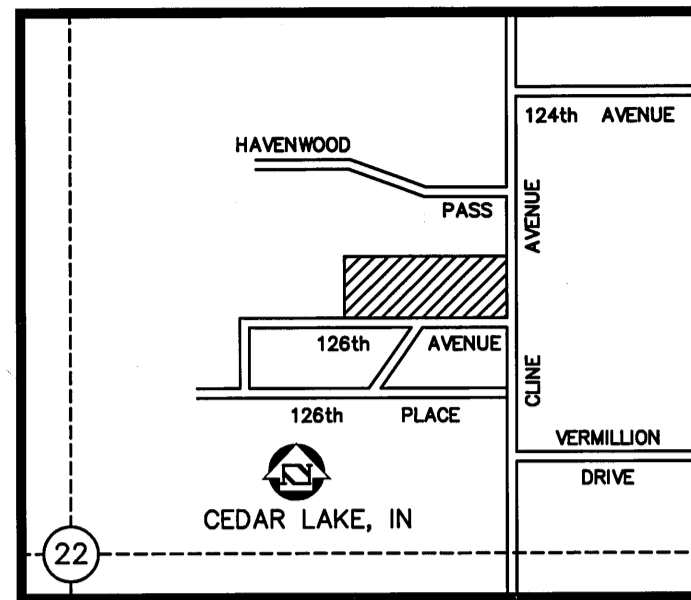


120 CS CAN

338  
00037

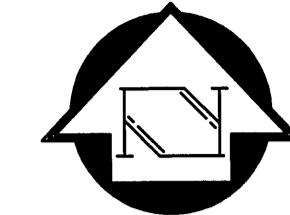


BOOK 100 PAGE 28

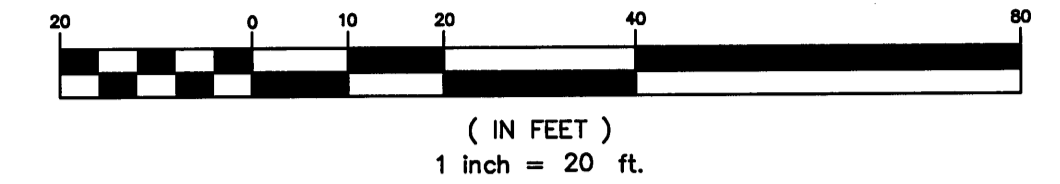
# MADER'S ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

2006 083395

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2006 SEP 22 AM 10:14  
MICHAEL A. BROWN  
RECORDER



GRAPHIC SCALE



2006 083395

100/28

ALL PLATTED FROM  
KEY 24-B-41  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 22 2006  
NEW KEY 24-260-142  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
LOT 142

VICINITY MAP  
(NOT TO SCALE)  
INDICATES SITE LOCATION

HAVENWOOD SUBDIVISION UNIT 1  
BOOK 78 PAGE 27

(HAVENWOOD HOMEOWNERS ASSOCIATION)

LOT 1

OUTLOT B

Document is NOT OFFICIAL  
This Document is the proper  
the Lake County Recorder

(Found)  
IRON ROD  
0.03"N-0.45"W

(Found)  
IRON ROD  
0.22"S-10.56"W

(Found)  
IRON ROD  
0.15"S-9.57"E

(Found)  
IRON ROD  
0.73"S-8.61"E

(W. A. ENDRIS)  
WARRANTY DEED  
DOC. NO. 668271

LOT 1  
(18,849 SQ. FT.)  
#8026

LOT 2  
(14,320 SQ. FT.)  
#8022

(Found)  
IRON PIPE  
0.20"S-0.61"E

(Found)  
IRON PIPE  
1.48"N-10.00"E

(J.W. & N.J. WAGER)  
QUIT CLAIM DEED  
DOC. NO. 2003-086285

### FEMA CLASSIFICATION

This property falls within Zone C, (unshaded) an area of minimal flooding, of the Flood Insurance Rate Map for the Town of Cedar Lake, Lake County, Indiana, Panel 2 of 4, Community Panel Number 180127 0002 B, with an effective date of March 15, 1982

Survey utilized in preparing this plat, prepared by Landirk's Company dated January 30, 1995.

For additional information refer to deeds, covenants and restrictions, title policy and local zoning ordinances.

All dimensions given in feet and decimal parts thereof.

DATE:	REVISIONS
07-28-06	BUILDING LINE ALONG CLINE AVE. TO 40 FT.
08-15-06	ADD. DIMENSIONS @ BUILDING LINES
08-16-06	ADD. ADJACENT PROPERTY OWNER'S
09-05-06	TOWN REVIEW
09-18-06	SURVEY NOTE ADDED

SHEET NO. 1 OF 1  
**FINAL PLAT**

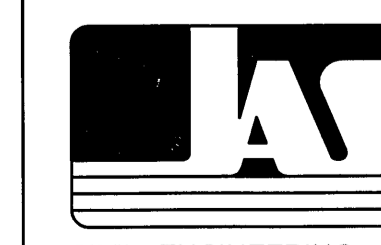
JOB NO. 06-77  
PREPARED FOR:

**DONALD AND KAREN MADER**  
1005 BUCK HILL ROAD  
PRESCOTT, AZ 86303

PROJECT NO. M:\2006\06-077\DWG\06-077-012

PREPARED BY / RETURN TO:

DATE: 7-21-06

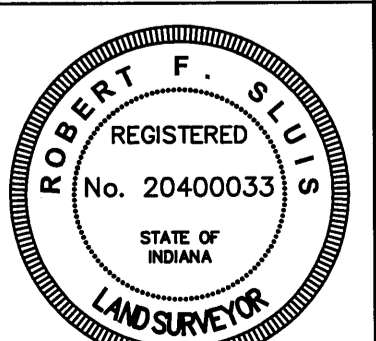


**Joseph A. Schudt & Associates**

19350 S. HARLEM AVENUE FRANKFORT, IL 60423  
PHONE: 708-720-1000 FAX: 708-720-1065  
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

0677-012



### LEGAL DESCRIPTION:

(TAKEN FROM CHICAGO TITLE INSURANCE COMPANY POLICY NO. 620064580)

PARCEL 1:

A part of the South 15 Acres of the North 18 Acres of the East Half of the Northeast Quarter of Section 22, Township 34 North, Range 9 West of the Second Principal Meridian, described as Beginning 768.62 feet South of the Northeast corner of said Section 22; thence South 120 feet; thence West 340.05 feet parallel with the North line of said 15 Acres; thence North, parallel to the East line of said Section, 120 feet; thence East 340.05 feet to the Point of Beginning; in The Town of Cedar Lake, Lake County, Indiana.

PARCEL 2:

The East 340.05 feet of that part of that part of the Northeast Quarter of Section 22, Township 34 North, Range 9 West of the Second Principal Meridian, lying South of the South line of Havenwood Unit One, an Addition to the Town of Cedar Lake, Lake County, Indiana, according to the plat thereof recorded April 24, 1995, as Document 95022369 and shown in Plat Book 78, Page 27, and lying North of the North line of land deeded to Joseph and Nancy A. Duda by Warranty Deed recorded June 18, 1987 as Document 923284, said line being described as Beginning at a point on the East line of said Northeast Quarter, 768.62 feet South of the Northeast corner of said Section 22; thence West, parallel to the North line of the South 15 Acres of the North 38 Acres of the East Half of said Northeast Quarter, 340.05 feet, in Lake County, Indiana.

PROPERTY CONTAINS: 44,358 SQ. FT. (1.018 ACRES), MORE OR LESS.

### EASEMENT PROVISIONS

An easement is hereby granted to the Town of Cedar Lake, all public utility companies, including S.B.C. Telephone Company 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, water mains, gas mains, conduits, cables, poles, and wires, either overhead or underground, with all necessary braces, guys, anchors, and other appliances in, upon, and 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, and telephone service, including the right to use the streets where necessary, and to overhang lots with aerial service wires to serve adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all 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 purpose.

### PLAN COMMISSION

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 Cedar Lake, Lake County, Indiana, this Plat was given approval by the Town of Cedar Lake as follows:

Approved by the Cedar Lake Plan Commission at a meeting held the 20 day of SEPTEMBER, 2006.

President

Secretary

### OWNERS CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE ) SS.

I, the undersigned, Nancy A. Duda, owner of the real estate shown 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 as MADER'S ADDITION to the Town of Cedar Lake, Lake County, Indiana. All streets, alleys, and easements shown and not heretofore dedicated, are hereby dedicated to the Town of Cedar Lake, 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 on the street, there shall be erected or maintained no building or structure. There are strips of ground 10 feet in width as shown on this Plat and marked "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 Easements herein 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.

By: Nancy A. Duda  
Nancy A. Duda (Owner)  
8026 126th AVENUE, CEDAR LAKE, INDIANA 46303

Attest: Sabrina L. Kortolov  
Title: Director of Planning  
Openings & Building

### NOTARY PUBLIC

STATE OF INDIANA )  
COUNTY OF LAKE ) SS.

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Sabrina L. Kortolov and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Notarial Seal, this 21st day of Sept, 2006.

Sabrina L. Kortolov  
Notary Public

Resident of LAKE County

My Commission expires: 11-21-2009

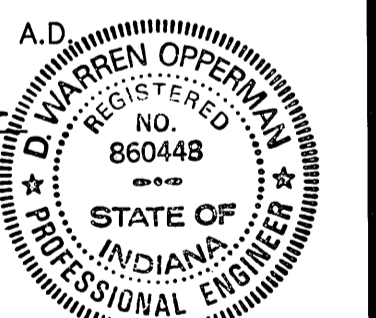
### ENGINEERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS.

I, D. Warren Opperman, state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Witness my hand and Seal this 20th day of SEPTEMBER, 2006, A.D.

D. Warren Opperman  
D. Warren Opperman, Indiana Professional Engineer # 860448



### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS.

I, Robert F. Sluis, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on June 27, 2006; that all the monuments shown hereon actually exist; and that their location, size, type, and material are accurately shown.

Witness my hand and Seal this 18th day of SEPTEMBER, A.D. 2006.

Robert F. Sluis  
Robert F. Sluis, Indiana Registered Land Surveyor #20400033