

# MAGINOT MEADOWS - PHASE TWO

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

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, being more particularly described as follows: Beginning at the Northwest corner of Lot 15 in Maginot Meadows, an Addition to the Town of St. John, as recorded in Plat Book 92, page 10 in the Office of the Recorder of Lake County, Indiana; thence South 0° 06' 44" East, along the West line of said Lot 15, a distance of 158.55 feet, to the Southwest corner of said Lot 15; thence South 89° 53' 16" West, along the North line of 95th Place, as shown in said Maginot Meadows, a distance of 50.83 feet; thence South 0° 06' 44" East, along the West line of said Maginot Meadows, a distance of 884.08 feet, to the Northeast corner of Lot 26 in said Maginot Meadows; thence South 61° 03' 46" West, along the North line of said Lot 26, a distance of 254.76 feet to the Northwest corner of said Lot 26; thence North 89° 59' 44" West, along a line parallel with and 150.00 feet North of the East-West centerline of said Section 33, a distance of 625.84 feet; thence South 0° 00' 00" East, a distance of 329.33 feet to the centerline of the Crown Point-Joliet Road; thence North 77° 09' 03" West, along said centerline, a distance of 188.83 feet; thence North 0° 00' 00" East, a distance of 197.81 feet; thence North 90° 00' 00" West, a distance of 100.00 feet, to the East line of the West 22.34 Acres of the Southwest Quarter of the Northeast Quarter of said Section 33; thence North 0° 08' 39" West, along said East line, a distance of 370.52 feet; thence North 52° 42' 14" East, a distance of 183.82 feet; thence North 42° 00' 06" East, a distance of 502.78 feet; thence North 40° 05' 28" East, a distance of 452.89 feet; thence South 89° 57' 15" East, 50 feet South of and parallel with the North line of the South Half of the Northeast Quarter of said Section 33, a distance of 127.46 feet; thence North 0° 06' 44" West, a distance of 50.01 feet, to a point on said North line; thence South 88° 57' 15" East, along said North line, a distance of 280.89 feet, to the point of beginning, containing 22.798 acres, more or less, all in the Town of St. John, Lake County, Indiana.

STATE OF INDIANA } §  
COUNTY OF LAKE } §

It, 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, PHASE TWO, 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 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 boundary of this subdivision and shall expire upon completion of 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, Maginot Circle, 95th Place, and Grasselli Avenue are hereby dedicated to the Town of St. John and to the public in general.

Dated this 6 day of August, 2003 A.D.

TRAM Development Group, Inc.

President

STATE OF INDIANA } §  
COUNTY OF LAKE } §

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Richard Wolf and acknowledged the execution of the foregoing Plat of Subdivision for and on behalf of TRAM Development Group, Inc.

Witness my hand and Notarial Seal this 6 day of August, 2003 A.D.

My Commission expires: \_\_\_\_\_

County of Residence : \_\_\_\_\_ 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 the Town Plan Commission at a meeting held

August 6, 2003

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

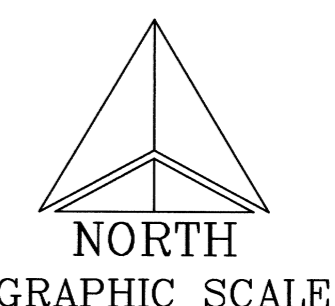
STATE OF INDIANA } §  
COUNTY OF LAKE } §

I, Gary P. Torrenge, 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 28th day of July, 2003 A.D.

TORRENGE ENGINEERING, INC.

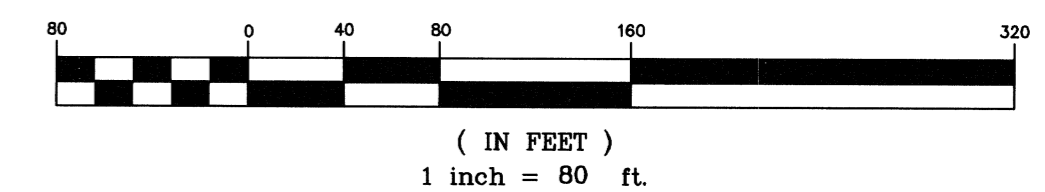
Gary P. Torrenge  
Gary P. Torrenge, President - Registered Engineer #18376 and  
Land Surveyor #50514



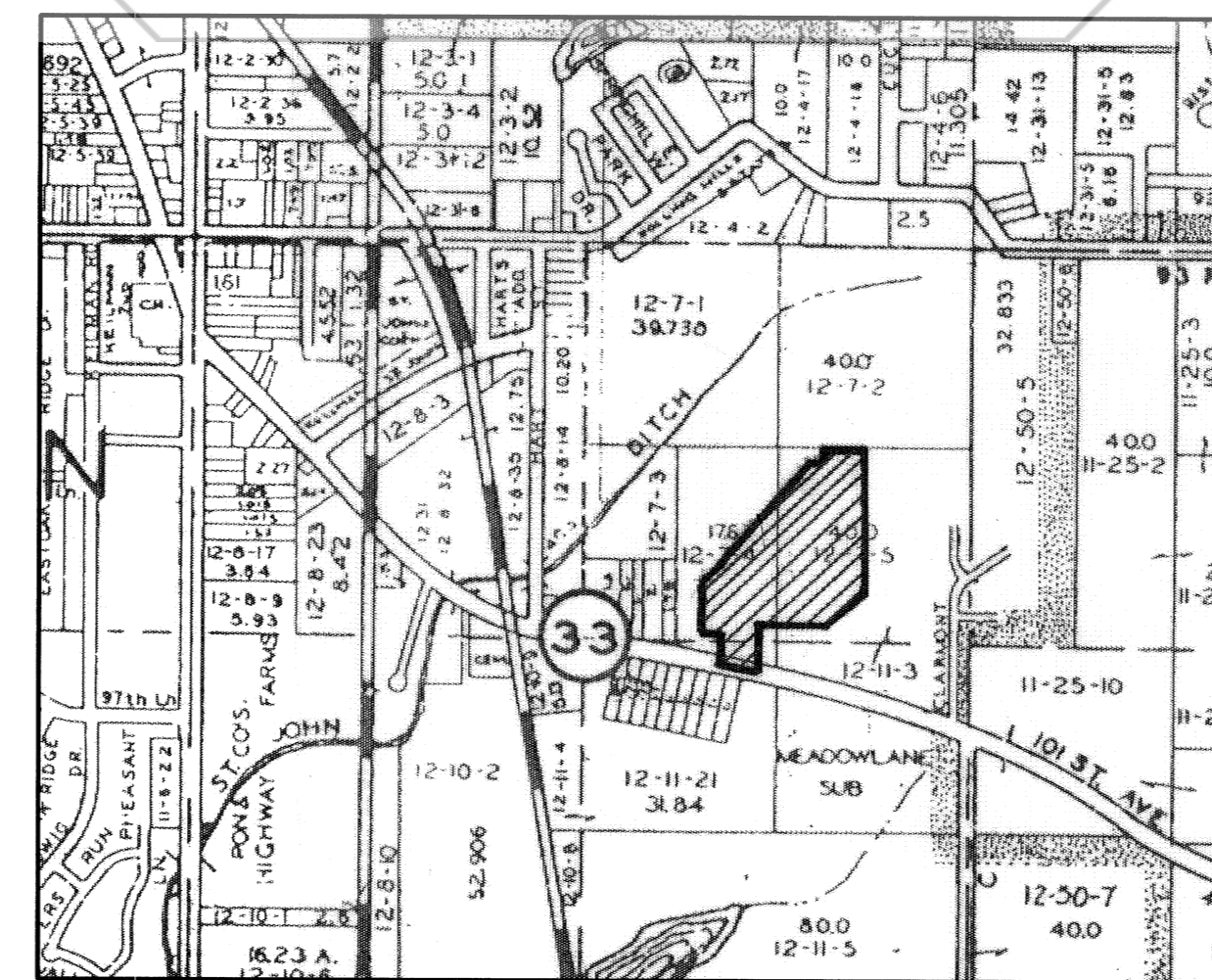
NORTH  
GRAPHIC SCALE

NOTE:  
ALL LOTS ARE LOCATED IN EITHER FLOODPLAIN ZONE "B" AND/OR "C", EXCEPT OUTLOT "A", WHICH IS LOCATED IN FLOOD ZONE "A9", AS SHOWN IN FEMA FLOOD INSURANCE RATE MAP (FIRM) DATED JUNE 11, 1982, IN COMMUNITY PANEL NO. 180141 0005 C.

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



( IN FEET )  
1 inch = 80 ft.



VICINITY MAP

