

2005 050333

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN 17 10:12:12

MICHAEL A. TOWN
RECORDER

97/52

SUNSET HARBOR PLANNED UNIT DEVELOPMENT

AN ADDITION TO THE TOWN OF CEDAR LAKE, INDIANA

BOOK 097 PAGE 52

ALL PLATTED FROM
KEY 25-2-31, 32, 52, 80
25-45-1 to 11, 27
25-95-1

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
NEW KEY 25-314-1
JUN 17 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOT 1

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
MAY 20 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

CERTIFICATE OF APPROVAL

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY TOWN PLAN COMMISSION AT A MEETING HELD January 5, 2005

PRESIDENT
SECRETARY

BRIAN J. KUBAL, TRUSTEE OF THE
BRIAN J. KUBAL REVOCABLE TRUST
DATED FEBRUARY 23, 1998

DEED OF DEDICATION

WE, THE UNDERSIGNED, CL VENTURES, LLC, BY WMB MANAGEMENT CORP., CLESH AVENUE LLC, BY WMB MANAGEMENT CORP., AND ~~WMB MANAGEMENT CORP.~~ 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 SUNSET HARBOR PLANNED UNIT DEVELOPMENT, AN ADDITION TO THE TOWN OF CEDAR LAKE, INDIANA ALL STREETS, 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. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES, FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEALS THIS 10th DAY OF May, 2005.

CL VENTURES, LLC, AN INDIANA LIMITED LIABILITY COMPANY

CLESH AVENUE LLC, AN INDIANA LIMITED LIABILITY COMPANY

BY: WMB MANAGEMENT CORP., AN INDIANA CORPORATION
ITS: MANAGER

BY: WMB MANAGEMENT CORP., AN INDIANA CORPORATION
ITS: MANAGER

By: Paul A. Misch
PAUL A. MISCH, VICE PRESIDENT

By: Paul A. Misch
PAUL A. MISCH, VICE PRESIDENT

BRIAN J. KUBAL, TRUSTEE OF THE
BRIAN J. KUBAL REVOCABLE TRUST
DATED FEBRUARY 23, 1998

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 NOTARY SEAL THIS 10th DAY OF May, 2005

Suzanne L. Mays
NOTARY PUBLIC

RESIDENT OF Laure COUNTY

COMMISSION EXPIRES: 03-06-09

UTILITY EASEMENT - AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE, 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, 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", FOR 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 TOWN OF CEDAR 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 RUN-OFF.

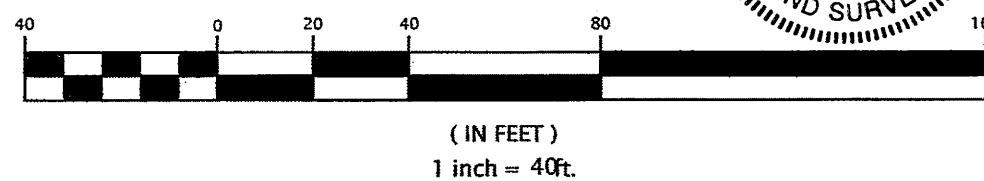
I, THE UNDERSIGNED, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

Thomas W. Newman

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 2, 2005, 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. ENL8600050

GRAPHIC SCALE



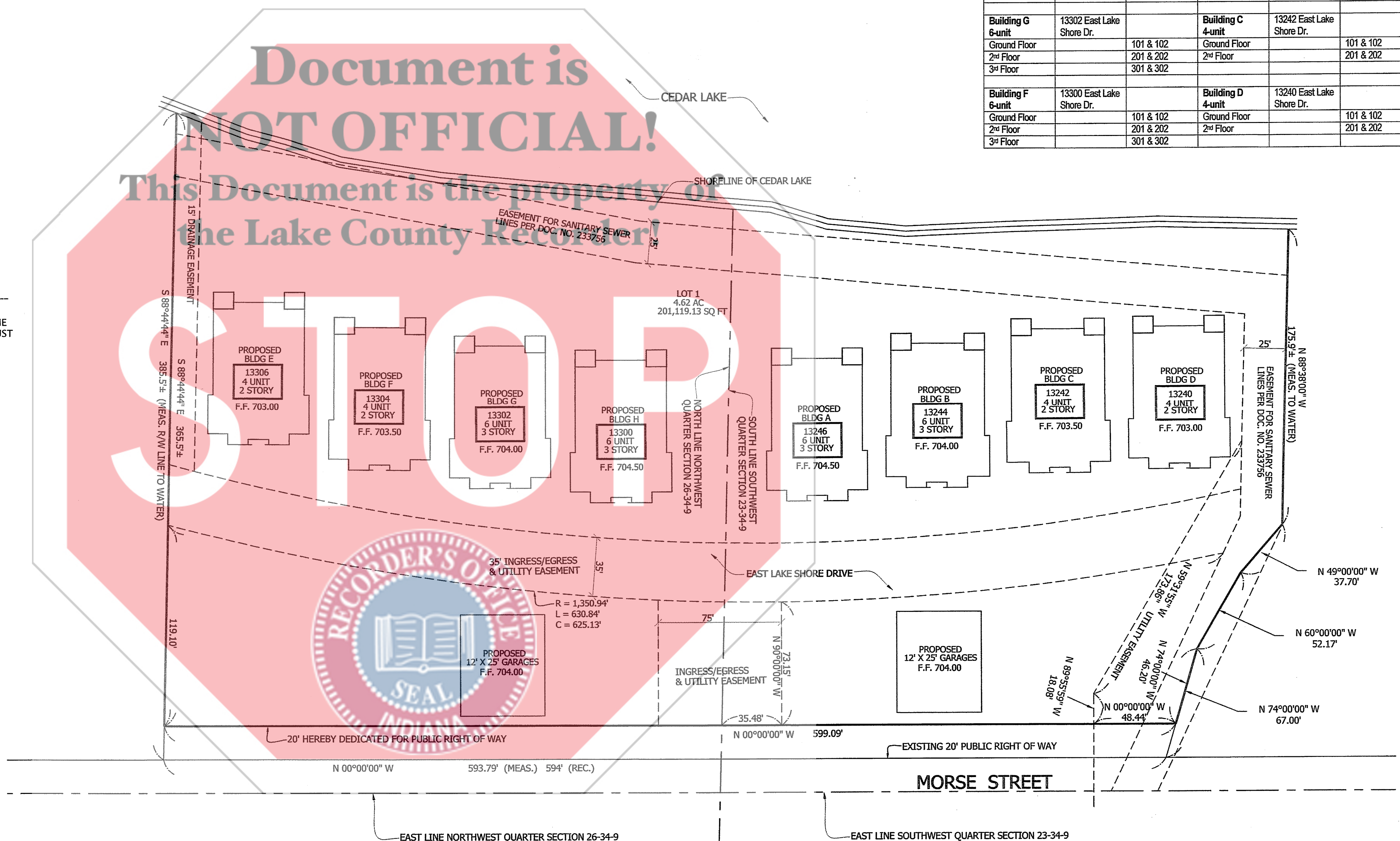
(IN FEET)
1 inch = 40ft.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, LAKE COUNTY, INDIANA, WHICH IS KNOWN AS: THE NORTH 30 FEET OF GOVERNMENT LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THE SOUTH 264 FEET OF GOVERNMENT LOT 3 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; LOT 1 IN CEDAR POINT, RECORDED IN PLAT BOOK 4, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; LOT 1, MEYER'S SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST ON THE SOUTH LINE OF SAID LOT 1, 20.00 FEET; THENCE WITH A DEFLECTION ANGLE OF 14 DEGREES 38 MINUTES 00 SECONDS TO THE RIGHT, A DISTANCE OF 67.00 FEET; THENCE WITH A DEFLECTION ANGLE OF 14 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT A DISTANCE OF 52.17 FEET; THENCE WITH A DEFLECTION ANGLE OF 11 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT, A DISTANCE OF 37.70 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, 158.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 66.00 FEET, TO THE POINT OF BEGINNING, ALL IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

ALSO

LOTS 2 TO 12, BOTH INCLUSIVE, IN CEDAR POINT, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



EAST LINE NORTHWEST QUARTER SECTION 26-34-9

EAST LINE SOUTHWEST QUARTER SECTION 23-34-9

BLANKET UTILITY EASEMENT
A BLANKET UTILITY EASEMENT FOR PUBLIC UTILITIES SHALL EXIST OVER NON BUILDING AREAS AT LOCATIONS DESIGNATED BY THE OWNERS 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 FOR ACCESS TO EACH BUILDING UNIT DRIVEWAY IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS/EGRESS EASEMENT."

NOTES:
1. A BOUNDARY SURVEY OF THE SUBJECT PARCELS WAS COMPLETED AND IS RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA IN SURVEY RECORD BOOK _____ PAGE _____.
2. SEE RECORDED BOUNDARY SURVEY FOR DETAILED LOCATION OF SANITARY SEWER EASEMENTS.

ALL BUILDING IMPROVEMENTS SHOWN ON THIS PLANNED UNIT DEVELOPMENT ARE PROPOSED ONLY. BUILDING FOUNDATION PERIMETERS ARE ONLY REPRESENTED ON THE PLANNED UNIT DEVELOPMENT TO DELINEATE GENERAL PROPOSED BUILDING LOCATIONS, FINISH FLOOR ELEVATIONS AND ADDRESSING. CERTIFIED "AS-BUILT" SITE PLANS AND FLOOR PLANS WILL BE RECORDED IN ACCORDANCE WITH THE STATE OF INDIANA HORIZONTAL PROPERTY LAW, INDIANA CODE 32-25-7-4.

Address & Unit Table with columns for Building, Address, Unit Number, and Unit details.

Vertical sidebar containing: DVG Inc. logo and contact info; GREGORY LAND SURVEYING; SECONDARY PLAT SUNSET HARBOR PLANNED UNIT DEVELOPMENT; SECONDARY PLAT; PROJECT NO. 04-4690.