

2005 045774
97/44

OLIVER ESTATES SECONDARY PLAT

2005 045774
BOOK 097 PAGE 44

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2005 JUN -3 PM 1:53
MICHAEL A. BROWN
RECORDER

FILED
JUN 03 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

ALL PLATTED FROM
KEY 7-17-95
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
NEW KEY 7-388-1#2
JUN 03 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 1 & 2

GREGORY LAND SURVEYING
HIGHLAND, INDIANA (219) 972-1135

OLIVER ESTATES
SECONDARY PLAT
PT. SW 1/4 SEC. 21-34-8
LAKE COUNTY, INDIANA
PREPARED FOR: RICHARD & JEAN OLIVER

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
June 7, 2004.

Doreen Bluhm
PRESIDENT
Mark
SECRETARY

I, ANTHONY M. GREGORY, 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 MAY 1, 2004, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Anthony M. Gregory
ANTHONY M. GREGORY, INDIANA
REGISTERED LAND SURVEYOR
NO. ENL860050



DEED OF DEDICATION - WE, THE UNDERSIGNED RICHARD A. AND JEAN W. OLIVER, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE 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 OLIVER ESTATES, 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 27th DAY OF May 2004.

Richard A. Oliver *Jean W. Oliver*

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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 THEIR VOLUNTARY ACT AND DEED; FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF May 2004.

James M. Wicks
NOTARY PUBLIC 12-14-06

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.

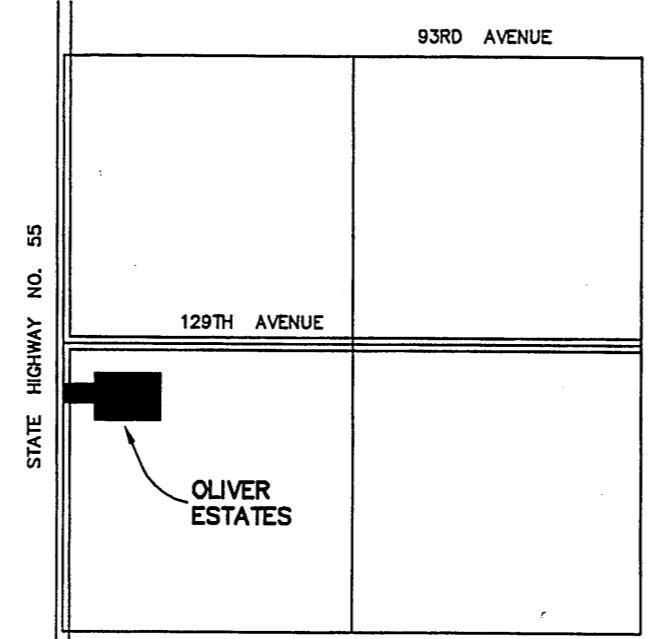
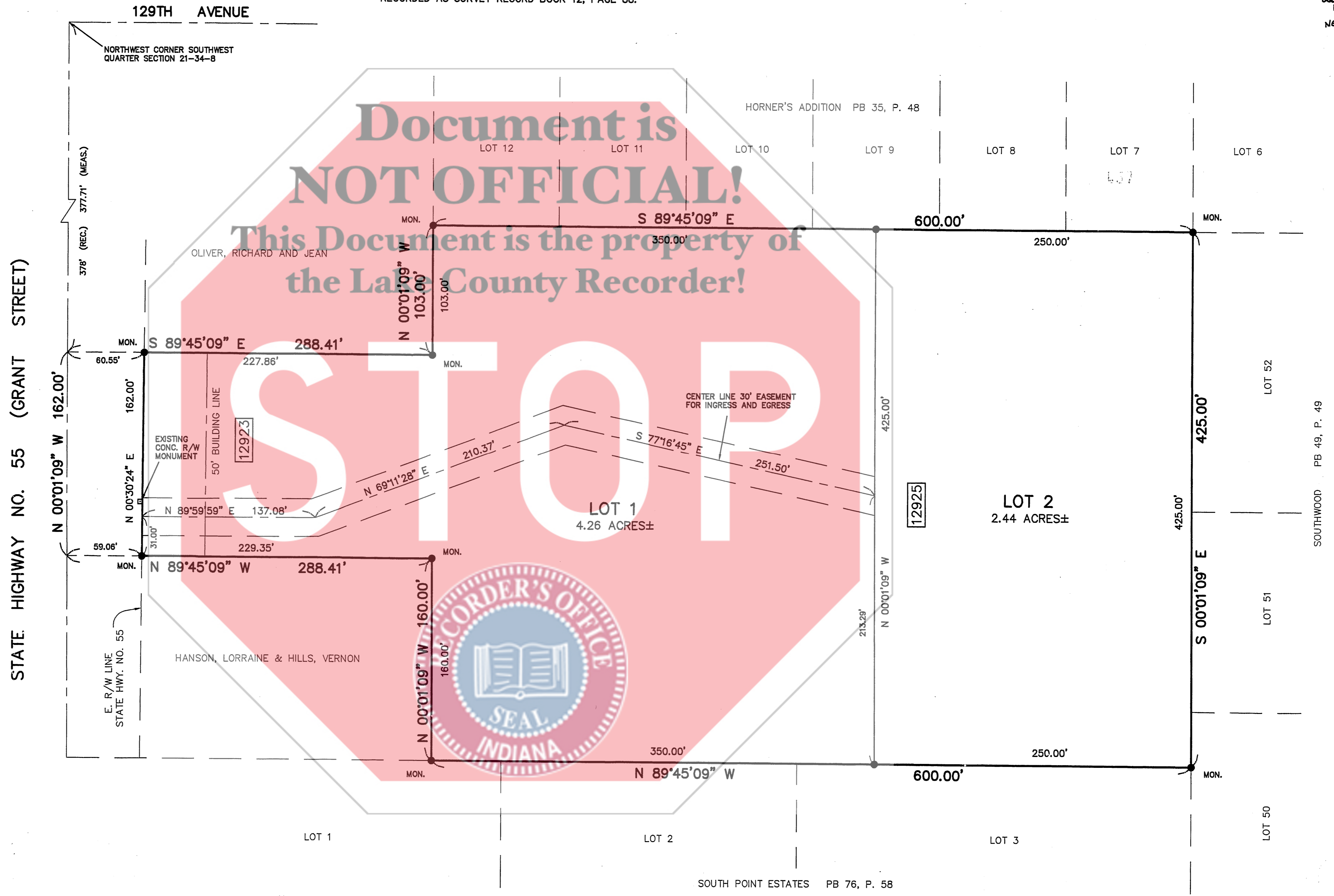
DRAINAGE EASEMENT - AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY, UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT," FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

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

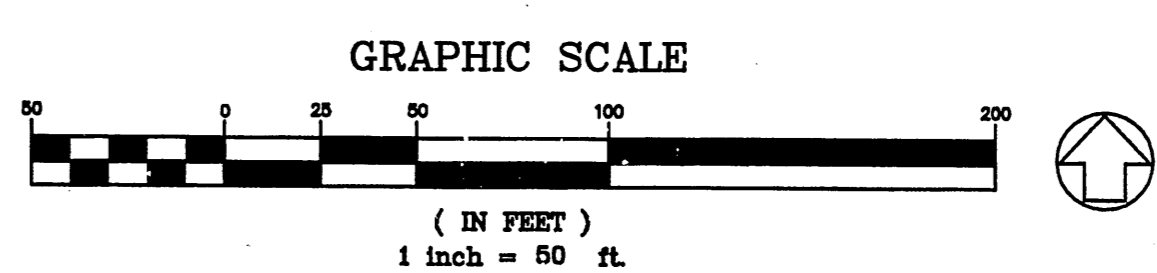
RWC 6/2/05
RUSSELL W. DILLON FOR
GEORGE VAN TIL, LAKE COUNTY SURVEYOR

LEGAL DESCRIPTION: PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 21 AND 378 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 45 MINUTES 09 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 288.41 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS WEST AND PARALLEL TO THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 103.0 FEET TO THE SOUTH LINE OF LOT 12 IN HORNER'S SUBDIVISION, AS SET FORTH IN PLAT BOOK 35, PAGE 48, IN LAKE COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 45 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID HORNER'S SUBDIVISION A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN SAID HORNER'S SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 6 A DISTANCE OF 425.0 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 09 SECONDS WEST 600 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS WEST, 160.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 09 SECONDS WEST 288.41 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00 DEGREES 01 MINUTES 09 SECONDS WEST, 162.0 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

NOTE: A BOUNDARY SURVEY OF THE SUBJECT PARCEL IS RECORDED AS SURVEY RECORD BOOK 12, PAGE 88.



- NOTES:
- "MON." DENOTES 5/8" REBAR W/GREGORY CAP SET IN CONCRETE.
 - UNLESS OTHERWISE NOTED, 5/8" REBAR W/GREGORY CAP SET AT ALL LOT CORNERS.



SECONDARY
PLAT

PROJECT NO. 04-4629