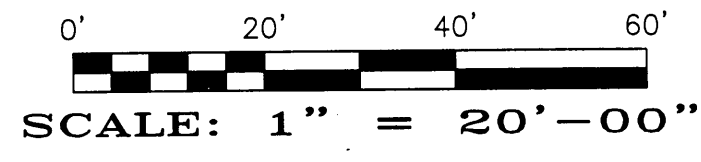


BLANCHARD SUBDIVISION

18
CS DG

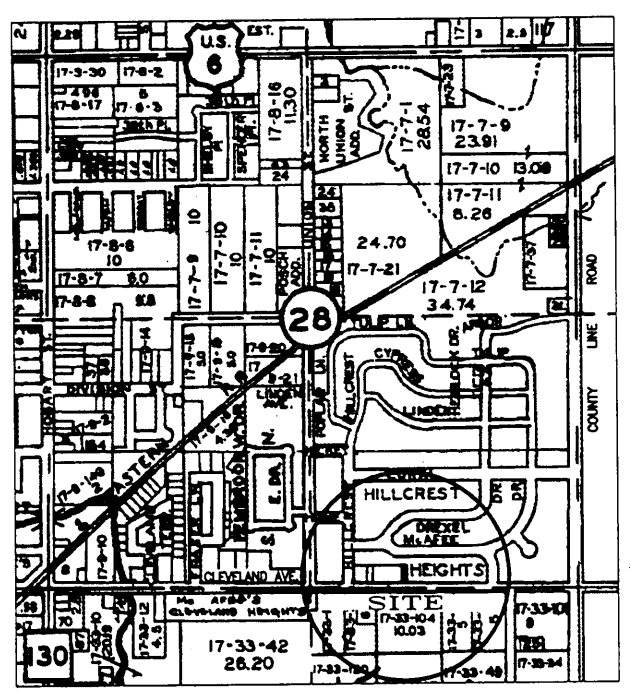
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



2005 004960 2005 004960

2005 JAN 24 AM 11:47

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



VICINITY MAP

DESCRIPTION OF PROPERTY: Part of the South 1/2 of the SE 1/4 of Section 28, Township 36 North, Range 7 West of the 2nd P.M., Lake County, Indiana, described as follows: Commencing at the Southwest corner of Lot 30, Hillcrest Heights 3rd Addition, Unit No. 3; thence North along the West line of said Lot 30 a distance of 160 feet to the Northwest corner of Lot 30; thence West along the South line of Lots 9 and 8 in said Hillcrest Heights a distance of 65 feet; thence South parallel to the West line of said Lot 30 a distance of 160 feet to the North line of Cleveland Avenue; thence East along the North line of Cleveland Avenue a distance of 65 feet to the point of beginning, containing 0.239 acres, more or less.

BOOK 096 PAGE 69

ALL PLATTED FROM
KEY 17-7-25
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FILED

NEW KEY 17-397-1
JAN 24 2005

JAN 20 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOT 1

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

LOT 8

LOT 9

N 90°00'00" W 65.00'

10' DRAINAGE AND UTILITY EASEMENT

S 01°26'29" E 160.00'

LOT 1

N 01°26'29" W 160.00'

LOT 30

25' BUILDING LINE

N 90°00'00" E 65.00'

CLEVELAND AVENUE

I, the undersigned, John G. Blanchard, owner of the real estate shown and described hereon, do hereby certify that I have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Blanchard Subdivision". 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 Verizon 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 6th day of JANUARY 2005

John G. Blanchard
John G. Blanchard

State of Indiana) SS:
County of Lake)

Before me, the undersigned Notary Public in and for the County and State, personally appeared John G. Blanchard and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purposes therein expressed.

Witness my hand and Seal this 6th day of January 2005

Linda M. Buzinec
Linda M. Buzinec
Notary Public

A resident of Porter County

My Commission expires: June 29, 2009

State of Indiana) SS:
County of Lake)

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, December 30, 2004, that all the monuments shown thereon actually exists; and that their locations, size, type and material are accurately shown.

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



State of Indiana) SS:
County of Lake)

Submitted to, approved and accepted by the City Plan Commission of the City of Hobart, Lake County, Indiana, this 13th day of January 2005.

John Brezik
President: John Brezik

Becky Juzwicki
Secretary: Becky Juzwicki
Marie Galka

State of Indiana) SS:
County of Lake)

Submitted to, approved and accepted by the Board of Works and Safety of the City of Hobart, Lake County, Indiana, this 19th day of January 2005.

Linda M. Buzinec
Linda M. Buzinec

Richard Kobza
Richard Kobza

Hilario Barrasas
Hilario Barrasas

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.