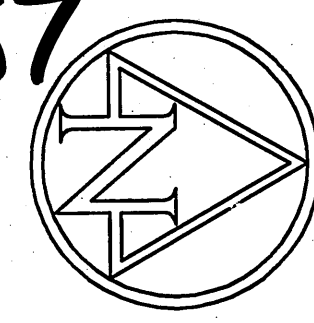


2005-052175

97/57



SCALE: 1"=50'

2005 052175

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

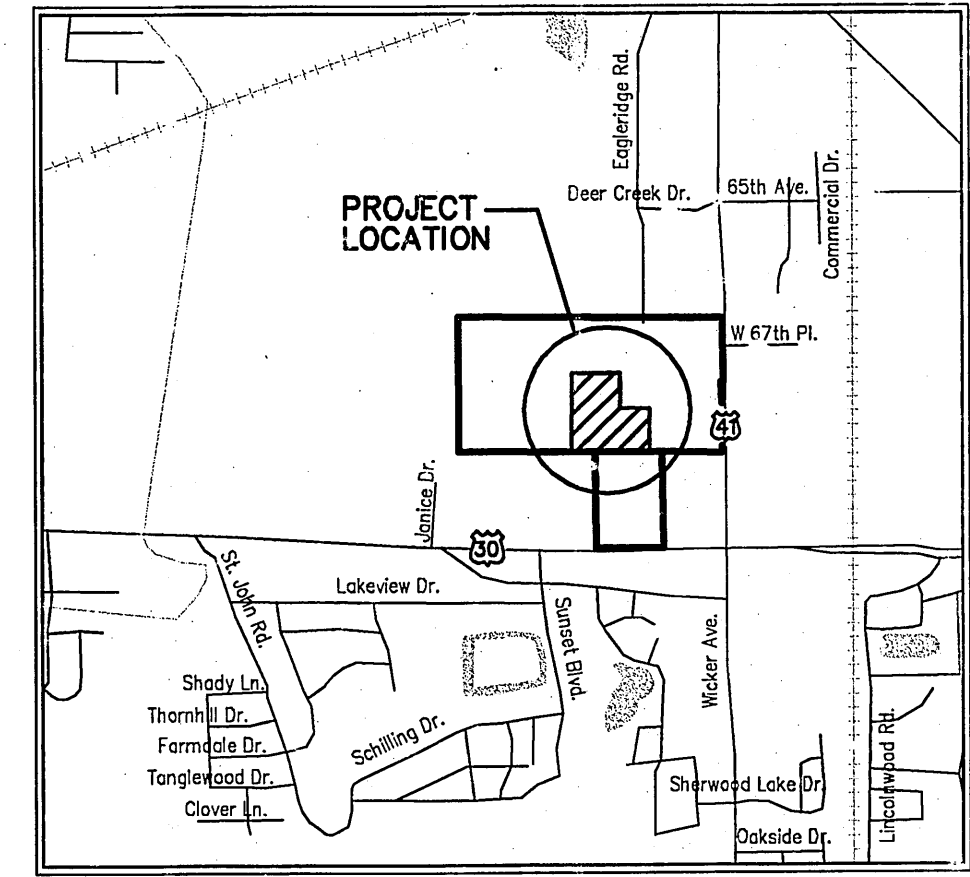
2005 JUN 24 AM 10:00

MICHAEL GALDERIO

RESUBDIVISION OF LOT 7 OF FOUNTAIN PARK AN ADDITION TO THE TOWN OF SCHERERVILLE LAKE COUNTY, INDIANA

097 PAGE 57

256

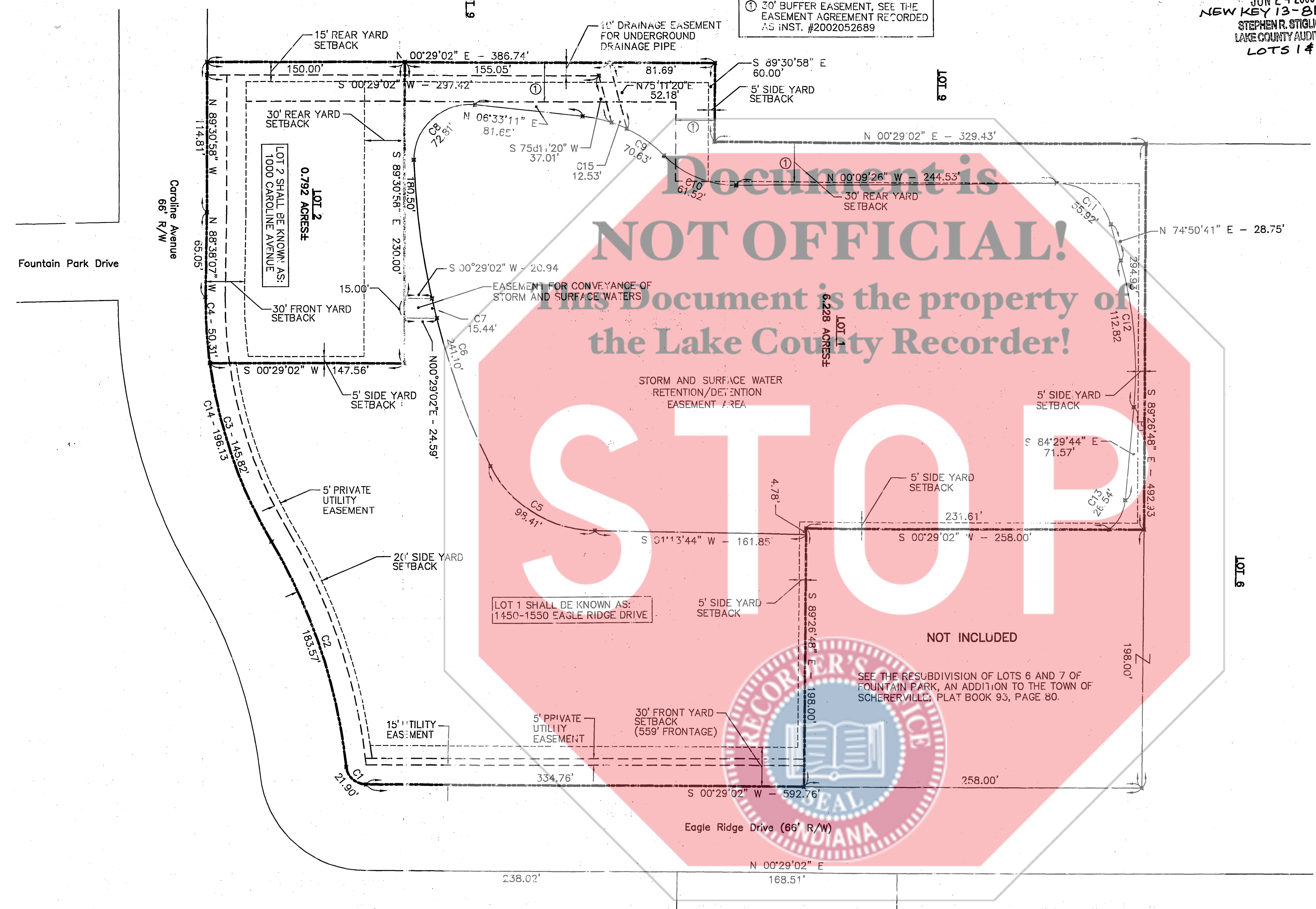


SITE MAP

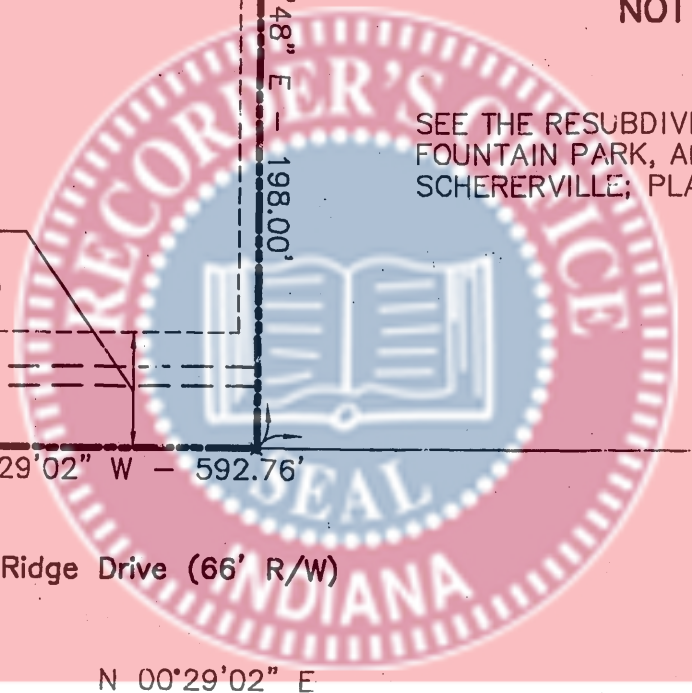
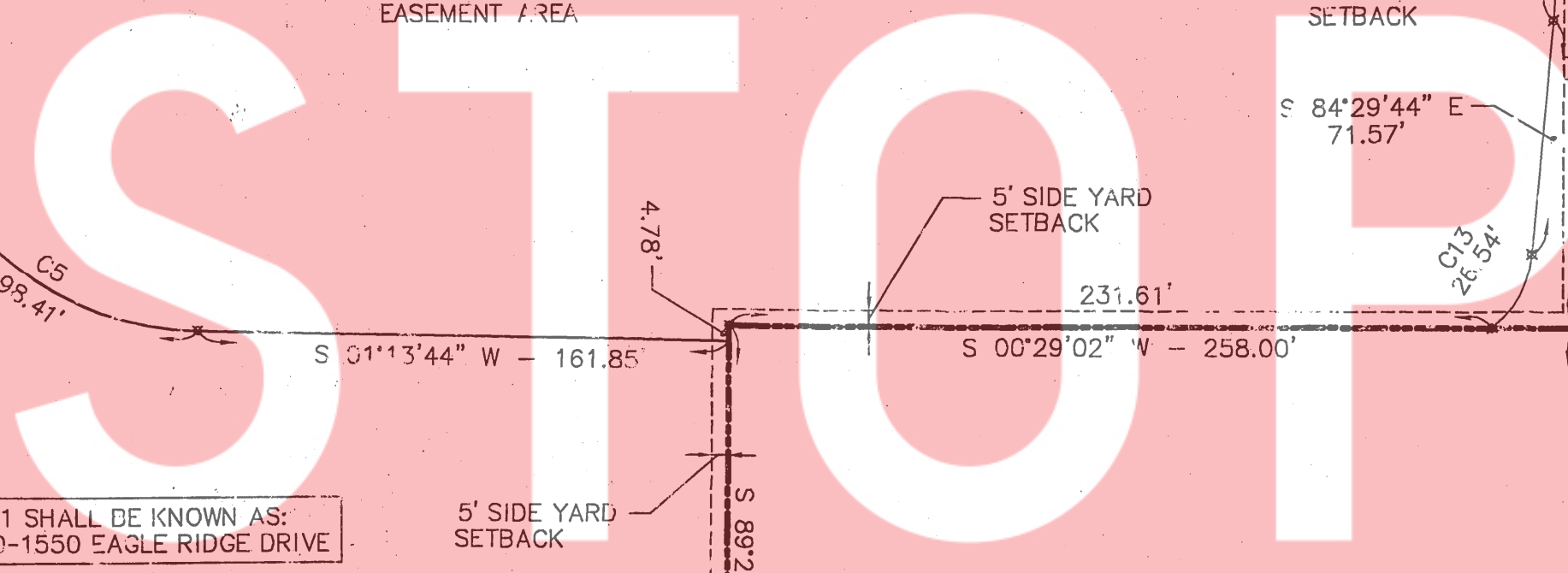
GROSS LAND AREA = 7.020 ACRES ±
NUMBER OF LOTS = 2

ALL PLATTED FROM
KEY 13-728-B
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 24 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 1 & 2



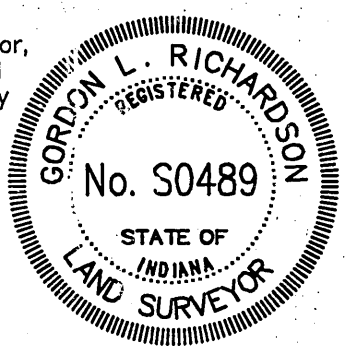
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



CURVE DATA			
C1	C5	C8	C13
Δ = 83°40'13"	Δ = 62°38'49"	Δ = 38°23'38"	Δ = 45°42'50"
A = 15.00'	RR = 90.00'	R = 105.40'	R = 33.27'
T = 13.43'	T = 54.77'	T = 36.70'	T = 14.02'
L = 21.90'	L = 98.41'	L = 70.63'	L = 26.54'
C = 20.01'	C = 83.58'	C = 68.32'	C = 26.85'
S42°19'09"W	S32°33'08"W	N28°45'00"E	S61°38'19"E
C2	C6	C10	C14
Δ = 24°17'25"	Δ = 24°23'27"	Δ = 45°06'15"	Δ = 30°37'12"
A = 433.00'	RR = 566.36'	R = 78.15'	R = 367.00'
T = 93.18'	T = 122.40'	T = 32.45'	T = 100.47'
L = 183.57'	L = 241.10'	L = 61.52'	L = 182.54'
C = 182.20'	C = 239.28'	C = 56.94'	C = 183.81'
S72°00'33"W	S76°04'16"W	N22°23'41"E	S75°10'26"W
C3	C7	C11	C15
Δ = 22°45'55"	Δ = 01°33'42"	Δ = 75°00'07"	Δ = 06°48'42"
A = 367.00'	RR = 566.36'	R = 42.72'	R = 105.40'
T = 73.88'	T = 7.2'	T = 32.78'	T = 8.22'
L = 145.86'	L = 15.44'	L = 55.92'	L = 12.53'
C = 144.86'	C = 15.44'	C = 52.02'	C = 12.52'
S71°14'47"W	S76°49'23"W	N37°20'37"E	S22°12'08"W
C4	C9	C12	
Δ = 07°51'17"	Δ = 98°17'11"	Δ = 20°39'35"	
A = 367.00'	RR = 566.36'	R = 312.88'	
T = 25.20'	T = 49.77'	T = 57.03'	
L = 50.31'	L = 72.81'	L = 112.82'	
C = 50.27'	C = 64.20'	C = 112.21'	
S86°33'23"W	N42°35'25"W	N85°10'28"E	

Lund Description:
Lot 7 in Fountain Park Subdivision as per plat thereof recorded as instrument #2001 047670 by the Recorder of Lake County, Indiana except that portion of said Lot 7 platted in the Resubdivision of Lots 6 and 7 of Fountain Park, an addition to the Town of Schererville recorded in Plat Book 93, page 80 by said recorder.

Surveyors Certificate:
I, Gordon L. Richardson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and that this plat represents a survey completed by me or under my direct supervision and that the monuments shown actually exist and the size, material and type are as indicated.



PLAN COMMISSION CERTIFICATE

I, State of Indiana)
) SS:
) County of Lake)

Submitted to, and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 5th day of April, 2005.

By: [Signature] Plan Comm. President Attest: [Signature] Plan Comm. Secretary

II. State of Indiana)
) SS:
) County of Lake)

Before me the undersigned Notary Public, in and for the County and State, personally appeared [Signature] and [Signature], each, separately and severally, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed. Witness my hand and Notarial Seal this 23rd day of June, 2005.

[Signature]
Notary Public

Resident of Lake County, Indiana
Commission Expires: 5/25/08

We, the undersigned, CCE Investments LLC, an Indiana limited liability company, and Michael Galderio, owners of the real estate shown and described herein, do hereby certify that we have sold off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the plat.

This Subdivision shall be known and designated as Resubdivision of Lot 7 of Fountain Park, an addition to the Town of Schererville. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the Town of Schererville. Front, side and rear yard building set-back lines are hereby established as shown on this Plat, between which line and the property lines of the Street, there shall be erected or maintained no building or structure. There are strips of ground 15 feet in width as shown on this Plat and marked "Utility Easement", as further described hereafter, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject to all times to the proper authorities and to the easement herein reserved. In addition, there are three parcels as shown on this Plat and marked "10' Drainage Easement for Underground Drainage Pipe", "Easement for Conveyance of Storm and Surface Waters" and "Storm and Surface Water Retention/Detention Easement Area" respectively; these parcels are reserved as easements for the stated purposes for the benefit of all land included in this subdivision, and for the benefit of any association of property owners or similar entity, currently existing or to be established in the future, with respect to Fountain Park, an addition to the Town of Schererville, and/or other property, provided that the owners in this subdivision are included in such association or similar entity. No permanent or other structures are to be erected or maintained upon said strips or parcels of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities, other owners, and such association or similar entity.

Easements for Public Utilities are hereby granted to Northern Indiana Public Service Company, SBC Ameritech, the Town of Schererville and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns to install, lay, erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along and over the strips of ground designated on the plat by dotted lines and marked "Utility Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public. In general with sewer, gas, electric, telephone and cable television service, including the right to use said utility easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street rights-of-way when necessary, together with the right to enter upon said easements at all time for any and all the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that in interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easement, but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easement for Public Utility and drainage purposes.

Where covenants or restrictions are inserted in any Plat, they shall provide that violation of any one of the same by judgment of Court Order shall in no way affect any of the other covenants or restrictions which shall remain in full force and effect. Then covenants and restrictions shall further provide the right to enforce those provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation thereof, is hereby dedicated to the Public, and reserve to the several Owners of the several lots in said Subdivision and to their Heirs and Assigns.

[Signature]
Michael Galderio

State of Indiana)
) SS:
) County of Lake)

Before me the undersigned Notary Public, in and for the County and State, personally appeared [Signature], acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed. Witness my hand and Notarial Seal this 23rd day of June, 2005.

[Signature]
Notary Public

County of Residence: _____ Commission Expires: _____
ELIZABETH ANN PAULOFF
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. JUNE 25/2007

CCE INVESTMENTS LLC, an Indiana limited liability company
By: [Signature]
Anthony M. Puntillo, Manager

State of Indiana)
) SS:
) County of Lake)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Anthony M. Puntillo, Manager of CCE Investments LLC, and acknowledged the execution of the foregoing instrument as the voluntary act and deed of said limited liability company. Witness my hand and Notarial Seal this 23rd day of June, 2005.

[Signature]
Notary Public

County of Residence: _____ Commission Expires: _____
ELIZABETH ANN PAULOFF
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. JUNE 25/2007

DR. ANTHONY PUNTILLO - CCE INVESTMENTS, LLC
1549 S. COURT STREET
CROWN POINT, INDIANA 46037

AMERICAN CONSULTING, INC.
Architects
Consultants
Engineers
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
(317) 547-5580 FAX: (317) 545-0970
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FINAL PLAT OF LOT 7
OF FOUNTAIN PARK
AN ADDITION TO THE TOWN OF SCHERERVILLE

FOUNTAIN PARK - NW CORNER US30 & US41
SCHERERVILLE, INDIANA

DATE: 01/26/05
DRAWN BY: PED
CHK'D BY: JAL
JOB NO. IN2004.1060

REVISIONS	

SHEET NO.
PL-1
1 OF 1
IN2004.1060.074.REPLAT.DWG