

096 r# 67

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON: September 7, 2004

I, DONALD L. PLUMB, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 18, 2004, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

DONALD L. PLUMB INDIANA REGISTERED LAND SURVEYOR NO. LS29700018





WE. THE UNDERSIGNED HOWARD SKORKA AND MICHAEL SKORKA, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SILVERTHORN SOUTH ESTATES - PHASE 1, AN ADDITION TO LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK 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

STATE OF INDIANA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE. PERSONALLY APPEARED THE AFORESAID OWNERS, WHO SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED: FOR THE PURPOSE THEREIN EXPRESSED.

Lynne Welkowiak

CHRISTA LYNN WALKOWIAK TAKE COUNTY MY COMMISSION EXP. JAN. 1,2009

CERTIFICATE OF MAINTENANCE RESPONSIBILITY: BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVER-FLOW PIPES AND PARK AREAS FOUND ON THE ENTIRE PLAT.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN 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 - 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, ELECTRIC, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY AND TO OVERLAND LOTS WITH AERIAL SERVICE 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 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 PURPOSE.

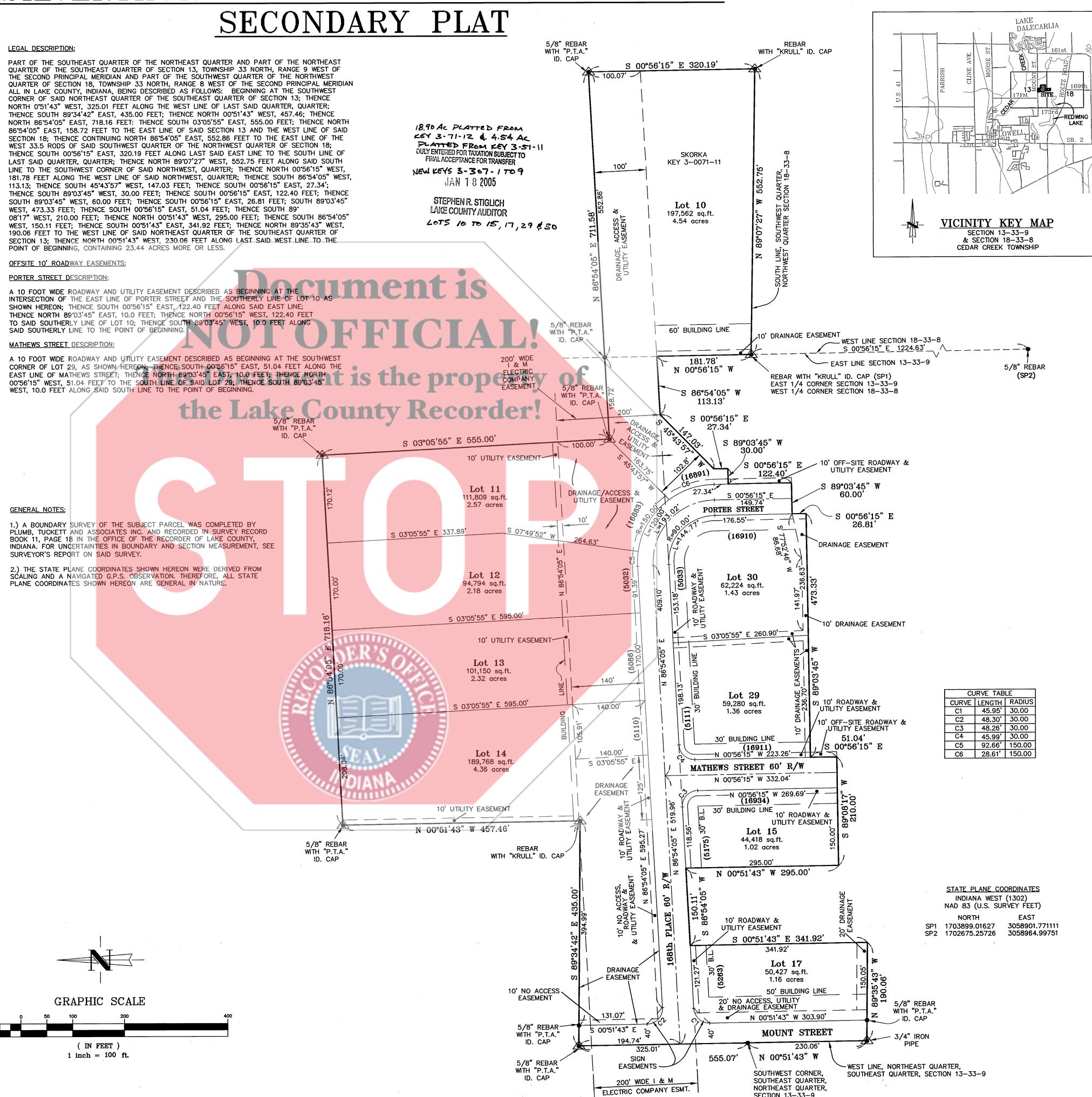
DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY, UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT," FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

ACCESS EASEMENT: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF INGRESS AND EGRESS UPON AND ALONG THE STRIP OF LAND DESIGNATED ON THE PLAT AND MARKED "ACCESS EASEMENT".

ROADWAY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR ROADWAY PURPOSES UPON AND ALONG THE STRIP OF LAND DESIGNATED ON THE PLAT AND MARKED "ROADWAY EASEMENT".

THIS IS TO CONFIRM THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THIS SUBDIVISION.

. WAID DILLON, R.L.S. FOR LAKE COUNTY SURVEYOR GEORGE VAN TI SILVERTHORN SOUTH ESTATES - PHASE 1



SECTION 13-33-9

POINT OF BEGINNING 3/4" IRON PIPE

EST,

PROJECT: 0625PLAT FILE: FINALPLAT R1.DWG

PLOT SCALE: 1"=100" SILVERTHORN SOUTH ESTATES PHASE 1 **SECONDARY** PLAT DRAWING NUMBER

SHEET: 1 OF: 1

JOB NO. S00625 SECTION: 13-33-9