

LAKE PARK TOWNHOMES PHASE III A PLANNED UNIT DEVELOPMENT

2004 092014

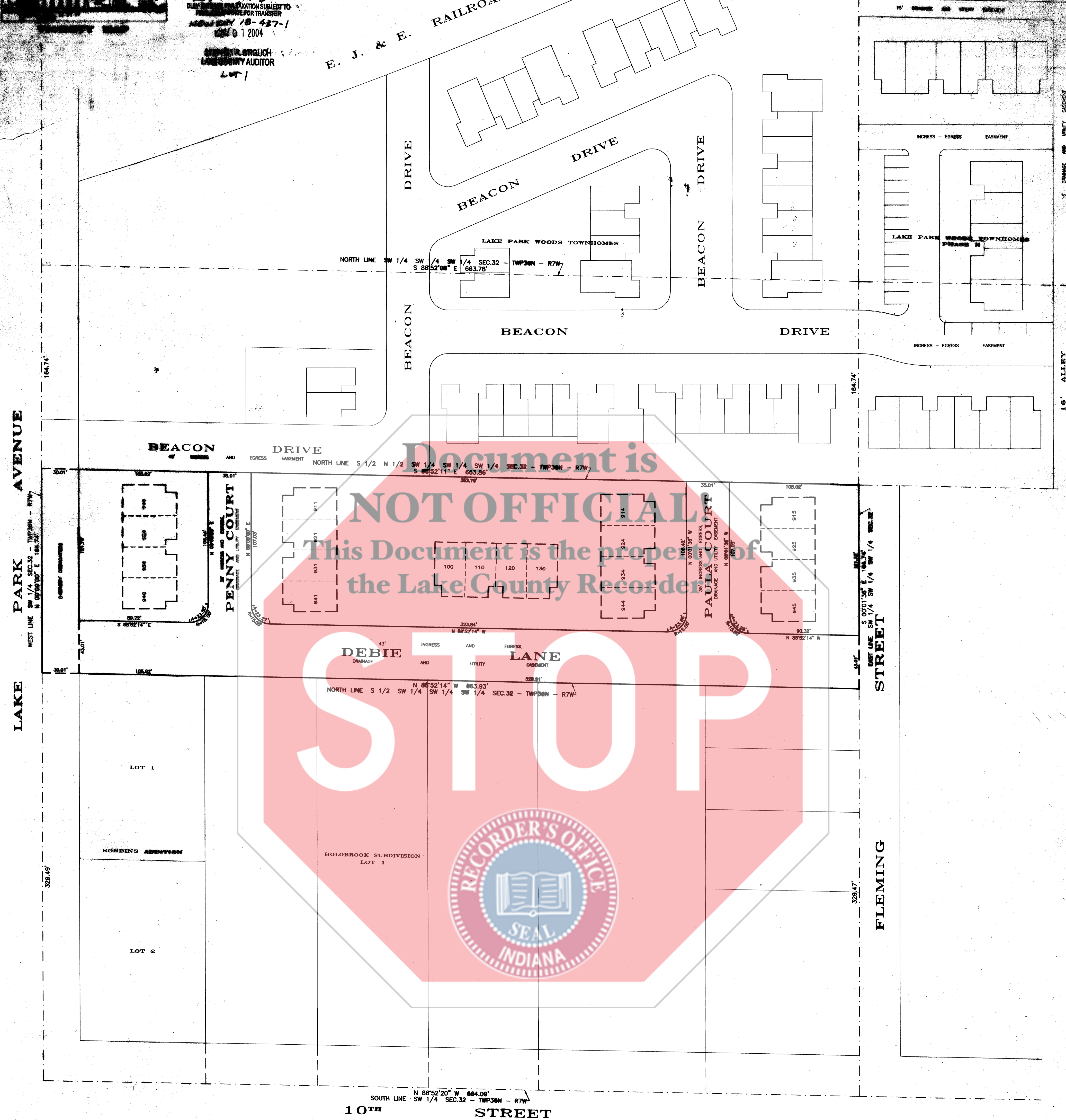
0' 40' 120'
SCALE: 1" = 40'-00"

BOOK 096 PAGE 37

DESCRIPTION OF PROPERTY: A strip of land 10 rods wide and 40 rods long, more or less, off the South side of the North 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 32, Township 36 North, Range 7 West of the 2nd P.M., in the City of Hobart, Lake County, Indiana.

ALL PLATTED FROM
BY 17-29-3
DURING THE PERIOD OF VALIDATION SUBJECT TO
REVISIONS FOR TRANSFER
NEW BY 18-457-1
NOV 0 1 2004

SEE JOHN STRGLICH
LAKE COUNTY AUDITOR
LOT 1



We, the undersigned, Anthony T. Schlueter, President and Scott L. Dunnett, Secretary of SD and AD Enterprises, LLC, 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 'Lake Park Townhomes, Phase III'. 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 covers, water mains, gas mains, conduits, poles, and wires, either overhead or underground with all necessary bases, guy 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 garbage, 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 roadway 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 26 day of October 2004
 [Signature] Scott L. Dunnett, Secretary
 SD and AD Enterprises, LLC.

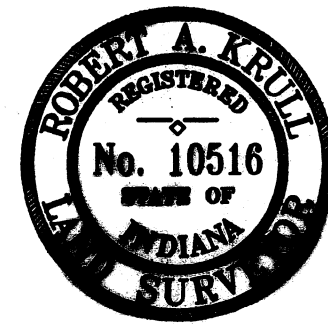
State of Indiana) County of Lake) SS: I, _____ Notary Public in and for the County and State, personally appeared Anthony T. Schlueter, Secretary of SD and AD Enterprises, LLC, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and Seal this 26 day of October 2004
 [Signature] Notary Public
 County
 10-14-2011

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, September 8, 2004, that all the monuments shown thereon actually exist; and that their locations, size, type and material are accurately shown.

[Signature] 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 26 day of September 2004.

[Signature] John Brezik, President
 [Signature] Becky Jusurwcki, Secretary

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 26 day of October 2004.

[Signature] Linda M. Buzinec
 [Signature] Richard L. Kobza

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.

[Signature] Stephen W. Hobart City Eng.