

2005-052878  
97/59

**MALIBU WOODS**

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

2005 052878

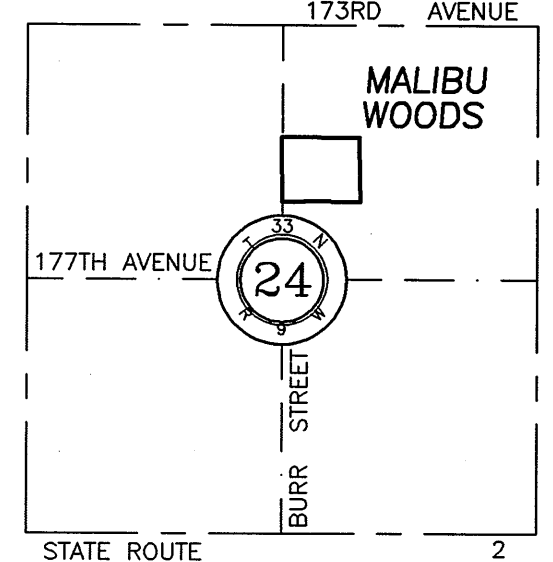
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 JUN 27 11 24 28

MICHAEL J. HARDESTY  
REGISTERED

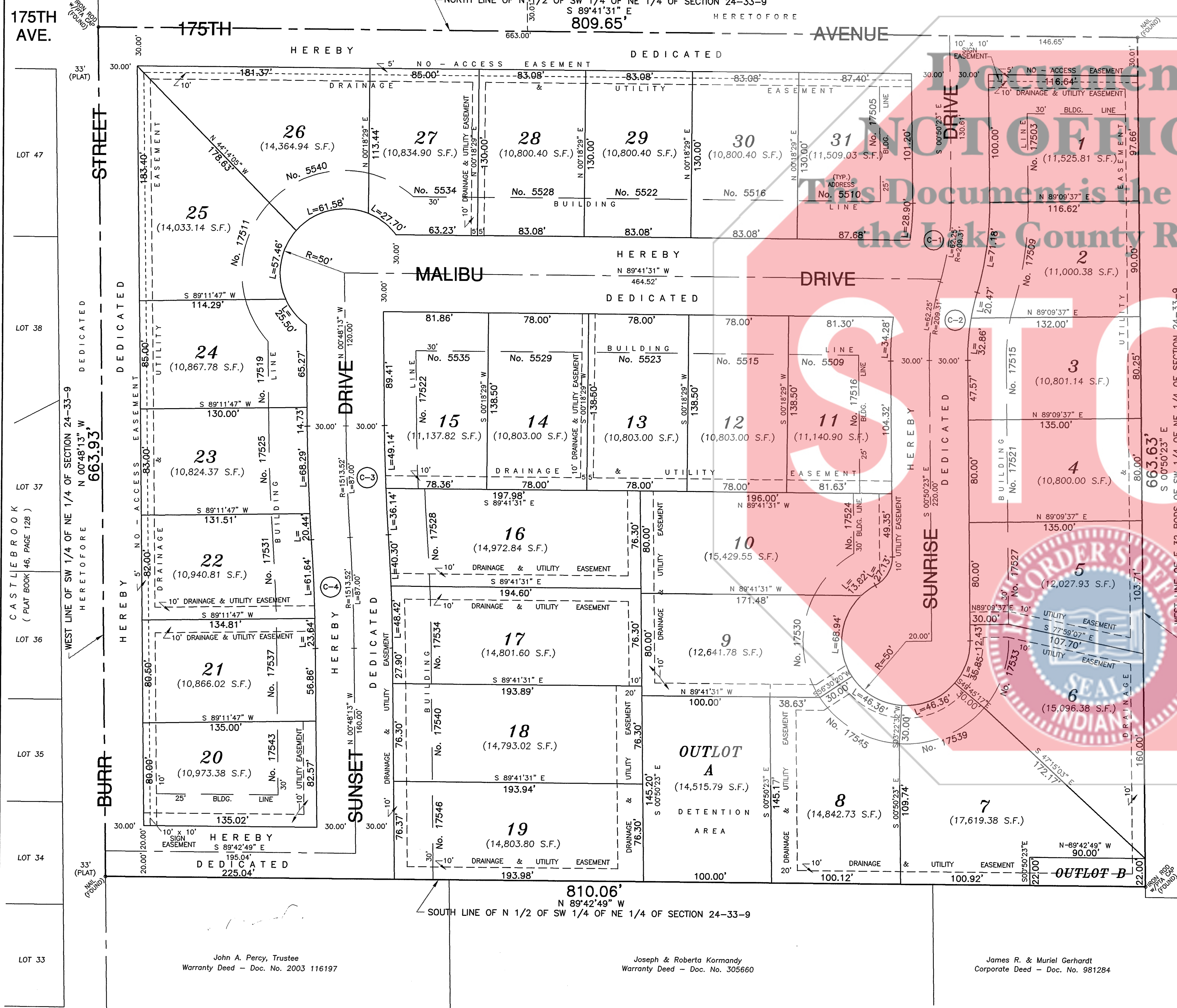
261  
000262

097 59



ALL PLATTED FROM  
KEY 4-22-5  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
NEW KEY 4-332-1 TO 33  
JUN 27 2005  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR  
LOTS 1 TO 31 &  
OUTLOTS A & B

LEGAL DESCRIPTION : ( TAKEN FROM TICOR TITLE INSURANCE CO. - POLICY NO. 920041799 )  
ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN  
IN CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, EXCEPT THE EAST 32 RODS THEREOF.  
CONTAINING : 12.33 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 28th day of  
April, 2005

By Thomas D. Leach President Attest : \_\_\_\_\_ Secretary

Town Council:  
Submitted to, approved and accepted by the Town of Lowell by its Town Council dated this  
\_\_\_\_\_ day of \_\_\_\_\_, 2005.

Thomas D. Leach President  
Barbara Kelly Vice President  
Daniel Vice President - Plan Commission  
Patricia C. Roub  
Pat Bachman Secretary

President - Plan Commission  
Vice President - Plan Commission  
Quinta Walter Secretary

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.

CENTER LINE - CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	17°02'27"	209.31'	62.25'	31.35'	S 07°40'50" W	62.02'
C-2	17°02'27"	209.31'	62.25'	31.35'	S 07°40'50" W	62.02'
C-3	03°17'37"	1513.52'	87.00'	43.51'	S 02°27'01" E	87.00'
C-4	03°17'37"	1513.52'	87.00'	43.51'	S 02°27'01" E	87.00'

We, VISTA PROPERTIES, LLC., as owners,  
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 **MALIBU WOODS**  
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 4th day of April, 2005.  
Barbara Siemers - manager  
Brian Kelly

State of Indiana } s.s.  
County of Lake }

Before me the undersigned Notary Public, in and for the County and State  
aforesaid personally appeared Barbara Siemers  
and Brian Kelly, 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 4th day of April, 2005.

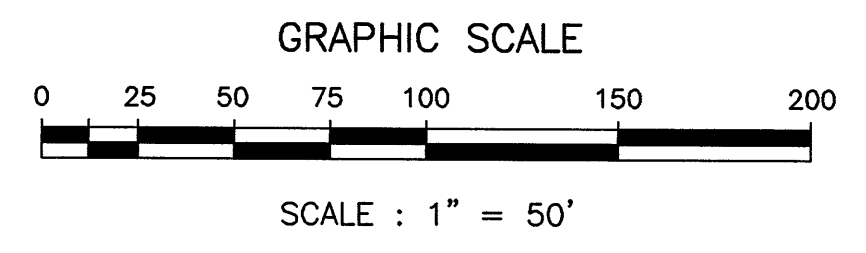
Shirley M. Anderson  
Notary Public  
My commission expires : 4-28-08  
County of Residence : Lake

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 27 2005  
2004; that all the monuments shown thereon actually exist, and that their  
location, size, type and material are accurately shown.

Richard K. Hardesty  
Indiana Registered Land Surveyor No. S0507

BASIS OF BEARING :  
BOUNDARY SURVEY PREPARED BY : PLUMB TUCKETT & ASSOC.,  
DATED - 8/20/2004 AND RECORDED AS DOCUMENT NO. 2004 072091,  
BOOK 11, PAGE 59.  
FLOOD HAZARD ZONE : C  
BASED ON FLOOD INSURANCE RATE MAP, COUNTY OF LAKE, PANEL 135 OF 225,  
COMMUNITY PANEL NO. 180126 0135 B, DATED : 9-2-1981.



DATE:	REVISIONS:	SHEET :
10-7-2004	LOTS 5, 6, 7, 25, 26 & OUTLOT A	
10-27-2004	ADDRESSES	
1-12-2005	CERTIFICATES	
3-3-2005	ESMITS./ NIPSCO REVIEW	
3-21-2005	ESMITS./ OUTLOT B	

**FINAL PLAT**

OWNER & SUBDIVIDER )  
**VISTA PROPERTIES, LLC**  
4636 W. 106TH PLACE  
OAK LAWN, ILLINOIS 60453

PREPARED BY : **Hardesty Surveying P.C.**  
DATE : 9-21-2004  
910 RICHARD ROAD, SUITE A  
P.O. BOX 126  
DYER, INDIANA 46311  
TELEPHONE: 219-322-6212  
FAX: 219-322-6029

