

MAGINOT MEADOWS

AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

7/9/2002 Book 92 Page 10
 Instrument Number 2002-081194
 MAGINOT MEADOWS
 Filed in the State of Indiana, County of Lake
 By Recorder MORRIS W. CARTER

18-
 1502



TORRENGA ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 Tel. No.: (219) 896-8918 e-mail: torre@torreng.com website: www.torreng.com

MAGINOT MEADOWS
 Town of St. John,
 Lake County, Indiana
FINAL PLAT

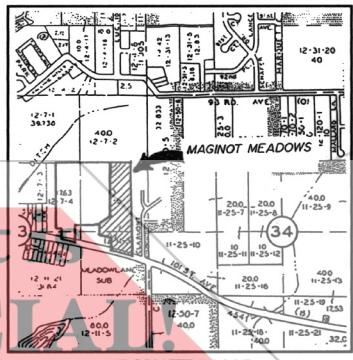
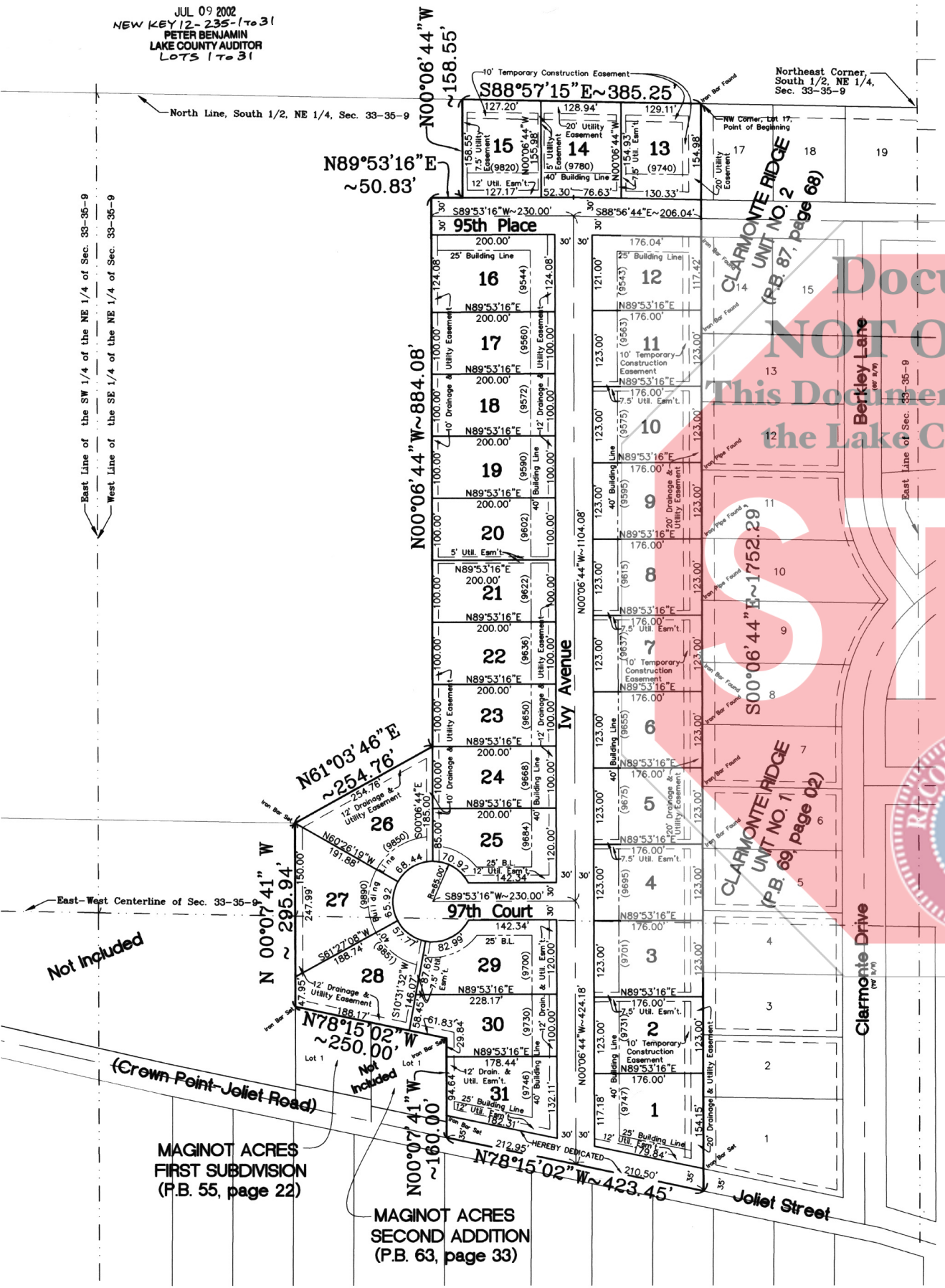
REVISIONS:
 DATE: 04-22-2002

CLIENT: TRAM Development Group, Inc.
 P.O. Box 10144
 Merrillville, Indiana 46411-0144
 JOB NO: 5078-01
 SCALE: 1"=100'

SHEET
 1 OF 1

4.876 AC FROM 12-11-3
 13.935 AC FROM 12-7-5
 DAILY ENTERED FOR TAXATION SUBJECT TO
 FINAL ACCEPTANCE FOR TRANSFER

JUL 09 2002
 NEW KEY 12-235-1 to 31
 PETER BENJAMIN
 LAKE COUNTY AUDITOR
 LOTS 1 to 31



Document
 NOT OFFICIAL!
 This Document is the property of
 the Lake County Recorder!



STATE OF INDIANA }
 COUNTY OF LAKE } §
 I, TRAM Development Group, Inc. does hereby certify that it is the owner of the property herein above described and that of its own free will and accord has caused said property to be surveyed into lots, blocks and streets as herein shown.

This Subdivision shall be known and designated as MAGINOT MEADOWS, an Addition to the Town of St. John, Lake County, Indiana. Building setback lines are hereby established as shown hereon, between which lines and the roadway right of way lines, no building shall be erected or maintained.

UTILITY EASEMENT
 An easement is hereby granted to the Town of St. John, Northern Indiana Public Service Company, Ameritech and their respective successors and assigns to install, place and maintain sanitary sewers, storm sewers, drainage ways, water mains, gas mains, conduits, cables, poles and wires, either overhead or underground, with all necessary braces, guys, anchors and other appliances, in long and over the parcels of land designated on the plat and marked "Utility Easement", for the purpose of serving the public in general with sanitary sewers, storm sewers, drainage, water, gas, electric and telephone services, together with the right to enter upon said easements for public utilities at all times for any and all of the purposes aforesaid and to keep trimmed any trees, shrubs or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements for such utility purposes.

TEMPORARY CONSTRUCTION EASEMENT
 An easement is hereby granted to the Town of St. John and their respective successors and assigns to use this strip of land during the installation of sanitary sewers. This easement exists along the north and east boundaries of this subdivision and shall expire upon completion of the East Side Sanitary Interceptor Sewer.

DRAINAGE AND DETENTION EASEMENT
 An easement is granted to the Town of St. John for the installation, operation and maintenance of drainage swales, storm sewers, storm water detention basins and control devices.

PUBLIC STREET DEDICATION
 Public street right-of-ways for the hereon platted portion of Joliet Street, 97th Court, 95th Place, and Ivy Avenue are hereby dedicated to the Town of St. John and to the public in general.

Dated this 22 day of April, 2002 A.D.

TRAM Development Group, Inc.
 President

DESCRIPTION: Part of the East Half of Section 33, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of St. John, Lake County, Indiana, described as follows: Beginning at the Northwest corner of Lot 17 of Clarmonte Ridge, Unit 2, an Addition to the Town of St. John, as shown in Plat Book 87, page 68 in the Office of the Recorder of Lake County, Indiana; thence South 00° 06' 44" East, along the Westerly line of said Clarmonte Ridge, Unit 2, and Clarmonte Ridge, Unit 1, an Addition to the Town of St. John, as shown in Plat Book 69, page 2 in the Office of the Recorder of Lake County, Indiana, a distance of 1752.29 feet, to the centerline of the Crown Point-Joliet Road (a.k.a. Joliet Street); thence North 78° 15' 02" West, along said centerline, a distance of 423.45 feet; thence North 00° 07' 41" West, along the East line of Maginot Acres, Second Addition to the Town of St. John, as shown in Plat Book 63, page 33 in the Office of the Recorder of Lake County, Indiana, a distance of 160.00 feet; to the Northeast corner of Lot 1 in said Maginot Acres, Second Addition; thence North 78° 15' 02" West, along the Northerly line of said Maginot Acres, Second Addition and Maginot Acres, First Subdivision to the Town of St. John, as shown in Plat Book 55, page 22 in the Office of the Recorder of Lake County, Indiana, a distance of 250.00 feet to the Northwest corner of Lot 1 in said Maginot Acres, First Subdivision; thence North 00° 07' 41" West, along a line parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 33, a distance of 295.94 feet to a point which lies 150.00 feet North of the East-West centerline of said Section 33; thence North 61° 03' 46" East, a distance of 254.76 feet; thence North 00° 06' 44" West, parallel with the West line of said Clarmonte Ridge, Unit 1 and Unit 2, a distance of 884.08 feet; thence North 89° 53' 16" East, a distance of 50.83 feet; thence North 00° 06' 44" West, parallel with the West line of said Clarmonte Ridge, Unit 1 and Unit 2, a distance of 158.55 feet, to a point on the North line of the South Half of the Northeast Quarter of said Section 33; thence South 88° 57' 15" East, along said North line, a distance of 385.25 feet, to the point of beginning, containing 18.811 acres, more or less, all in the Town of St. John, Lake County, Indiana.

STATE OF INDIANA }
 COUNTY OF LAKE } §
 Before me, the undersigned Notary Public, in and for the County and State, personally appeared Richard C. Welp and acknowledged the execution of the foregoing Plat of Subdivision for and on behalf of said TRAM Development Group, Inc.

Witness my hand and Notarial Seal this 22 day of April, 2002 A.D.

My Commission expires: 4-16-09
 County of Residence: Lake Notary Public

STATE OF INDIANA }
 COUNTY OF LAKE } §
 Under the authority provided by Indiana Code 36-7-4-700 (Sect. 700-799) as amended from time to time, and an ordinance adopted by the Town Council of the Town of St. John, Lake County, Indiana, this plat was given approval by the Town of St. John as follows:

Approved by Town Plan Commission at a meeting held
 President: [Signature] Secretary: [Signature]

STATE OF INDIANA }
 COUNTY OF LAKE } §

I, Gary P. Torrenga, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described hereon and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.

Witness my hand and Seal this 22 day of April, 2002 A.D.

TORRENGA ENGINEERING, INC.
 Gary P. Torrenga - Registered Engineer #18376 and Land Surveyor #50514



NOTE: This property is located in Floodplain Zone "C" as per FIRM dated June 11, 1982, in Community Panel Number 180141 0005 C. 100-Year Flood elevation = 694.00

OWNER/DEVELOPER: TRAM Development Group, Inc.
 P.O. Box 10144
 Merrillville, IN 46411-0144

FILE NO: 2002-081194-01 Maginot Meadows Final Plat.dwg 04/22/2002 09:44:27 AM CDT