

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

SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE

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

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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

7___ DAY OF March , 20 06.

A RESIDENT OF WILL COUNTY

PRINTED SIGNATURE

Linda L Keene

AND HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND

AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE

PERSONALLY APPEARED ______,AND

NOTARY PUBLIC

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN AND

PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE

WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND

PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY

EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL

ELECTRIC, CABLE AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT

TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES

ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY SUCH

SAID EASEMENT, BUT SAME MAYBE USED FOR GARDENS, SHRUBS,

USE OF SAID EASEMENTS FOR SUCH UTILITY PURPOSES.

UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON

FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO KEEP TRIMMED

LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE

WIRES, EITHER OVERHEAD OR UNDERGROUND, IN AND ALONG THE

WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS,

NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE

COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL,

HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN,

ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER

DEDICATED. TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

OWNER'S CERTIFICATE

IN ACCORDANCE WITH THE PLAT HEREIN

BLB ST. JOHN,

ITS: MANAGER

NOTARY CERTIFICATE

STATE OF 11.

COUNTY OF WILL

MY COMMISSION EXPIRES:

UTILITY EASEMENT PROVISIONS (U.E.)

6 20 2008

"OFFICIAL SEAL."

Linda L. Keene

ly Commission Expires Jurie 20, 2008

Notary Public, State of Illinois

STATE OF The

COUNTY OF Will_

LAKE COUNTY FILED FOR RECORD

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL)

HOLDER OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED AND RECORDED

SON 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

FIRST UNITED BANK THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS
BEHALF ON THIS THE DAY OF MARCH , 2006.

MORTGAGE SIGNATURE

May Beth Start

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 APPROVA BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 1ST DAY OF MARCH , 2006.

NOTARY CERTIFICATE

STATE OF IL COUNTY OF Will A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED BY THE OWNER AND DEVELOPER OF THE LANDS PLATTED

PUBLIC IN AND FOR SAID COUNTY AND STATE , AND

"OFFICIAL SEAL" Notary Public, State of Illinois My Commission Engines April 16, 2006 NOTARY PUBLIC

MY COMMISSION EXPIRES 4.16.06

DEVICES.

A RESIDENT OF WILL COUNTY

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

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.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (HERINAFTER "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 (HERINAFTER "GRANTEES") OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF

.) 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 THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO 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 IMPEDE 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 HYDOLOGICALLY 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.

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

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.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER MAR 27 2006

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES	
TOTAL BUILDABLE LOTS	370,444.84	8.5042	
OPEN SPACE	106,789.41	2.4515	
PUBLIC R.O.W.	130,477.82	2.9954	
TOTAL THIS SUBDIVISION	607,712.07	13.9511	

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, 2472.34 FEET FOR A PLACE OF BEGINNING: THENCE NORTH OO DEGREES 32 MINUTES 18 SECONDS EAST, 182.94 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 NORTH 19 DEGREES 44 MINUTES 18 SECONDS EAST, 469.15 FEET TO A POINT OF TANGENT; THENCE NORTH 38 DEGREES 56 MINUTES 18 SECONDS EAST, 57.12 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 38 DEGREES 56 MINUTES 18 SECONDS EAST, 176.72 FEET; THENCE NORTH 38 DEGREES 56 MINUTES 18 SECONDS EAST, 125.17 FEET; THENCE SOUTH 51 DEGREES 03 MINUTES 42 SECONDS EAST, 830.00 FEET; THENCE SOUTH 38 DEGREES 56 MINUTES 18 SECONDS WEST, 400.00 FEET; THENCE NORTH 51 DEGREES 03 MINUTES 42 SECONDS WEST. 70.00 FEET; THENCE SOUTH 38 DEGREES 56 MINUTES 18 SECONDS WEST, 135.81 FEET; THENCE SOUTH 67 DEGREES OO MINUTES 42 SECONDS WEST, 34.33 FEET: THENCE SOUTH 67 DEGREES 00 MINUTES 42 SECONDS WEST. 42.60 FEET: THENCE SOUTH 71 DEGREES 53 MINUTES 14 SECONDS WEST, 89.71 FEET; THENCE SOUTH 59 DEGREES 18 MINUTES 07 SECONDS WEST, 88.04 FEET; THENCE SOUTH 75 DEGREES 25 MINUTES 48 SECONDS WEST, 58.33 FEET; THENCE NORTH 75 DEGREES 30 MINUTES 56 SECONDS WEST, 101.99 FEET: THENCE NORTH 46 DEGREES 27 MINUTES 39 SECONDS WEST, 58.33 FEET: THENCE NORTH 46 DEGREES 27 MINUTES 39 SECONDS WEST, 89.00 FEET: THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 9.29 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST, 126.54 FEET TO THE PLACE OF BEGINNING, CONTAINING 13.95 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 6 DAY OF MARCH

WILLIAM ARDEN JR. INDIANA PROFESSIONAL LAND SURVEYOR NO. S0360 MY LICENSE EXPIRES ON JULY 31, 2006

SS





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 3500 UNION AV STEGER, ILLINOIS 708-756-0860

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	RI		EVISIONS	
DATE	DESCRIPTION	NO.		
02/24/06	STREET ADDRESS AND EASEMENT REVISIONS			
03/02/06	REVISED STREET NAMES			

		REVISION	NS	
DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
/24/06	STREET ADDRESS AND EASEMENT REVISIONS			
/02/06	REVISED STREET NAMES			

	SECO	NDAI	RY PL	AT	
HE	GATES	OF ST.	JOHN -	UNIT 7A	

Project No: 03206 Group No: V04.7

DRAFTING COMPLETED: 01/26/06 DRAWN BY: DAR PROJECT MANAGER: AJS FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 50'

SHEET NO. **3** of

Prescribed by the State Board of Accounts (2005)

County form 170

Declaration

Document is

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 herby 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

Printed Name of Declarant