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2005 047434

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 JUN -9 AM 10:00

MICHAEL A. BROWN  
RECORDED

# BEACON HILL - PHASE ONE

## AN ADDITION TO THE CITY OF CROWN POINT, INDIANA

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 MARKED BY A BRASS PLUG IN CONCRETE; THENCE NORTH 00 DEGREES 33 MINUTES 01 SECONDS WEST, 1381.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 48.19 FEET TO THE EAST LINE OF BROADWAY (STATE ROUTE 53) AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 47 MINUTES 14 SECONDS WEST, 36.65 FEET ALONG SAID EAST LINE OF BROADWAY; THENCE SOUTH 44 DEGREES 45 MINUTES 11 SECONDS EAST, 51.19 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 553.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET AND A CHORD THAT BEARS SOUTH 75 DEGREES 46 MINUTES 10 SECONDS EAST, 216.65 FEET; THENCE SOUTHEASTERLY 218.90 FEET ALONG SAID CURVE; THENCE SOUTH 28 DEGREES 28 MINUTES 37 SECONDS WEST, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET AND A CHORD THAT BEARS SOUTH 53 DEGREES 04 MINUTES 40 SECONDS EAST, 105.26 FEET; THENCE SOUTHEASTERLY 105.64 FEET ALONG SAID CURVE TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET AND A CHORD THAT BEARS SOUTH 49 DEGREES 03 MINUTES 53 SECONDS EAST, 60.00 FEET; THENCE SOUTHEASTERLY 66.97 FEET ALONG SAID CURVE TO THE CENTER LINE OF BEAVER DAM DITCH LATERAL NUMBER ONE; THENCE SOUTHERLY ALONG SAID CENTER LINE APPROXIMATED BY THE FOLLOWING EIGHT MEANDER COURSES:

- 1) SOUTH 17 DEGREES 04 MINUTES 44 SECONDS EAST, 61.04 FEET;
- 2) SOUTH 23 DEGREES 33 MINUTES 28 SECONDS EAST, 147.56 FEET;
- 3) SOUTH 00 DEGREES 26 MINUTES 41 SECONDS WEST, 155.83 FEET;
- 4) SOUTH 01 DEGREES 20 MINUTES 39 SECONDS WEST, 262.79 FEET;
- 5) SOUTH 11 DEGREES 11 MINUTES 16 SECONDS EAST, 174.30 FEET;
- 6) SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, 129.58 FEET;
- 7) SOUTH 11 DEGREES 09 MINUTES 37 SECONDS EAST, 146.01 FEET;
- 8) SOUTH 09 DEGREES 07 MINUTES 22 SECONDS WEST, 32.24 FEET TO THE NORTH RIGHT OF WAY LINE OF 109TH AVENUE; THENCE THE FOLLOWING FIVE COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE:
- 1) SOUTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, 35.80 FEET;
- 2) SOUTH 00 DEGREES 08 MINUTES 48 SECONDS EAST, 15.00 FEET;
- 3) SOUTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, 405.00 FEET;
- 4) SOUTH 00 DEGREES 08 MINUTES 49 SECONDS EAST, 20.00 FEET;
- 5) SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 592.62 FEET TO THE EAST LINE OF SAID BROADWAY; THENCE NORTHERLY ALONG SAID EAST LINE OF BROADWAY THE FOLLOWING THREE COURSES:
- 1) NORTH 31 DEGREES 31 MINUTES 01 SECONDS WEST, 14.01 FEET;
- 2) NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, 310.74 FEET;
- 3) NORTH 00 DEGREES 47 MINUTES 14 SECONDS WEST, 1025.71 FEET TO THE POINT OF BEGINNING, CONTAINING 29.02 ACRES MORE OR LESS.

### CERTIFICATE OF DEDICATION:

UTILITY EASEMENTS - A 50' WIDE EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO BUCKEYE PARTNERS, L.P., ITS SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN ITS PIPELINES. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT, ALL PUBLIC UTILITY COMPANIES INCLUDING SBC INDIANA 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, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND - WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES AND APPURTENANCES IN, UPON, ALONG, AND OVER THE STRIP OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT". THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE 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 EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT.

DRAINAGE EASEMENT - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, STORM WATER MANAGEMENT PONDS 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 RUN-OFF.

WE, THE UNDERSIGNED I-65 PARTNERS LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BEACON HILL - PHASE ONE, AN ADDITION TO THE CITY OF CROWN POINT, INDIANA. THE EIGHTY FOOT WIDE RIGHT OF WAY FOR 107TH AVENUE (BEACON HILL PARKWAY) AND ALL THE LAND LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER FOR THE RIGHT OF WAY OF 109TH AVENUE IS HEREBY DEDICATED, TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. IN ADDITION A LIMITED ACCESS LINE IS HEREBY DEDICATED TO THE STATE OF INDIANA WHERE THE EAST LINE OF BROADWAY ADJOINS LOTS 1 TO 6, BOTH INCLUSIVE. THERE SHALL BE NO ACCESS TO BROADWAY FROM SAID LOTS ACROSS SAID LIMITED ACCESS LINE.

WITNESS MY HAND AND SEALS THIS 3rd DAY OF June, 2005.

*Robert Rossman*  
ROBERT ROSSMAN, MANAGING MEMBER I-65 PARTNERS, LLC

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED ROBERT ROSSMAN WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED; FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HANDS AND SEALS THIS 3rd DAY OF June, 2005.

*Stacey Eisenhutt*  
NOTARY PUBLIC



STATE OF INDIANA }  
COUNTY OF LAKE } SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, THIS 2nd DAY OF January, 2005.

BY: *James E. Wandy*  
PRESIDENT

ATTEST: *Curt Craves*  
SECRETARY

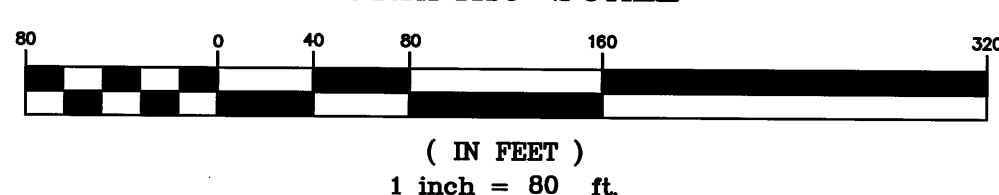
THIS IS TO CERTIFY THAT I HAVE CHECKED THE PLAT HEREON AND THE ENGINEERING PLANS AND DETAILS THEREWITH.

*Donald L. Plumb*  
CITY ENGINEER

I, DONALD L. PLUMB, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 28, 2005, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



GRAPHIC SCALE



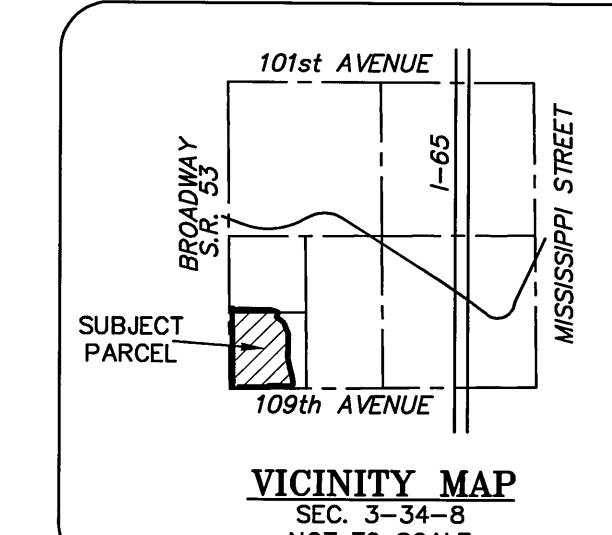
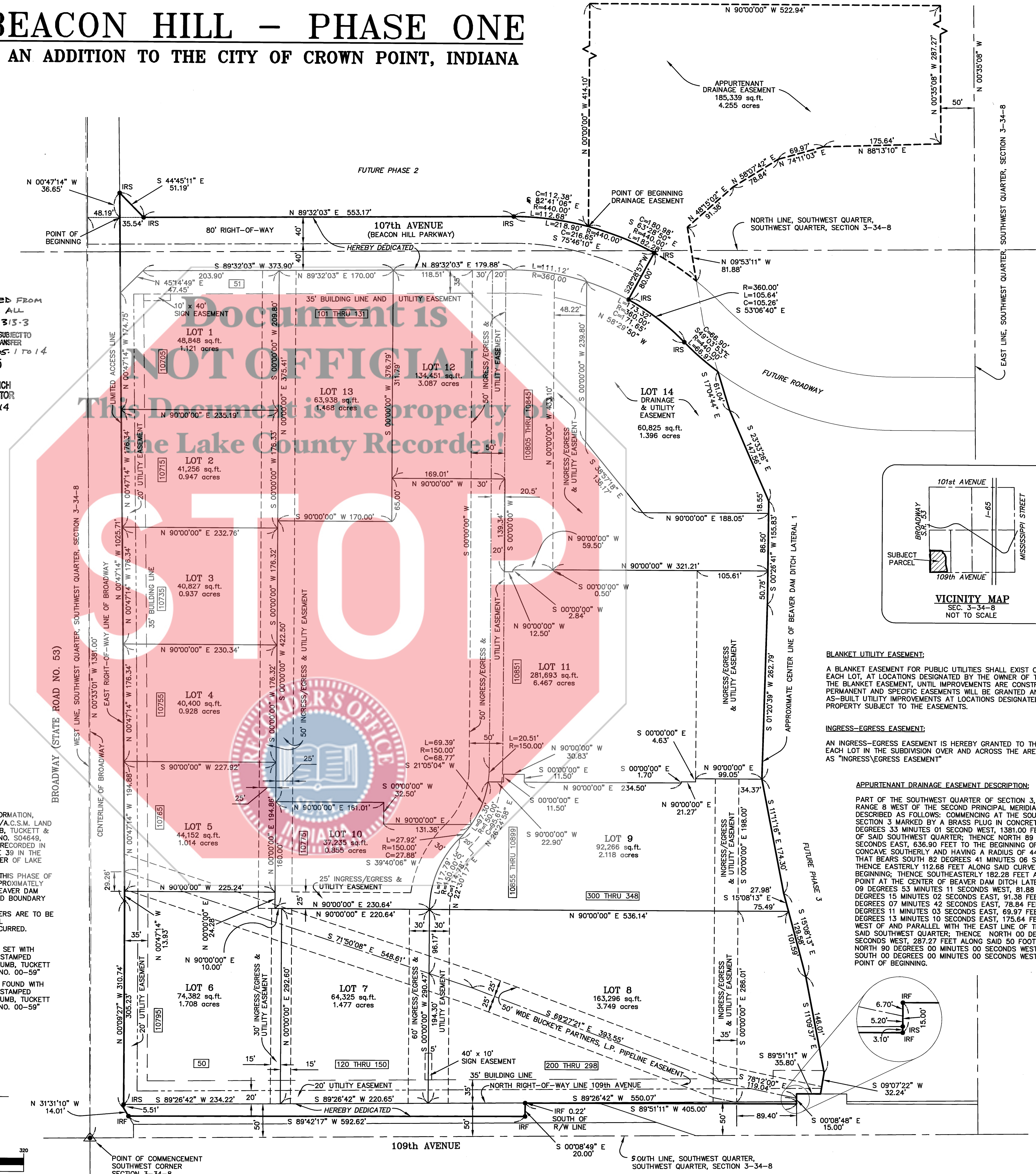
25.725 AC PLATTED FROM  
KEY 9-313-2 & ALL  
PLATTED KEY 9-315-3  
DUTY ENTERED FOR TAXATION SUBJECT TO  
TWO ACCEPTANCE FOR TRANSFER  
NEW KEYS 9-605-1 TO 14  
JUN 08 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
LOTS 1 TO 14

### SURVEY NOTES:

- 1.) FOR BOUNDARY INFORMATION, REFERENCE AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY BY PLUMB, TUCKETT & ASSOCIATES INC., JOB NO. S04649, DATED JULY 13, 2004, RECORDED IN SURVEY BOOK 12, PAGE 39 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
- 2.) THE EAST LINE OF THIS PHASE OF THE SUBDIVISION IS APPROXIMATELY THE CENTER LINE OF BEAVER DAM DITCH LATERAL ONE AND BOUNDARY POINTS WERE NOT SET.
- 3.) INTERIOR LOT CORNERS ARE TO BE SET AFTER SUBSTANTIAL CONSTRUCTION HAS OCCURRED.

- IRS - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59"
- IRF - 5/8" REBAR FOUND WITH PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59"



**BLANKET UTILITY EASEMENT:**  
A BLANKET EASEMENT FOR PUBLIC UTILITIES SHALL EXIST OVER NON-BUILDING AREAS OF EACH LOT, AT LOCATIONS DESIGNATED BY THE OWNER OF THE PROPERTY SUBJECT TO THE BLANKET EASEMENT, UNTIL IMPROVEMENTS ARE CONSTRUCTED, AT WHICH TIME PERMANENT AND SPECIFIC EASEMENTS WILL BE GRANTED AND PLACED OF RECORD OVER AS-BUILT UTILITY IMPROVEMENTS AT LOCATIONS DESIGNATED BY THE OWNERS OF THE PROPERTY SUBJECT TO THE EASEMENTS.

**INGRESS-EGRESS EASEMENT:**  
AN INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS TO EACH LOT IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS/EGRESS EASEMENT"

**APPURTENANT DRAINAGE EASEMENT DESCRIPTION:**  
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 MARKED BY A BRASS PLUG IN CONCRETE; THENCE NORTH 00 DEGREES 33 MINUTES 01 SECONDS WEST, 1381.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 636.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET AND A CHORD THAT BEARS SOUTH 82 DEGREES 41 MINUTES 06 SECONDS EAST, 112.38 FEET; THENCE EASTERLY 112.68 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 182.28 FEET ALONG SAID CURVE TO A POINT AT THE CENTER OF BEAVER DAM DITCH LATERAL NO. 1; THENCE NORTH 09 DEGREES 53 MINUTES 11 SECONDS WEST, 81.88 FEET; THENCE NORTH 48 DEGREES 07 MINUTES 42 SECONDS EAST, 78.84 FEET; THENCE NORTH 74 DEGREES 11 MINUTES 03 SECONDS EAST, 69.97 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 10 SECONDS EAST, 176.64 FEET TO A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 35 MINUTES 08 SECONDS WEST, 287.27 FEET ALONG SAID 50 FOOT PARALLEL LINE; THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, 414.10 FEET TO THE POINT OF BEGINNING.

DRAWN BY: GAH/GES/MLP
DATE: 3/01/2005
CHECKED BY: DL PLUMB
DATE: 3/01/2005
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REVISIONS

FINAL SUBDIVISION PLAT  
BEACON HILL - PHASE ONE  
PART OF THE SOUTHWEST 1/4  
SECTION 3-34-8  
CROWN POINT, INDIANA

Plumb  
Tuckett  
& Associates  
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(219) 736-0555 • FAX (219) 769-0178  
www.plumbtuckett.com

FILE: \\776\FINALSUB.DWG  
PLOT SCALE: 1"=80'

<b>FINAL SUBDIVISION PLAT</b>
DRAWING NUMBER
<b>1</b>
SHEET: 1 OF: 1
JOB NO. S04776 SECTION: 3-34-8