

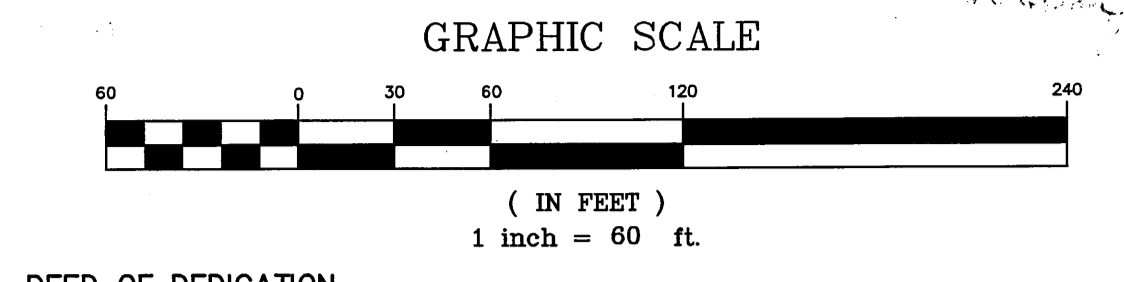
2006 081901

FINAL PLAT OF REPLAT OF OLTHOF ADDITION LOT 1 TO THE TOWN OF SCHERERVILLE

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA. PROPERTY ADDRESS: 8051 WICKER AVENUE, SCHERERVILLE, INDIANA

2006 081901 100/24

1# 2006 081901 100/24



DEED OF DEDICATION THE UNDERSIGNED, OLTHOF HOMES, L.L.C., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED 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.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS REPLAT OF OLTHOF ADDITION LOT 1 TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF SCHERERVILLE.

FRONT BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THERE ARE STRIPS OF GROUND, 5 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "P.U.D.E." AND/OR "PUBLIC UTILITY AND DRAINAGE EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

WHERE COVENANTS OR RESTRICTIONS ARE INSERTED IN ANY PLAT, THEY SHALL PROVIDE THAT INVALIDATION OF ANY ONE OF THE SAME BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE COVENANTS AND RESTRICTIONS SHALL FURTHER PROVIDE THE RIGHT TO ENFORCE THOSE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION THEREOF. IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN SAID SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS 13 DAY OF SEPT A.D., 2006.

OWNER OLTHOF HOMES, L.L.C. C/O OLTHOF HOMES 8051 WICKER AVE. SUITE A ST. JOHN, IN 46373 SEND FUTURE TAX BILLS TO: OLTHOF HOMES, L.L.C. C/O OLTHOF HOMES 8051 WICKER AVE. SUITE A ST. JOHN, IN 46373

BY: Frederick A. Olthof PRESIDENT OF OLTHOF ENTERPRISES, INC. ITS GENERAL MANAGER

NOTARY PUBLIC STATE OF INDIANA COUNTY OF LAKE I, Andrea Oller, a NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT FREDRICK A. OLTHOF OF OLTHOF HOMES, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 13 DAY OF September A.D. 2006. Andrea Oller Notary Public My Commission Expires: Nov 27, 2013

UTILITY EASEMENT PROVISIONS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED TO THE TOWN OF SCHERERVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING AT&T (A.K.A. SBC, AMERICITECH) 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, CONDUITS, CABLES, POLES AND WIRES, UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS ON LAND AND DESIGNATED ON THE PLAT AND MARKED "P.U.D.E." AND/OR "PUBLIC UTILITY AND EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, (STORM AND SANITARY) WATER, GAS, 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 AS NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS 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 EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SUCH EASEMENT, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT PROVISIONS AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE AND THE TOWN OF SCHERERVILLE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR CONDUIT, UPON AND ALONG THE STRIPS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "P.U.D.E." AND/OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

PLAN COMMISSION CERTIFICATE STATE OF INDIANA ) SS COUNTY OF LAKE ) SUBMITTED TO AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, THIS 12th DAY OF September A.D., 2006.

BY: Thomas Dills PLAN COMM. SECRETARY ATTEST: Thomas Ammann PLAN COMM. PRESIDENT

SURVEYOR CERTIFICATE STATE OF INDIANA ) SS COUNTY OF LAKE ) I, STEVEN A. JONES, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND REDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 5th DAY OF SEPTEMBER A.D. 2006. Steven A. Jones INDIANA REGISTERED LAND SURVEYOR NO. LS2020010

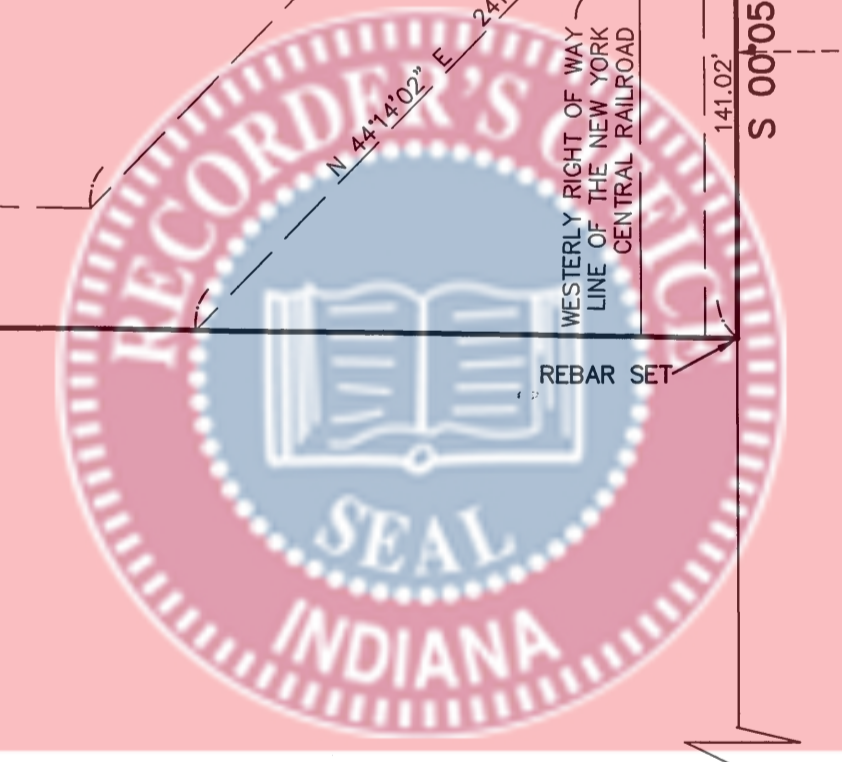
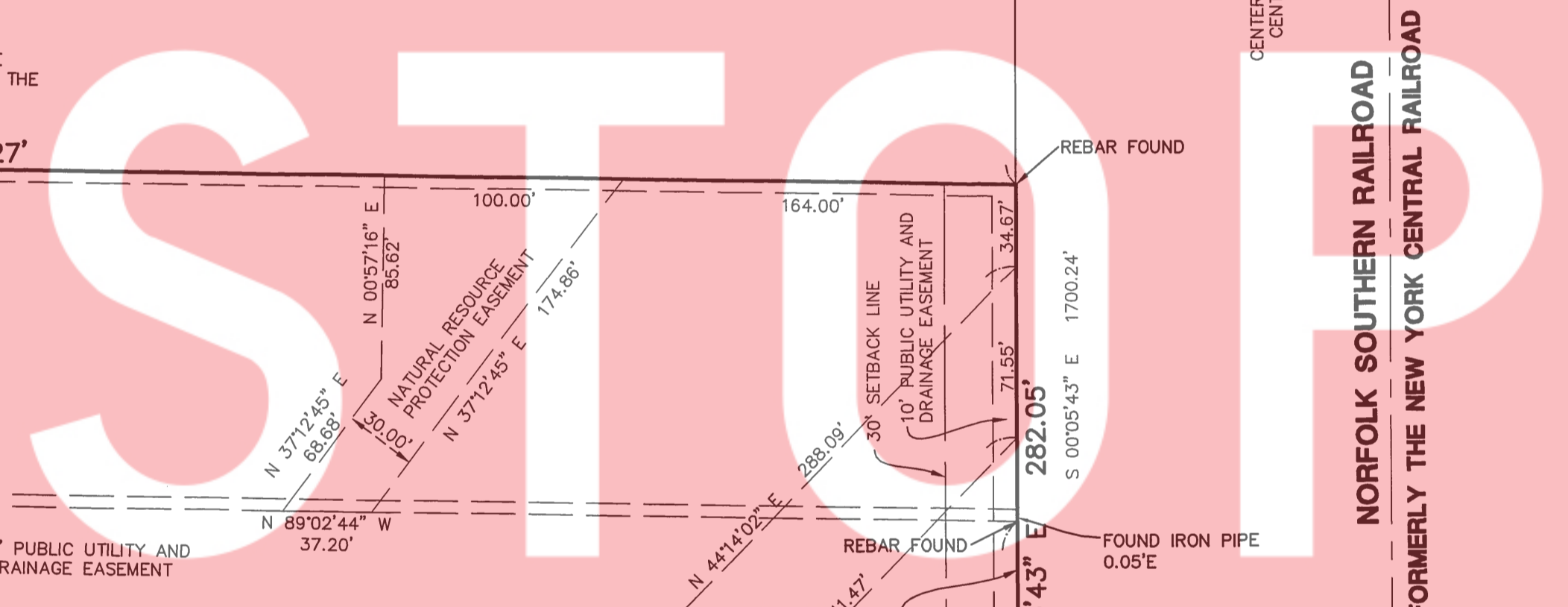
SURVEYOR'S NOTES: 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. CROSS REFERENCE IS HEREBY MADE TO AN PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, ON 2-11-06 AND LAST DATED 1-1-06 AND RECORDED AS DOCUMENT NUMBER 2006-081901. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY.

PROPERTY DESCRIPTION

PART OF THE WEST HALF OF THE WEST HALF OF SECTION 21, TOWNSHIP 35, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST, 2331.82 FEET ALONG THE WEST LINE OF SAID SECTION 21 TO THE SOUTH LINE OF THE NORTH 141 FEET OF THE SOUTH 282 FEET OF THE NORTH 2472.3 FEET OF SAID WEST HALF OF SECTION 21 AND THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 02 MINUTES 44 SECONDS EAST, 71.42 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1 IN OLTHOF'S ADDITION TO THE TOWN OF SCHERERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 2004 IN PLAT BOOK 95, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 141.01 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 02 MINUTES 44 SECONDS EAST, 965.27 FEET ALONG SAID NORTH LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST, 282.05 FEET ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF THE NORTH 2472.3 FEET OF SAID WEST HALF OF THE WEST HALF OF SECTION 21; THENCE NORTH 89 DEGREES 02 MINUTES 44 SECONDS WEST, 1037.21 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST, 141.03 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 6.48 ACRES, MORE OR LESS.

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MERCANTILE NATIONAL BANK OF INDIANA DOC. 2005-068846

LOT 1 272,446 SQ. FT. (8051)

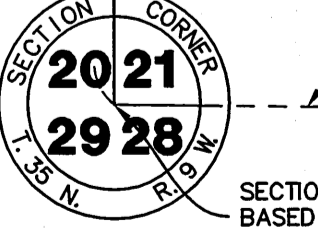
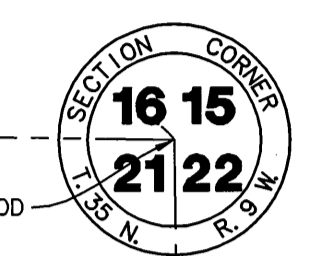
EAGLE RIVER NORTHWOODS ADDITION PLAT BOOK 94, PAGE 39

NO ACCESS NOTE THERE SHALL BE NO VEHICULAR ACCESS TO U.S. ROUTE 41 FROM THE SOUTH 141 FEET OF LOT 1 UNLESS APPROVED BY THE TOWN OF SCHERERVILLE PLAN COMMISSION.

NATURAL RESOURCE PROTECTION EASEMENT PROVISIONS THOSE AREAS DESIGNATED AS "NATURAL RESOURCE PROTECTION EASEMENT" SHALL REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION, SUBSEQUENT TO INITIAL CONSTRUCTION AS APPROVED IN THE ENGINEERING AND LANDSCAPING PLANS RELATED TO INFRASTRUCTURE IMPROVEMENTS AND EXCEPT AS REQUIRED TO IMPLEMENT THE MANAGEMENT PLAN, OR WITH PRIOR CONSENT OF THE VILLAGE, THE FOLLOWING ACTIONS ARE PROHIBITED IN THE CONSERVANCY AREAS:

- I.) FILLING AND DREDGING; II.) DUMPING OF ASHES, GARBAGE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIAL; III.) BUILDINGS OR STRUCTURES; IV.) REMOVAL OR DESTRUCTION OF TREES OR PLANTS; V.) MINING, DRAINING, PLOWING, MINING AND THE REMOVAL OF TOPSOIL, SAND, ROCK, GRAVEL, MINERALS OR OTHER MATERIAL; VI.) OPERATION OF MOTORIZED VEHICLES; VII.) ACTIVE RECREATION ACTIVITIES, OTHER THAN IN THE DESIGNATED AREA; VIII.) GRAZING OR KEEPING OF LIVESTOCK; IX.) PLACEMENT OF OVERHEAD UTILITY LINES; X.) MODIFICATIONS TO THE HYDROLOGY THAT WOULD ALLOW MORE WATER ONTO, OR DRAIN WATER AWAY FROM THE NATURAL AREA; XI.) IMPACT TO AREAS DESIGNATED AS WETLANDS; XII.) SODDING OR SEEDING WITH NONNATIVE GRASSES.

CROSS ACCESS EASEMENT PROVISIONS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED AND GRANTED WITHIN THE STRIP OF LAND DESIGNATED AS CROSS ACCESS EASEMENT.



OWNER AND DEVELOPER: OLTHOF HOMES, L.L.C. 8051 WICKER AVE. SUITE A ST. JOHN, IN 46373

Table with columns for DATE, NAME, and other tracking information.

MANHARD CONSULTING, LTD. ENGINEERS • SURVEYORS • PLANNERS ENVIRONMENTAL SCIENTISTS 833 W. Lincoln Hwy. Suite 1138-A, Schererville, Indiana 46375 tel: 219/965-5865 fax: 219/965-5446 http://www.manhard.com

REPLAT OF OLTHOF ADDITION LOT 1 TO THE TOWN OF SCHERERVILLE, INDIANA FINAL PLAT OF SUBDIVISION

Table with columns for PROJ. NO., PROJ. ENG., DRAWN BY, CHECKED BY, DATE, SCALE, SHEET 1 OF 1, and OHISV3 4485.