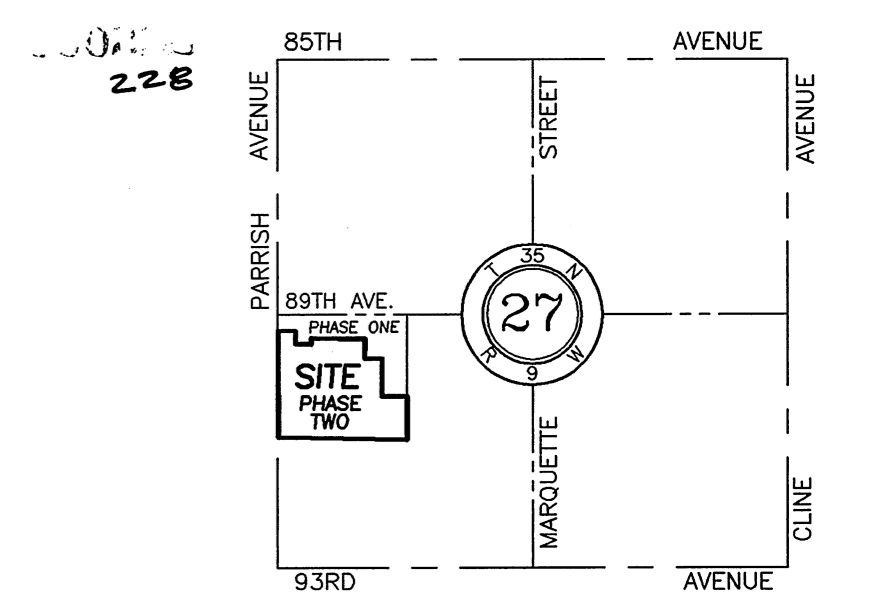


095-72

WILLOW RIDGE MANOR - PHASE TWO

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

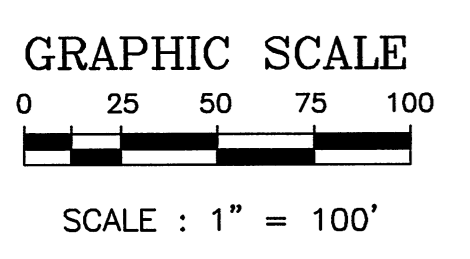
2004-055106
6/29/2004
Book 95 Page 72
Aud 228
Keys 12-256, 1 to 39



VICINITY MAP
SEC. 27, TWP. 35 N., R. 9 W.
(ST. JOHN TOWNSHIP)
SCALE: 1" = 2000'

ALL PLATTED FROM
KEYS 12-31-15, 16 & 18
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
New KEYS 12-256-1 to 39
JUN 29 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 23 TO 60 &
OUTLOT A



LEGAL DESCRIPTION :

Being a parcel of land lying in the Southwest Quarter of Section 27, Township 35 North, Range 9 West of the Second Principal Meridian, all in the Town of St. John, Lake County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of Valleyview Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 70, Page 15, in the Office of the Recorder of Lake County, Indiana, said point being the POINT OF BEGINNING; thence S 89°49'55" E, along the South line and said South line extended West, of Lot 1 in said addition, a distance of 180.01 feet; thence S 01°15'43" E, along the West line of Lot 2 in said addition, a distance of 135.00 feet; thence S 89°49'55" E, along the South line of Lot 2 in said addition, a distance of 164.99 feet; thence N 01°15'43" W, along the east line of Lot 2 in said addition, a distance of 65.00 feet; thence S 89°49'55" E, along the South line of Lots 3 and 4 in the aforesaid Valleyview Addition and the South line of Lots 18, 19, 20 & a part of lot 21, in Willow Ridge Manor, Phase One, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 67, Page 42, in the Office of the Recorder of Lake County, Indiana, a distance of 559.99 feet; thence S 00°10'05" W, along the West line of lot 22 in the aforesaid Willow Ridge Manor Phase One Addition, a distance of 199.94 feet; thence S 89°49'55" E, along the South line of said Lot 22, a distance of 181.69 feet to a point on the West right-of-way line of Willow Lane; thence S 01°03'50" E, along the aforesaid West right-of-way line, a distance of 391.30 feet; thence N 88°56'10" E, along the South line and the South line extended westerly of lot 17 in the aforesaid addition, a distance of 260.00 feet to a point on the West line of Lancer Estates Fifth Addition to the town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 49, Page 112, in the Office of the Recorder of Lake County, Indiana; thence S 01°03'50" E, along the aforesaid West line and the West line of Lancer Estates Second Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 46, Page 96, in the Office of the Recorder of Lake County, Indiana, a distance of 455.86 feet; thence N 89°52'16" W, a distance of 1338.82 feet to a point on the West line of Said Section 27; thence N 01°15'43" W, along the West line of said Section 27, a distance of 1112.55 feet, to the POINT OF BEGINNING;

Containing 27.7689 acres, more or less.

STATE OF INDIANA) S.S.
COUNTY OF LAKE)
UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 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 ST. JOHN PLAN COMMISSION AT A MEETING HELD
May 5th, 2004.

Michael S. Tolke
PRESIDENT
Frank Bock
SECRETARY

RESTRICTIONS

- BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINKS AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.
- EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, SBC TELEPHONE COMPANY, CABLE TELEVISION AND THE TOWN OF ST. JOHN, SEVERALLY AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS TO INSTALL, LAY, ERECT, CONSTRUCT, RENEW, OPERATE, REPAIR, REPLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIP OF LAND DESIGNATED BY DOTTED LINES ON THE PLAT AND MARKED "EASEMENTS FOR PUBLIC UTILITIES" FOR THE PURPOSE OF SERVICE TO THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHAND LOTS WITH AERIAL SERVICE WIRES TO SERVICE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY PURPOSE AFORESAID, AND TO TRIM, TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH SUCH EQUIPMENT, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR PUBLIC UTILITIES, AND DRAINAGE.

RESTRICTIVE COVENANTS AS RECORDED IN DOCUMENT NO. _____, DATED _____, 2004, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ENTIRE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "C"

STATE OF INDIANA) S.S.
COUNTY OF LAKE)
I, THE UNDERSIGNED, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES REQUIRED BY THE TOWN SUBDIVISION CONTROL ORDINANCE, AS AMENDED FROM TIME TO TIME, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION."

SUHEIL S. NAMMARI
INDIANA REGISTERED PROFESSIONAL ENGINEER NO. 17925

STATE OF INDIANA) S.S.
COUNTY OF LAKE)
I, FRANK BOCK, JAMES R. SERBENTAS AND BARBARA SERBENTAS, DO HEREBY CERTIFY WE ARE THE OWNERS OF THE PROPERTY HEREIN DESCRIBED, AND THAT OF IT'S OWN FREE WILL AND ACCORD HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED INTO LOTS, BLOCKS AND STREETS AS HEREIN SHOWN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WILLOW RIDGE MANOR - PHASE TWO, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. ALL STREETS, ROADS, CROSSWALKS AND PUBLIC WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF ST. JOHN, AND THE PUBLIC IN GENERAL.

DATED THIS 5TH DAY OF MAY, 2004.

Frank Bock (President)
James R. Serbentas
Barbara Serbentas

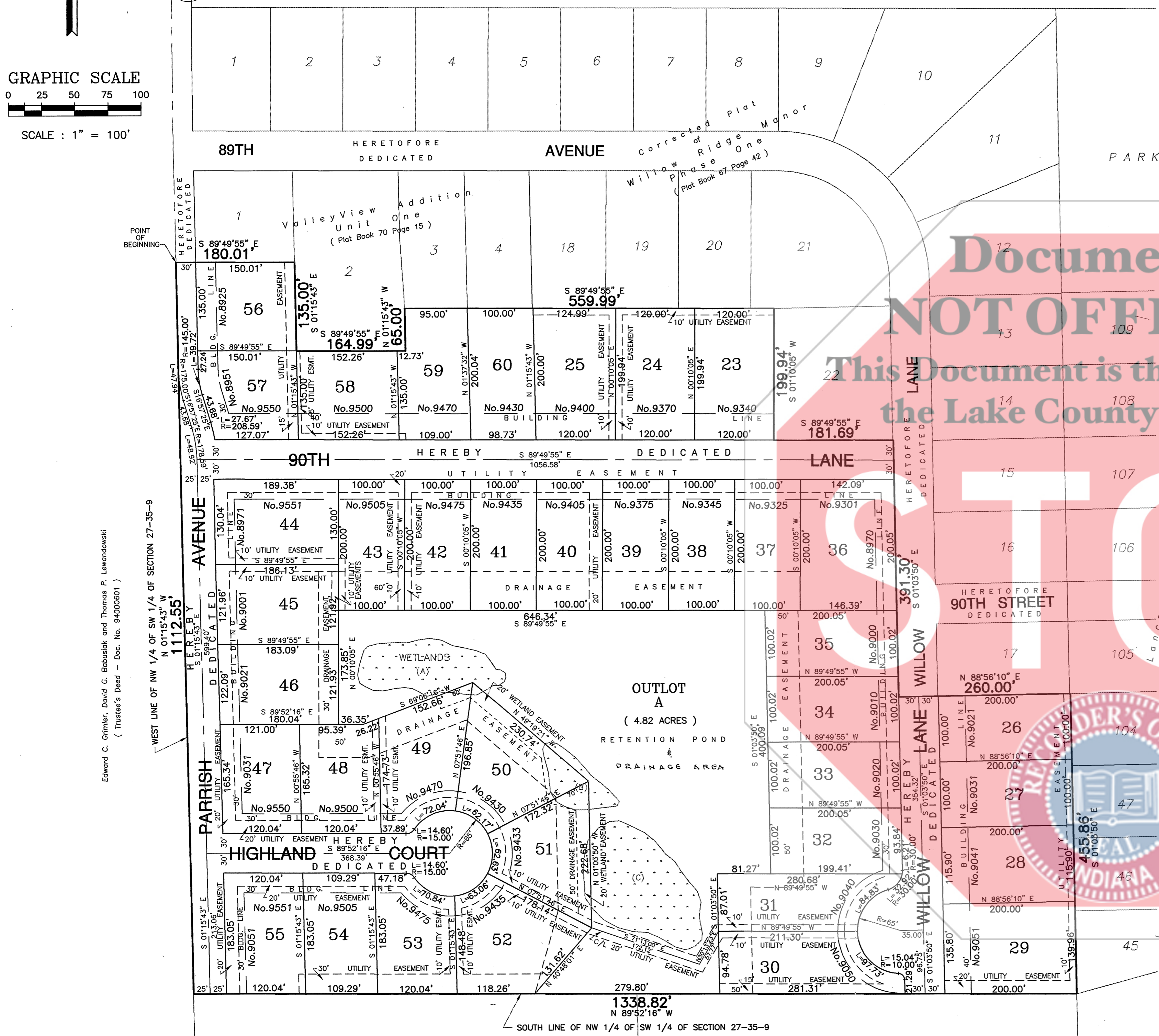
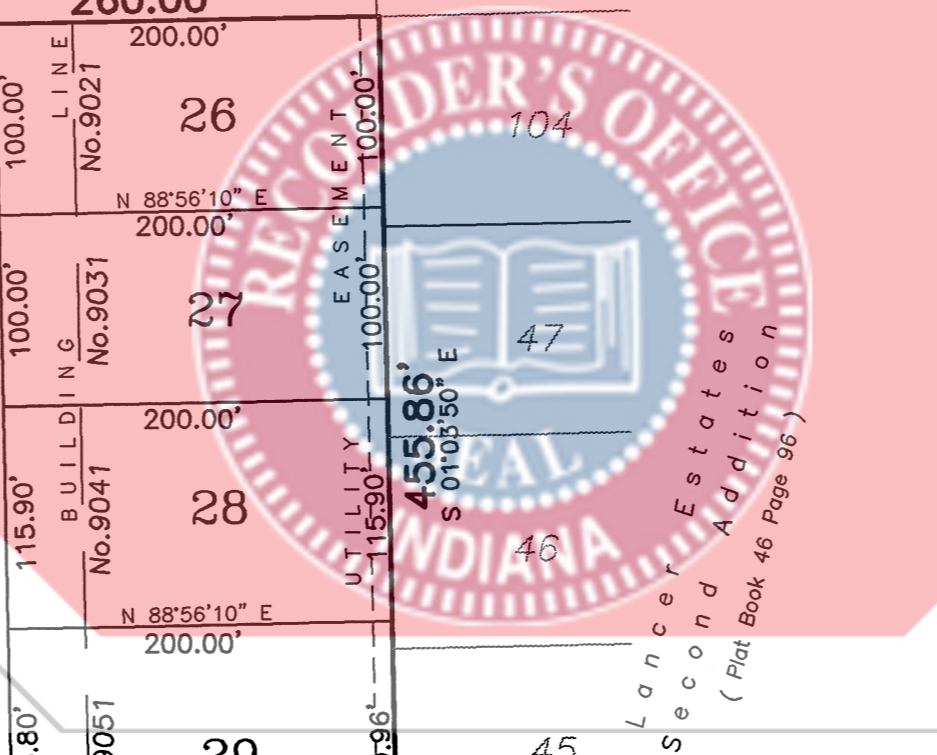
STATE OF INDIANA) S.S.
COUNTY OF LAKE)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED FRANK BOCK, JAMES R. SERBENTAS AND BARBARA SERBENTAS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FO THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 5TH DAY OF MAY, 2004.
Notary Public
Resident of LAKE COUNTY
COMMISSION EXPIRES: April 7, 2008

STATE OF INDIANA) S.S.
COUNTY OF LAKE)
I, RICHARD K. HARDESTY, HEREBY CERTIFY THAT I AM A REGISTERED 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 IN THE PLAT HEREON DRAWN; THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND THAT ALL DIMENSIONS, LINEAR AND ANGULAR, ARE CORRECTLY SHOWN AND THAT ALL MONUMENTS OR MARKERS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND DESCRIPTION ARE ACCURATELY SHOWN.

RICHARD K. HARDESTY
INDIANA REGISTERED LAND SURVEYOR NO. S0507

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Nelda M. Elder (Quit-Claim Deed - Doc. No. 98094061)
Brian J. King and Kim A. King (Warranty Deed - Doc. No. 98027913)



NOTE: 10' MINIMUM SIDE-YARD BUILDING SET-BACKS, EXCEPT CORNER LOTS AND WHERE LARGER EASEMENTS ARE BETWEEN THE SIDE-YARD AND AT THE REAR OF THE LOTS. FRONT-YARD SET-BACK'S ARE 30' OR 40', SEE PLAN FOR LOCATION.

DATE:	REVISIONS:
4-30-2004	ADD'L. EASEMENTS
5-5-2004	ADDRESS

SHEET :
FINAL PLAT

JOB NO.: 04-9000 FILE NO.: 1307 DISK NO.: WRM
PREPARED FOR : FIELD BOOK: PAGE:
BUCK LIMITED
9282 W. 89TH STREET
ST. JOHN, INDIANA 46373

PREPARED BY : DATE : 4-21-2004
Hardesty Surveying P.C.
P.O. BOX 126
DYER, INDIANA 46311
TELEPHONE: 219-322-6212
FAX: 219-322-6029

