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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

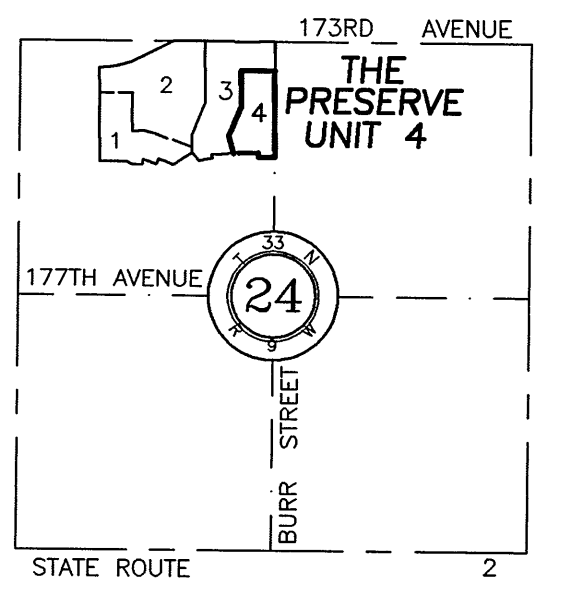
2005 JUN 1 10 2005

MICHAEL J. HARDESTY  
REGISTERED LAND SURVEYOR

Donald E. & Bonnie T. Cripe  
(Corporate Deed - Document No. 930651)

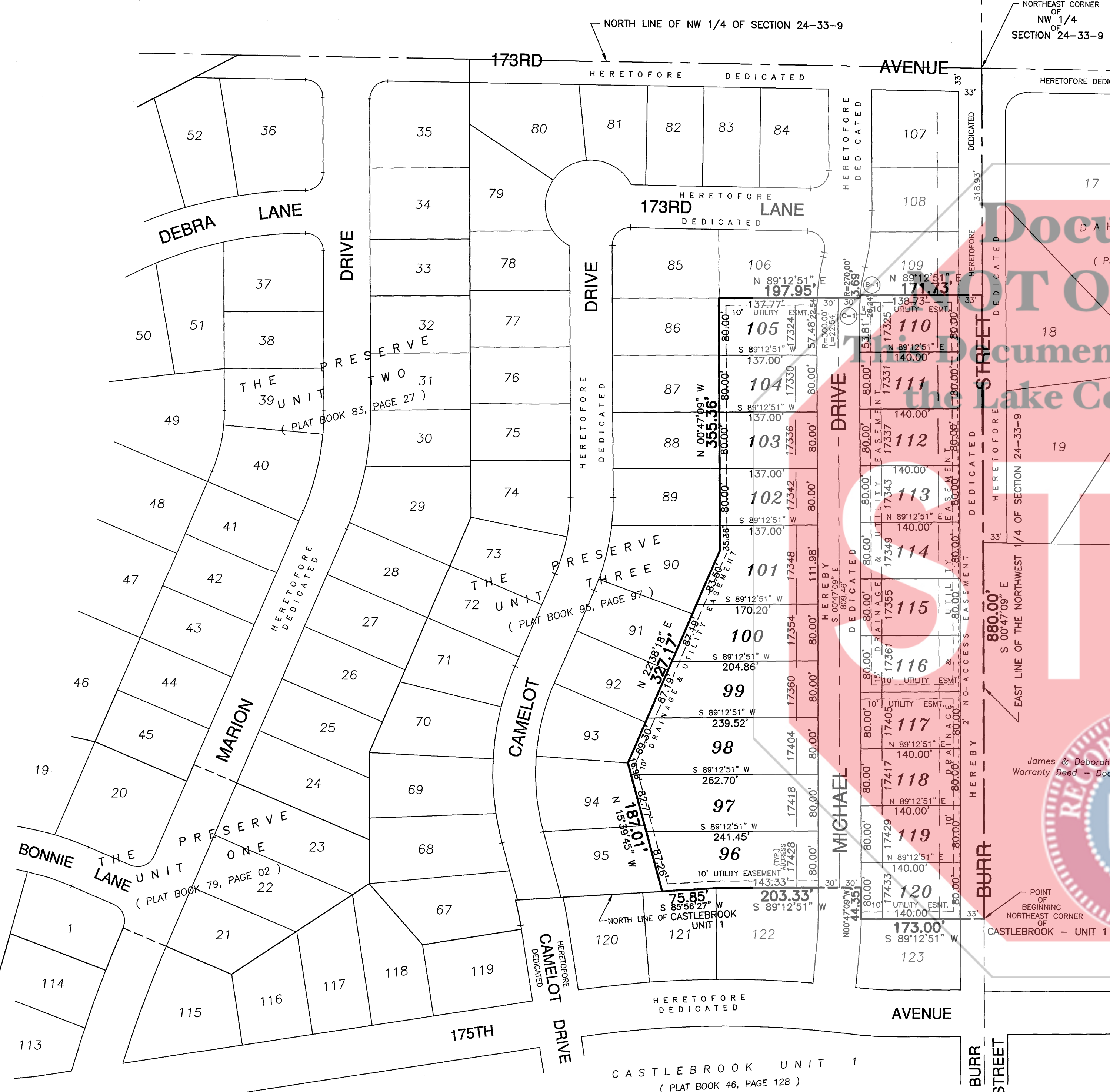
# THE PRESERVE UNIT FOUR

AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA



8.14 AC PLATTED  
FROM KEY 4-9-89  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
NEW KEY 4-331-1 TO 21  
MAY 3 1 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
LOTS 96 TO 105 &  
110 TO 120



### LEGAL DESCRIPTION :

Being a parcel of land lying in the Northwest Quarter of Section 24, Township 33 North, Range 9 West, of the Second Principal Meridian, all in the Town of Lowell, Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of Castlebrook Unit One to the Town of Lowell, as shown in Plat Book 46, Page 128 in the Office of the Recorder of Lake County, Indiana, said point being the POINT OF BEGINNING; thence continuing along the Northernly line of said Unit One for the next 4 courses; thence South 89°12'51" West, a distance of 173.00 feet; thence North 00°47'09" West, a distance of 44.35 feet; thence South 89°12'51" West, a distance of 203.33 feet; thence South 85°56'27" West, a distance of 75.85 feet; to the Southeast corner of Lot 95 in The Preserve Unit Three, as per plat thereof, recorded in Plat Book 95, Page 97, in the Office of the Recorder of Lake County, Indiana; thence continuing North along the East line of said Preserve Unit Three, the next three courses; thence North 15°39'45" West, a distance of 187.01 feet; thence North 22°38'18" East, a distance of 327.17 feet; thence North 00°47'09" West, a distance of 355.36 feet to the Southeast corner of Lot 85 in said Preserve Unit Three; thence continuing East along the South line of said Preserve Unit Three, the next three courses; thence North 89°12'51" East, a distance of 197.95 feet; thence North 00°47'09" West, a distance of 355.36 feet to the Southeast corner of Lot 85 in said Preserve Unit Three; thence continuing East along the South line of said Preserve Unit Three, the next three courses; thence North 89°12'51" East, a distance of 197.95 feet to a point of intersection with a non-tangent curve concave Easterly, having a radius of 270.00 feet and a central angle of 00°46'57"; thence Northernly along the arc of said curve to the left, from which the local tangent at the beginning point bears South 04°46'54" West, a distance of 3.69 feet, said arc subtended by a chord which bears North 04°23'25" East, a distance of 3.69 feet to the point of intersection with a non-tangent line; thence North 89°12'51" East, a distance of 171.73 feet South of the Northeast corner of the Northwest Quarter of Section 24, said point being 318.93 feet South of the Northeast corner of the Northwest Quarter of said Section 24; thence South 00°47'09" East, a distance of 880.00 feet to the Point of Beginning.

Containing : 8.14 Acres, more or less.

State of Indiana } S.S.  
County of Lake }

Under authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinances adopted by the Town of Lowell of the County of Lake, Indiana this plat was given approval by the Town of Lowell as follows:

Approved by the Town of Lowell Plan Commission at a meeting held on the 13th day of May, 2005.

By Thomas J. Felder President Attest: Cynthia C. Roberts Secretary

Town Council:  
Submitted to, approved and accepted by the Town of Lowell by its Town Council dated this 23rd day of May, 2005.

John President

Michael Vice President

Al Bachman

Cynthia C. Roberts

Donald

Attest: Judith Walters Clerk Treasurer



James & Deborah Grabinski  
Warranty Deed - Doc. No. 94052977

An easement is hereby granted to the Town of Lowell, all public utility companies including SBC 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 and underground wires with all necessary 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, 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 easements for such public utility purposes.

In the event there is a conflict between any items shown on the approved mylar and the standards contained Lowell Town Code as it exists at the time of final plat approval, the approved mylar will be governed and interpreted by the standards contained in the Lowell Town Code.

We, Donald E. Cripe and Bonnie L. Cripe, as Trustees, under the provisions of Trust No. LTDEC-101, dated July 6, 2000 and Donald E. Cripe and Bonnie L. Cripe, individually, do hereby certify that we are the owners of the property herein described, and that of its 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 THE PRESERVE-UNIT FOUR to the Town of Lowell, Lake County, Indiana. All streets, alleys and easements, as well as park areas, shown and not heretofore dedicated, are hereby dedicated, to the Town of Lowell, Indiana and the public in general.

Witness my hand this 18th day of April, 2005

Donald E. Cripe  
Donald E. Cripe  
Bonnie L. Cripe  
Bonnie L. Cripe

Before me the undersigned Notary Public, in and for the County and State aforesaid personally appeared Donald E. Cripe and Bonnie L. Cripe, personally known to me to be the same person(s) who signed the attached certificate and acknowledged to me that they executed the foregoing certificate as their free and voluntary act and deed.

Witness my hand and Notarial Seal this 18th day of April, 2005.

Jan Allice  
Notary Public Jan Allice

My commission expires : 1-29-2008  
County of Residence : Lake

State of Indiana } S.S.  
County of Lake }

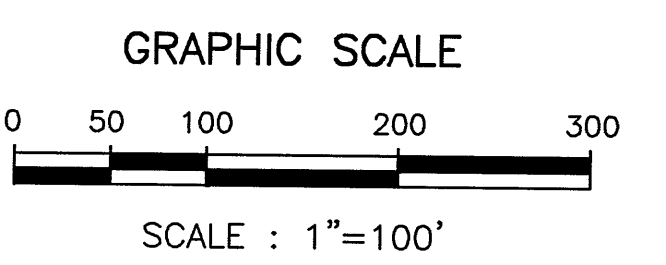
I, Richard K. Hardesty, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on APRIL 14, 2005, that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown.

Richard K. Hardesty  
Richard K. Hardesty  
Indiana Registered Land Surveyor No. S0507

BOUNDARY - CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
B-1	0°46'57"	270.00'	3.69'	1.84'	N 04°23'25" E	3.69'

CENTER LINE - CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	0°41'18"	300.00'	22.54'	11.275'	S 01°22'01" W	22.535'



BASIS OF BEARING :  
GOVERNMENT BREAK-DOWN OF SECTION 24-33-9  
AND ADJACENT SUBDIVISIONS.  
FLOOD HAZARD ZONE : C  
BASED ON FLOOD INSURANCE RATE MAP, TOWN OF LOWELL,  
COMMUNITY PANEL NO. 180137 0005C, MAP REVISED : 10-18-1983.  
REFER TO COVENANTS AND RESTRICTIONS FOR ADDITIONAL INFORMATION.  
ALL DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

(TYP.)  
LOT BUILDING SET-BACK LINES  
NOTE:  
8' MINIMUM SIDE-YARD BUILDING SET-BACKS  
EXCEPT CORNER LOTS AND WHERE LARGER  
EASEMENTS ARE BETWEEN LOTS.

DATE:	REVISIONS:	SHEET :

JOB NO.:	FILE NO.:	DISK NO.:
05-1006	1305	670

PREPARED FOR :	FIELD BOOK:	PAGE:

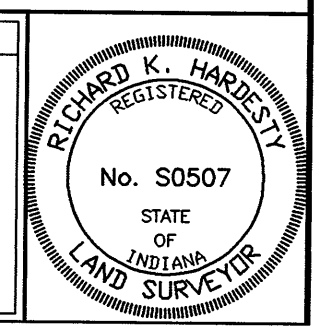
(OWNER & SUBDIVIDER)  
**DONALD CRIFE**  
1005 E. COTTAGE GROVE  
LOWELL, INDIANA 46356

PREPARED BY :	DATE :
	3-30-2005

**Hardesty**  
**Surveying**  
**P.C.**

910 RICHARD ROAD, SUITE A  
P.O. BOX 126  
DYER, INDIANA 46311  
TELEPHONE: 219-322-6212  
FAX: 219-322-6029



## FINAL PLAT