

1 of 4

2006 011908

STATE OF ILLINOIS
LAKE COUNTY
FILED FOR REC'D

BOOK 99 PAGE 05

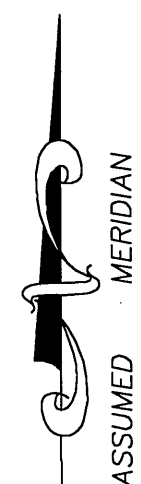
SECONDARY PLAT

OF

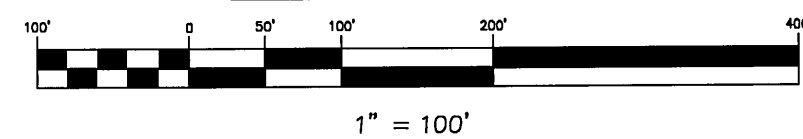
THE GATES OF ST. JOHN UNIT 16

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9
WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

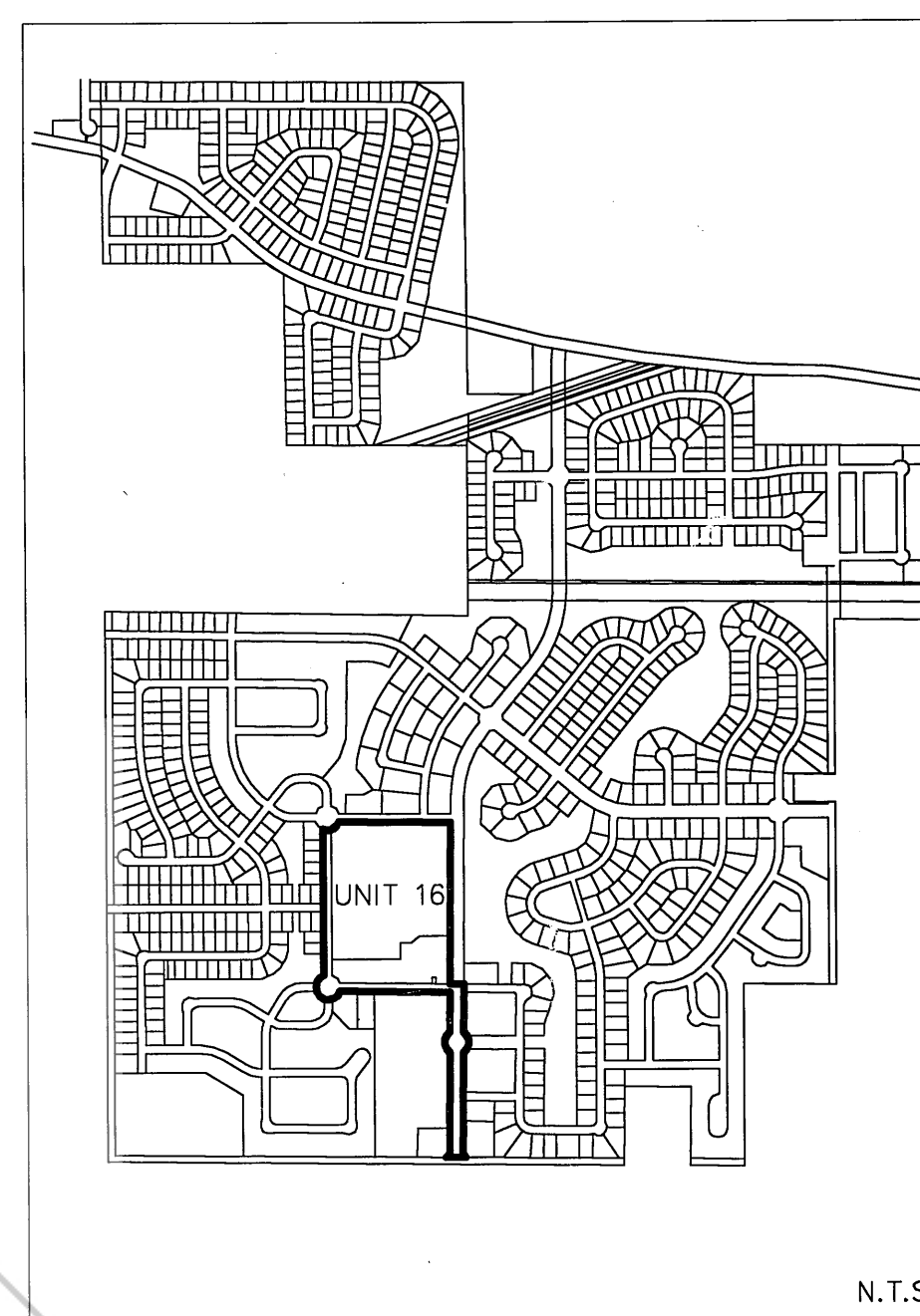
2006 011908
99/05



GRAPHIC SCALE



OVERALL SITE



N.T.S.

LEGEND

- SECTION CORNER: FOUND DISK IN CONCRETE, FOUND ROW MARKER, FOUND IRON ROD, FOUND RAILROAD SPIKE, FOUND PK NAIL, FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- QUARTER SECTION CORNER: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- PROPERTY LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- EXISTING RIGHT-OF-WAY LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- PROPOSED RIGHT-OF-WAY LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- LOT LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- CENTERLINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- EXISTING EASEMENT LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- PROPOSED EASEMENT LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- BUILDING SETBACK LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT
- SECTION LINE: FOUND IRON PIPE, FOUND IRON BAR, FOUND BRASS MONUMENT

ABBREVIATIONS

- N NORTH, S SOUTH, E EAST, W WEST
- CHORD BEARING, A ARC LENGTH, R RADIUS
- U.E. UTILITY EASEMENT, P.U.E. PUBLIC UTILITY EASEMENT, D.E. DRAINAGE EASEMENT
- PC POINT OF CURVATURE, PCC POINT OF COMPOUND CURVATURE, PRC POINT OF REVERSE CURVATURE, PT POINT OF TANGENCY, (REC) RECORD DATUM, MEAS. MEASURED DATUM, (CALC) CALCULATED DATUM, <DEED> INFORMATION TAKEN FROM DEED, EYEB. EXCEPTION TO BLANKET EASEMENT, M.U.E. MUNICIPAL UTILITY EASEMENT, I.E. INGRESS & EGRESS EASEMENT, B.S.L. BUILDING SETBACK LINE

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE C) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA (COMMUNITY PANEL NO. 180126 0095 B, EFFECTIVE DATE SEPTEMBER 2, 1981 AND COMMUNITY PANEL NO. 180126 0085 B, EFFECTIVE DATE SEPTEMBER 2, 1981)

BASIS OF BEARINGS

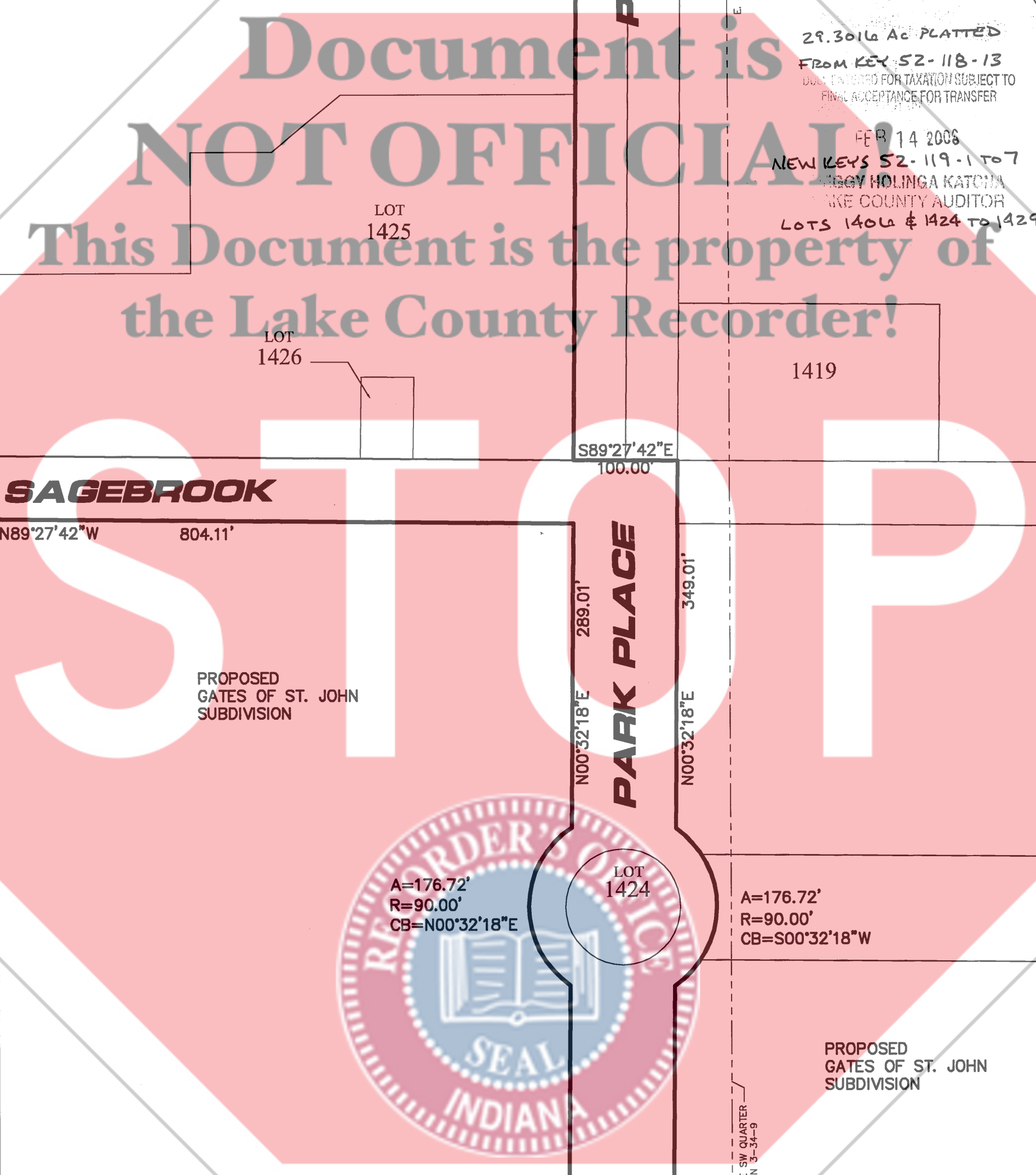
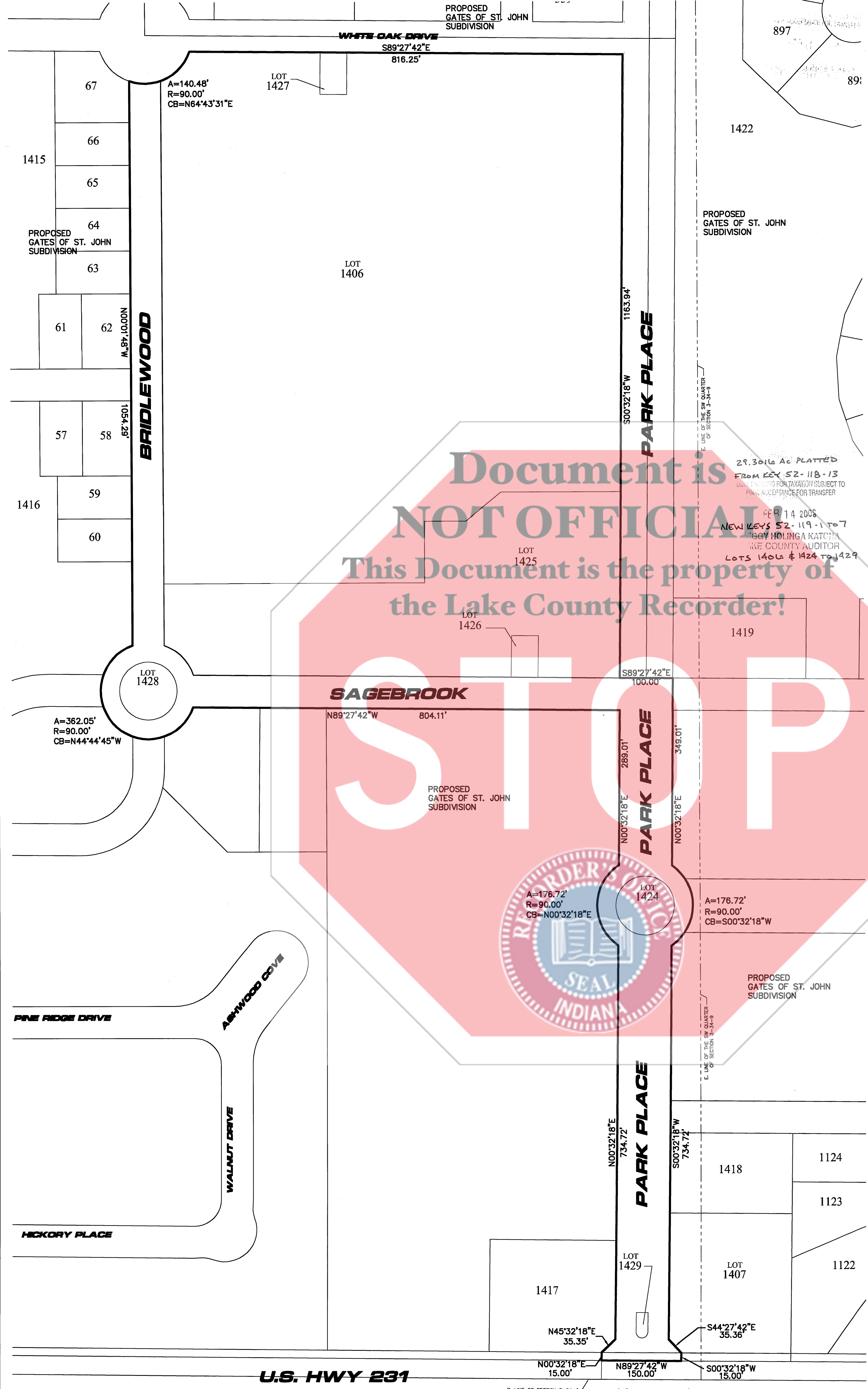
ASSUMED THE SOUTH LINE OF SECTION 34-35-9 TO BE: S 89° 43' 22" E.

OWNER & SUBDIVIDER

BLB ST JOHN, L.L.C.
3500 UNION AVENUE
STEGER, IL 60475

NOTES:

- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.
- SEE SHEET 4 FOR LEGAL DESCRIPTIONS AND AREA TABLE.
- ALL LOTS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE GATES OF ST. JOHN HOMEOWNERS ASSOCIATION RECORDED AS DOC. 2006 006335



PLAN COMMISSION APPROVAL

PRESIDENT _____

SECRETARY _____

PREPARED FOR:
BLB ST JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

REVISIONS		
NO.	DATE	DESCRIPTION
1.	12/21/05	PER TOWN ENGINEER'S COMMENTS
2.	12/27/05	PER TOWN ENGINEER'S COMMENTS

SECONDARY PLAT

THE GATES OF ST. JOHN - UNIT 16

DRAFTING COMPLETED: 12/15/05 DRAWN BY: DAR PROJECT MANAGER: AJS
 FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 100'

Project No: 03206
Group No: V04.4
SHEET NO. 1 of 4

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
vsco.com

2006 011908

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

BOOK 99 PAGE 05

SECONDARY PLAT OF

THE GATES OF ST. JOHN UNIT 16

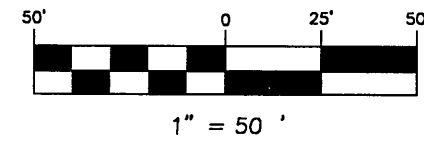
PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9
WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

2 of 4

2006 011908
99/05

MICHAEL A. BROWN
RECORDER

PLAN COMMISSION APPROVAL
PRESIDENT _____
SECRETARY _____



29.3016 AC PLATTED
FROM KEY 52-118-13
DUALY ENTERED FOR TAXATION SUBJECT TO
FIRM ACCEPTANCE FOR TRANSFER

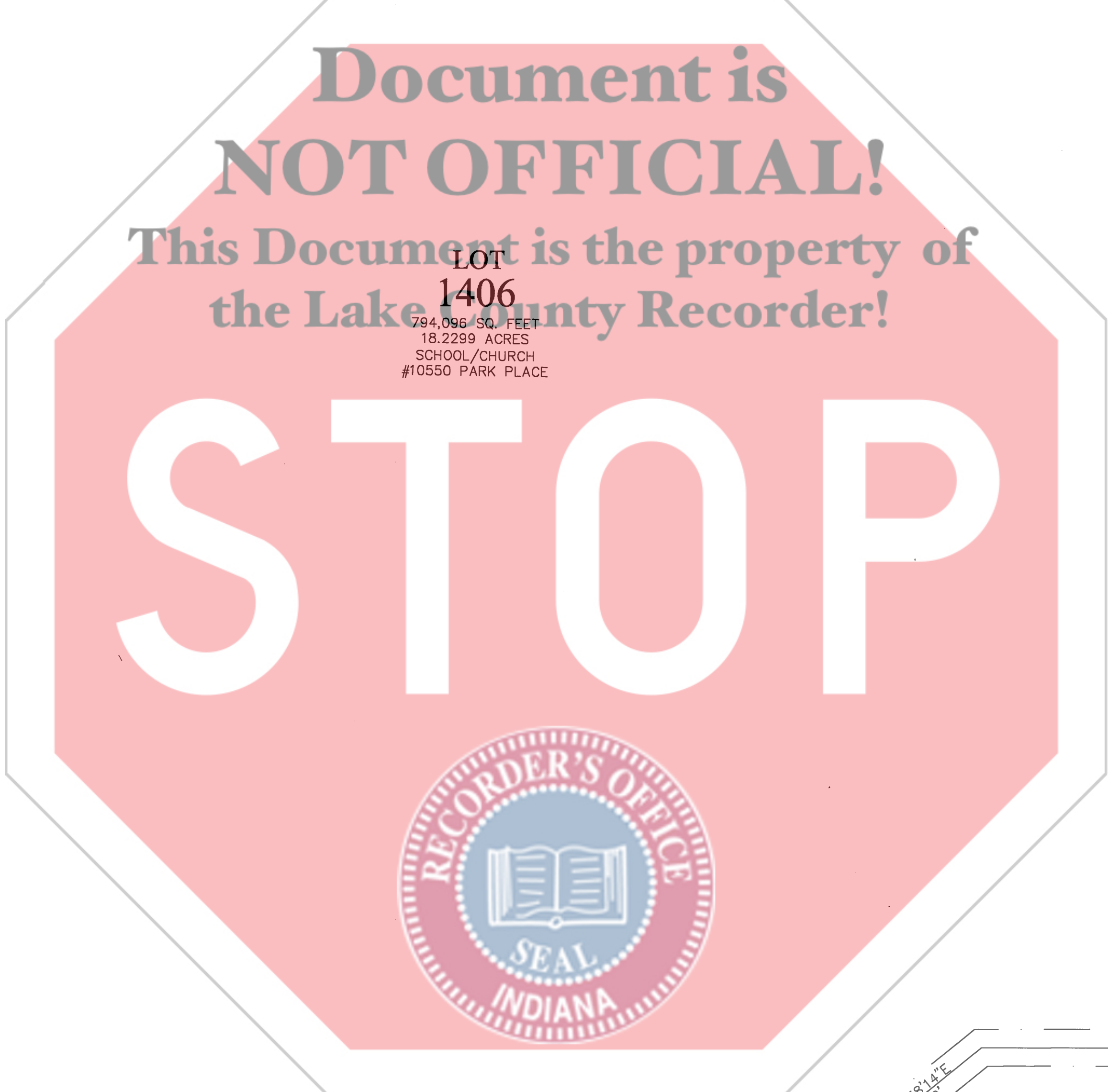
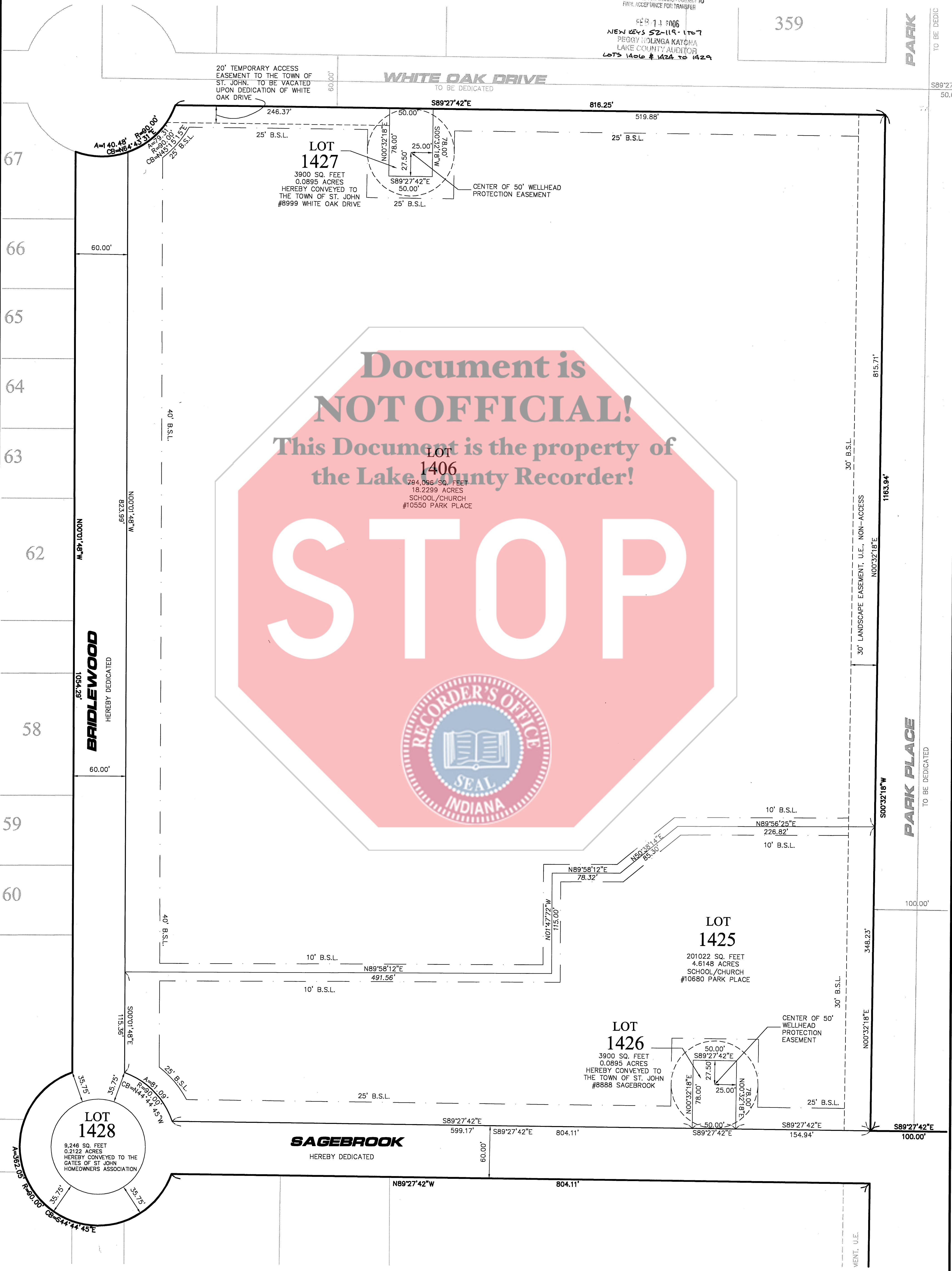
FEB 11 2006
NEW KEYS 52-119-116-7
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOTS 1406 & 1424 TO 1429

359

PARK
TO BE DEDICATED

20' TEMPORARY ACCESS
EASEMENT TO THE TOWN OF
ST. JOHN, TO BE VACATED
UPON DEDICATION OF WHITE
OAK DRIVE

WHITE OAK DRIVE
TO BE DEDICATED



LOT 1406
784,096 SQ. FEET
18.2299 ACRES
SCHOOL/CHURCH
#10550 PARK PLACE



V Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BLB ST JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

NO.	DATE	REVISIONS DESCRIPTION
1.	12/21/05	PER TOWN ENGINEER'S COMMENTS
2.	12/27/05	PER TOWN ENGINEER'S COMMENTS

SECONDARY PLAT
THE GATES OF ST. JOHN - UNIT 16
DRAFTING COMPLETED: 12/15/05
FIELD WORK COMPLETED: N/A
DRAWN BY: DAR
CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = 50'

Project No: 03206
Group No: V04.4
SHEET NO.
2 of 4

3 of 4

2006 011908

2006 011908

99/05

SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 16

STATE OF INDIANA
LAKE COUNTY
FILED

BOOK 99 PAGE 05

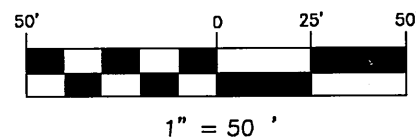
2006 FEB 14 AM 9:57

MICHAEL A. BROWN
RECORDER

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9
WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

29.3016 AC PLATTED
FROM LGY 52-118-13
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

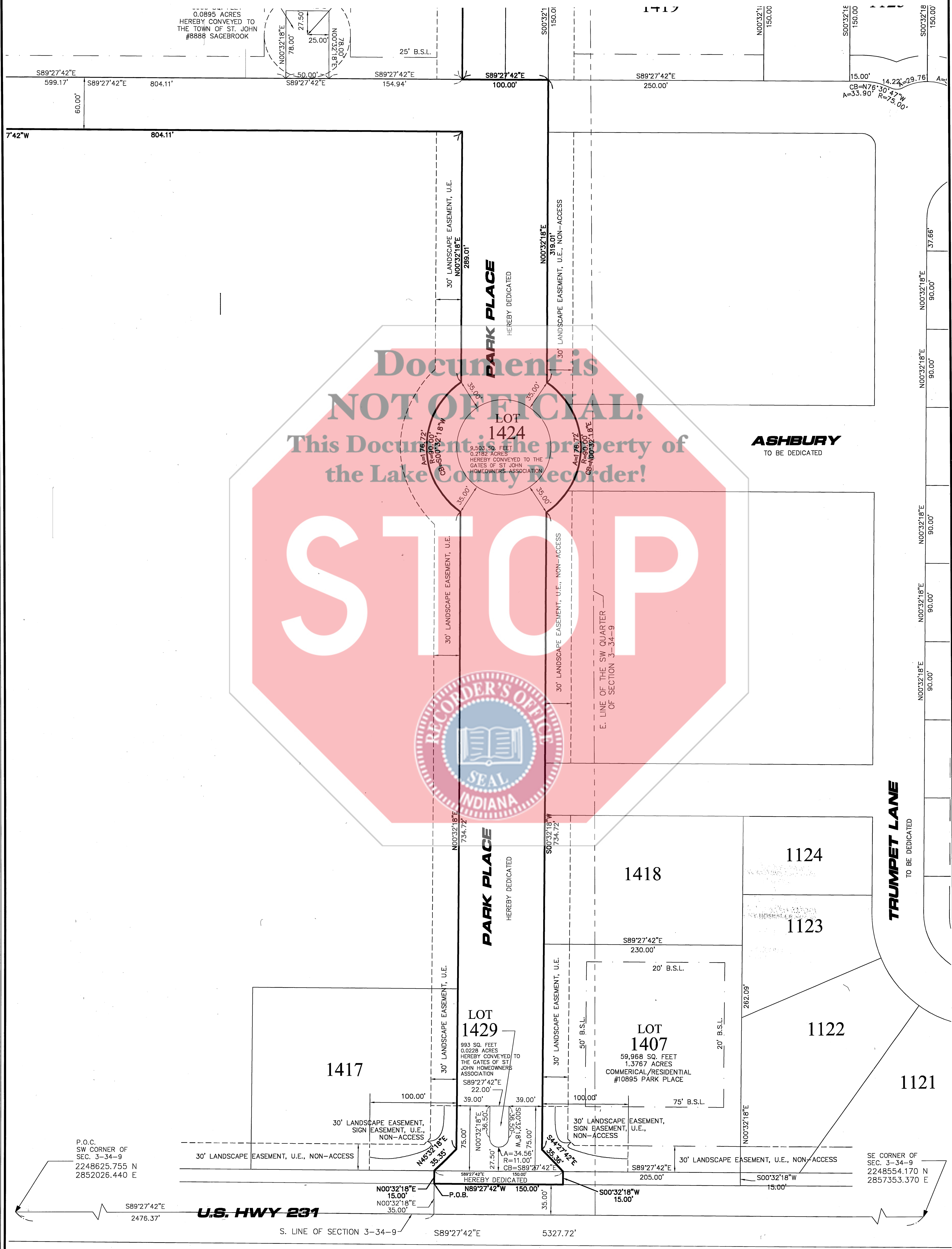
FEB 14 2006
NEW DECS 52-119-1707
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOTS 1400, 1424 TO 1429



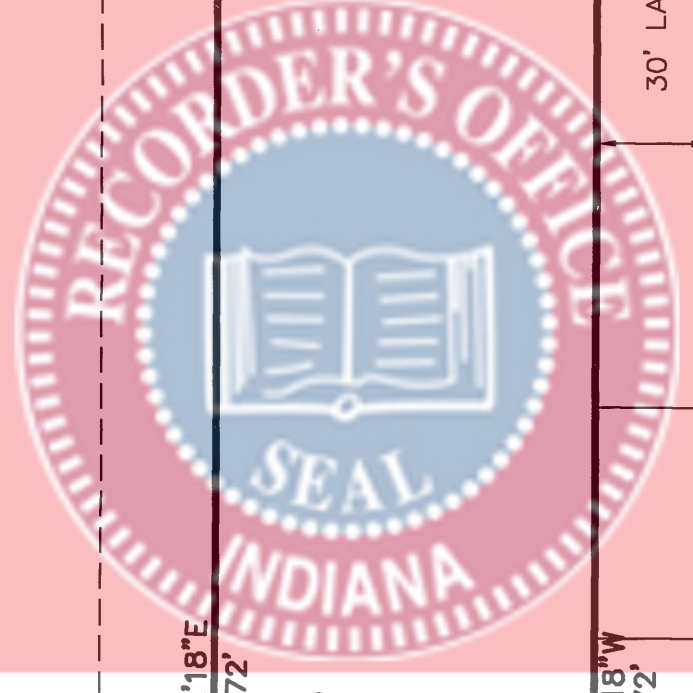
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ASSUMED
MERIDIAN

PLAN COMMISSION APPROVAL
PRESIDENT _____
SECRETARY _____



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



**Engineers
Scientists
Surveyors**
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BLB ST JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

NO.		DATE	REVISIONS DESCRIPTION
1.	12/21/05		PER TOWN ENGINEER'S COMMENTS
2.	12/27/05		PER TOWN ENGINEER'S COMMENTS

SECONDARY PLAT
THE GATES OF ST. JOHN - UNIT 16
DRAFTING COMPLETED: 12/15/05 DRAWN BY: DAR PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 50'

Project No: 03206
Group No: V04.4
SHEET NO.
3 of 4

4 of 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2006 FEB 14 AM 10:57
MICHAEL A. BROWN
RECORDER

BOOK 99-005

SECONDARY PLAT
OF

THE GATES OF ST. JOHN
UNIT 16

2006 011908

2006 011908
99/05

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)

WE, THE UNDERSIGNED, BLB ST. JOHN, LLC, OWNERS OF THE REAL ESTATE SHOWN AND 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 PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE GATES OF ST. JOHN - CROWN POINT CHRISTIAN SCHOOL UNIT 17A, AN ADDITION TO THE TOWN OF ST. JOHN, 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 ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

BLB ST. JOHN, LLC
ITS: MANAGER
BY:

[Signature]
Manager
DATED THIS 3rd DAY OF January, 20 06

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

First United Bank
HOLDERS OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED APRIL 7, 2004 AND RECORDED IN BOOK 99-005 AS DOCUMENT NO. 038107193 IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, INDIANA, HEREBY CONSENTS TO THE RECORDING OF THE PLAT OF SUBDIVISION AND AGREES THAT SAID MORTGAGE IS SUBJECT TO THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, First United Bank HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 5th DAY OF January, 20 06.

[Signature]
MORTGAGE SIGNATURE
Attest
[Signature]

PLAN COMMISSION'S CERTIFICATE

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 ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 21st DAY OF December, 20 05

[Signature]
PRESIDENT
[Signature]
SECRETARY

NOTARY CERTIFICATE

STATE OF Ill.)
COUNTY OF Will.)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Tomo Lewon and ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF January, 20 06

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-20-2008
A RESIDENT OF Will. COUNTY
[Signature]
PRINTED SIGNATURE

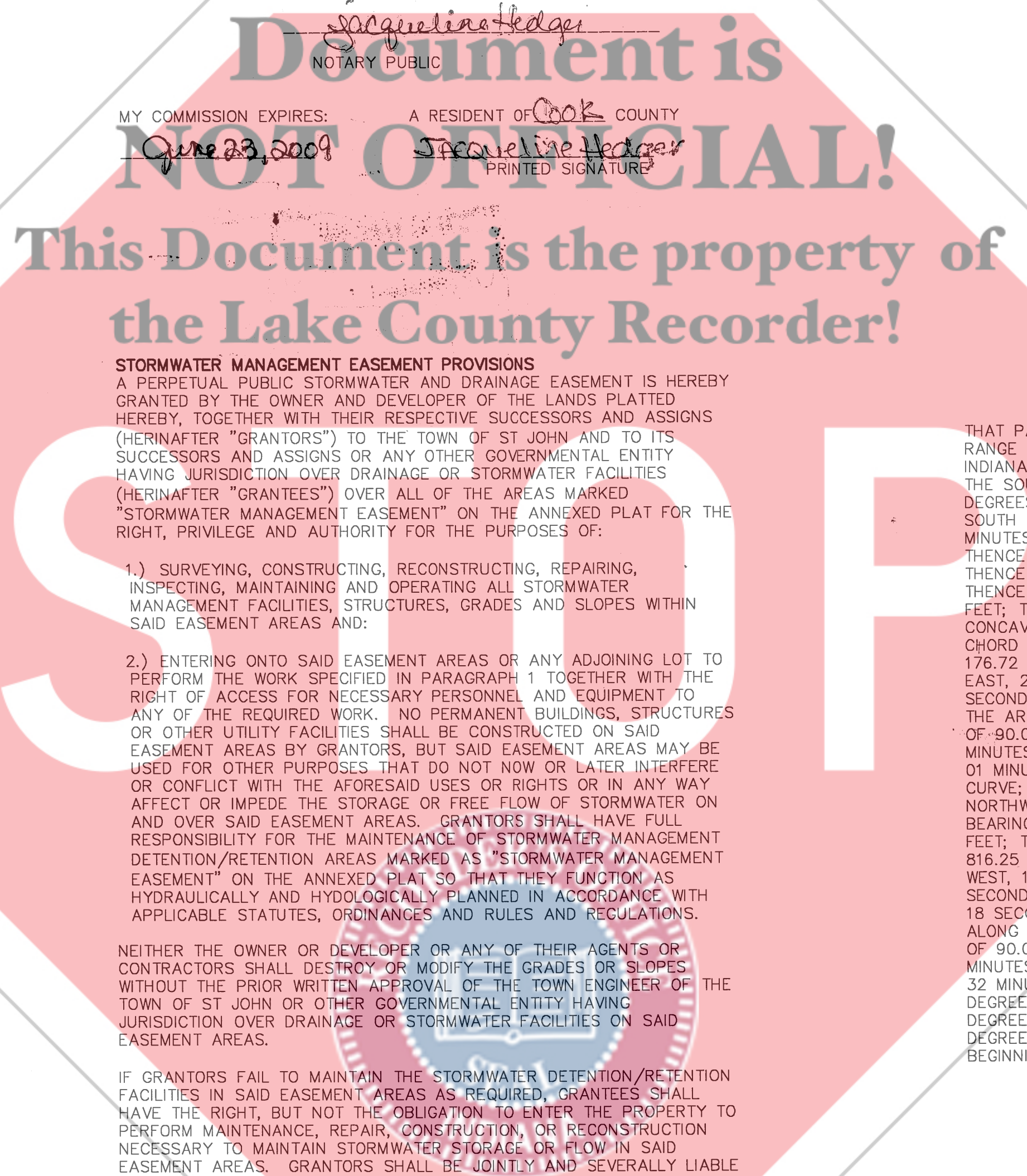
NOTARY CERTIFICATE

STATE OF Ill.)
COUNTY OF Will.)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Mary Beth Stout and ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF January, 20 06

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-23-2009
A RESIDENT OF Cook COUNTY
[Signature]
PRINTED SIGNATURE



UTILITY EASEMENT PROVISIONS (U.E.)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN AND HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND WIRES, EITHER OVERHEAD OR UNDERGROUND, IN AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO 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 UTILITY PURPOSES.

LANDSCAPE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS TO BE RESERVED FOR AND GRANTED TO THE HOMEOWNER ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, UNDER, OVER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "LANDSCAPE EASEMENT" ON THE ANNEXED PLAT FOR THE PURPOSE OF THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, OTHER FORMS OF VEGETATION AND BERMS, NO PERMANENT BUILDINGS, STRUCTURES, DRIVEWAYS, OR APPURTENANCES CONSTRUCTED FOR VEHICULAR ACCESS SHALL BE PLACED ON SAID EASEMENT, HOWEVER FENCES MAY BE PLACED WITHIN SAID EASEMENT IN ACCORDANCE WITH A SITE PLAN APPROVED BY THE TOWN OF ST. JOHN. THERE SHALL BE NO REMOVAL OR DESTRUCTION OF TREES AND PLANTS WITHIN THE EASEMENT AREA, EXCEPT TO THE EXTENT THAT SUCH ACTIVITIES ARE UNDERTAKEN TO REMOVE DEAD OR DISEASED TREES OR PLANTS AND/OR IN ACCORDANCE WITH A LANDSCAPING MAINTENANCE PLAN APPROVED BY THE TOWN OF ST. JOHN. NO TERM OR CONDITION CONTAINED IN THIS EASEMENT RELATING TO LANDSCAPING SHALL LIMIT OR PRECLUDE THE EXERCISE OF ANY RIGHTS GRANTED PURSUANT TO ANY OTHER EASEMENT RESERVED AND/OR GRANTED ON THE ANNEXED PLAT FOR ANY OTHER PURPOSE. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN FULL CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES OF THE TOWN OF ST. JOHN.

DRAINAGE AND DETENTION EASEMENT PROVISIONS (D.E.)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE SWALES, STORM SEWERS, STORM WATER DETENTION BASINS AND CONTROL DEVICES.

SIGN EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS TO BE RESERVED FOR AND GRANTED TO THE HOMEOWNER ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "SIGN EASEMENT" ON THE ANNEXED PLAT FOR THE PURPOSE OF THE PLACEMENT OF IDENTIFICATION SIGNS. NO PERMANENT BUILDINGS OR STRUCTURES, EXCEPT SUCH SIGNS HEREBY PERMITTED, SHALL BE PLACED ON SAID EASEMENT. NO TERM OR CONDITION CONTAINED IN THIS EASEMENT RELATING TO SIGNS SHALL LIMIT OR PRECLUDE THE EXERCISE OF ANY RIGHTS GRANTED PURSUANT TO ANY OTHER EASEMENT RESERVED AND/OR GRANTED ON THE ANNEXED PLAT FOR ANY OTHER PURPOSE. SIGNS SHALL BE INSTALLED IN FULL CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES OF THE TOWN OF ST. JOHN.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED BY THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREBY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTORS") TO THE TOWN OF ST. JOHN AND TO ITS SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES (HEREINAFTER "GRANTEES") OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1.) SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES AND SLOPES WITHIN SAID EASEMENT AREAS AND;
- 2.) ENTERING ONTO SAID EASEMENT AREAS OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO ANY OF THE REQUIRED WORK. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID EASEMENT AREAS BY GRANTORS, BUT SAID EASEMENT AREAS MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPED THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT AREAS. GRANTORS SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS MARKED AS "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES AND RULES AND REGULATIONS.

NEITHER THE OWNER OR DEVELOPER OR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN ENGINEER OF THE TOWN OF ST. JOHN OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID EASEMENT AREAS.

IF GRANTORS FAIL TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES IN SAID EASEMENT AREAS AS REQUIRED, GRANTEES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW IN SAID EASEMENT AREAS. GRANTORS SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY GRANTEES IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS, THE ACTUAL AMOUNT OF SUCH COSTS TO GRANTEES, AS DETERMINED BY GRANTEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF GRANTEES.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF ST. JOHN.

ALL OF THE ABOVE-STATE OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY SUCH INDIVIDUAL LOTS OR UNITS.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST, 2476.37 FEET ALONG THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST 35.00 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 15.00 FEET; THENCE NORTH 45 DEGREES 32 MINUTES 18 SECONDS EAST, 35.35 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 734.72 FEET; TO A NONTANGENT CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 176.72 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 289.01 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST, 804.11 FEET; TO A NONTANGENT CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF NORTH 44 DEGREES 44 MINUTES 45 SECONDS WEST, 362.05 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 1054.29 FEET; TO A NONTANGENT CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 43 MINUTES 31 SECONDS EAST, 140.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST, 816.25 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 1163.94 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST, 100.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 349.01 FEET; TO A NONTANGENT CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 176.72 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 734.72 FEET; THENCE SOUTH 44 DEGREES 27 MINUTES 42 SECONDS EAST, 35.36 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST, 150.00 FEET TO THE PLACE OF BEGINNING CONTAINING 29.302 ACRES, MORE OR LESS.

29.3016 AC PLATTED
FROM LCV 52-118-13
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
FEB 11 2006
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LOTS 1406, 1424 TO 1429

LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
TOTAL BUILDABLE LOTS	1,002,912	23.0237
OPEN SPACE	19,741	0.4532
PUBLIC R.O.W.	25,3723	5.8247
TOTAL THIS SUBDIVISION	1,276,377	29.3016

SURVEYOR CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

I, WILLIAM ARDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS 3rd DAY OF January, A.D., 2006

[Signature]
WILLIAM ARDEN JR.
INDIANA PROFESSIONAL LAND SURVEYOR NO. 50360
MY LICENSE EXPIRES ON JULY 31, 2006



PLAN COMMISSION APPROVAL
PRESIDENT _____
SECRETARY _____

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BLB ST JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

NO.		DATE	REVISIONS DESCRIPTION
1.	12/21/05		PER TOWN ENGINEER'S COMMENTS
2.	12/27/05		PER TOWN ENGINEER'S COMMENTS

SECONDARY PLAT
THE GATES OF ST. JOHN - UNIT 16
DRAFTING COMPLETED: 12/15/05
FIELD WORK COMPLETED: N/A
DRAWN BY: DAR
CHECKED BY: AJS
PROJECT MANAGER: AJS
SCALE: 1" = 50'

Project No: 03206
Group No: V04.4
SHEET NO.
4 of 4

Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury;

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.




Signature of Declarant

JOHN F. KRYDA
Printed Name of Declarant