Jon E. DeGulio
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.

DATED THIS 10th DAY OF June, 2002
COUNTY OF RESIDENCE Lake
MY COMMISSION EXPIRES: 3-18-08

Jaye M. Baur
NOTARY PUBLIC

BY ACCEPTANCE OF THIS PLAT, LAKE COUNTY, INDIANA ASSUMES NO LIABILITY FOR MAINTENANCE ON 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.

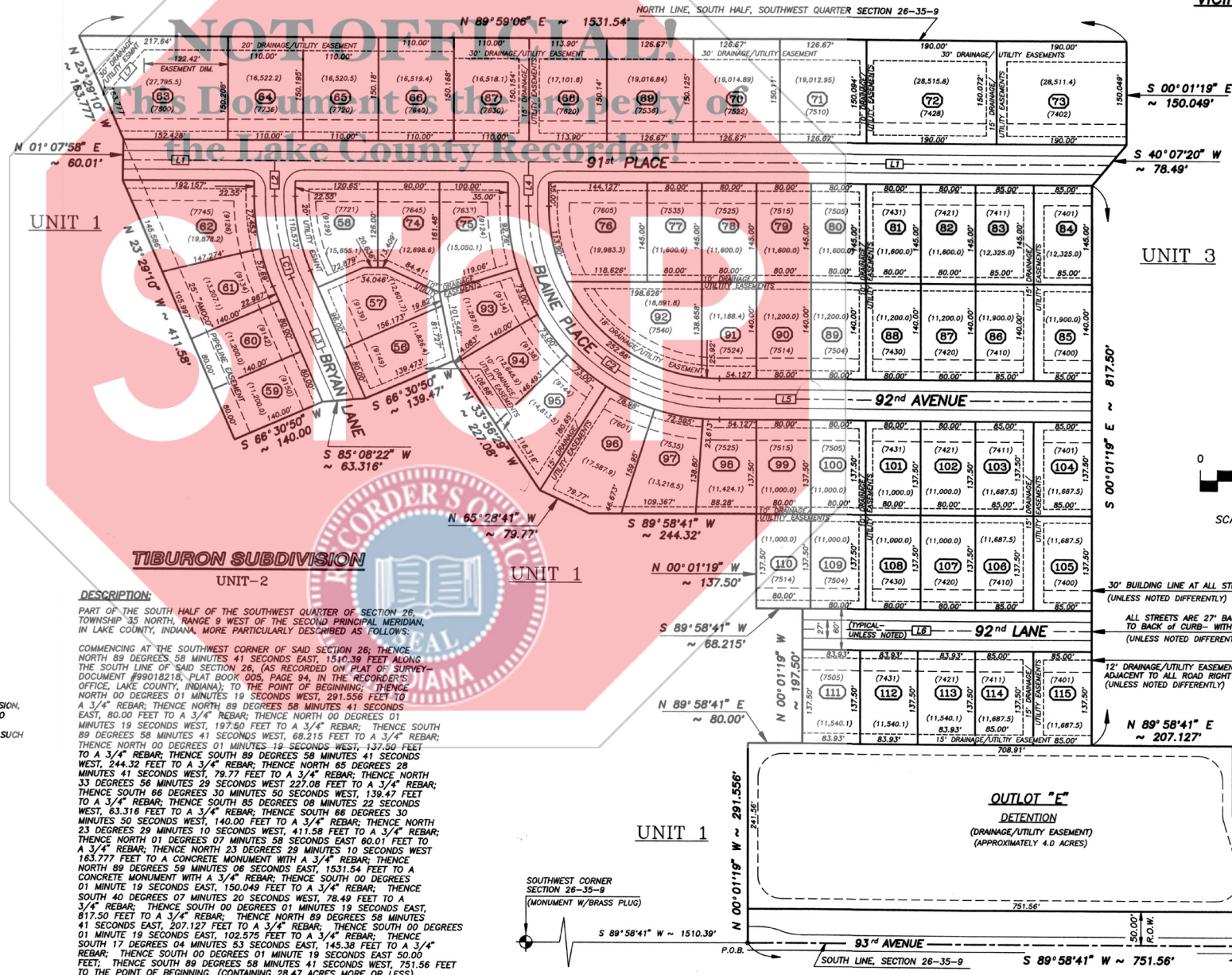
UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH, NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE 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 COUNTY OF 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.

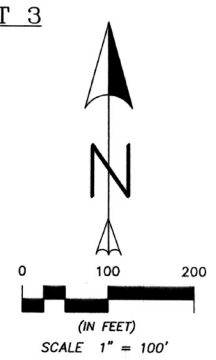
THERE ARE ADDITIONAL PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS THAT ARE A PART OF THIS FINAL PLAT AND ARE RECORDED AT THE RECORDER'S OFFICE AT LAKE COUNTY, INDIANA, IN DOCUMENT # 2002-053151
DOCUMENT # _____

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THIS SUBDIVISION.

Richard K. Hardesty
RICHARD K. HARDESTY FOR GEORGE VAN TIL ~ LAKE COUNTY SURVEYOR



DESCRIPTION:
PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 1510.39 FEET ALONG THE SOUTH LINE OF SAID SECTION 26, (AS RECORDED ON PLAT OF SURVEY - DOCUMENT #09018218, PLAT BOOK 005, PAGE 94, IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA), TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 291.556 FEET TO A 3/4" REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 80.00 FEET TO A 3/4" REBAR; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 197.50 FEET TO A 3/4" REBAR; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 68.215 FEET TO A 3/4" REBAR; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, 137.50 FEET TO A 3/4" REBAR; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 244.32 FEET TO A 3/4" REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 79.77 FEET TO A 3/4" REBAR; THENCE NORTH 33 DEGREES 56 MINUTES 29 SECONDS WEST, 227.08 FEET TO A 3/4" REBAR; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 139.47 FEET TO A 3/4" REBAR; THENCE SOUTH 85 DEGREES 08 MINUTES 22 SECONDS WEST, 63.316 FEET TO A 3/4" REBAR; THENCE SOUTH 86 DEGREES 30 MINUTES 50 SECONDS WEST, 140.00 FEET TO A 3/4" REBAR; THENCE NORTH 23 DEGREES 29 MINUTES 10 SECONDS WEST, 411.58 FEET TO A 3/4" REBAR; THENCE NORTH 01 DEGREES 07 MINUTES 58 SECONDS EAST, 80.01 FEET TO A 3/4" REBAR; THENCE NORTH 23 DEGREES 29 MINUTES 10 SECONDS WEST, 163.77 FEET TO A CONCRETE MONUMENT WITH A 3/4" REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 1531.54 FEET TO A CONCRETE MONUMENT WITH A 3/4" REBAR; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 150.049 FEET TO A 3/4" REBAR; THENCE SOUTH 40 DEGREES 07 MINUTES 20 SECONDS WEST, 78.49 FEET TO A 3/4" REBAR; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 817.50 FEET TO A 3/4" REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 207.127 FEET TO A 3/4" REBAR; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 102.575 FEET TO A 3/4" REBAR; THENCE SOUTH 17 DEGREES 04 MINUTES 53 SECONDS EAST, 145.38 FEET TO A 3/4" REBAR; THENCE SOUTH 04 DEGREES 04 MINUTES 53 SECONDS EAST, 145.38 FEET TO A 3/4" REBAR; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING. (CONTAINING 28.47 ACRES MORE OR LESS)



SCALE 1" = 100'



FINAL PLAT
UNIT 2
NEW SUBDIVISION FOR:
NAPLES
DEVELOPMENT L.L.C.
DRAWINGS FOR:
TIBURON
SUBDIVISION ~ UNIT 2
PREPARED BY:
CCS
CHALMAN
CONSTRUCTION
SERVICES
1442 - 119th STREET
WHITING, IN 46394
219 / 473-0677
FAX - 219 / 473-0267
CCS # ND-2
SCALE 1" = 100'
REV. # 34
DATE: 9/23/01
PROJ. # 98-102301
PLOT NO. ND-2
CUST DATE 9/23/01
SHEET: 1 OF 1