

# SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 5

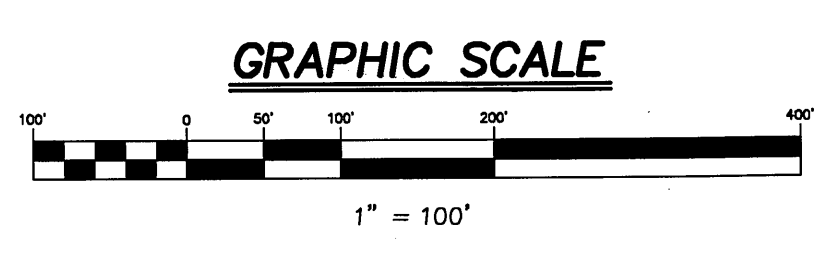
PART OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE  
SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

43.47 AC PLATTED FROM  
KEY 52-11B-13  
DAILY ENTERED FOR INFORMATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

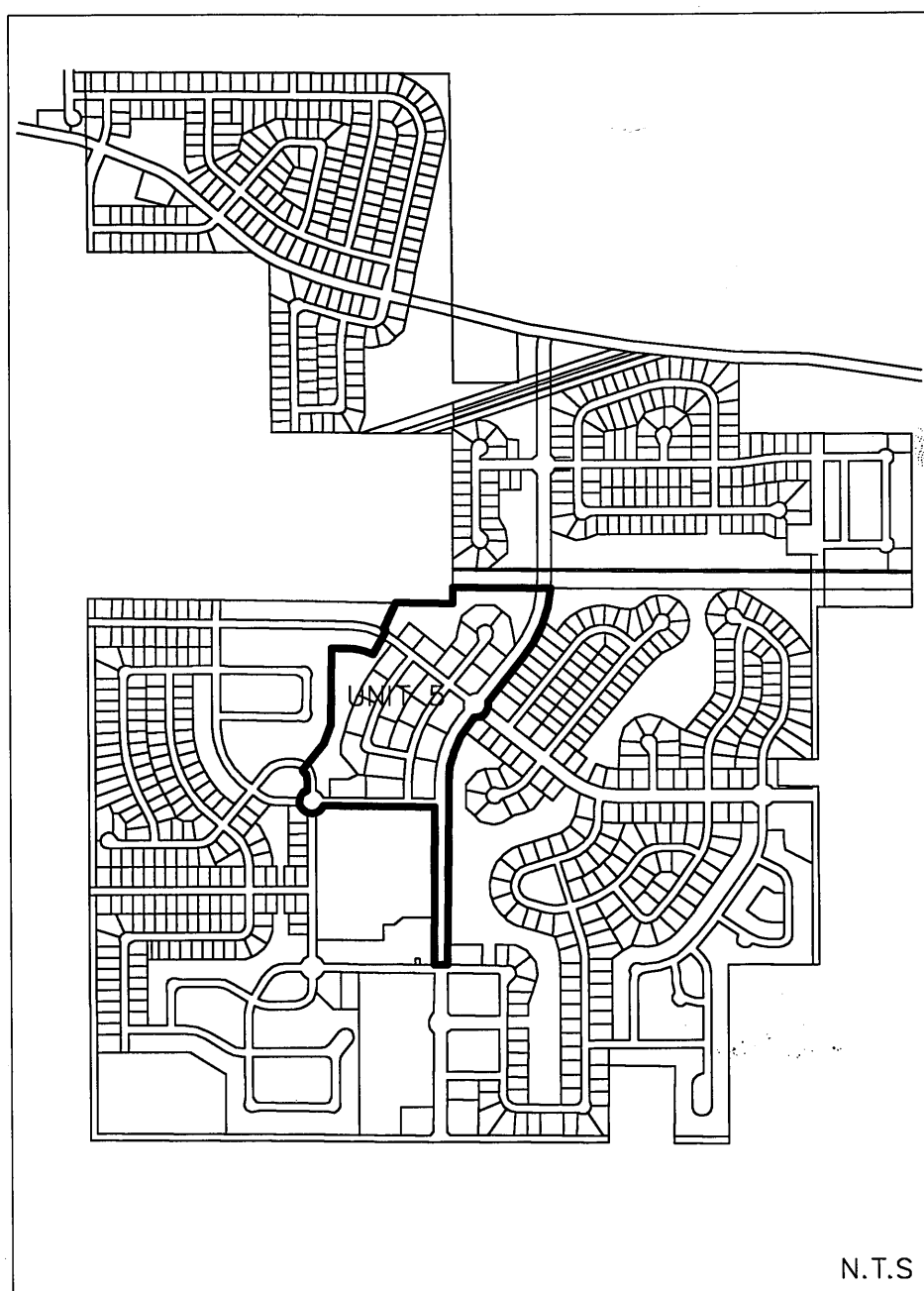
MAP 2 / 2006  
NEW LOTS 52-123-1 TO 83  
PEGGY HOLINGA KATCHER  
LAKE COUNTY AUDITOR  
LOTS A TO K &  
LOTS 1403, 1411, 1423 & 1441

2006-025275  
BK 99 PG 26-1

STATE OF INDIANA  
LAKE COUNTY  
RECORD FOR RECORD  
2006 MAR 28 AM 10:01  
MICHAEL A. BROWN  
RECORDER



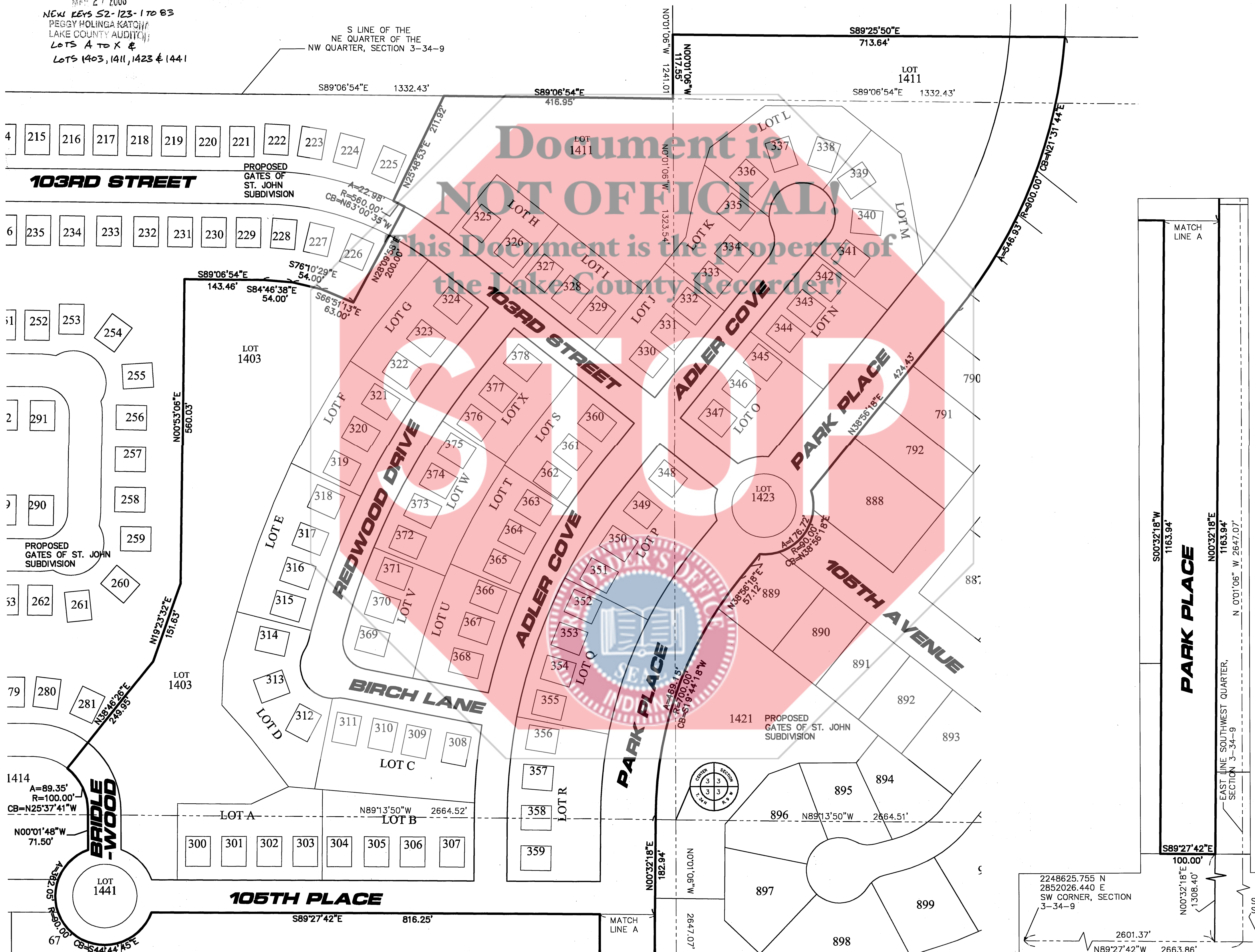
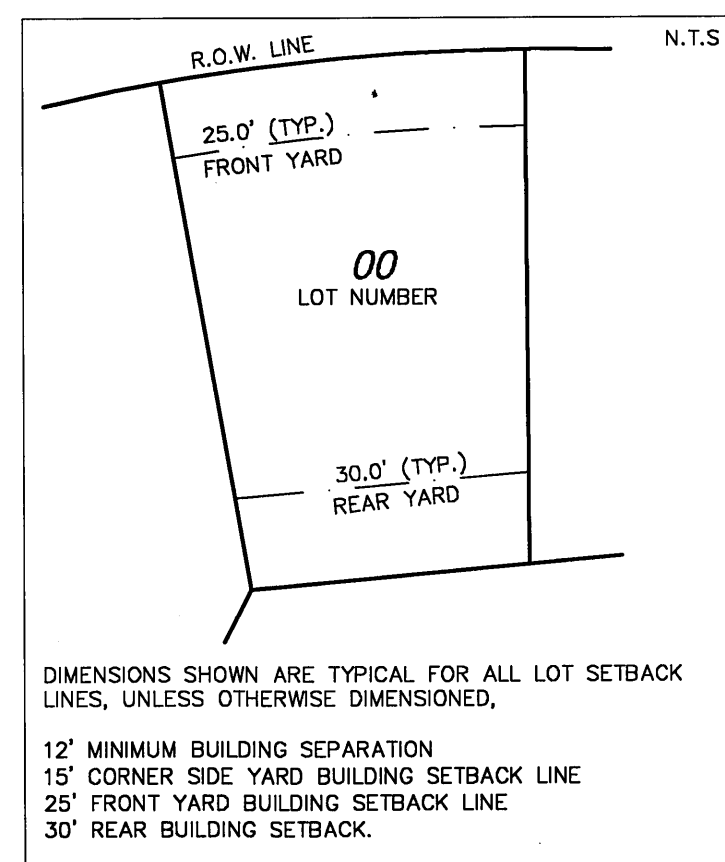
OVERALL SITE



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)

TYPICAL COTTAGE HOME LOT DETAIL



**LEGEND**

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

**ABBREVIATIONS**

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

BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF THE NE QUARTER OF THE NW QUARTER OF SECTION 3-34-9 TO BE: S 89° 06' 54" 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 5 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. \_\_\_\_\_

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

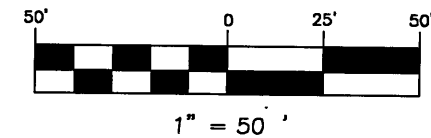
PREPARED FOR:  
**BLB ST. JOHN, LLC**  
3500 UNION AVENUE  
STEGER, ILLINOIS 60475  
708-756-0860

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	02/24/06	REVISED STREET ADDRESSES			
2.	03/02/06	REVISED STREET NAMES			

**SECONDARY PLAT**  
**THE GATES OF ST. JOHN - UNIT 5**

DRAFTING COMPLETED: 01/26/06	DRAWN BY: DAR	PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A	CHECKED BY: AJS	SCALE: 1" = 100'

Project No: 03206  
Group No: V04.7  
SHEET NO. 1 of 5



ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 MAP 27 2006  
 PEGGY HOLINGA KATOMA  
 LAKE COUNTY AUDITOR

2006 025275 2006 MAR 28 AM 10:02  
 S89°25'50"E  
 BOOK 99 PAGE 26  
 2006-025275  
 BK 99 PG 26  
 2 of 5

LOT 1411  
 HEREBY CONVEYED TO THE GATES OF ST JOHN HOMEOWNERS ASSOCIATION  
 243,964.23 sq. ft.  
 5.6006 acres  
 DRAINAGE AND DETENTION EASEMENT TO BE GRANTED OVER ALL OF LOT 1411

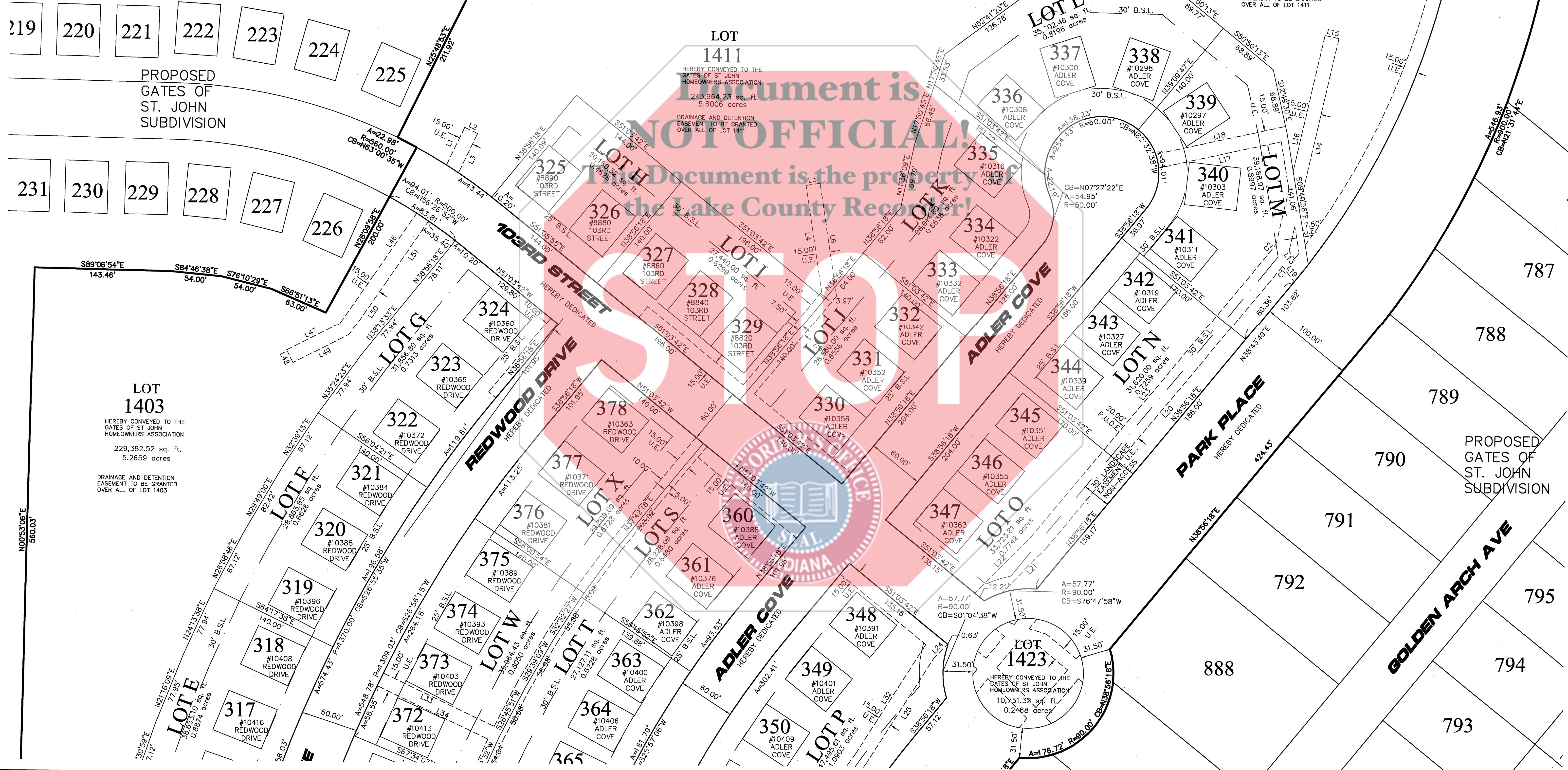
219 220 221 222 223 224 225

PROPOSED GATES OF ST. JOHN SUBDIVISION

231 230 229 228 227 226

LOT 1403  
 HEREBY CONVEYED TO THE GATES OF ST JOHN HOMEOWNERS ASSOCIATION  
 229,382.52 sq. ft.  
 5.2659 acres  
 DRAINAGE AND DETENTION EASEMENT TO BE GRANTED OVER ALL OF LOT 1403

N02°53'08"E  
 560.03'



Engineers  
 Scientists  
 Surveyors

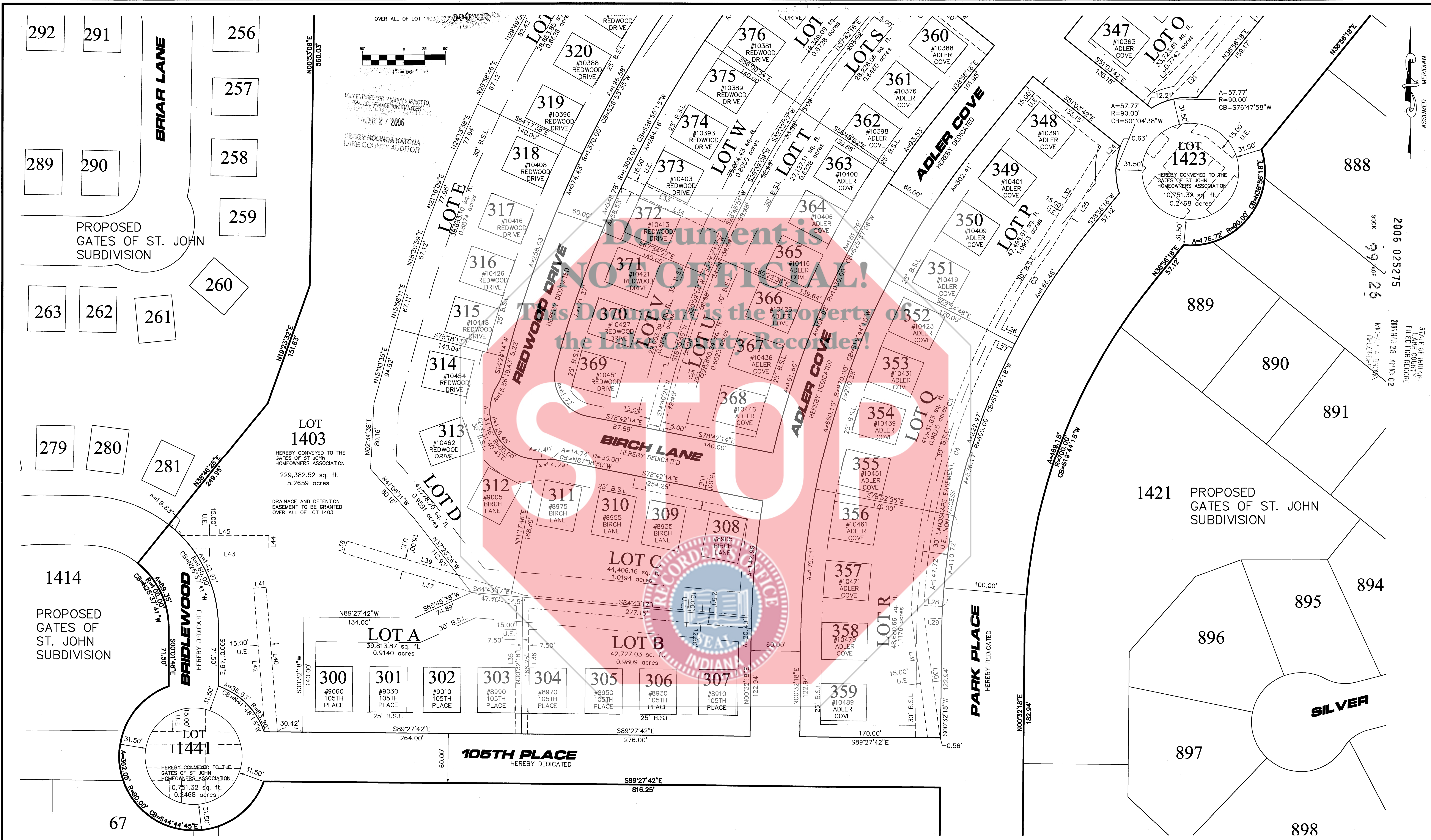
7325 Janes Avenue, Suite 100  
 Woodridge, IL 60517  
 630.724.9200 voice  
 630.724.0384 fax  
 v3co.com

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

NO.		DATE	DESCRIPTION	NO.		DATE	DESCRIPTION
1.	02/24/06		REVISED STREET ADDRESSES				
2.	03/02/06		REVISED STREET NAMES				

**SECONDARY PLAT**  
**THE GATES OF ST. JOHN - UNIT 5**  
 DRAFTING COMPLETED: 01/26/06  
 FIELD WORK COMPLETED: N/A  
 DRAWN BY: DAR  
 CHECKED BY: AJ5  
 PROJECT MANAGER: AJ5  
 SCALE: 1" = 50'

Project No: 03206  
 Group No: V04.7  
 SHEET NO.  
 2 of 5



**V** Engineers  
Scientists  
Surveyors

7325 Janes Avenue, Suite 100  
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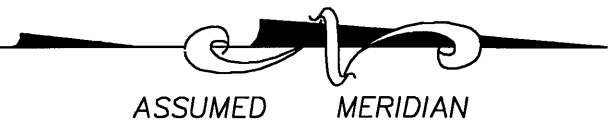
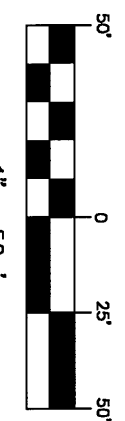
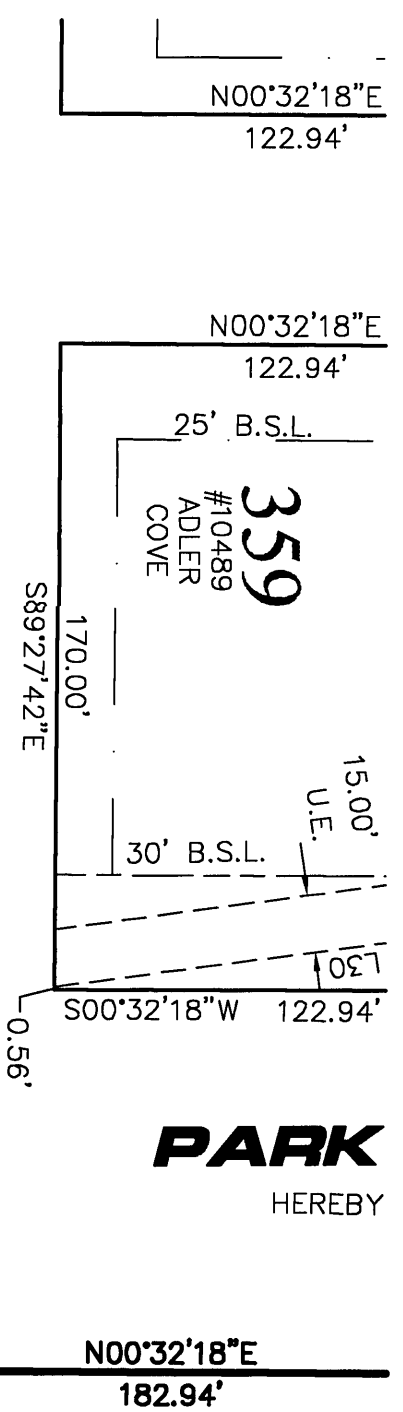
PREPARED FOR:  
**BLB ST. JOHN, LLC**  
3500 UNION AVENUE  
STEGER, ILLINOIS 60475  
708-756-0860

NO.		DATE	DESCRIPTION	REVISIONS	
1.	02/24/06		REVISED STREET ADDRESSES		
2.	03/02/06		REVISED STREET NAMES		

SECONDARY PLAT			
THE GATES OF ST. JOHN - UNIT 5			
DRAFTING COMPLETED:	01/26/06	DRAWN BY:	DAR
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS
PROJECT MANAGER:		AJS	
SCALE:		1" = 50'	
Project No:	03206		
Group No:	V04.7		
SHEET NO.	3 of 5		

**SECONDARY PLAT  
OF  
THE GATES OF ST. JOHN - UNIT 5  
UNIT 5**

2006-025275  
BK 99 P 26  
4 of 5



D.M. ENTERED FOR TAXATION SUBJECT TO  
 FINAL ADJUSTMENT FOR TRANSFER  
 MAR 27 2006  
 LAKE COUNTY AUDITOR

LINE	LENGTH	BEARING
L1	44.29	N251°45'4\"/>
L2	15.00	S64°45'06\"/>
L3	46.25	N251°45'4\"/>
L4	114.26	N08°48'25\"/>
L5	15.00	N91°11'35\"/>
L6	120.89	N08°48'25\"/>
L7	51.23	N00°28'54\"/>
L8	15.00	S89°31'06\"/>
L9	51.23	N00°28'54\"/>
L10	39.28	S78°44'02\"/>
L11	15.00	S11°53'58\"/>
L12	35.28	S78°44'02\"/>
L13	10.03	N37°11'30\"/>
L14	231.65	N12°30'35\"/>
L15	15.00	N77°29'25\"/>
L16	227.55	N12°30'35\"/>
L17	140.06	N77°10'30\"/>
L18	140.47	N37°11'30\"/>
L19	20.62	N37°11'30\"/>
L20	384.71	S38°56'18\"/>
L21	66.66	S44°07'45\"/>
L22	85.81	S44°07'45\"/>
L23	383.81	S38°56'18\"/>
L24	19.97	S44°08'20\"/>
L25	132.73	S31°53'28\"/>
L26	22.52	S64°45'42\"/>
L27	22.51	S64°45'42\"/>
L28	22.47	N87°21'00\"/>
L29	21.06	N87°21'00\"/>
L30	147.10	S07°21'43\"/>
L31	154.61	S07°21'43\"/>
L32	139.52	S31°53'28\"/>
L33	130.17	S64°45'41\"/>
L34	130.16	S64°45'41\"/>
L35	135.64	S00°52'18\"/>
L36	153.08	S00°52'18\"/>
L37	218.37	N72°50'07\"/>
L38	15.00	N72°50'07\"/>
L39	223.18	N72°50'07\"/>
L40	176.37	N04°26'11\"/>
L41	15.00	N85°53'49\"/>
L42	175.07	N04°26'11\"/>
L43	93.01	S89°58'34\"/>
L44	15.00	N00°01'26\"/>
L45	105.87	S89°58'34\"/>
L46	79.12	S33°59'53\"/>
L47	62.42	S62°38'57\"/>
L48	15.00	S27°21'03\"/>
L49	66.25	S62°38'57\"/>
L50	67.76	S33°59'53\"/>
L51	79.42	S33°59'53\"/>

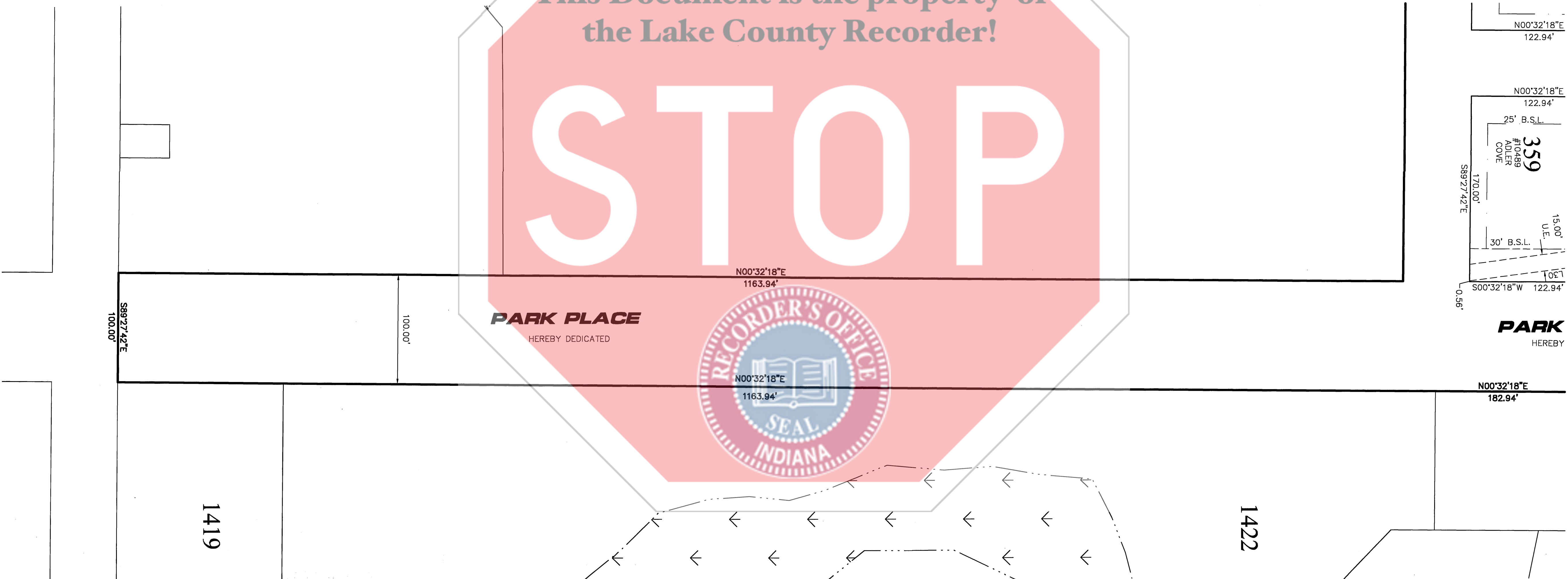
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C1	6.05	780.00	N38°42'59\"/>	
C2	19.72	780.00	N38°11'42\"/>	
C3	111.88	822.71	S31°34'27\"/>	
C4	336.84	822.71	S14°54'14\"/>	
C5	479.78	837.50	S19°00'58\"/>	

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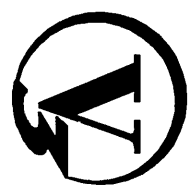
STOP



**PARK PLACE**  
HEREBY DEDICATED



STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 2006 MAR 29 AM 10:03  
 MICHAEL A. BROWN  
 RECORDER  
 BOOK 99 PAGE 26



Engineers  
 Scientists  
 Surveyors  
 7325 James Avenue, Suite 100  
 Woodridge, IL 60517  
 800.724.6200 voice  
 800.724.6200 fax  
 www.esv.com

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

NO.	DATE	REVISIONS
1	02/24/06	DISCRETION
2	03/02/06	REVISED STREET ADDRESSES REVISED STREET NAMES

**SECONDARY PLAT**  
**THE GATES OF ST. JOHN - UNIT 5**  
 DRAFTING COMPLETED: 01/26/06  
 FIELD WORK COMPLETED: N/A  
 DRAWN BY: DARR PROJECT MANAGER: AJS  
 CHECKED BY: AJS SCALE: 1" = 50'

Project No: 03206  
 Sheet No: V04.7  
 4 of 5

2006-025275

BK 99 PG 26  
5 of 5

000002

2006 025275

2006 MAR 28 AM 10:02

MICHAEL A. BROWN  
RECORDER

OWNER'S CERTIFICATE

BOOK 99 PAGE 26

STATE OF IL.  
COUNTY OF WILL

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:

manager  
TITLE

DATED THIS 7 DAY OF March 20 06

NOTARY CERTIFICATE

STATE OF IL.  
COUNTY OF WILL

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Linda L. Keene, 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 14 DAY OF March, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/20/08  
A RESIDENT OF Will COUNTY  
Linda L. Keene  
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, 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 MAYBE 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.

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )

First United Bank, HOLDER OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED AND RECORDED AS DOCUMENT NO. 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 14 DAY OF March, 2006.

MORTGAGE SIGNATURE

ATTEST

NOTARY CERTIFICATE

STATE OF IL.  
COUNTY OF WILL

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Anna M. Summers, 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 14 DAY OF March, 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/16/06  
A RESIDENT OF Will COUNTY  
Anna M. Summers  
PRINTED 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 15 DAY OF March, 2006.

PRESIDENT

SECRETARY

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 ATTORNEY'S 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.

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.

PLAN COMMISSION APPROVAL  
PRESIDENT: [Signature]  
SECRETARY: [Signature]

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

LOT AREA TABLE

Table with 3 columns: LOT NUMBER, AREA IN SQ.FT., AREA IN ACRES. Rows include TOTAL BUILDABLE LOTS, OPEN SPACE, PUBLIC R.O.W., and TOTAL THIS SUBDIVISION.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, 2601.37 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 1308.40 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST, 100.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 1163.94 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST, 816.25 FEET TO A POINT OF BEGINNING; 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, 71.50 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF NORTH 25 DEGREES 37 MINUTES 41 SECONDS WEST, 89.35 FEET; THENCE NORTH 38 DEGREES 46 MINUTES 23 SECONDS EAST, 249.95 FEET; THENCE NORTH 19 DEGREES 23 MINUTES 32 SECONDS EAST, 151.63 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, 560.03 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, 143.46 FEET; THENCE SOUTH 84 DEGREES 46 MINUTES 38 SECONDS EAST, 54.00 FEET; THENCE SOUTH 76 DEGREES 10 MINUTES 29 SECONDS EAST, 54.00 FEET; THENCE SOUTH 66 DEGREES 51 MINUTES 13 SECONDS EAST, 63.00 FEET; THENCE NORTH 28 DEGREES 09 MINUTES 58 SECONDS EAST, 200.00 FEET TO A POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET, HAVING A CHORD BEARING OF NORTH 63 DEGREES 00 MINUTES 35 SECONDS WEST, 22.98 FEET; THENCE NORTH 44 DEGREES 48 MINUTES 53 SECONDS EAST, 211.92 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, 416.95 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, 117.55 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS EAST, 713.64 FEET TO A POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 900.00 FEET, HAVING A CHORD BEARING OF SOUTH 21 DEGREES 31 MINUTES 44 SECONDS WEST, 546.93 FEET TO A POINT OF TANGENT; THENCE SOUTH 38 DEGREES 56 MINUTES 18 SECONDS WEST, 424.43 FEET TO A POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF SOUTH 38 DEGREES 56 MINUTES 18 SECONDS WEST, 176.72 FEET; THENCE SOUTH 38 DEGREES 56 MINUTES 18 SECONDS WEST, 57.12 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, HAVING A CHORD BEARING OF SOUTH 19 DEGREES 44 MINUTES 18 SECONDS WEST, 469.15 FEET TO A POINT OF TANGENT; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 1346.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 43.47 ACRES, MORE OR LESS.

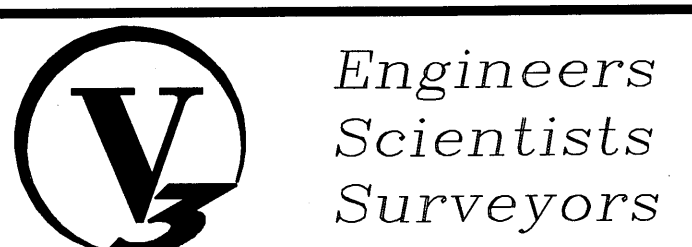
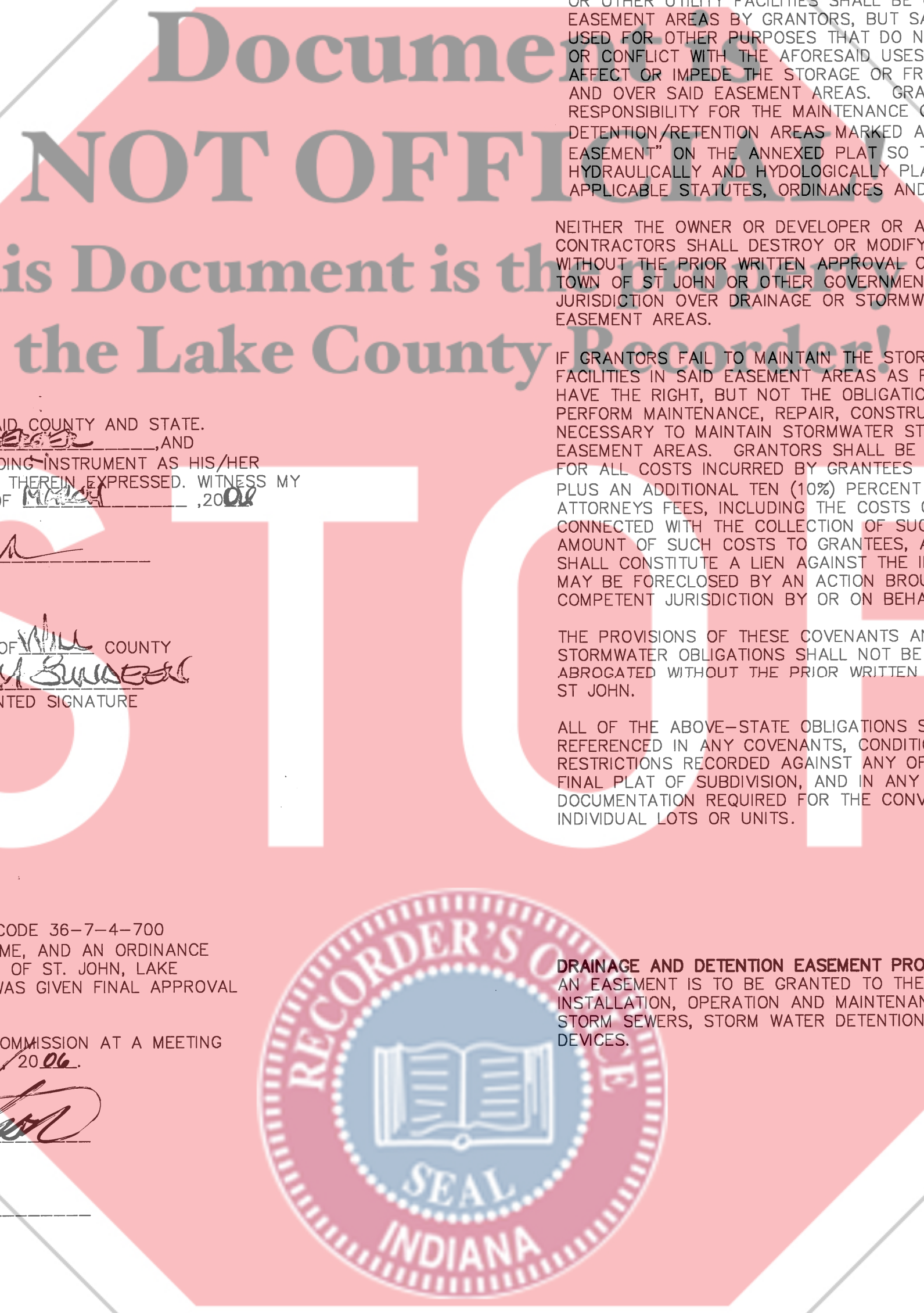
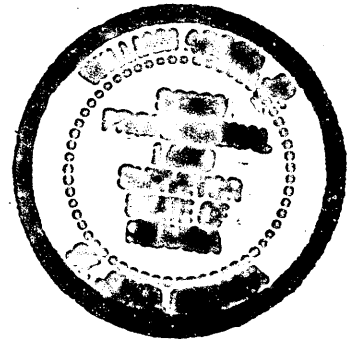
SURVEYOR CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE )

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 15 DAY OF March, A.D., 2006

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



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

Table with 4 columns: NO., DATE, DESCRIPTION, REVISIONS. Includes entries for revised street addresses and names.

Table with 4 columns: DRAFTING COMPLETED, FIELD WORK COMPLETED, DRAWN BY, CHECKED BY, PROJECT MANAGER, SCALE. Includes dates and names.

Project No: 03206  
Group No: V04.7  
SHEET NO. 5 of 5

BK 99 PG 26-6

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.



*John F. King*  
Signature of Declarant

JOHN F. KING  
Printed Name of Declarant