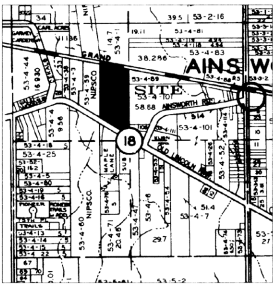


FLYNN ESTATES

0' 80' 160' 240'
SCALE: 1" = 80'-00"



VICINITY MAP

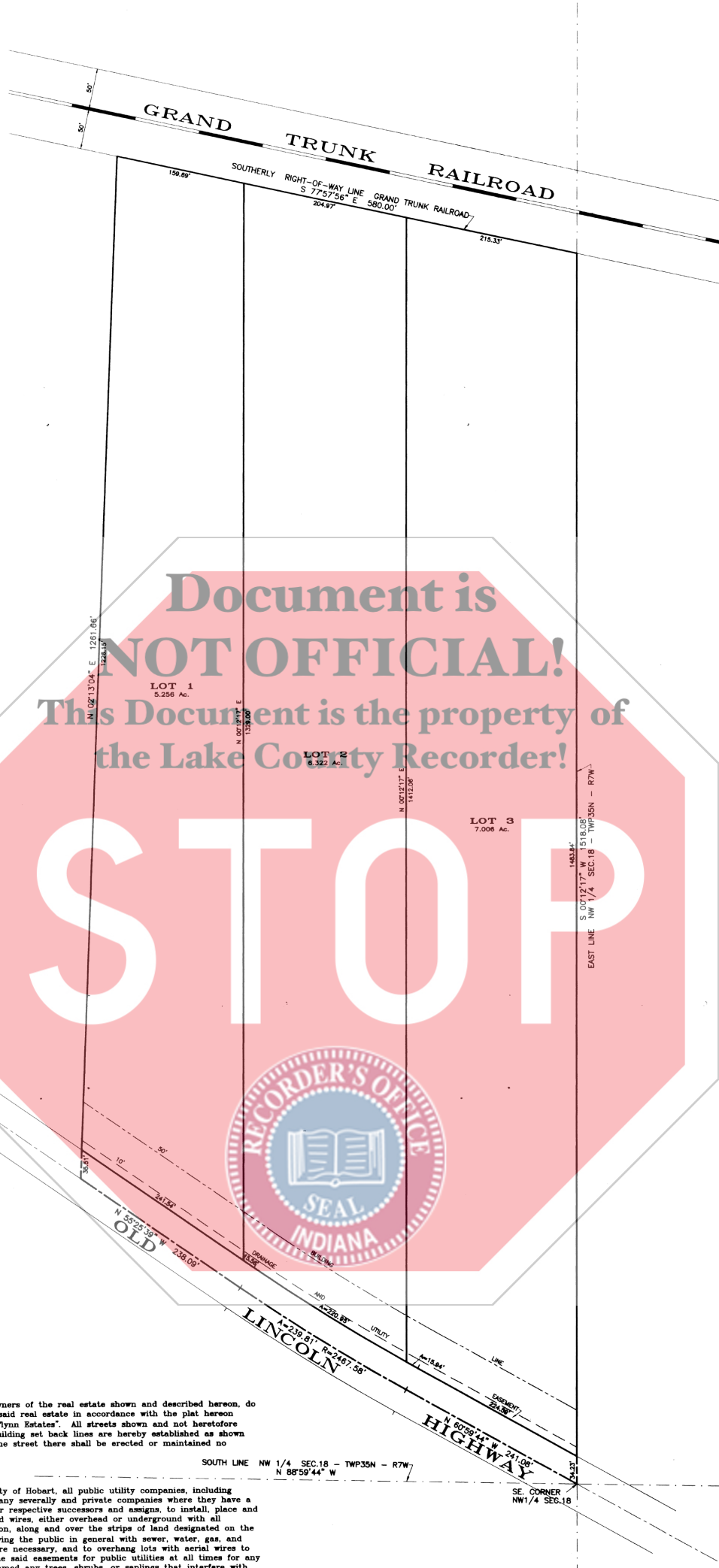
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DESCRIPTION OF PROPERTY: Part of the NW 1/4 of Section 18, Township 35 North, Range 7 west of the 2nd P.M. in Lake County, Indiana, described as follows: Beginning at the Southeast corner of said NW 1/4 which is also the center line of Old Lincoln Highway; thence North 80°59'44" West, along said center line, 241.08 feet to the beginning of a curve to the right; thence Northwesterly along said curve, having a radius of 2487.58 feet, an arc distance of 239.81 feet; thence continuing along said center line North 53°25'39" West, 236.09 feet to a point 612.00 feet, by perpendicular measurement, from the East line of said NW 1/4; thence North 02°13'04" East, 1261.68 feet to a point on the Southerly right-of-way line of the Grand Trunk Railroad, which point is 580.00 feet Northwesterly of the East line of said NW 1/4 measured along said Southerly right-of-way line; thence South 77°57'56" East, along said Southerly right-of-way line, 580.00 feet to the East line of said NW 1/4; thence South 00°12'17" West, along said East line, 1518.08 feet to the point of beginning, containing 19.079 acres more or less.

PREPARED BY:
KRULL AND SON, LTD.
ENGINEERS-SURVEYORS
P.O. BOX 422
206 MAIN STREET
HOBART, INDIANA 46342
219-947-2568

ALL PLATTED FROM
KEYS-4-2
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 07 2003
NEW KEY 53-131-1703
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 1703



We, the undersigned, Timothy L. Flynn and Linda A. Flynn, owners of the real estate shown and described hereon, do hereby certify that we have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Flynn Estates". All streets shown and not heretofore dedicated are hereby dedicated to the public. Front 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.

UTILITY EASEMENT: An easement is hereby granted to the City of Hobart, all public utility companies, including General Telephone and Northern Indiana Public Service Company severally and private 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, poles, and wires, either overhead or 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, 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 buildings 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.

DRAINAGE EASEMENT: An easement is hereby granted to the City of Hobart, for the installation of a drainage swale, ditch or waterway upon and along the strip or strips of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water runoff.

Witness my hand and Seal this _____ day of _____ 2003

Timothy L. Flynn
Timothy L. Flynn
Linda A. Flynn
Linda A. Flynn

State of Indiana)
County of Lake) SS:

Before me, the undersigned Notary Public in and for the County and State, personally appeared Timothy L. Flynn and Linda A. Flynn, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and Seal this 16th day of June 2003

Samuel A. Giv
Notary Public

A resident of Lake County

My Commission expires: _____

This is to certify that the final plat, plans and profiles and specifications for all improvements and installations have been examined and approved by me.

Stephen Truchan
Stephen Truchan - Hobart City Engr.

State of Indiana)
County of Lake) SS:

I, Robert A. Krull, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me, June 16, 2003, that all the monuments shown thereon actually exist, and that their locations, size, type and material are accurately shown.

Robert A. Krull
Robert A. Krull, Reg. Land Surveyor #10516



State of Indiana)
County of Lake) SS:

Submitted to, approved and accepted by the City Plan Commission of the City of Hobart, Lake County, Indiana, this 13th day of June 2003.

Maria Galka President: Maria Galka
Debra Walker Secretary: Debra Walker

State of Indiana)
County of Lake) SS:

Submitted to, approved and accepted by the Board of Works and Safety of the City of Hobart, Lake County, Indiana, this 13th day of June 2003.

Linda M. Buzinec Linda M. Buzinec
Richard L. Kobza Richard Kobza

Hilario Barreras
Hilario Barreras