

1 of 2

BOOK 100 PAGE 50

FINAL PLAT  
THREE SPRINGS ADDITION, PHASE 2  
TO THE TOWN OF ST. JOHN, INDIANA

100/50

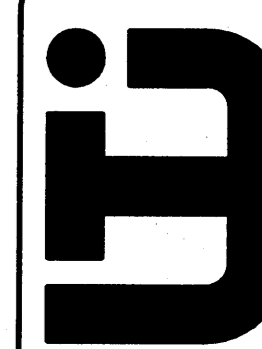
2006 090413

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2006 OCT 16 PM 2:46  
MICHAEL A. BROWN  
RECORDER

70.305 AC PLATTED  
FROM KEY 12-11-21  
DAILY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.  
OCT 16 2006  
NEW KEY 12-30-1 TO 28  
PEGGY HOLING & KATHA  
LAKE COUNTY AUDITOR  
LOTS 75 TO 150 &  
OUTLOTS D, E & L

2006 090413

389  
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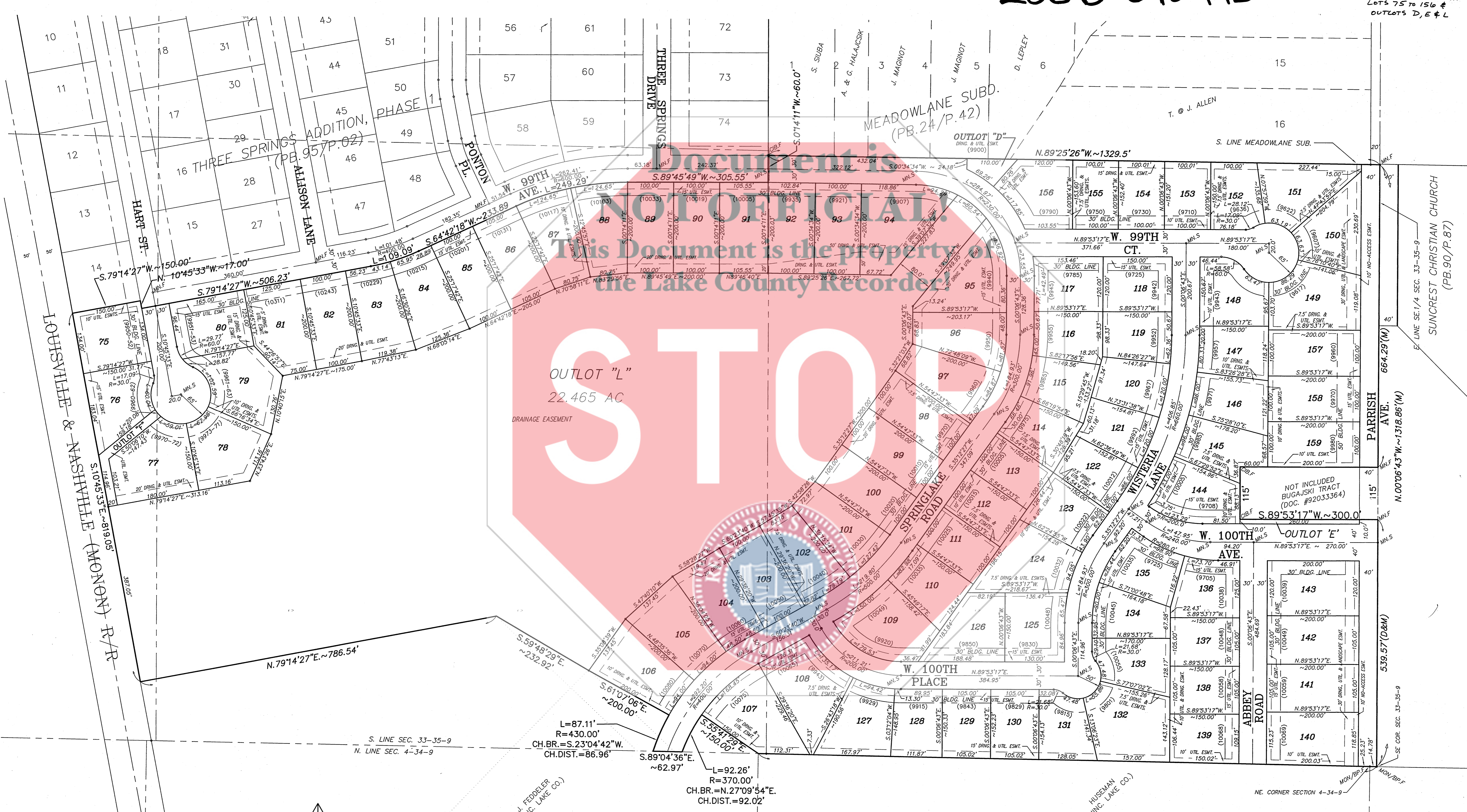


LAND TECHNOLOGIES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
7325 Mallard Lane Schererville, Indiana 46375  
PHONE: (219) 769-7728 FAX: (219) 769-7731

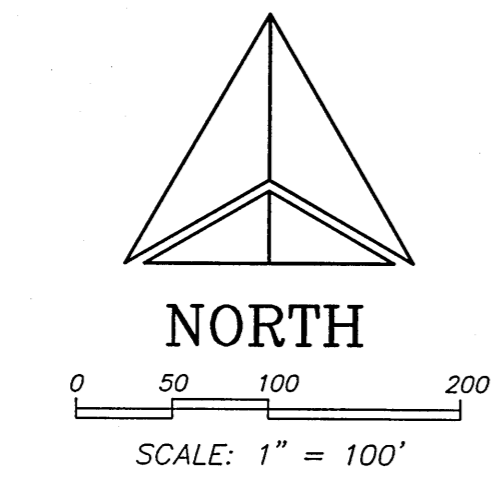
FINAL PLAT  
THREE SPRINGS ADDITION, PHASE TWO  
TO THE TOWN OF ST. JOHN, INDIANA  
PT. S.1/2 SECTION 33-35-9

NO.	DATE	REVISIONS
1	9/29/06	ADRESSES

DATE: AUG. 1, 2006  
DRAWN/CHECKED BY: JSR / JEB  
CLIENT: 3 SPRINGS, Inc.  
JOB NO.: 1044-04  
SHEET NO.: 1 OF 2  
FILE NO.: 9-07.1



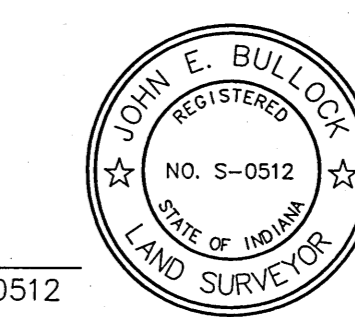
OWNER/SUBDIVIDER:  
THREE SPRINGS DEVELOPMENT, INC.  
DAVID M. BARICK & MICHAEL HECIMOVICH  
434 BRITTON LANE  
DYER, IN 46311



BP.F = BRASS PLUG FOUND  
MNF = MAG NAIL FOUND  
MNS = MAG NAIL SET  
CIB.S = CAPPED IRON BAR SET  
CIB.F = CAPPED IRON BAR FOUND

THIS SUBDIVISION LIES IN FLOOD ZONE C, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. (COMM. PANEL 180141 0005 C, DATED 06/11/82)

John E. Bullock  
Indiana Professional Land Surveyor No. S-0512



2 OF 2

BOOK 100 PAGE 50

FINAL PLAT  
THREE SPRINGS ADDITION, PHASE 2  
TO THE TOWN OF ST. JOHN, INDIANA

2006 090413

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2006 OCT 16 PM 2:47  
MICHAEL A. BROWN  
RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
OCT 16 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2006 090413

100/50

LEGAL DESCRIPTION:

Part of the Southeast Quarter (SE 1/4) of Section 33, Township 35 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, more particularly described as follows: Beginning at the Southeast corner of said SE 1/4; thence North 0°06'43" West, along the East line of said Section 33, a distance of 539.57 feet to the Southeast corner of a tract of land owned by Bugajski (Doc. No. 92033364, Rec. 5/26/92); thence South 89°53'17" West, along the South line of said Bugajski tract, 300.00 feet; thence North 0°06'43" West, along the West line of said Bugajski tract, 115.00 feet; thence North 89°53'17" East, along the North line of said Bugajski tract, 300.00 feet to the East line of said Section 33; thence North 0°06'43" West, along said East line, 664.29 feet to the Southeast corner of MEADOWLANE, an Addition to Lake County, Indiana, recorded in Plat Book 24, Page 42, in the Office of the Recorder of Lake County, Indiana; thence North 89°25'26" West, along the South line of said MEADOWLANE, 1329.50 feet to the Southwest corner of said MEADOWLANE; thence South 0°14'11" East, along the Southerly extension of the West line of said MEADOWLANE, 60.00 feet to the Southeast corner of THREE SPRINGS ADDITION, PHASE 1, to the Town of St. John, Indiana, as recorded in Plat Book 95, Page 02 in the Office of the Recorder of Lake County, Indiana; thence along the South line of said THREE SPRINGS ADDITION, PHASE 1, the following seven courses: South 89°45'49" West, 305.55 feet to a point of curve; thence West, along a curve concave to the South and having a radius of 570.00 feet, an arc distance of 249.29 feet; thence South 64°42'18" West, 233.89 feet to a point of curve; thence West, along a curve concave to the North and having a radius of 430.00 feet, an arc distance of 109.08 feet; thence South 79°14'27" West, 506.23 feet; thence North 10°45'33" West, 17.00 feet; thence South 79°14'27" West, 150.00 feet to a point on the Easterly line of the Louisville & Nashville (Monon) Railroad and the Southwest corner of said THREE SPRINGS ADDITION, PHASE 1; thence South 10°45'33" East, along said Easterly line, 819.05 feet; thence North 79°14'27" East, 786.54 feet; thence South 59°48'29" East, 232.92 feet; thence South 61°07'06" East, 200.00 feet to a point of non-tangent curve; thence Southwesterly, along a curve concave to the East and having a radius of 430.00 feet, the chord of which bears South 23°04'42" West a distance of 86.96 feet, an arc distance of 87.11 feet to a point on the South line of said Section 33; thence South 89°04'36" East, along said South line, 62.97 feet to a point of non-tangent curve; thence Northwesterly, along a curve concave to the East and having a radius of 370.00 feet, the chord of which bears North 27°09'54" East, 92.02 feet, an arc distance of 92.26 feet; thence South 55°41'29" East, 150.00 feet to a point on the South line of said Section 33; thence South 89°04'36" East, along said South line, 1344.62 feet to the Point of Beginning.

This parcel contains 70.305 Acres, more or less.

STATE OF INDIANA)  
COUNTY OF LAKE) SS

I, Three Springs Development, Inc., does hereby certify that it is the owner of the real estate shown and described hereon and that it has caused the same to be surveyed, plotted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as THREE SPRINGS ADDITION, PHASE 2, to the Town of St. John, Indiana. All streets or other public right of ways shown and not heretofore dedicated are hereby dedicated to the Town of St. John for public use. Building setback lines are hereby established as shown on this plat, between which lines and the street right-of-way lines, no building or structure shall be erected or maintained.

UTILITY EASEMENT:

Easements for public utilities are hereby granted to the Town of St. John, and to all public utility companies including SBC and Northern Indiana Public Service Company, severally, and to any 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" or "Drainage and Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone service, and cable television service, including the right to use said easements for the conveyance, channelization, collection and dispersal of surface water runoff, including the right to use both public and private street right of ways when necessary, and to cross lot lines with service wires to serve adjacent lots, together with the right to enter upon said easements 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 easements, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easements for such public utility and drainage purposes.

DRAINAGE EASEMENT:

An easement is hereby granted to the Town of St. John for the installation, operation, improvement and/or maintenance of any drainage swales, storm sewers, storm water detention basins and/or control devices lying within those strips or parcels designated on the plat and marked "Drainage Easement". Property owners shall not construct or maintain any permanent structures within any such easement nor materially alter the grade or alignment of any such drainage facilities without the express written consent of the Town of St. John.

Dated this 6th day of Oct., 2006.

THREE SPRINGS DEVELOPMENT, INC.

David M. Barick, President

Michael Hecimovich, Vice President

STATE OF INDIANA)  
COUNTY OF LAKE) SS

Before me, the undersigned Notary Public in and for the County and State aforesaid, did personally appear David M. Barick and Michael Hecimovich, known to me to be the same persons who signed the above certificate, and they did separately and severally acknowledge the execution of this instrument as their voluntary acts and deeds for the purposes therein expressed.

Witness my Hand and Notarial Seal this 6th day of Oct., 2006.

County of Residence: Lake

Notary Public: [Signature]

My Commission Expires: 9/13/2007

STATE OF INDIANA)  
COUNTY OF LAKE) SS

I, John E. Bullock, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that I have surveyed, plotted and subdivided the property described hereon in accordance with the official record and with the staked boundary survey of said property as prepared by Plumb Tuckett & Associates and shown in Survey Record Book \_\_\_\_\_, page \_\_\_\_\_ in the Lake County Recorder's Office; and that the plat hereon drawn is a true and correct representation of said survey and subdivision and that all monuments shown thereon actually exist and that they are accurately shown and identified.

Witness my Hand and Seal this 11th day of August, 2006.

John E. Bullock - Indiana Professional Land Surveyor No. S-0512

STATE OF INDIANA)  
COUNTY OF LAKE) SS

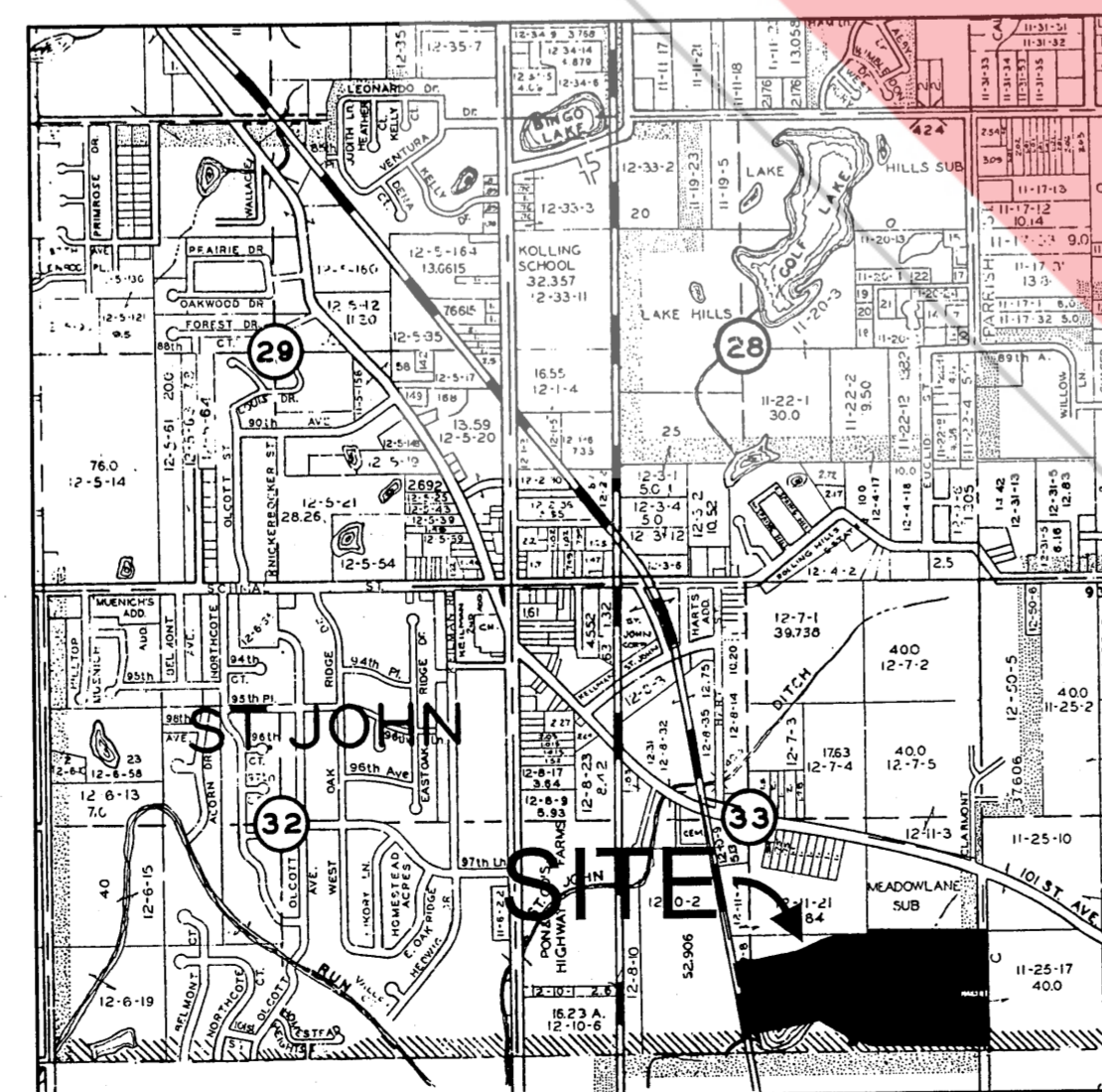
Submitted to, accepted and approved by the Plan Commission of the Town of St. John, Lake County, Indiana this 4th day of October, 2006.

[Signature] President

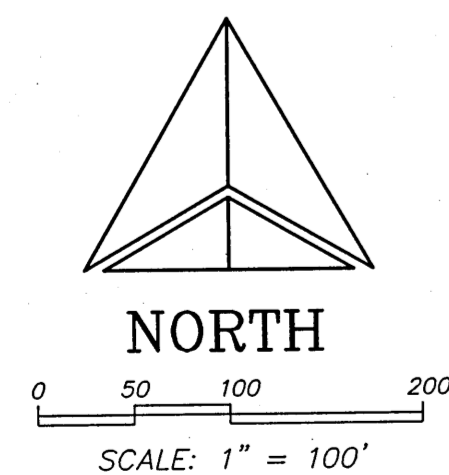
[Signature] Secretary

OFFICIAL NOTARY SEAL  
REGINA G. MINER  
Notary Public, Lake County, Indiana  
My commission expires Feb. 20, 2007

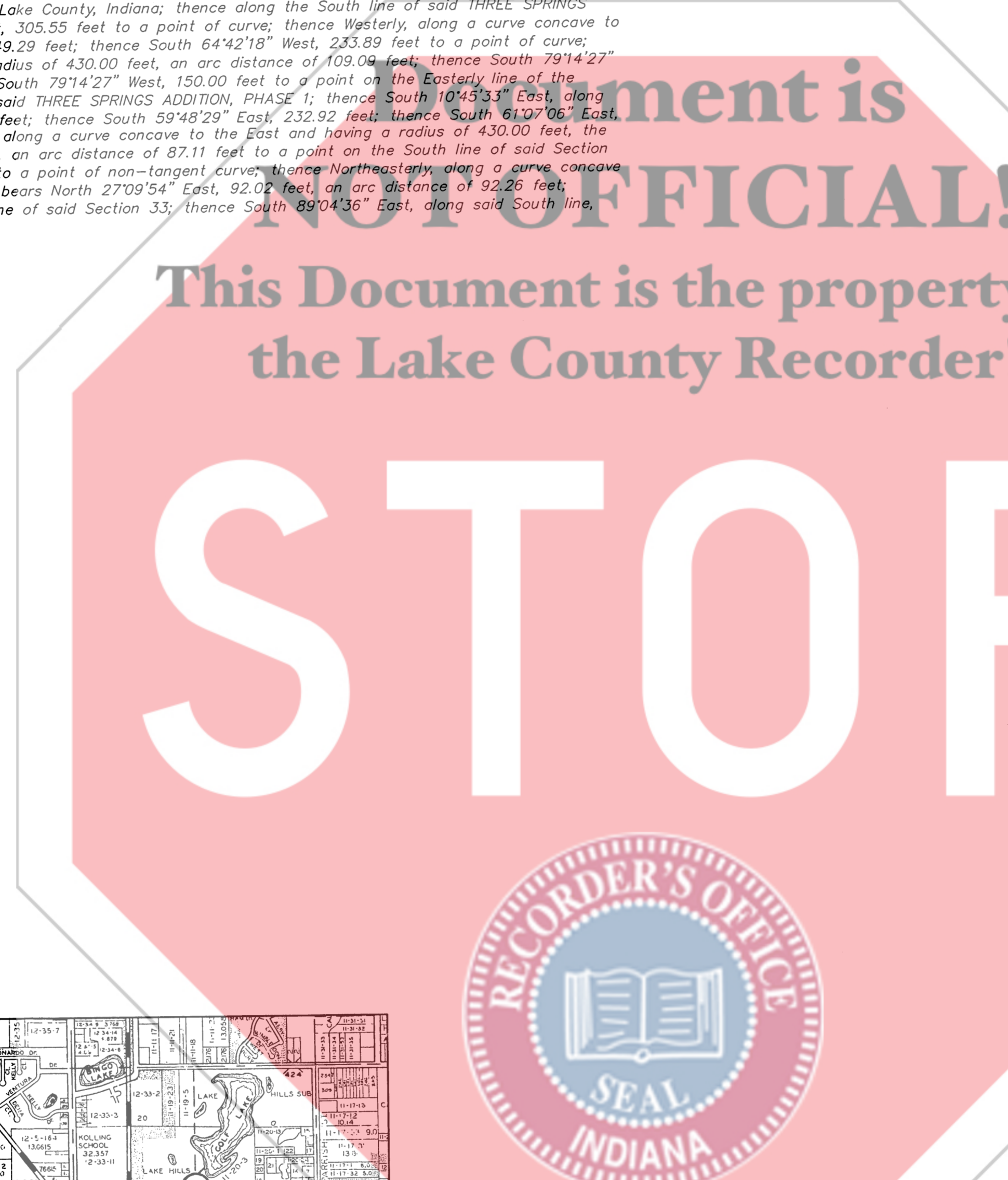
Regina G. Miner  
10/04/2006



VICINITY MAP  
(NO SCALE)



OWNER/SUBDIVIDER:  
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FINAL PLAT  
THREE SPRINGS ADDITION, PHASE TWO  
TO THE TOWN OF ST. JOHN, INDIANA  
PT. S.1/2 SECTION 33-35-9

Table with columns for REVISIONS, NO., DATE, and REMARKS.

DATE: AUG. 1, 2006  
DRAWN/CHECKED BY: JSR / JEB

CLIENT: 3 SPRINGS, Inc.  
JOB NO.: 1044-04  
SHEET NO.: 2 OF 2

FILE NO.: 9-07.1