

RENAISSANCE SUBDIVISION - UNIT 3

2006 083148

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2006 SEP 21 AM 11:46
MICHAEL A. BROWN
RECORDER

UNDER 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 20 DAY OF Sept., 2006.

[Signature]
PRESIDENT
[Signature]
SECRETARY

WE, THE UNDERSIGNED, WYNGATE DEVELOPMENT, L.L.C., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I 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 "RENAISSANCE SUBDIVISION - UNIT 3", AN ADDITION TO THE TOWN OF ST. JOHN, 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 THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 5th DAY OF Sept., 2006.

[Signature]
LARRY PRUM, MEMBER
WYNGATE DEVELOPMENT, L.L.C.

STATE OF INDIANA }
COUNTY OF LAKE } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID OWNERS, WHO SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED; FOR THE PURPOSE THEREIN EXPRESSED.

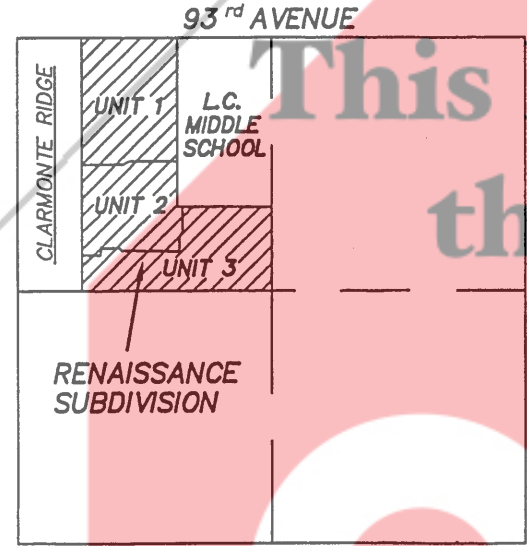
WITNESS MY HAND AND SEAL THIS 5 DAY OF Sept., 2006.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

A RESIDENT OF LAKE COUNTY, INDIANA

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, 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 34; THENCE SOUTH 89 DEGREES 14 MINUTES 23 SECONDS EAST, 664.19 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 34 (BEARINGS BASED ON HOLDING A LINE CONNECTING THE MONUMENTS AT THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 34 AS SOUTH 89 DEGREES 14 MINUTES 23 SECONDS EAST - ASSUMED BASIS); THENCE SOUTH 00 DEGREES 06 MINUTES 54 SECONDS EAST, 2280.48 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, TO THE SOUTHWEST CORNER OF RENAISSANCE SUBDIVISION - UNIT 2, RECORDED IN PLAT BOOK 97, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING; (THE NEXT NINE COURSES ARE ALONG THE SOUTH AND EAST LINES OF SAID RENAISSANCE SUBDIVISION - UNIT 2) THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, 192.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1066.28 FEET; THENCE NORTHERLY ALONG SAID CURVE (THE CENTER OF SAID CURVE BEARING SOUTH 83 DEGREES 42 MINUTES 46 SECONDS EAST, A CENTRAL ANGLE OF 03 DEGREES 24 MINUTES 06 SECONDS, AN ARC LENGTH OF 59.74 FEET TO A POINT OF REVERSE CURVE, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1066.28 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 17 SECONDS, AN ARC LENGTH OF 8.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 06 SECONDS EAST, 192.43 FEET; THENCE SOUTH 37 DEGREES 26 MINUTES 12 SECONDS EAST, 30.61 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 35 SECONDS EAST, 600.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, 150.00 FEET; THENCE NORTH 27 DEGREES 19 MINUTES 17 SECONDS EAST, 67.08 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, 260.09 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS EAST, 944.59 FEET ALONG THE SOUTH LINE OF THE EAST 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, 880.17 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 14 MINUTES 35 SECONDS WEST, 1993.72 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS WEST, 360.07 FEET TO THE POINT OF BEGINNING, CONTAINING 29.01 ACRES, MORE OR LESS.

NOTE: BOUNDARY SURVEY OF PARENT PARCEL RECORDED IN SURVEY RECORD BOOK 9, PAGE 98, IN LAKE COUNTY RECORDER'S OFFICE.



VICINITY MAP SECTION 34-35-9

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2006 083148

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ALL PLATTED FROM KEY 13-50-8 & 11 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

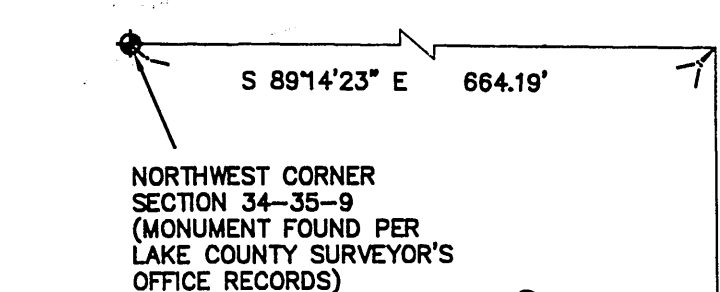
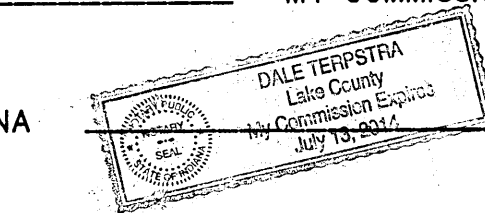
SEP 21 2006 NEW KEY 12-300-1 to 52 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR LOTS 99 TO 149 & OUTLOT B

UTILITY EASEMENT - AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF ST. JOHN, INDIANA, ALL PUBLIC UTILITY SERVICE COMPANIES INCLUDING SBC, NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY, AND PRIVATE COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES AND WIRES, BOTH OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS, WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL WIRES TO SERVE ADJACENT LOTS, 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 TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDING 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. NO FENCES SHALL BE LACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS.

DRAINAGE EASEMENT - AN EASEMENT IS GRANTED TO THE TOWN OF ST. JOHN, INDIANA, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING OF STORM WATER RUN-OFF.

I, ANTHONY M. GREGORY, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 10, 2006, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

[Signature]
ANTHONY M. GREGORY
INDIANA REGISTERED LAND SURVEYOR
NO. ENL8600090



NORTHWEST CORNER SECTION 34-35-9 (MONUMENT FOUND PER LAKE COUNTY SURVEYOR'S OFFICE RECORDS)



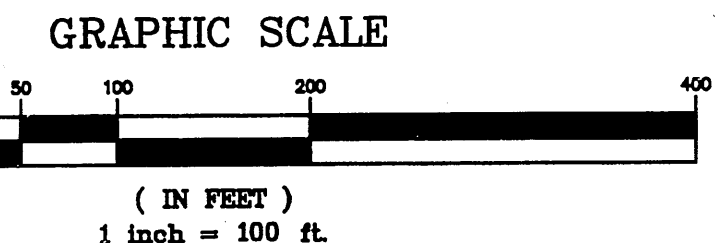
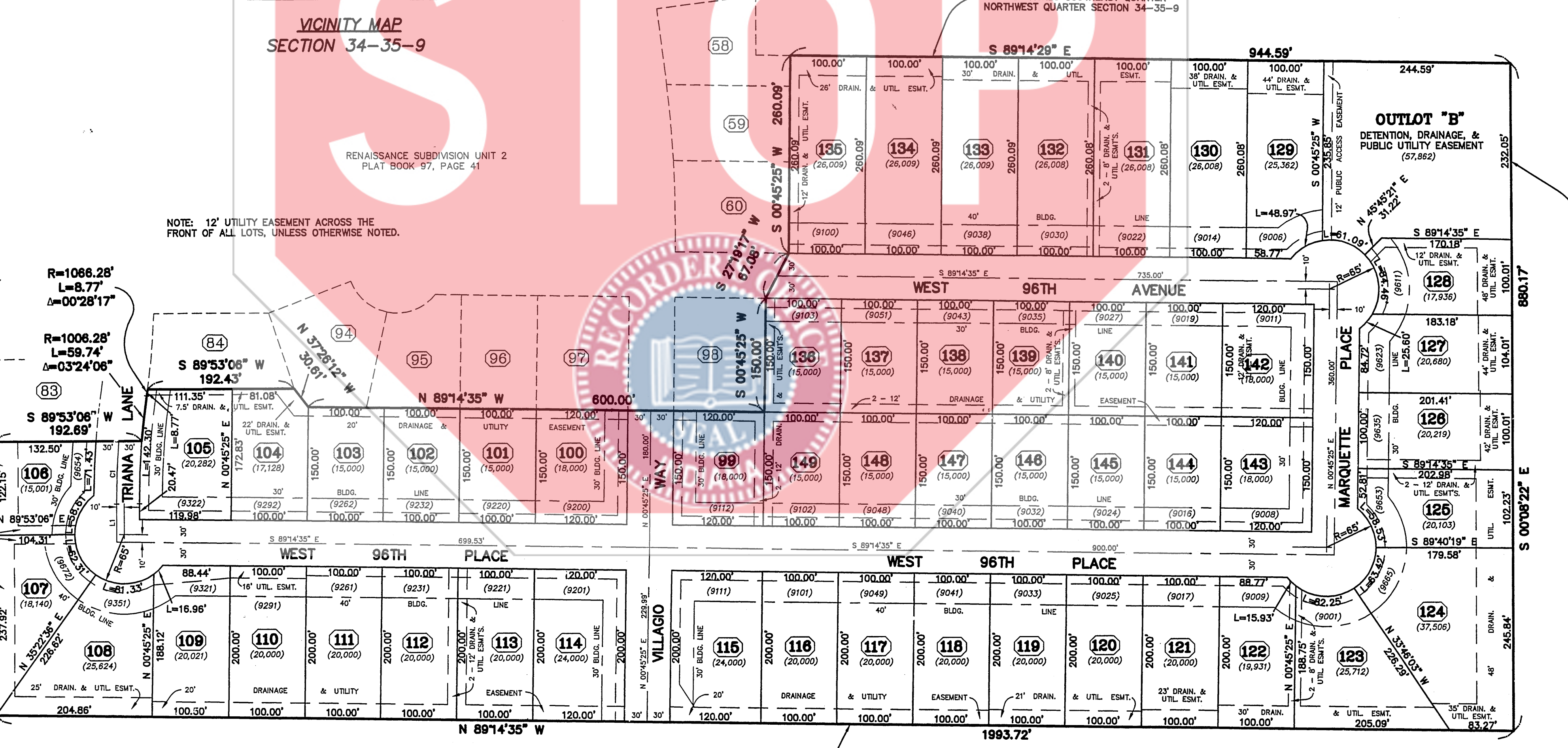
WEST LINE EAST HALF WEST HALF NORTHWEST QUARTER SECTION 34-35-9



POINT OF BEGINNING



AMENDED PLAT CLARMONITE RIDGE UNITS 1 & 2 PLAT BOOK 90, PAGE 53

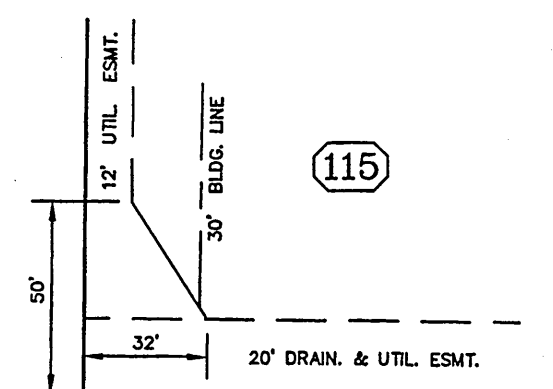


CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD
C1	82.55'	1036.28'	4°33'51"	41.30'	S 02°10'04" W	82.53'

LINE TABLE

LINE	LENGTH	BEARING
L1	50.01'	N 00°06'54" W



THERE ARE ADDITIONAL PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS THAT ARE A PART OF THIS FINAL PLAT AND ARE RECORDED AT THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA IN

DOCUMENT NO. _____
AND DOCUMENT NO. _____

OWNER AND DEVELOPER:
WYNGATE DEVELOPMENT, L.L.C.
9241 BLAINE AVENUE
CROWN POINT, INDIANA 46307

SECONDARY PLAT

PROJECT NO. 06-4945

RENAISSANCE SUBDIVISION UNIT 3
SECONDARY PLAT
PT. NW 1/4 SEC. 34-35-9
TOWN OF ST. JOHN, LAKE COUNTY, INDIANA
PREPARED FOR: WYNGATE DEVELOPMENT, LLC

GREGORY LAND SURVEYING
HIGHLAND, INDIANA (219) 972-1135

SCALE: 1" = 100'
DATE: AUGUST 10, 2006
REVISIONS:
1 08/05/06 PER TOWN ENGINEER