

1 of 3

SECONDARY PLAT OF SUBDIVISION MONASTERY WOODS, PHASE 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, IN

ALL PLATTED FROM ACES
24-6-31 & 24-229-3
NEW ACES 24-263-1 to 230
LOTS 222 TO 316

2006 108776

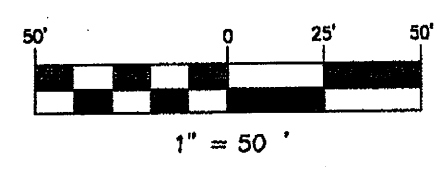
BEING A PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

2006 108776
RECORDED
BOOK 100 PAGE 72

NOT INCLUDED
R & D SUBDIVISION
PLAT BOOK 92, PAGE 55

NOTE: EASEMENTS FOR LOTS 287-314 ARE SHOWN ON TOWNHOUSE BLANKET EASEMENT DETAIL ON SHEET 2 OF 3.

HANOVER CENTRAL
CAMPUS SUBD.
PLAT BOOK 96, PAGE 12



**Engineers
Scientists
Surveyors**

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PREPARED FOR:
V3 REALTY COMPANY, LLC
7325 JANES STREET, SUITE 100
WOODRIDGE, ILLINOIS 60517
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REVISIONS		
NO.	DATE	DESCRIPTION
1	12/05/06	REVISED LEGAL DESCRIPTION

SECONDARY PLAT
MONASTERY WOODS, PHASE 2, CEDAR LAKE, IN

DRAFTING COMPLETED: 9/26/06
FIELD WORK COMPLETED: N/A

DRAWN BY: SJT
CHECKED BY: BA

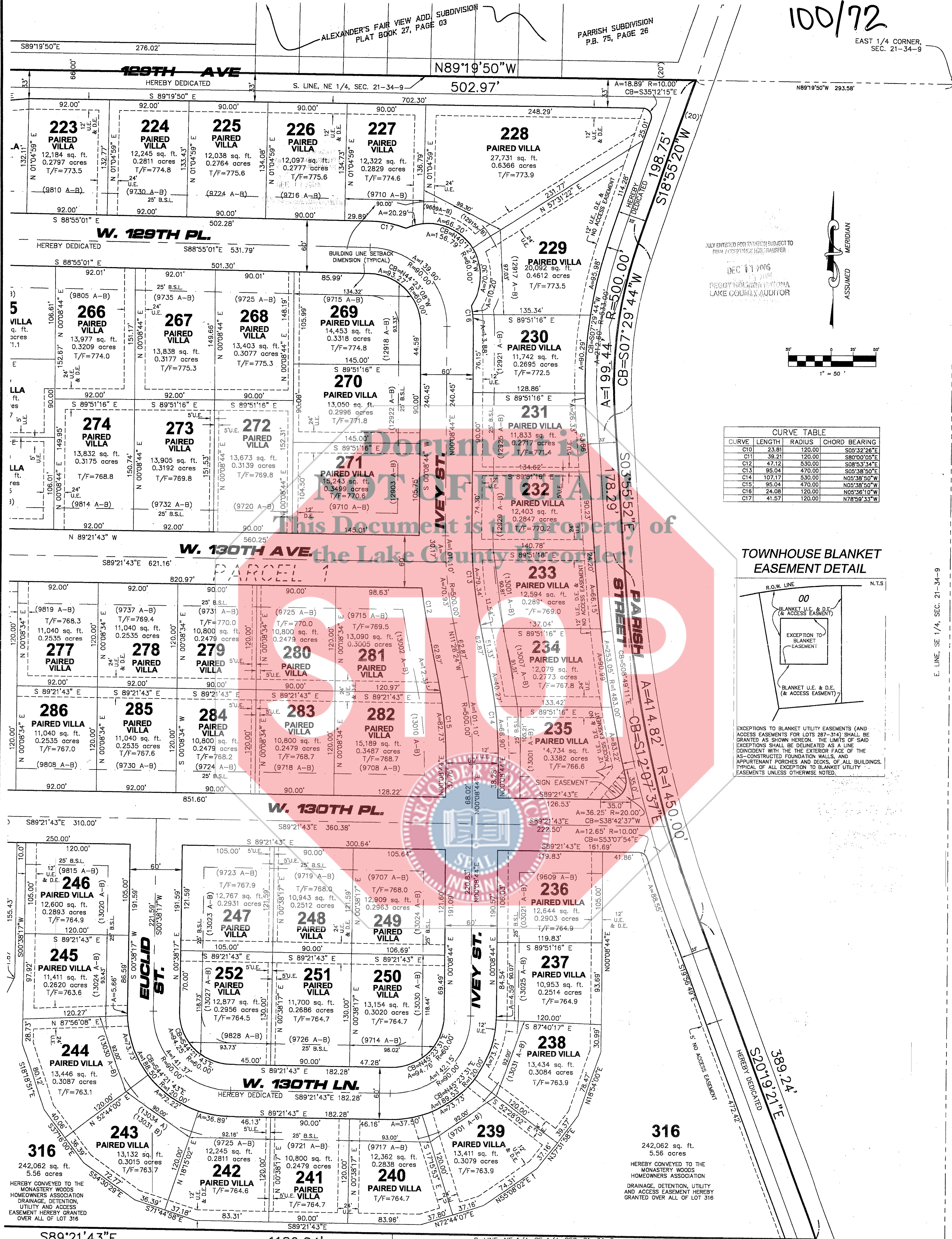
PROJECT MANAGER: BA
SCALE: 1" = 50'

Project No: 04037
Group No: V04.3
SHEET NO.
1 of 3

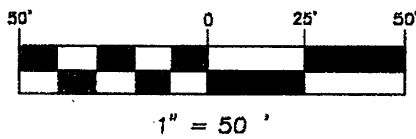
SECONDARY PLAT OF SUBDIVISION MONASTERY WOODS, PHASE 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, IN

BEING A PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 9
 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

EAST 1/4 CORNER,
 SEC. 21-34-9

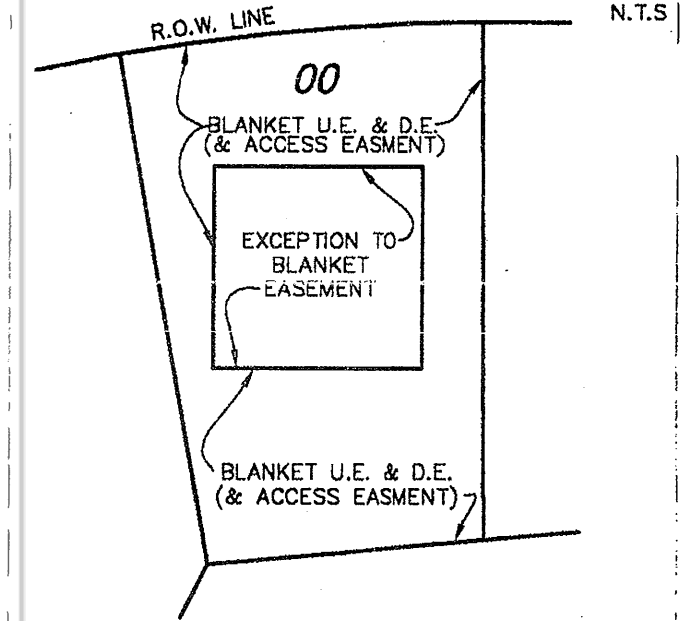


JULY ENTERED FOR RECORD SUBJECT TO
 FINAL APPROVAL BY BOARD OF SUPERVISORS
 DEC 11 2006
 PREPARED BY
 LAKE COUNTY AUDITOR



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C10	23.81	120.00	S05°32'26"E
C11	39.21	120.00	S80°00'05"E
C12	47.12	530.00	S08°53'34"E
C13	95.04	470.00	S05°38'50"E
C14	107.17	530.00	N05°38'50"W
C15	95.04	470.00	N05°38'50"W
C16	24.08	120.00	N05°36'10"W
C17	41.57	120.00	N78°59'33"W

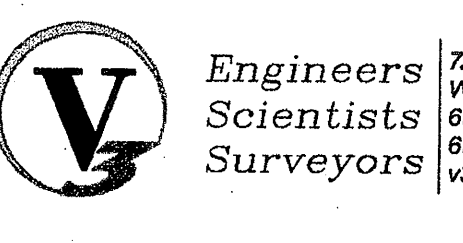
TOWNHOUSE BLANKET EASEMENT DETAIL



EXCEPTIONS TO BLANKET UTILITY EASEMENTS (AND ACCESS EASEMENTS FOR LOTS 287-314) SHALL BE GRANTED AS SHOWN HEREON. THE LIMITS OF SAID EXCEPTIONS SHALL BE DELINEATED AS A LINE COINCIDENT WITH THE EXTERIOR FACE OF THE AS-CONSTRUCTED FOUNDATION WALLS, AND APPURTENANT PORCHES AND DECKS, OF ALL BUILDINGS. TYPICAL OF ALL EXCEPTION TO BLANKET UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

HANOVER CENTRAL
 CAMPUS SUBD.
 PLAT BOOK 96, PAGE 12

UTILITIES INC.
 KEY No. 24-0006-0032



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NO.	DATE	REVISIONS DESCRIPTION

SECONDARY PLAT
MONASTERY WOODS, PHASE 2, CEDAR LAKE, IN

DRAFTING COMPLETED: 9/26/06 DRAWN BY: SJT PROJECT MANAGER: BA
 FIELD WORK COMPLETED: N/A CHECKED BY: BA SCALE: 1" = 50'

Project No: 04037
 Group No: V04.3
 SHEET NO.
 2 of 3

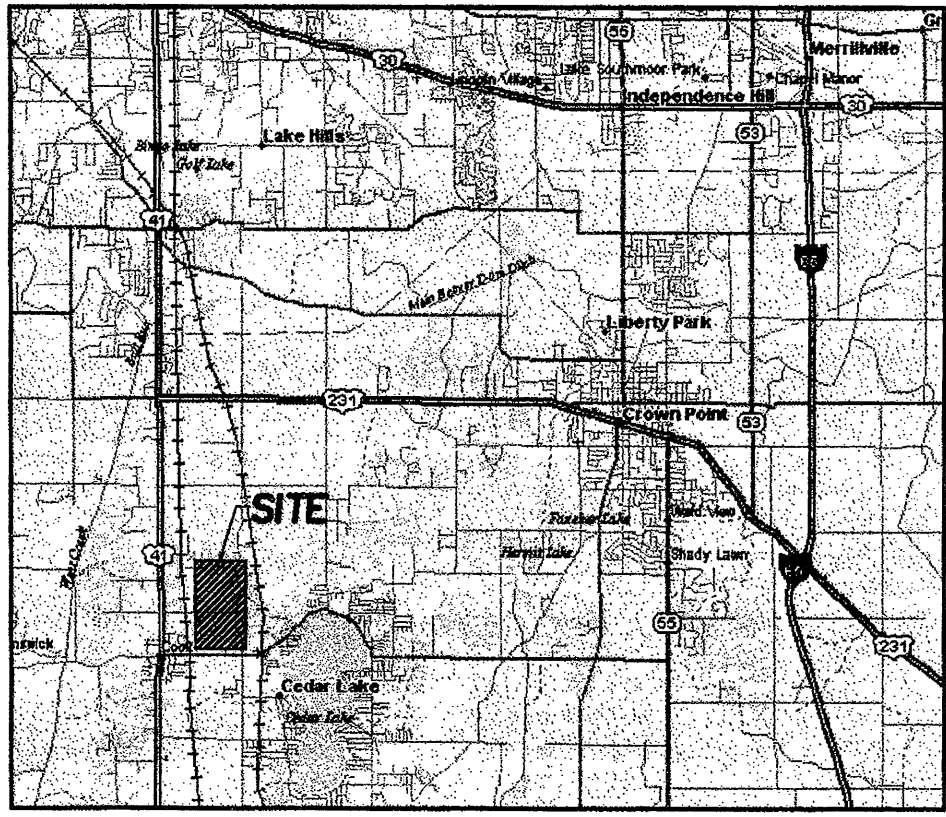
SECONDARY PLAT OF SUBDIVISION MONASTERY WOODS, PHASE 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, IN

BEING A PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 9
WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

2006 108776

3DF3

100/72



VICINITY MAP
NOT TO SCALE

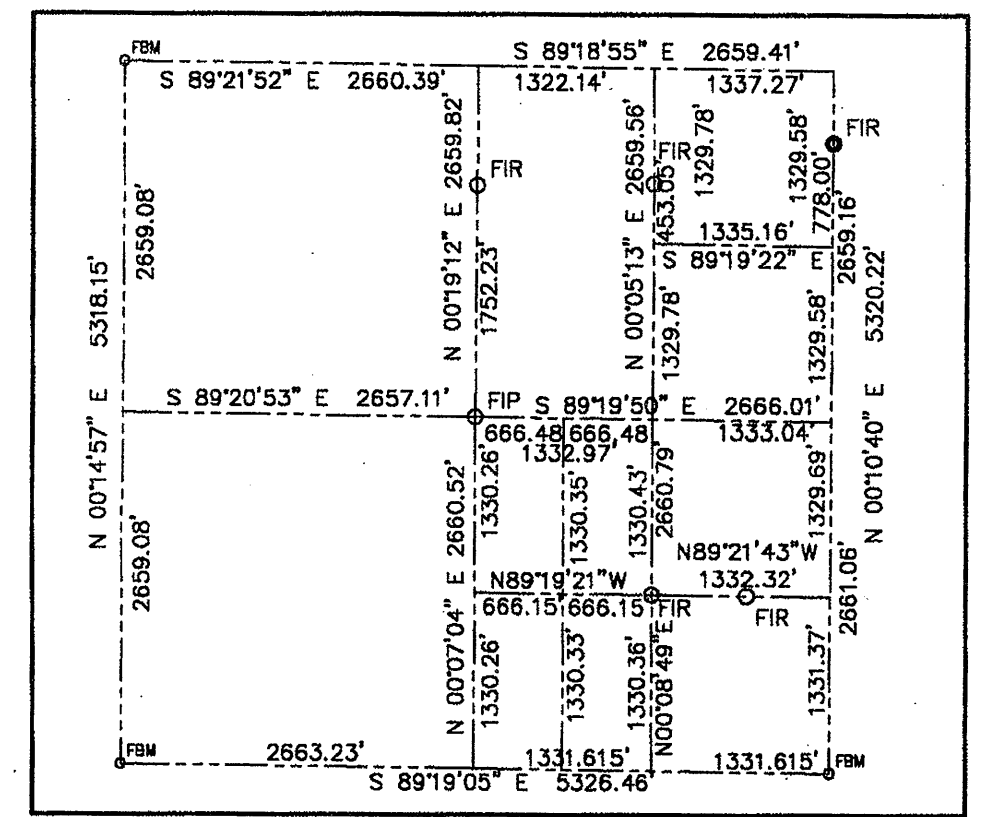


LEGEND

- SECTION CORNER
 - FOUND DISK IN CONCRETE
 - FOUND ROW MARKER
 - FOUND IRON ROD
 - FOUND RAILROAD SPIKE
 - FOUND PK NAIL
 - FOUND IRON PIPE
 - FOUND IRON BAR
 - FOUND BRASS MONUMENT
 - SET TRAVERSE POINT
 - SET PK NAIL
 - SET IRON PIPE
 - SET MONUMENT
 - SET MONUMENT
 - ADDRESS FOR UNITS A-D
 - T/F TOP OF FOUNDATION ELEVATION
- QUARTER SECTION CORNER
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - LOT LINE
 - CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING SETBACK LINE
 - SECTION LINE

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PC POINT OF CURVATURE
- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- REC RECORD DATUM
- MEAS. MEASURED DATUM
- CALCD. CALCULATED DATUM
- INFO. INFORMATION TAKEN FROM DEED
- EX. EXCEPTION TO BLANKET EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT



SECTION 21
NOT TO SCALE

LEGAL DESCRIPTION PARCELS 1 & 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS EAST (BASIS OF BEARINGS BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 BEARING SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST); 2657.11 FEET TO AN IRON PIPE MARKING THE CENTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, 666.48 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE CONTINUING SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, 7.78 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE WEST LINE OF LOT 1 IN R & D SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 92, PAGE 55 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXTENDED NORTH TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 0 DEGREES 07 MINUTES 57 SECONDS WEST, 265.00 FEET ALONG SAID WEST LINE OF LOT 1 FOR THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, 236.18 FEET ALONG THE SOUTH LINE OF LOTS 1 AND 2 IN SAID R & D SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 225.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF 129TH AVENUE, HERETOFORE DEDICATED FOR PUBLIC ROAD PURPOSES PER PLAT OF R & D SUBDIVISION; THENCE SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, 422.51 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 08 MINUTES 49 SECONDS EAST, 40.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, 1039.47 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE CENTER LINE OF PARRISH STREET; THENCE ON THE FOLLOWING FIVE (5) COURSES ALONG SAID CENTER LINE: (1) SOUTH 18 DEGREES 55 MINUTES 20 SECONDS WEST, 198.75 FEET, (2) SOUTHERLY 199.44 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET, HAVING A CHORD BEARING OF SOUTH 07 DEGREES 29 MINUTES 44 SECONDS WEST FOR A CHORD DISTANCE OF 198.12 FEET, (3) SOUTH 03 DEGREES 55 MINUTES 52 SECONDS EAST, 178.29 FEET, (4) SOUTHERLY 414.82 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1450.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 07 MINUTES 37 SECONDS EAST FOR A CHORD DISTANCE OF 413.41 FEET, (5) SOUTH 20 DEGREES 19 MINUTES 21 SECONDS EAST, 389.24 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 43 SECONDS WEST, 1186.84 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 49 SECONDS WEST, 165.01 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 21 SECONDS WEST, 658.32 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 1230.35 FEET TO THE PLACE OF BEGINNING, CONTAINING 51.9356 ACRES, MORE OR LESS.

PLAN COMMISSION'S CERTIFICATE

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 TOWN PLAN COMMISSION AT A MEETING HELD:

September 20, 2006

PRESIDENT

SECRETARY

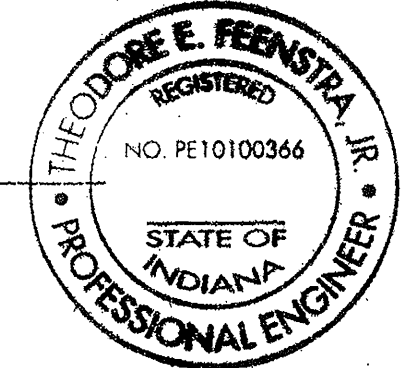
SIGN EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS TO BE RESERVED FOR AND GRANTED TO THE HOMEOWNER ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "SIGN EASEMENT" ON THE ANNEXED PLAT FOR THE PURPOSE OF THE PLACEMENT OF IDENTIFICATION SIGNS. NO PERMANENT BUILDINGS OR STRUCTURES, EXCEPT SUCH SIGNS HEREBY PERMITTED, SHALL BE PLACED ON SAID EASEMENT. NO TERM OR CONDITION CONTAINED IN THIS EASEMENT RELATING TO SIGNS SHALL LIMIT OR PRECLUDE THE EXERCISE OF ANY RIGHTS GRANTED PURSUANT TO ANY OTHER EASEMENT RESERVED AND/OR GRANTED ON THE ANNEXED PLAT FOR ANY OTHER PURPOSE. SIGNS SHALL BE INSTALLED IN FULL CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES OF THE TOWN OF CEDAR LAKE.

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, 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.

Theodore E. Feenstra, Jr.
Professional Engineer

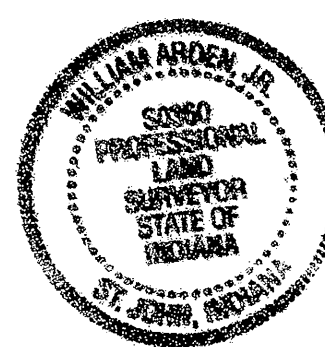


SURVEYOR CERTIFICATE

STATE OF INDIANA }
COUNTY OF LAKE } SS

"I, WILLIAM ARDEN, HEREBY CERTIFY 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 December 6, 2006; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

William J. Arden, Jr.
Professional Engineer
INDIANA PROFESSIONAL LAND SURVEY NO. S0360
MY LICENSE EXPIRES ON JULY 31, 2008



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF CEDAR LAKE AND HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF CEDAR LAKE, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIAN BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES EITHER OVERHEAD OR UNDERGROUND, WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES, IN AND OVER THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES, 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 KEEP AND 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 EASEMENTS FOR SUCH UTILITY PURPOSES.

DRAINAGE & DETENTION EASEMENT PROVISIONS

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE SWALES, STORM SEWERS, STORM WATER DETENTION BASINS AND CONTROL DEVICES.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED BY THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREBY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, (HEREINAFTER "GRANTORS") TO THE TOWN OF CEDAR LAKE AND TO ITS SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES (HEREINAFTER "GRANTEES") OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1.) SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES AND SLOPES WITHIN SAID EASEMENT AREAS AND;
- 2.) ENTERING ONTO SAID EASEMENT AREAS OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO ANY OF THE REQUIRED WORK. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID EASEMENT AREAS BY GRANTORS, BUT SAID EASEMENT AREAS MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT AREAS. GRANTORS SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS MARKED AS "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES AND RULES AND REGULATIONS.

NEITHER THE OWNER OR DEVELOPER OR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN ENGINEER OF THE TOWN OF CEDAR LAKE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID EASEMENT AREAS.

IF GRANTORS FAIL TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES IN SAID EASEMENT AREAS AS REQUIRED, GRANTEE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW IN SAID EASEMENT AREAS. GRANTORS SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY GRANTEE IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS, THE ACTUAL AMOUNT OF SUCH COSTS TO GRANTEE, AS DETERMINED BY GRANTEE, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF GRANTEE.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF CEDAR LAKE.

ALL OF THE ABOVE-STATE OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY SUCH INDIVIDUAL LOTS OR UNITS.

ACCESS EASEMENT PROVISIONS

PERPETUAL, NONEXCLUSIVE ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS SHOWN HEREON AND TO THEIR SUCCESSORS, ASSIGNS, TENANTS, LICENSEES AND INVITEES ON, OVER, THROUGH, ALONG AND ACROSS ALL OF THE AREAS DESIGNATED ON THE PLAT HEREON AS ACCESS EASEMENTS.

AREA

PARCEL 1	1,356,980 S.F.	31.1520 AC
PARCEL 2	905,205 S.F.	20.7806 AC
OVERALL	2,262,185 S.F.	51.9356 AC

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE 0) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA (COMMUNITY PANEL NO. 180127 0002 B, EFFECTIVE DATE MARCH 15, 1982)

BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF THE NE 1/4, OF SECTION 21-34-9 TO BE: S89°19'50"E

OWNERS CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

WE, THE UNDERSIGNED, MWD DEVELOPMENT, LLC, OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE 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 MONASTERY WOODS, PHASE 2, AN ADDITION TO THE TOWN OF CEDAR LAKE. 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 SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND 12' 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 ERRECTED 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.

OWNER John W. McFarland

TITLE President

DATED THIS 6th DAY OF December, 2006

ACKNOWLEDGMENT

STATE OF INDIANA)
COUNTY OF LAKE) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED RONALD W. MCFARLAND, PRESIDENT, 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 6TH DAY OF DECEMBER, 2006.

Roxanne A. Hornyak
NOTARY PUBLIC



RESIDENT OF LAKE COUNTY

COMMISSION EXPIRES: 5-13-09

MORTGAGEE CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

FIRST MIDWEST BANK, HOLDER OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED December 6, 2006 AND RECORDED AS DOCUMENT NO. 100/72 IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, INDIANA, HEREBY CONSENTS TO THE RECORDING OF THE PLAT OF SUBDIVISION AND AGREES THAT SAID MORTGAGE IS SUBJECT TO THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, _____ HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 6th DAY OF December, 2006.

MORTGAGEE SIGNATURE John E. Doherty

ATTEST John E. Doherty

ACKNOWLEDGMENT

STATE OF INDIANA)
COUNTY OF LAKE) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN R. DAHLKAMP AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 6TH DAY OF DECEMBER, 2006.

Annette Luna
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/07/07 A RESIDENT OF LAKE COUNTY

Annette Luna
PRINTED SIGNATURE

NOTES

SUBDIVIDED LOTS CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.

EXTERIOR SUBDIVISION BOUNDARY CORNERS SHALL BE MONUMENTED WITH A ONE INCH DIAMETER PIPE, TWENTY-FOUR INCHES LONG, ENCASED IN SIX INCH DIAMETER CONCRETE.

PREPARED FOR:
V3 REALTY COMPANY, LLC
7325 JANES STREET, SUITE 100
WOODRIDGE, ILLINOIS 60517
630.724.1200

NO.	DATE	REVISIONS DESCRIPTION
1	12/05/06	REVISED LEGAL DESCRIPTION

SECONDARY PLAT			
MONASTERY WOODS, PHASE 2, CEDAR LAKE, IN			
DRAFTING COMPLETED:	9/26/06	DRAWN BY: SJT	PROJECT MANAGER: BA
FIELD WORK COMPLETED:	N/A	CHECKED BY: BA	SCALE: 1" = 50'

Project No: 04037
Group No: V04.3
SHEET NO.
3 OF **3**

