

FINAL PLAT ESTATES OF WELLINGTON IN THE TOWN OF ST. JOHN, INDIANA

26.602 AC PLATTED
FROM KEY S2-3-5
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
NEW KEY S2-116-1 TO 22
SEP 0 1 2005

2005-074761

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2005 074761

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 SEP -1 AM 11:11

MICHAEL A. BROWN
RECORDER

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR
LOTS 2 TO 22

LEGAL DESCRIPTION:

Part of the Northeast Quarter (NE.1/4) of Fractional Section 6, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, lying North of a line 100 feet North of the South line of the 140 foot wide Chicago District Electric Generating Corporation Easement as described in a grant recorded February 11th, 1957, in Miscellaneous Record 682, Page 186, in the Lake County Recorder's Office, which part of said NE.1/4 is more particularly described as follows: Commencing at the Northeast corner of said NE.1/4; thence North 89°07'21" West, along the North line of said NE.1/4, a distance of 786.23 feet to the point of beginning; thence continuing North 89°07'21" West, along said North line, a distance of 1040.00 feet to a point 830.00 feet East of the Northwest corner of said NE.1/4; thence South 00°52'39" West, perpendicular to the North line of said Section 6, a distance of 1014.59 feet to a point on a line 100 feet North of and parallel to the South line of said Chicago District Electrical Generating Corporation Easement; thence North 89°29'03" East, along said parallel line, a distance of 1170.14 feet to the Southwest corner of TIMBERLAND ADDITION to the Town of St. John, Indiana, as per Plat of Correction thereof appearing in Plat Book 94, Page 14, in the Lake County Recorder's Office; thence North 00°22'42" East, along the West line of said TIMBERLAND ADDITION, a distance of 867.58 feet (867.38 feet per TIMBERLAND Plat) to the Northwest corner of said TIMBERLAND ADDITION; thence North 44°56'11" West, along the center line of Bull Run Ditch, a distance of 170.31 feet to the point of beginning. Said parcel contains 26.602 acres, more or less.

STATE OF INDIANA) SS
COUNTY OF LAKE)

I, WELLINGTON DEVELOPMENT COMPANY, INC., does hereby certify that it is the owner of the real estate shown and described hereon and that it has caused the same to be surveyed, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as ESTATES OF WELLINGTON, in the Town of St. John, Indiana. All streets or other public right of ways shown and not heretofore dedicated are hereby dedicated to the Town of St. John for public use. Building setback lines are hereby established as shown on this plat, between which lines and the street right-of-way lines, no building or structure shall be erected or maintained.

UTILITY EASEMENT:

Easements for public utilities are hereby granted to the Town of St. John, and to all public utility companies including SBC and Northern Indiana Public Service Company, severally, and to any 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 in, upon, and along and over the strips of land designated on the plat and marked "Utility Easement" or "Drainage and Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone service and cable television service, including the right to use said easements for the conveyance, channelization, collection and dispersal of surface water runoff, including to right to use both public and private street right of ways when necessary, and to cross lot lines with service wires to serve adjacent lots, together with the right to enter upon said easements 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 equipment. No permanent buildings shall be placed on said easements, 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 and drainage purposes.

DRAINAGE EASEMENT:

An easement is hereby granted to the Town of St. John for the installation, operation, improvement and/or maintenance of any drainage swales, storm sewers, storm water detention basins and/or control devices lying within those strips or parcels designated on the plat and marked "Drainage Easement". Property owners shall not construct or maintain any permanent structures within any such easement nor materially alter the grade or alignment of any such drainage facilities without the express written consent of the Town of St. John.

Dated this 15th day of August, 2005.

WELLINGTON DEVELOPMENT COMPANY, INC.

Frank Schilling, Director

Attest: Peggy Schilling

STATE OF INDIANA) SS
COUNTY OF LAKE)

Before me, the undersigned Notary Public in and for the County and State aforesaid, did personally appear Frank Schilling and Peggy Schilling known to me to be the same persons who signed the above certificate, and they did separately and severally acknowledge the execution of this instrument as their voluntary acts and deeds for the purposes therein expressed.

Witness my Hand and Notarial Seal this 15th day of August, 2005.

County of Residence: LAKE

Notary Public: MARIE C. MURPHY

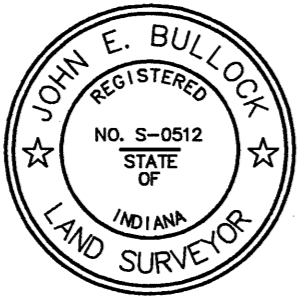
My Commission Expires: 9/17/07

STATE OF INDIANA) SS
COUNTY OF LAKE)

I, John E. Bullock, 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 August 4, 2004; that all the monuments shown thereon actually exist; and their location, size, type and material are accurately shown.

Witness my Hand and Seal this 8th day of August, 2005.

John E. Bullock
Indiana Professional Land Surveyor No. S-0512

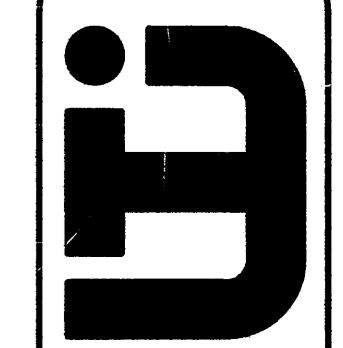
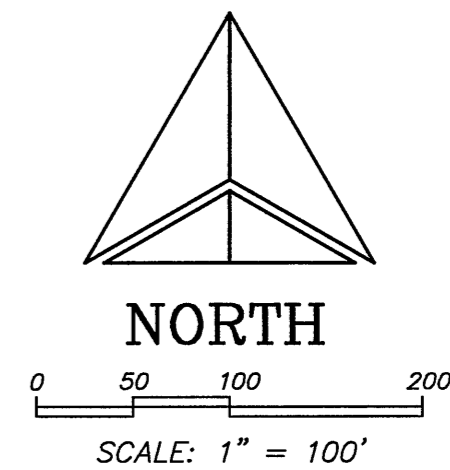
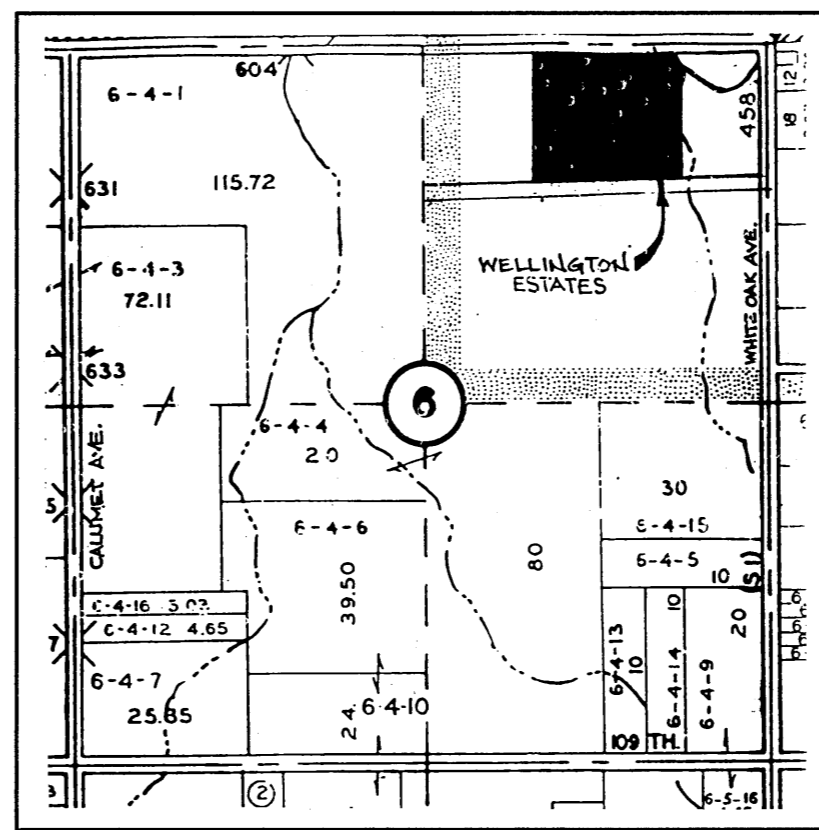
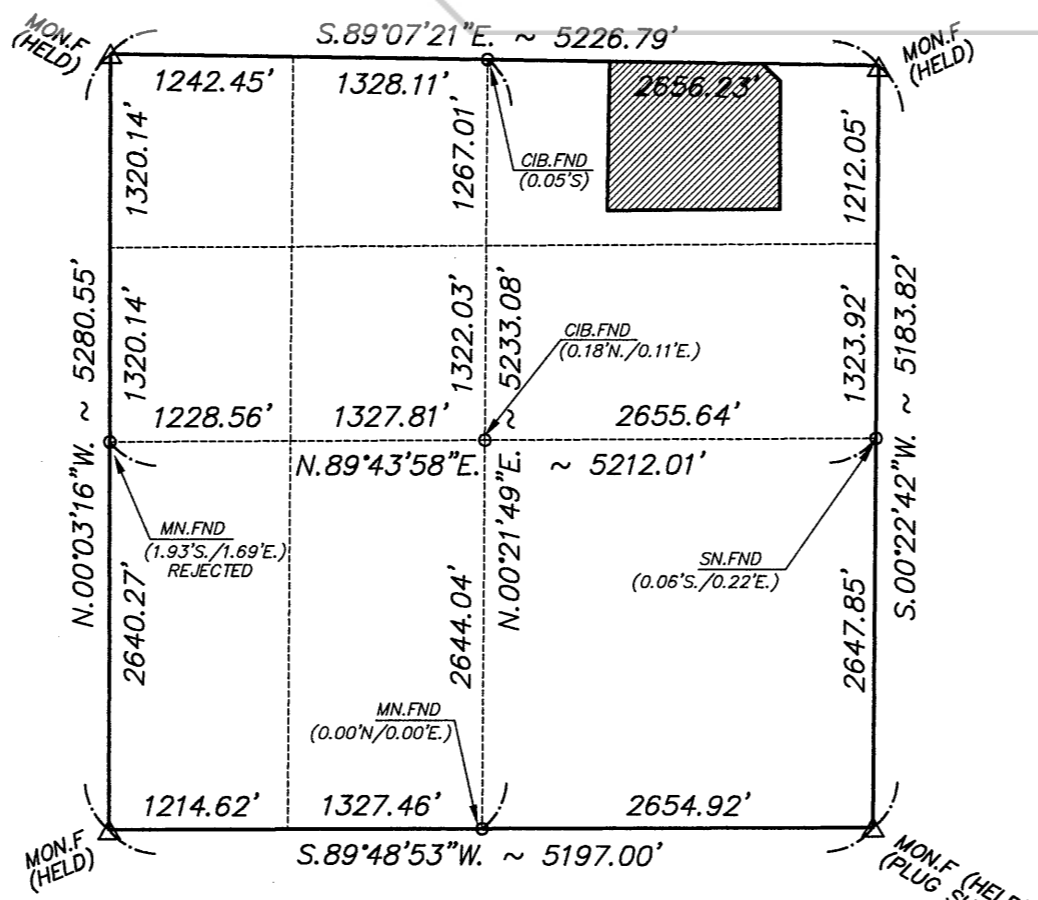
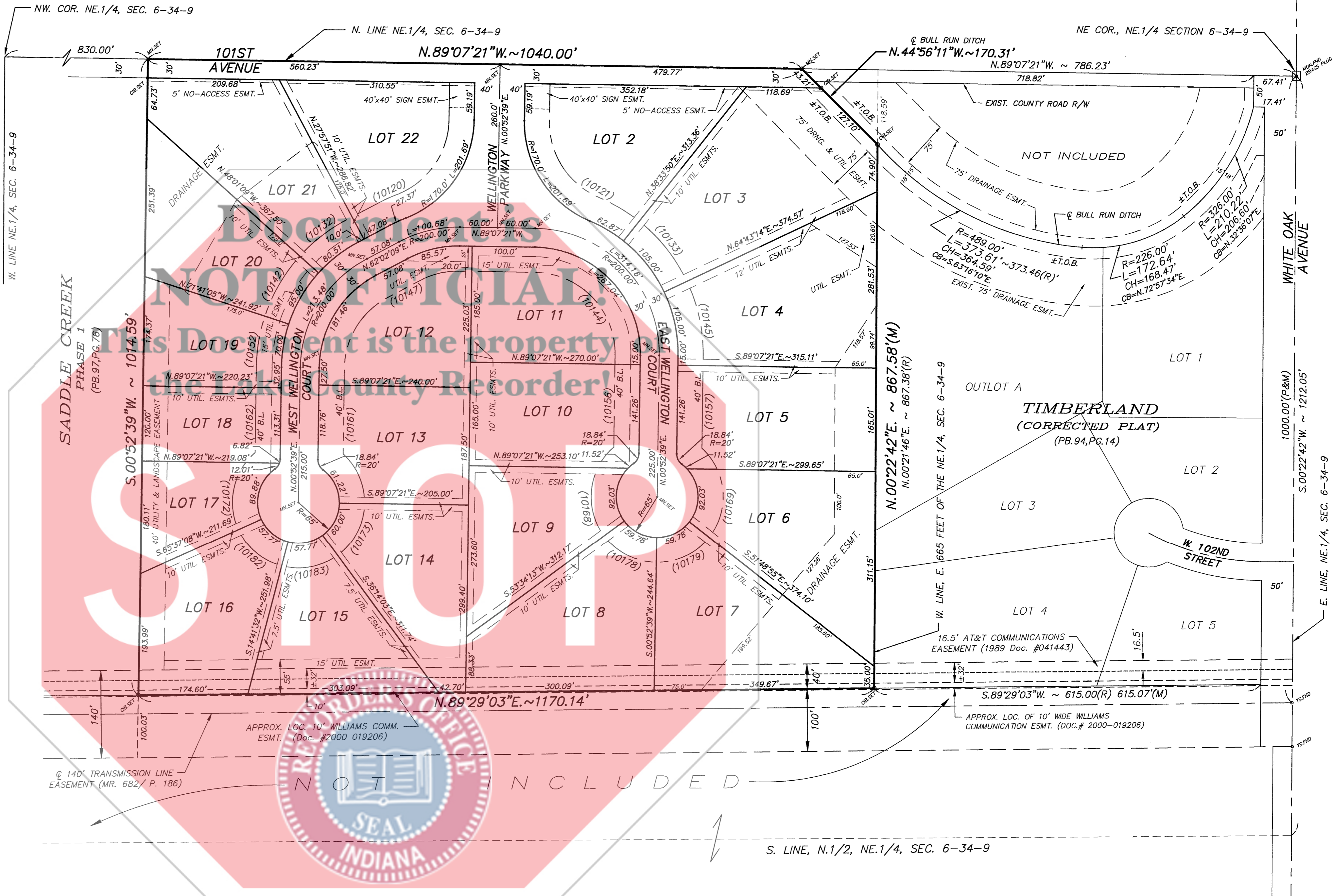


STATE OF INDIANA) SS
COUNTY OF LAKE)

Submitted to, accepted and approved by the Plan Commission of the Town of St. John, Lake County, Indiana this 17th day of August, 2005.

President: Dennis Watson

Secretary: [Signature]



LAND TECHNOLOGIES, INC.
CIVIL ENGINEERING & LAND SURVEYING
7325 Mallard Lane Schererville, Indiana 46375
PHONE: (219) 769-7728 FAX: (219) 769-7731

FINAL PLAT
ESTATES OF WELLINGTON
IN THE TOWN OF ST. JOHN, INDIANA
PT. NE. 1/4, FRACTIONAL SEC. 6-34-9

REVISIONS	NO.	DATE	REMARKS
DATE	8/8/05		
DRAWN/CHECKED BY	JMC/JEB		
FIELD BOOK			
CLIENT	SCHILLING		
JOB NO.	171-05		
SHEET NO.	1 OF 1		
FILE NO.	8-25.5		