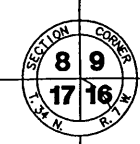


2006 067050

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

PLAT OF EASEMENT 000269  
FOR PUBLIC UTILITIES



BOOK 15 PAGE 41

2006 067050

2006 AUG -2 PM 12: 57

15/41

LEGAL DESCRIPTION OF GRANTOR'S LAND (DOC.# 2005-086376)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION.

LEGAL DESCRIPTION OF EASEMENT

THE WEST 30 FEET OF THE EAST 50 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE ) SS

THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF GRANTING AN EASEMENT FOR THE PURPOSES SHOWN HEREON, AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 18<sup>TH</sup> DAY OF JULY, A.D. 2006.

*Steven A. Jones*  
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20200010



SURVEYOR'S NOTES:

1. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT WOULD BE REVEALED BY A CURRENT TITLE REPORT.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF AND NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON ASSUMED NORTH AND ARE NOT RELATED TO ANY SPECIFIC DATUM.

MICHAEL Z. BROWN  
RECORDER



N 89°40'20" E 1314.95'

N. LINE, SE 1/4, NE 1/4, SEC. 17-34-7

N 00°07'59" E 1333.64'

W. LINE, SE 1/4, NE 1/4, SEC. 17-34-7

S. LINE, SE 1/4, NE 1/4, SEC. 17-34-7

S 89°44'55" W 1317.16'

Document FILED  
NOT OFFICIAL  
AUG 02 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

STOP



30.00'

50.00'

RANDOLPH STREET

2670.77'

W. R/W LINE, RANDOLPH STREET

1335.39'

S 00°02'16" W 1335.39'

E. LINE SEC. 17-34-7

EASEMENT FOR PUBLIC UTILITIES

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE STONEGATE SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AT ALL TIMES FOR ANY AND ALL OF 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 EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

OWNER'S CERTIFICATE

THE GRANTOR, STONGATE DEVELOPMENT OF WINFIELD, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT HE HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE PLATTED FOR THE USES AND PURPOSES HEREON SET FORTH AND DOES HEREBY GRANT THE EASEMENTS AS SHOWN HEREIN.

WITNESS MY HAND THIS 18 DAY OF JULY, A.D., 2006.

BY:

NOTARY CERTIFICATE

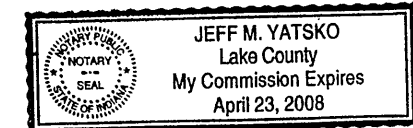
STATE OF INDIANA )  
COUNTY OF LAKE ) SS

I, JEFF M. YATSKO, A NOTARY PUBLIC IN AND THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 18<sup>TH</sup> DAY OF JULY, A.D. 2006.

*Jeff M. Yatsko*  
NOTARY PUBLIC



DATE	REVISIONS	DRAWN BY	CHECK BY



Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Environmental Scientists • Landscape Architects • Planners • Construction Managers  
833 W. Lincoln Hwy, Suite 113E-A • Schererville, IN 46375 • 219.865.5665 • 219.865.5446 FX  
www.manhard.com

STONEGATE DEVELOPMENT OF WINFIELD PROPERTY

WINFIELD, INDIANA

PLAT OF EASEMENT

DRAWN BY: SAJ	DATE: 07/14/06	SCALE: 1"=200'	CODE: MBWII	PROJECT: 4803
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