

FILED FOR RECORD  
 2006 MAR 28 AM 10:07  
 MICHAEL A. BROWN  
 RECORDER  
 STATE OF ILLINOIS

000000  
 ASSUMED  
 MERIDIAN  
 1" = 50'  
 ONLY ENTERED FOR TAXATION SUBJECT TO  
 FINAL ACCEPTANCE FOR TRANSFER  
 MAP 27 2006  
 PEGGY HOLINGA KATONA  
 LAKE COUNTY AUDITOR  
 2006 025277  
 99 page 27  
 2006 MAR 28 AM 10:07

**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		DESCRIPTION	
1.	02/24/06	STREET ADDRESS AND EASEMENT REVISIONS			
2.	03/02/06	REVISED STREET NAMES			

SECONDARY PLAT			
THE GATES OF ST. JOHN - UNIT 7A			
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.		2 of 3	

2006 025277 3 of 3  
99/27

2006 025277

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD:  
2006 MAR 28 AM 10:07  
MICHAEL A. BROWN  
RECORDER

000193

**OWNER'S CERTIFICATE**

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: [Signature]  
TITLE: manager  
DATED THIS 7 DAY OF March, 2006

**NOTARY CERTIFICATE**

STATE OF IL )  
COUNTY OF will )  
  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHY LITTON 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 7TH DAY OF MARCH, 2006

**OFFICIAL SEAL**  
Linda L. Keene  
Notary Public, State of Illinois  
My Commission Expires June 20, 2008

Linda L. Keene  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/20/2008 A RESIDENT OF will COUNTY  
Linda L. Keene  
PRINTED SIGNATURE

**MORTGAGEE CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF Will ) SS  
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 THEREOF, FIRST UNITED BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 17th DAY OF MARCH, 2006.  
[Signature]  
MORTGAGE SIGNATURE  
[Signature]  
ATTEST

**NOTARY CERTIFICATE**

STATE OF IL )  
COUNTY OF will )  
  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Signature] 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 17th DAY OF MARCH, 2006

**OFFICIAL SEAL**  
Arac M. Suresen  
Notary Public, State of Illinois  
My Commission Expires April 16, 2008

MY COMMISSION EXPIRES: 4-16-06 A RESIDENT OF will COUNTY  
Arac M. Suresen  
PRINTED SIGNATURE

**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.

**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.

**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 1st DAY OF MARCH, 2006.

[Signature]  
PRESIDENT  
[Signature]  
SECRETARY

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**

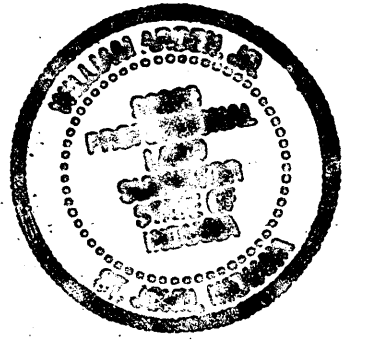
LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
TOTAL BUILDABLE LOTS	370,444.84	8.5042
OPEN SPACE	106,789.41	2.4515
PUBLIC R.O.W.	130,477.82	2.9954
TOTAL THIS SUBDIVISION	607,712.07	13.9511

**LEGAL DESCRIPTION**

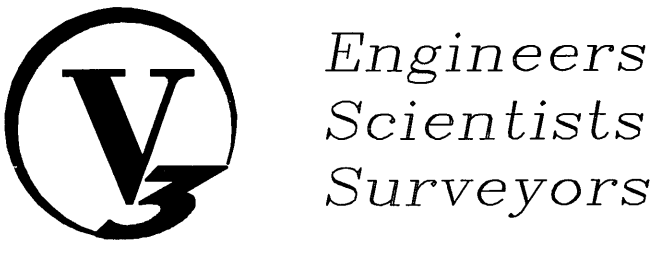
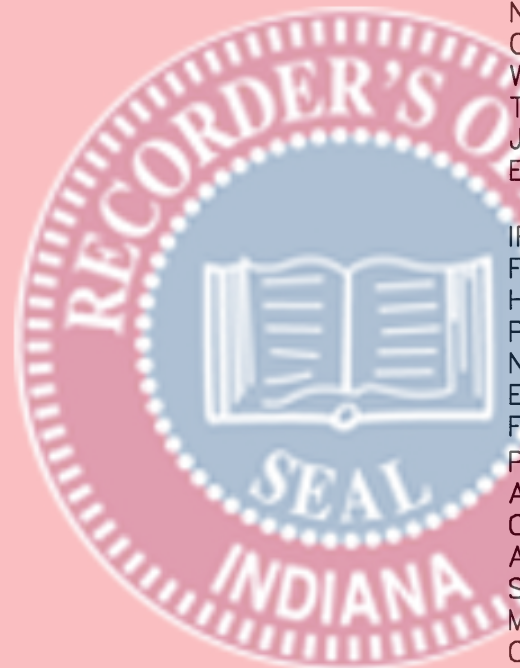
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 22 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, 2601.37 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST, 2472.34 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 00 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 00 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 46 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 22 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 ) 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 6th DAY OF MARCH, A.D., 2006  
[Signature]  
WILLIAM ARDEN JR.  
INDIANA PROFESSIONAL LAND SURVEYOR NO. 50360  
MY LICENSE EXPIRES ON JULY 31, 2006



Document is NOT OFFICIAL!  
This Document is the Lake County



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	STREET ADDRESS AND EASEMENT REVISIONS			
2.	03/02/06	REVISED STREET NAMES			

**SECONDARY PLAT**  
**THE GATES OF ST. JOHN - UNIT 7A**  
DRAFTING COMPLETED: 01/26/06 DRAWN BY: DAR PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 50'

Project No: 03206  
Group No: V04.7  
SHEET NO. 3 of 3

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. Keyser*  
Signature of Declarant

John F. Keyser  
Printed Name of Declarant