

2005-052907
97160 AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

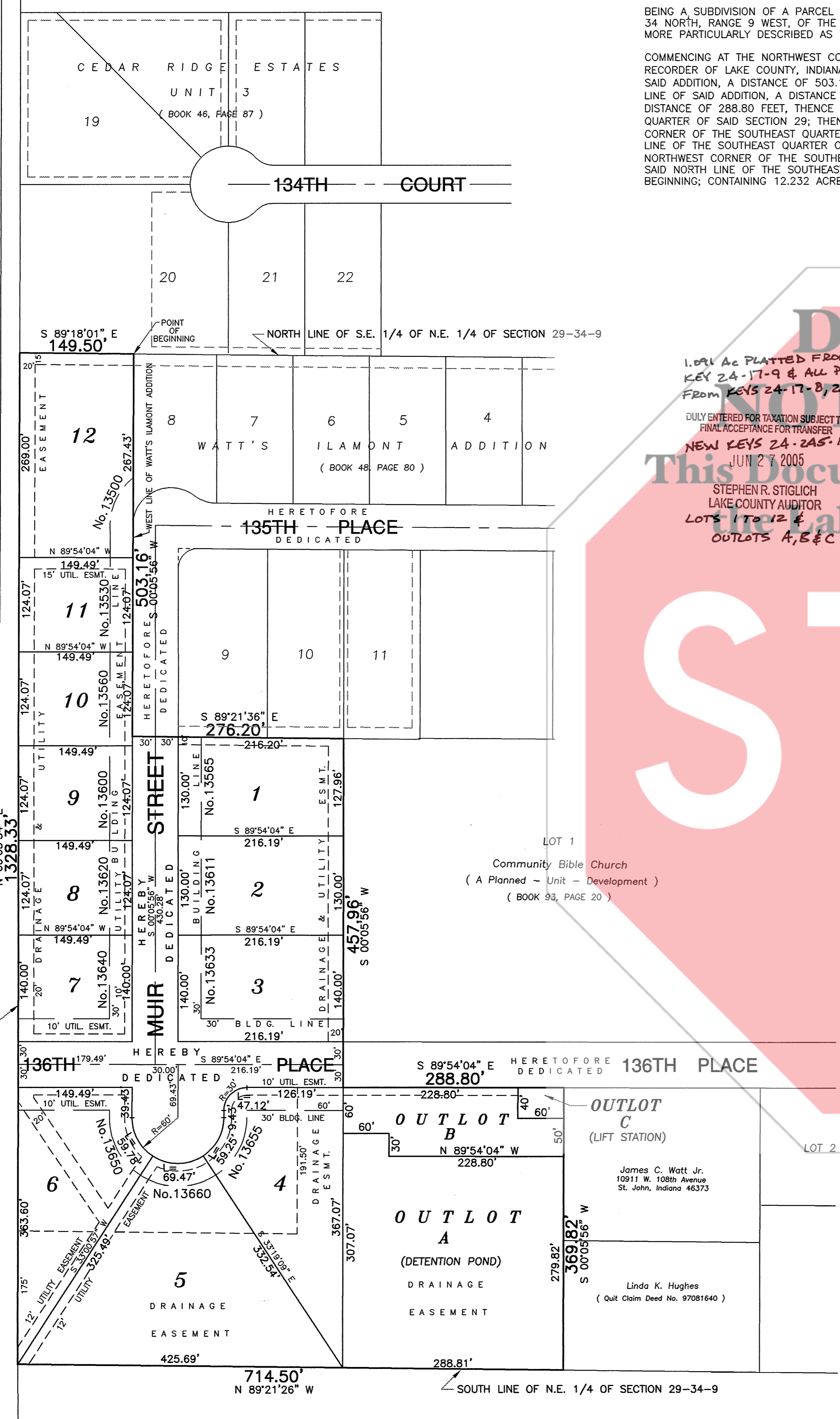
MUIR WOODS

2005 052907
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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL J. TITANI
RECORDER

097 60

VICINITY MAP
(HANOVER TOWNSHIP)
SEC. 29, TWP. 34 N., R. 9 W.
SCALE : 1"= 2000'



LEGAL DESCRIPTION :

BEING A SUBDIVISION OF A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 34 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, ALL IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF WATT'S ILAMONT ADDITION, AS SHOWN IN PLAT BOOK 48, PAGE 80 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00°05'56" W, ALONG THE WEST LINE OF SAID ADDITION, A DISTANCE OF 503.16 FEET, TO THE SOUTHWEST CORNER OF SAID ADDITION; THENCE S 89°21'36" E, ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 276.20 FEET; THENCE S 00°05'56" W, A DISTANCE OF 457.96 FEET, THENCE S 89°54'04" E, A DISTANCE OF 288.80 FEET, THENCE S 00°05'56" W, A DISTANCE OF 369.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N 89°21'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 714.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N 00°05'54" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1328.33 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S 89°18'01" E, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 149.50 FEET, TO THE POINT OF BEGINNING; CONTAINING 12.232 ACRES, MORE OR LESS.

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Lake County Recorder!

1.091 Ac PLATTED FROM
KEY 24-17-9 & ALL PLATTED
FROM KEYS 24-17-8, 27 & 35

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
JUN 27 2005

NEW KEYS 24-2A5-17015

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 1 TO 12 &
OUTLOTS A, B & C

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THE 16th DAY OF MARCH, 2005.

Walter J. Gembala
PRESIDENT
SECRETARY

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174 ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OR AMENDMENTS THERETO ADOPTED BY PLAN COMMISSION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THE 16th DAY OF MARCH, 2005.

STATE OF INDIANA } s.s.
COUNTY OF LAKE } s.s.

WE, JAMES C. WATT, JR. AND MONTE J. WATT, *Watt Properties LLC*
THE UNDERSIGNED DO HEREBY CERTIFY WE ARE THE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AND THAT THEY CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE PLAT HEREOF DRAWN.

THIS SUBDIVISION SHALL BE KNOWN AS MUIR WOODS, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, CROSSWALKS, AND PUBLIC WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF CEDAR LAKE FOR USE BY THE PUBLIC IN GENERAL. FRONT AND SIDEYARD BUILDING LINES ARE HEREBY ESTABLISHED BETWEEN WHICH LINES AND THE STREET RIGHT-OF-WAY LINES NO BUILDINGS SHALL BE ERRECTED OR MAINTAINED.

DATED THIS 8 DAY OF June, 2005.

James C. Watt Jr.
MONTE J. WATT as individual and partner *Watt Properties LLC*

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING SBC, NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES AND WIRES, BOTH OVERHEAD AND 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, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL 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 OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDING 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 PURPOSES.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

THERE ARE ADDITIONAL PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS THAT ARE A PART OF THIS FINAL PLAT AND ARE RECORDED AT THE RECORDER'S OFFICE AT LAKE COUNTY, INDIANA, IN DOCUMENT NO. 2005-052908

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 THE SUBDIVISION.

EARL GOLDBERG, P.E. INDIANA REGISTERED PROFESSIONAL ENGINEER NO. 13403

STATE OF INDIANA } s.s.
COUNTY OF LAKE } s.s.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED, *Monte J. Watt* AND *James C. Watt Jr.*
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 8 DAY OF June, 2005.

Rachelle M. Way
NOTARY PUBLIC :

COUNTY OF RESIDENCE : *Lake*
MY COMMISSION EXPIRES : *May 18, 2011*

STATE OF INDIANA } s.s.
COUNTY OF LAKE } s.s.

I, RICHARD K. HARDESTY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF INDIANA THAT I HAVE MADE A SURVEY OF THE LAND SHOWN AND DESCRIBED HEREON AND SUBDIVIDED SAME AS SHOWN IN THE PLAT HEREOF DRAWN; THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND THAT ALL DIMENSIONS, LINEAR AND ANGULAR, ARE CORRECTLY SHOWN AND THAT ALL MONUMENTS OR MARKERS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND DESCRIPTION ARE ACCURATELY SHOWN.

Richard K. Hardesty
RICHARD K. HARDESTY
INDIANA REGISTERED LAND SURVEYOR NO. 50507

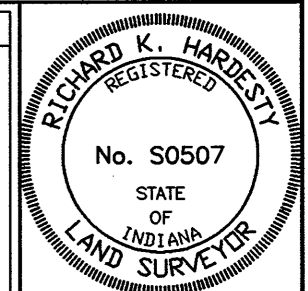
SUBDIVISION ZONED R-1
FLOOD HAZARD ZONE : C
BASED ON FLOOD INSURANCE RATE MAP, TOWN OF CEDAR LAKE, COMMUNITY PANEL NO. 180127 0001B, DATED : 3-15-1992.
REFER TO TITLE POLICY AND LOCAL ZONING ORDINANCES FOR ADDITIONAL INFORMATION.
ALL DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

R & D McVey
13628 Wicker Avenue
Cedar Lake, Indiana 46303
(Trust Deed - Doc. No. 99021675)

UNINCORPORATED LAKE COUNTY

DATE:	2-24-2005	REVISIONS:	TOWN REVIEW	SHEET :
FINAL PLAT				

JOB NO.: 05-1000	FILE NO.: 1326	DISK NO.: 733	PREPARED BY :	DATE : 1-4-2005
PREPARED FOR :	FIELD BOOK:	PAGE:	Hardesty Surveying P.C.	
Watt Properties, LLC. P. O. Box 100 Cedar Lake, Indiana 46303			910 RICHARD ROAD, SUITE A P.O. BOX 126 DYER, INDIANA 46311 TELEPHONE: 219-322-6212 FAX: 219-322-6029	



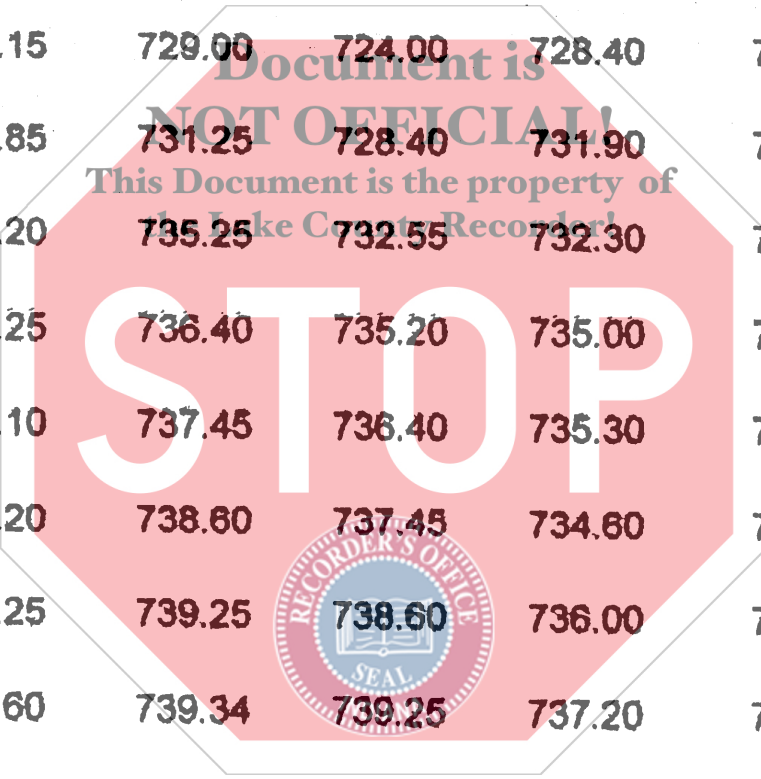
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MICHAEL A. BROWN
RECORDER

Muir Woods Subdivision - Design Elevations

	Finish Grade Building	NE Corner	SE Corner	NW Corner	SW Corner
Lot 1	738.55	737.50	737.00	738.00	736.45
Lot 2	737.20	737.00	735.00	736.45	735.25
Lot 3	735.25	735.00	732.00	735.25	732.50
Lot 4	732.70	733.40	724.00	731.25	729.25
Lot 5	730.15	729.00	724.00	728.40	715.00
Lot 6	732.85	731.25	728.40	731.90	715.00
Lot 7	735.20	735.25	732.55	732.30	731.90
Lot 8	737.25	736.40	735.20	735.00	732.30
Lot 9	738.10	737.45	736.40	735.30	735.00
Lot 10	739.20	738.60	737.45	734.60	735.30
Lot 11	740.25	739.25	738.60	736.00	734.60
Lot 12	740.60	739.34	739.25	737.20	736.00



Finish grade of main level of home shall be a minimum of 16 inches above the mean grade of the top of curb or up to 2' above this grade.
Final grade of back lots may be left to existing grade if undisturbed.

Earl Goldberg; P.E.
1834 Azalea Drive
Munster, Indiana 46321


Earl Goldberg, P.E.

FILED
KEYS 24-245-11015
JUN 27 2005

000260

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR