

STONEBRIDGE ESTATES - PHASE ONE

AN ADDITION TO THE TOWN OF SCHERVILLE, LAKE COUNTY, INDIANA

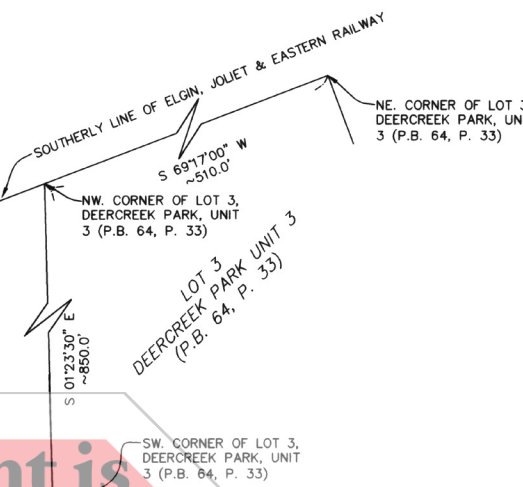
DESCRIPTION: Part of the North Half of Section 8, Township 35 North, Range 9 West of the Second Principal Meridian in the Town of Scherville, Lake County, Indiana, which part of the said North Half is more particularly described as follows: Commencing at the Northeast corner of Lot 3 in Deercreek Park, Unit 3, a subdivision of the Town of Scherville, Indiana, as per plat thereof appearing in Plat Book 64, page 33, in the Office of the Recorder of Lake County, Indiana; thence South 69 degrees 17 minutes 00 seconds West along the Northerly line of said Lot 3 (also being the Southerly line of the Elgin, Joliet & Eastern Railway line being the basis of bearings herein), a distance of 510.0 feet to the Northwest corner of said Lot 3; thence South 01 degrees 23 minutes 30 seconds East, along the West line of said Lot 3, a distance of 850.0 feet to the Southwest corner of said Lot 3; thence South 89 degrees 50 minutes 27 seconds West along a Southerly line of the "Deer Creek Development" as depicted on Exhibit Sheet 7 of 9 in the "Wetland Mitigation Plan for Deer Creek Development" and recorded on November 4, 1997 as Document No. 97075320, a distance of 1,123.18 feet to the point of beginning; thence South 00 degrees 09 minutes 33 seconds East, a distance of 190.00 feet; thence South 89 degrees 50 minutes 27 seconds West, a distance of 24.72 feet; thence South 00 degrees 09 minutes 33 seconds East, a distance of 140.00 feet; thence North 89 degrees 50 minutes 27 seconds East, a distance of 505.53 feet; thence South 18 degrees 20 minutes 53 seconds West, a distance of 57.88 feet; thence South 00 degrees 09 minutes 33 seconds East, a distance of 197.17 feet; thence South 24 degrees 46 minutes 23 seconds West, a distance of 130.00 feet; thence South 24 degrees 46 minutes 23 seconds West, a distance of 197.17 feet; thence South 01 degrees 23 minutes 30 seconds East, a distance of 130.00 feet; thence South 89 degrees 50 minutes 27 seconds West, a distance of 267.29 feet to the point of beginning, containing 24.600 acres, more or less, all in the Town of Scherville, Lake County, Indiana.

ALL PLATTED FROM
KEY 13-3-35

JUL 23 2002
NEW KEYS 13-746-1 to 53
PETER BENJAMIN
LAKE COUNTY AUDITOR
LOTS 18 to 26 & 35 to 77
#OUTLOT "C"

DEED RESTRICTED AREA AS DEPICTED ON EXHIBIT SHEET 7 OF 9 IN THE
"WETLAND MITIGATION PLAN FOR DEER CREEK DEVELOPMENT"
(RECORDED 11/4/1997, DOC. NO. 97075320)

DEED RESTRICTED AREA AS DEPICTED ON EXHIBIT SHEET 7 OF 9 IN THE
"WETLAND MITIGATION PLAN FOR DEER CREEK DEVELOPMENT"
(RECORDED 11/4/1997, DOC. NO. 97075320)



7/28/2002 Book 92 Page 23
Instrument Number: 2002-09799
STONEBRIDGE ESTATES PHASE ONE
Filed in the State of Indiana, County of Lake,
By Recorder MORRIS W. CARTER

I, Deer Creek Holdings, LLC, does hereby certify that it is the owner of the property herein described and that of its own free will and accord have caused said property to be surveyed and subdivided into lots, blocks and streets as herein shown.

This subdivision shall be known and designated as Stonebridge Estates, Phase One, an Addition to the Town of Scherville. All easements and encumbrances shown and not heretofore dedicated, are hereby dedicated, to the Town of Scherville.

Dave VanDyke, Manager

STATE OF INDIANA)
COUNTY OF LAKE)
Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Dave VanDyke, known to me to be the same person who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

Witness my hand and Notarial Seal this 3rd day of July, 2002 A.D.

STATE OF INDIANA)
COUNTY OF LAKE)
My Commission expires: 4-11-09
County of Residence: LAKE
Notary Public: *Olivia M. Henderson*

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 herein and subdivided same as shown on the plat herein drawn; that this plat is correctly shown and 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 3rd day of July, 2002 A.D.

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



STATE OF INDIANA)
COUNTY OF LAKE)
Under the authority provided by Chapter 174-Acts of 1947 enacted by the General Assembly of the State of Indiana, and an Ordinance adopted by the Town Board of the Town of Scherville, as follows:
Approved by the Town Board Commission at a meeting held this 17th day of July, 2002 A.D.

President: *William K. Saxels* ATTEST: *Tamara*
Member

STATE OF INDIANA)
COUNTY OF LAKE)
Before me, the undersigned Notary Public, in and for the County and State, personally appeared *William K. Saxels* and *Jean Henderson*, each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

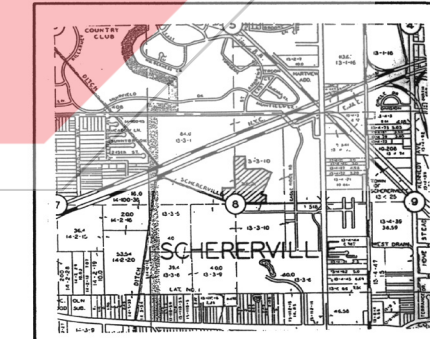
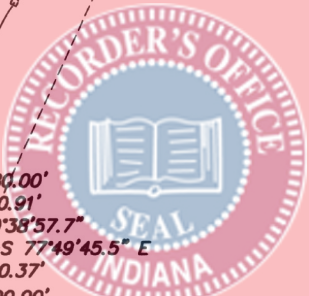
Witness my hand and Notarial Seal this 17th day of July, 2002 A.D.

My Commission expires: 5/25/08
County of Residence: Lake
Notary Public: *Olivia M. Henderson*

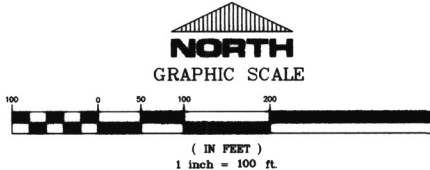
Front and side yard building setback lines are hereby established as shown on this Plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described hereafter, 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 easement herein reserved. No permanent or other structures are to be erected or maintained upon strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

"Easements for Public Utilities are hereby granted to Northern Indiana Public Service Company, AmeriSpec, the Town of Scherville and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns to install, lay, erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whatsoever overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, transmission, collection and disposal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements 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 the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.

- NOTES:
1. All building lines are 30 feet unless otherwise noted.
2. MON. - Represents 5/8" Iron Bar.

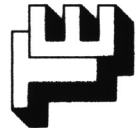


VICINITY MAP



LINE	BEARING	LENGTH
L1	N 00°09'33" W	174.63'
L2	S 89°50'27" W	188.14'
L3	S 89°50'27" W	236.61'
L4	N 00°09'33" W	270.00'
L5	S 89°50'27" W	185.00'
L6	N 00°09'33" W	240.00'
L7	S 89°50'27" W	384.25'
L8	N 24°46'23" E	193.46'
L9	N 24°46'23" E	138.00'
L10	N 65°13'37" W	118.19'
L11	S 89°50'27" W	378.20'
L12	N 00°09'33" W	340.00'
L13	S 89°50'27" W	54.72'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	98.85'	250.00'	22°39'16"	N 78°49'55" W	98.21'
C2	32.72'	230.00'	8°09'01"	S 71°34'47" E	32.68'
C3	125.66'	80.00'	90°00'00"	S 45°09'33" E	113.14'
C4	170.35'	150.00'	65°04'04"	N 57°18'28" E	181.34'
C5	130.24'	300.00'	24°35'56"	N 77°41'35" W	128.92'



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 896-8916 e-mail: torrenga@torrenga.com

STONEBRIDGE ESTATES
PHASE ONE
FINAL PLAT

CLIENT: CONSTRUCTION
9616 Indianapolis Blvd.
Highland, IN 46322

JOB NO: 5230-01
SCALE: 1" = 100'

REVISIONS:
DATE: 07-02-2002

SHEET
1 OF 1