

19.713 AC FROM
KEY 13-3-1
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

NOV 18 2002
NEW KEY 13-753-1 to 67
PETER BENJAMIN
LAKE COUNTY AUDITOR
LOTS 7 to 14,
67 to 91 &
OUTLOT A

FINAL PLAT

BOOK 92 PAGE 79

2002 105506

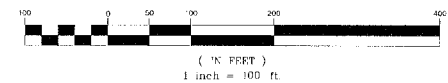
STATE OF INDIANA
FILED FOR RECORD
NOV 18 PM 2:50
MORRIS W. CARTER
RECORDER

BRIAR COVE SUBDIVISION PHASE 1

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

11/18/2002 Book 92 Page 79
Instrument Number: 2002-105506
BRIAR COVE PHASE 1
Filed in the State of Indiana, County of Lake
By Recorder MORRIS W. CARTER

GRAPHIC SCALE



UTILITY EASEMENTS

EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED TO THE TOWN OF SCHERERVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NOR THERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES, UNDERGROUND WITH ALL NECESSARY BRACES, GUYE ANCHORS, AND OTHER APPLIANCES IN, UPON, OR ALONG THE STRIPS ON LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC 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 AS NECESSARY, 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 SPRINKLING THAT INTERFERE WITH ANY SUCH EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SUCH EASEMENT, BUT SOME 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.

DRAINAGE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE AND THE TOWN OF SCHERERVILLE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR CONDUIT IN, UPON AND ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" OR "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

LAND OWNERS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT NO DWELLINGS, BUILDINGS, STRUCTURES, OBSTRUCTIONS, TREES OR ENGINEERING WORKS OF ANY KIND SHALL BE ERRECTED ON SAID DEFINED EASEMENT COVENANTS AND THE LANDOWNERS FURTHER AGREE THAT NO CHANGE WILL BE EFFECTED IN THE PRESENT GRADING (OR FUTURE GRADING) OF SAID EASEMENT. LANDOWNERS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS AGREE THAT NO HARD SURFACE OR REGULARLY TRAVELED STREETS, ROADS, OR HIGHWAYS WILL CROSS OR BE PLACED OVER THE DEFINED EASEMENT SAVE AND EXCEPT HARD SURFACES, UTILITIES, AND ENGINEERING WORKS SHOWN ON ESTATES OF ALBUHNN MEADOW PLANS DATED 01-28-02 AND HARD SURFACES FOR DRIVEWAYS AND PARKING LOT AREAS.

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, THENCE NORTH 89°50'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 318.70 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°59'29" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 928.00 FEET; THENCE S 0° 02'31" EAST, A DISTANCE OF 223.43 FEET; THENCE SOUTH 38°29'61" WEST, A DISTANCE OF 88.27 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTH 80°14'53" WEST ALONG A CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 09°21'21" EAST AND A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 281.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A CHORD BEARING OF SOUTH 65°43'55" WEST AND A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 122.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A CHORD BEARING OF SOUTH 08°42'48" WEST AND A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 87.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°36'38" WEST, A DISTANCE OF 36.59 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING OF SOUTH 08°02'46" WEST AND A RADIUS OF 720.48 FEET, AN ARC DISTANCE OF 299.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°57'58" WEST, A DISTANCE OF 87.07 FEET; THENCE NORTH 29°49'37" WEST, A DISTANCE OF 17.93 FEET; THENCE SOUTH 84°03'09" WEST, A DISTANCE OF 103.33 FEET; THENCE SOUTH 82°06'28" WEST, A DISTANCE OF 100.13 FEET; THENCE SOUTH 69°17'17" WEST, A DISTANCE OF 229.33 FEET; THENCE SOUTH 07°18'53" WEST, A DISTANCE OF 60.01 FEET TO THE PLACE OF BEGINNING.

CONSERVATION EASEMENT PROVISIONS

THOSE AREAS DESIGNATED AS "CONSERVATION EASEMENT" AS DEPICTED ON THE PLAT OF SUBDIVISION FOR BRIAR COVE PHASE 2 IS SUBJECT TO THE BRIAR COVE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

DEED OF DEDICATION

IT IS UNDERSIGNED, **BRIAR COVE DEVELOPMENT**, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAY OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BRIAR COVE SUBDIVISION, AN ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF SCHERERVILLE.

FRONT BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THERE ARE STRIPS OF GROUND (5 AND 10) 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 EASEMENT 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.

WHERE COVENANTS OR RESTRICTIONS ARE INSERTED IN ANY PLAT, THEY SHALL PROVIDE THAT INVALIDATION OF ANY ONE OF THE SAME BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE COVENANTS AND RESTRICTIONS SHALL FURTHER PROVIDE THE RIGHT TO ENFORCE THOSE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION THEREOF; IS HEREBY DEDICATED TO THE TOWN OF SCHERERVILLE AND TO THE PUBLIC USE AND BENEFIT.

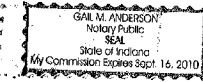
WITNESS OUR HANDS AND SEALS THIS 11 DAY OF NOV 2002.

Thomas E. Hagensee
PRESIDENT

STATE OF INDIANA) SS:
TOWN OF SCHERERVILLE)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED **THOMAS E. HAGENSEE**, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF NOVEMBER 2002.

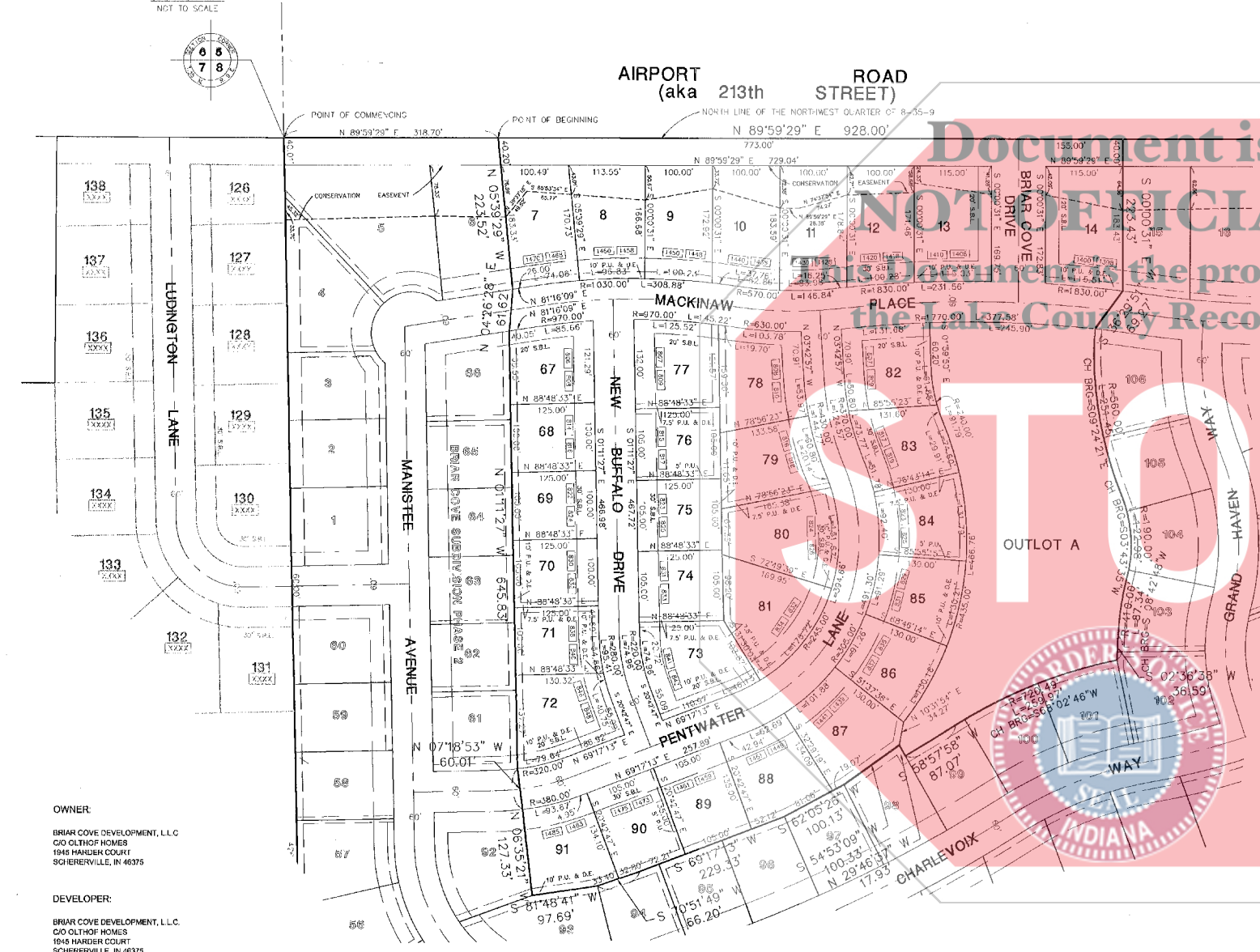
NOTARY PUBLIC, *Gail M. Anderson*
RESIDENT OF Lake COUNTY.
COMMISSION EXPIRES 9-16-10



PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY INDIANA CODE 46-1-10 (SEC. 700-789), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF SCHERERVILLE AS FOLLOWS:

APPROVED BY TOWN PLAN COMMISSION AT A MEETING HELD ON
November 6, 2002
PRESIDENT *William J. ...*
SECRETARY *...*



OWNER:
BRIAR COVE DEVELOPMENT, L.L.C.
C/O OLTHOF HOMES
1945 HARDER COURT
SCHERERVILLE, IN 46375

DEVELOPER:
BRIAR COVE DEVELOPMENT, L.L.C.
C/O OLTHOF HOMES
1945 HARDER COURT
SCHERERVILLE, IN 46375

[1228] = PROPERTY ADDRESS

PU & DE = PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PU = PUBLIC UTILITY EASEMENT
DE = DRAINAGE EASEMENT
SBL BUILDING SETBACK LINE

ON LOTS 7-14 NO VEHICULAR ACCESS TO AIRPORT ROAD

LOT 7	0.4218 AC	17,009 S.F.
LOT 8	0.4218 AC	17,009 S.F.
LOT 9	0.4110 AC	17,901 S.F.
LOT 10	0.4161 AC	18,255 S.F.
LOT 11	0.4010 AC	17,488 S.F.
LOT 12	0.4488 AC	19,550 S.F.
LOT 13	0.4087 AC	20,415 S.F.
LOT 14	0.3228 AC	14,485 S.F.
LOT 67	0.2870 AC	12,500 S.F.
LOT 68	0.2870 AC	12,500 S.F.
LOT 69	0.2870 AC	12,500 S.F.
LOT 70	0.2896 AC	12,696 S.F.
LOT 71	0.3892 AC	17,347 S.F.
LOT 72	0.4197 AC	18,290 S.F.
LOT 73	0.3246 AC	14,573 S.F.
LOT 74	0.3013 AC	13,125 S.F.
LOT 75	0.3013 AC	13,125 S.F.
LOT 76	0.3271 AC	14,618 S.F.
LOT 77	0.4063 AC	17,910 S.F.
LOT 78	0.4063 AC	17,910 S.F.
LOT 79	0.3729 AC	16,243 S.F.
LOT 80	0.4900 AC	18,732 S.F.
LOT 81	0.4187 AC	18,511 S.F.
LOT 82	0.3667 AC	16,974 S.F.
LOT 83	0.3432 AC	14,992 S.F.
LOT 84	0.3246 AC	14,573 S.F.
LOT 85	0.3305 AC	14,368 S.F.
LOT 86	0.3304 AC	14,362 S.F.
LOT 87	0.2803 AC	12,500 S.F.
LOT 88	0.3872 AC	16,997 S.F.
LOT 89	0.3254 AC	14,175 S.F.
LOT 90	0.3251 AC	14,169 S.F.
LOT 91	0.3431 AC	14,943 S.F.

AREA OF LOTS 7-14, 67-91 = 523,110 S.F. 12,009 ACRES
AREA OF OUTLOT A = 135,406 S.F. 3.108 ACRES
AREA OF RIGHT OF WAY = 200,191 S.F. 4.586 ACRES
TOTAL AREA = 858,707 S.F. 19.713 ACRES

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BRIAR COVE SUBDIVISION PHASE 1
TOWN OF SCHERERVILLE, INDIANA
PLAT OF SUBDIVISION

PROJ. NO. TEH
PROJ. FILED
DRAWN BY: WPS
CHECKED BY: TEH
DATE: 09-17-02
SCALE: 1" = 100'
SHEET 1 OF 1
OHID12 3110

