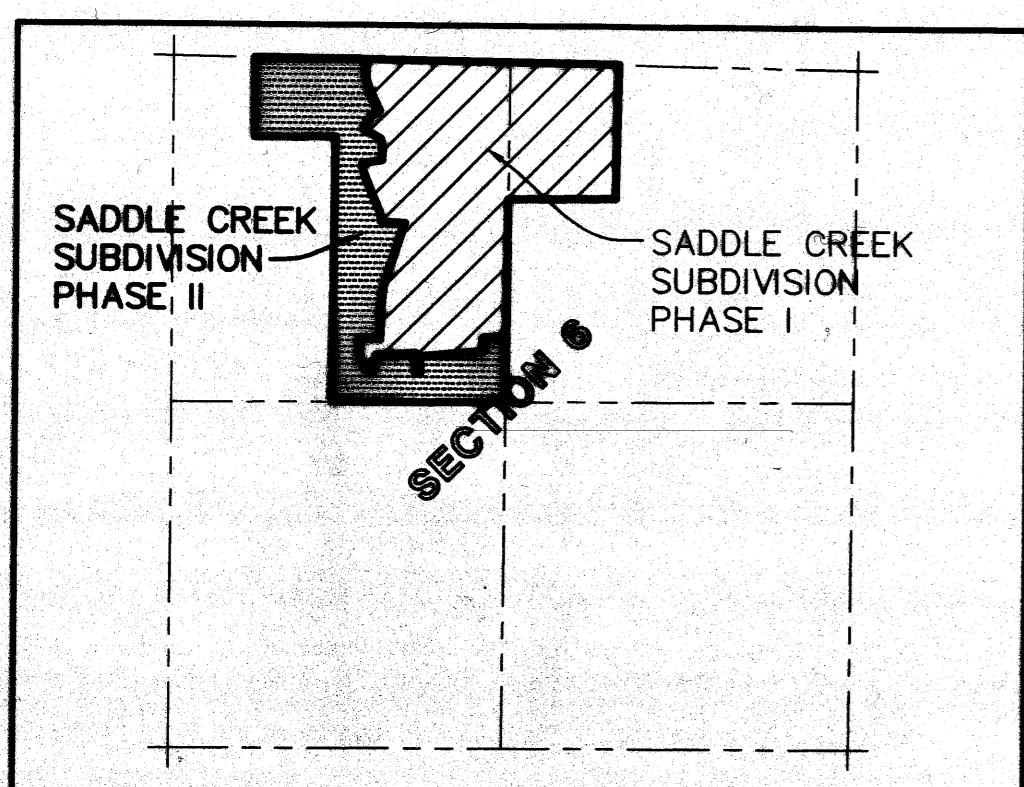


183
000187



FINAL PLAT OF SUBDIVISION SADDLE CREEK SUBDIVISION - PHASE II

BOOK 101 PAGE 26
25-ck5377

2007 030629

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

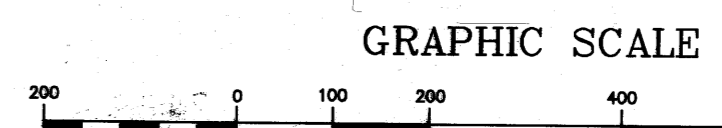
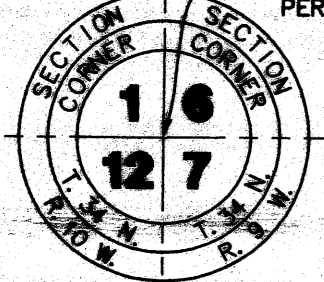
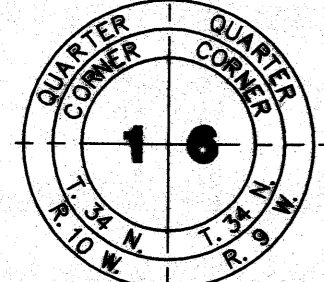
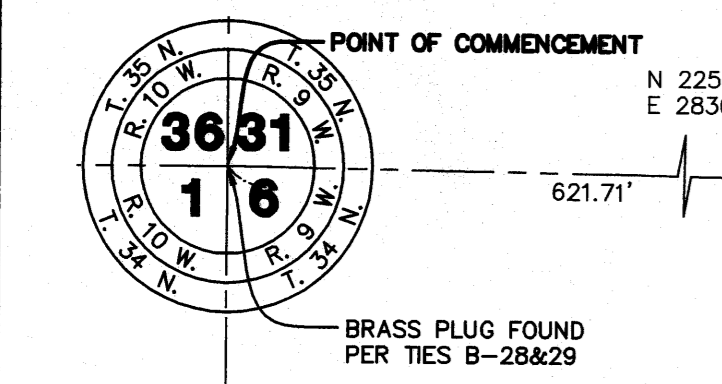
ALL PLATTED FROM
KEY S2-3-4
DAILY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 12 2007
NEW KEY S2-134-1 TO 25
PEGGY HOLMGA KATONA
LAKE COUNTY AUDITOR
LOTS 1 TO 25, 83 TO 128
& OUTLOTS E TO H

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 34 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 FRACTIONAL SECTION 6; THENCE SOUTH 89 DEGREES 07 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 621.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 07 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE, 850.52 FEET TO THE WESTERLY LINE OF SADDLE CREEK SUBDIVISION PHASE I RECORDED IN LAKE COUNTY, INDIANA ON AUGUST 5, 2005 AS DOCUMENT NUMBER 2005 065718; THENCE CONTINUING ALONG SAID WESTERLY LINE FOR THE FOLLOWING NINETEEN (19) CALLS: 1) SOUTH CURVE, 4) SOUTHWESTERLY 187.14 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 220.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 40 MINUTES 10 SECONDS EAST, 180.95 FEET TO A NON-TANGENT DEGREES 25 MINUTES 30 SECONDS EAST, 148.14 FEET; 2) SOUTH 89 DEGREES 57 MINUTES 49 SECONDS WEST, 150.17 FEET; 3) SOUTH 00 DEGREES 21 MINUTES 53 SECONDS WEST, 4.53 FEET TO A POINT OF CURVATURE; 10) SOUTHERLY 112.45 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING SOUTH 11 DEGREES 34 MINUTES 25 SECONDS EAST TO A POINT OF TANGENCY; 11) SOUTH 23 DEGREES 30 MINUTES 16 SECONDS EAST, 277.08 FEET TO A POINT OF CURVATURE; 12) SOUTHERLY 78.93 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 40 MINUTES 10 SECONDS EAST, 150.22 FEET; 13) SOUTH 02 DEGREES 01 MINUTES 42 SECONDS EAST, 172.80 FEET; 14) SOUTH 17 DEGREES 49 MINUTES 53 SECONDS WEST, 519.66 FEET; 15) SOUTH 05 DEGREES 50 MINUTES 20 SECONDS EAST, 200.00 FEET; 16) SOUTH 22 DEGREES 59 MINUTES 18 SECONDS WEST, 300.00 FEET; 17) NORTH 87 DEGREES 58 MINUTES 42 SECONDS WEST, 150.00 FEET; 18) SOUTH 02 DEGREES 01 MINUTES 18 SECONDS WEST, 98.79 FEET TO A POINT OF TANGENCY; 9) NORTH 03 DEGREES 59 MINUTES 59 SECONDS WEST ALONG SAID SOUTH LINE, 1327.82 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6; THENCE SOUTH 89 DEGREES 07 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE, 2025.19 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST, 817.59 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, 803.20 FEET TO THE AFOREMENTIONED NORTH LINE OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, ALSO BEING THE POINT OF BEGINNING, CONTAINING 1,617,675 SQUARE FEET OR 37,137 ACRES, MORE OR LESS.

TOTAL AREA OF SUBDIVIDED LAND = 37,137 ACRES

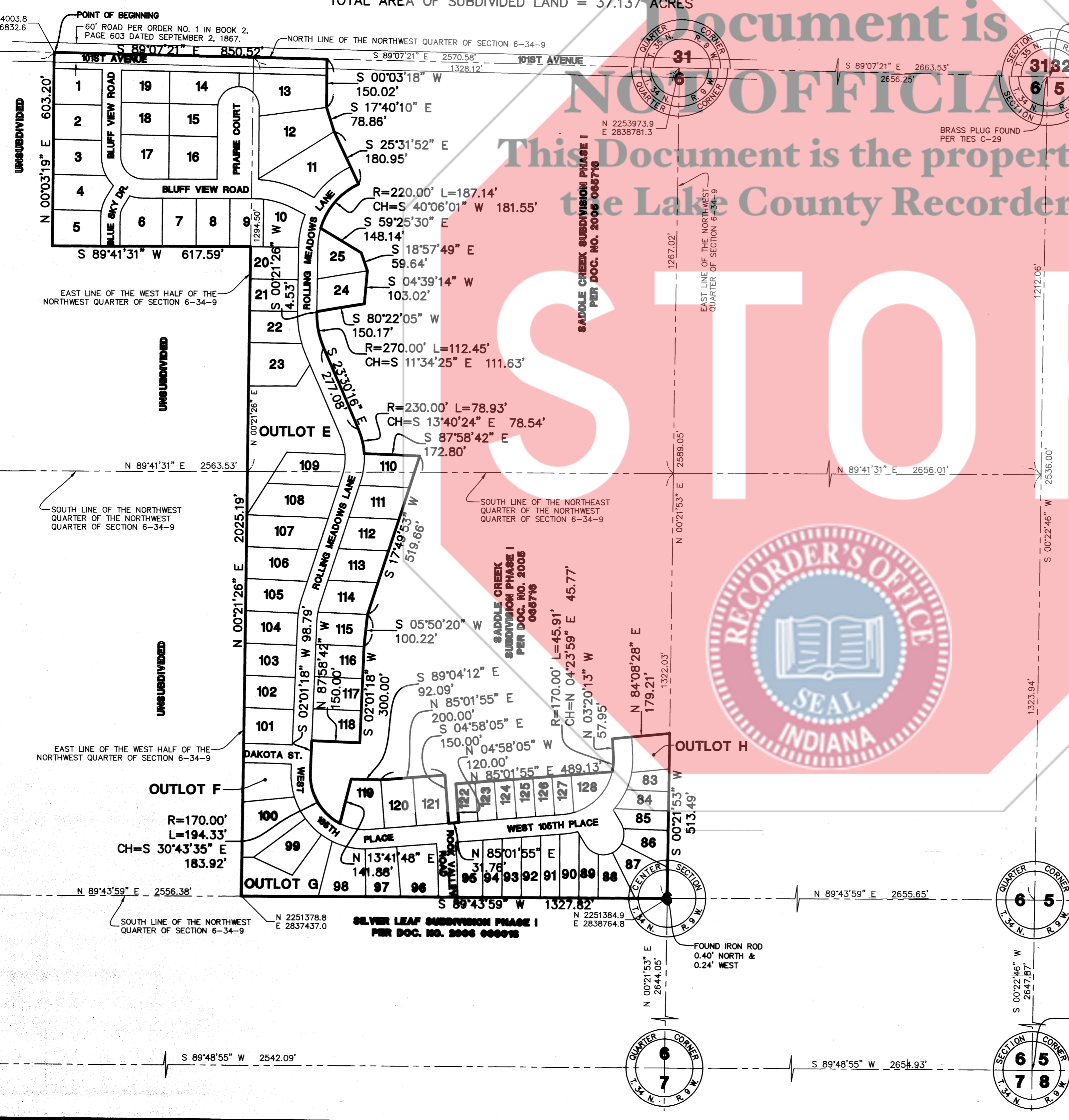


AREA TABLE

LOTS 1-25 & 83-128	1,113,015 S.F.	25.551 ACRES
OUTLOTS E-H	130,251 S.F.	2.991 ACRES
RIGHTS OF WAY	374,408 S.F.	8.595 ACRES
TOTAL	1,617,675 S.F.	37,137 ACRES

2007 030629

10/26



OWNER'S CONSENT

STATE OF INDIANA)
) SS
COUNTY OF LAKE)
THE UNDERSIGNED, SADDLE CREEK DEVELOPMENT, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE LAID OFF, PLATTED AND SUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SADDLE CREEK SUBDIVISION - PHASE II, ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY GRANTED, AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.
FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERECTED BUILDINGS OR STRUCTURES.
WITNESS OUR HANDS AND SEAL
THIS 11 DAY OF April, A.D., 2007.

SADDLE CREEK DEVELOPMENT, LLC
By: *[Signature]*
Vice President of SD ENTERPRISES INC.
ITS GENERAL MANAGER

NOTARY PUBLIC
STATE OF INDIANA)
) SS
COUNTY OF LAKE)
[Signature]
Notary Public, State of Indiana
My Commission Expires 09/27/2015

I, Andrea Oller, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SD ENTERPRISES INC., OFFICER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATES, 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 11 DAY OF April, A.D., 2007.

[Signature]
NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)
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 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 4TH DAY OF April, 2007.

[Signature]
PRESIDENT
[Signature]
SECRETARY

SURVEYOR CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)
I, JEFFREY M. YATSKO, 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 RESUBDIVISION COMPLETED UNDER MY SUPERVISION.
WITNESS MY HAND AND SEAL THIS 22 DAY OF April, A.D., 2007.

[Signature]
INDIANA REGISTERED LAND SURVEYOR NO. LS20300051
SURVEYOR'S NOTES

- CROSS REFERENCE IS HEREBY MADE TO TWO (2) ALTA SURVEYS PREPARED BY LAND TECHNOLOGIES INC. DATED DECEMBER 7, 2004 AND RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 2007-017136 AND 2007-017137.
- MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM #0062". MONUMENTS SHALL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18 AND THE TOWN OF ST. JOHN SUBDIVISION CONTROL ORDINANCE #252, TITLE IV, SECTION 2.
- THIS SUBDIVISION CONSISTS OF 71 LOTS AND 4 OUTLOTS AND IS AN INTEGRAL PART OF AND OVERALL NUMBERING SYSTEM TO EMBRACE ALL THE PHASES OF SADDLE CREEK SUBDIVISION.

STORM WATER MANAGEMENT, DRAINAGE & DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE TOWN OF ST. JOHN AND PUBLIC UTILITY COMPANIES, INCLUDING SEC 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, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORM WATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORM WATER MANAGEMENT EASEMENT" AND/OR "DRAINAGE AND DETENTION" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES. AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF ST. JOHN AND PUBLIC UTILITY COMPANIES, INCLUDING SEC 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 SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE SADDLE CREEK SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, 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 AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT 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 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 PURPOSES.

DEDICATION OF OUTLOTS

OUTLOTS E, F, G, AND H ARE HEREBY DEDICATED TO THE SADDLE CREEK HOMEOWNERS ASSOCIATION (H.O.A.), THE H.O.A. SHALL MAINTAIN THE OUTLOTS SUBJECT TO THE SADDLE CREEK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 180126 0090 B, PANEL 90 OF 225, OF LAKE COUNTY, INDIANA UNINCORPORATED TERRITORIES, DATED 27 SEPTEMBER 2, 1981, INDICATES THAT THE ABOVE DESCRIBED PROPERTY APPEARS TO LIE WITHIN AREAS DESIGNATED AS ZONE "A1" AND ZONE "C". ZONE "A1" IS DEFINED AS AREAS OF 100-YEAR FLOOD BASEMENT ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

LEGEND

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
1234 = PROPERTY ADDRESS
NOTE: THERE SHALL BE NO VEHICULAR ACCESS TO 101ST AVENUE FROM LOTS 1, 13, 14, AND 19.

THE SADDLE CREEK HOMEOWNERS ASSOCIATION (H.O.A.) SHALL MAINTAIN ALL CURB ISLANDS WITHIN THE STREET RIGHT OF WAY SUBJECT TO THE SADDLE CREEK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

A BLANKET EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT G. THIS EASEMENT SHALL BE SUBJECT TO THE SAME PROVISIONS AS ALL OTHER STORMWATER MANAGEMENT EASEMENTS SHOWN HEREIN.

INDIANA REGISTERED LAND SURVEYOR
LS-20300051
JEFFREY M. YATSKO
LAND SURVEYOR

PROJ. NO.: JMY
PLAN NO.: ---
DRAWN BY: DME
CHECKED BY: TJM
DATE: 03/02/07
SCALE: 1"=200'

SHEET
1 OF 4
CHS1J2 5390



Manhard CONSULTING LTD
Civil Engineers - Surveyors - Vision Resources Engineers - Water & Wastewater Engineers - Environmental Scientists - Landscape Architects - Planners

SADDLE CREEK SUBDIVISION - PHASE II
TOWN OF ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION
FINAL PLAT OF SUBDIVISION FOR SADDLE CREEK SUBDIVISION PHASE II

DATE: 03/19/07
DRAWN BY: DME
CHECKED BY: TJM
DATE: 03/02/07
SCALE: 1"=200'
SHEET 1 OF 4
CHS1J2 5390

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2007 030629

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 MAR 13 AM 9:56
MICHAEL A. ETOWA
RECORDER

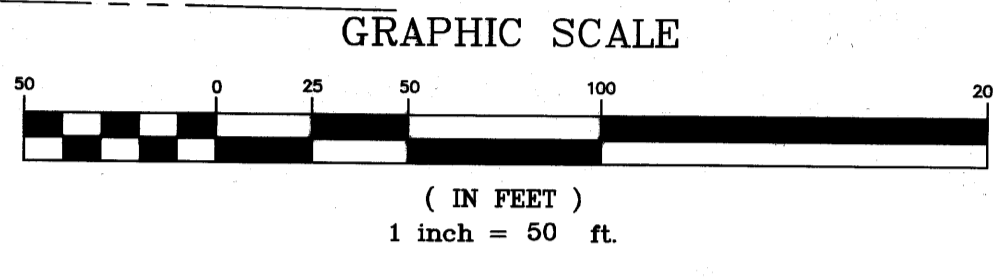
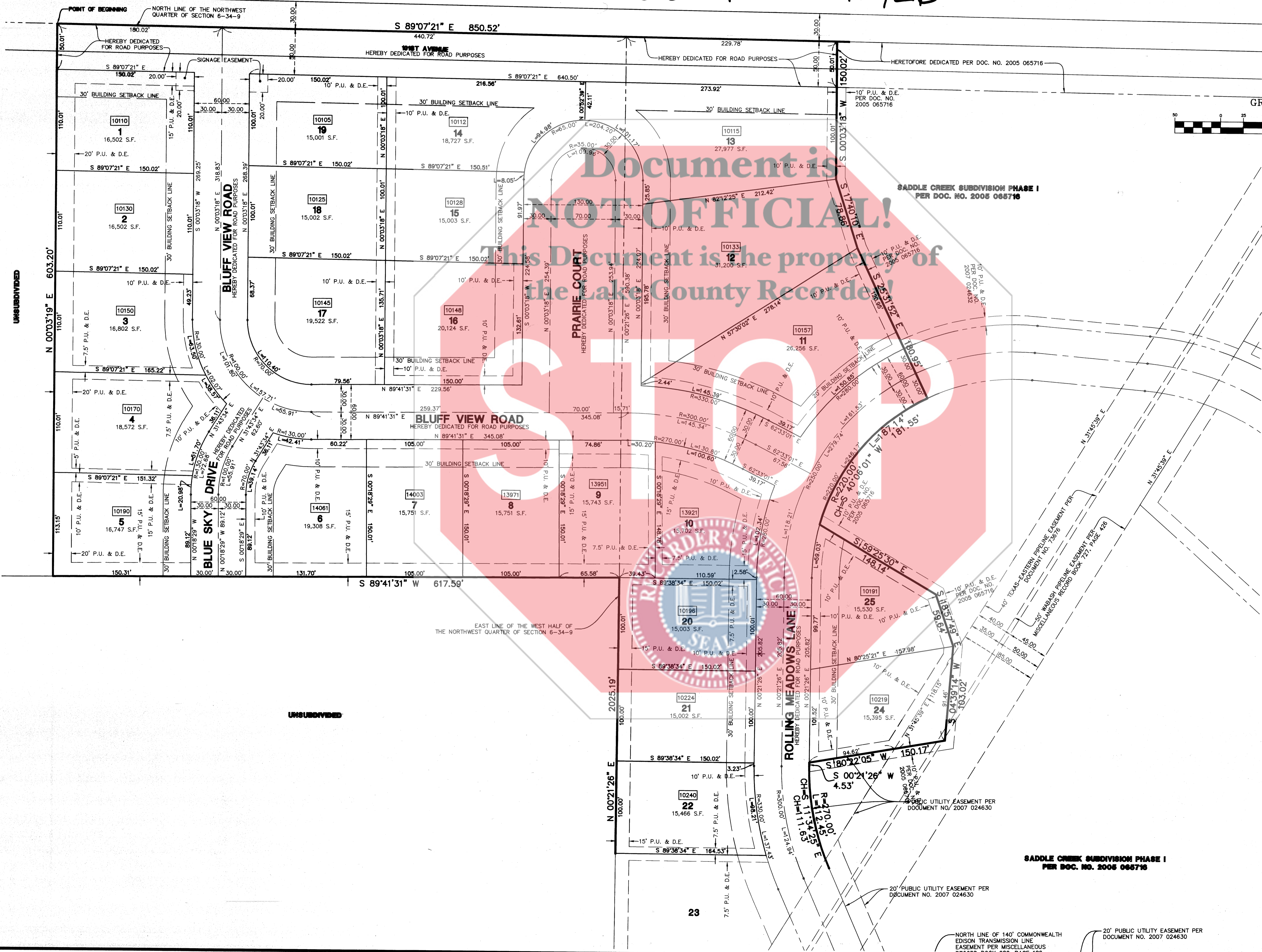
FINAL PLAT OF SUBDIVISION SADDLE CREEK SUBDIVISION - PHASE II

BOOK 101 PAGE 26

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 34
NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

2007 030629

101/26



DATE	REVISION	BY	CHKD BY

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
APR 12 2007
PEGGY HOLING-KATONA
LAKE COUNTY AUDITOR

Manhard
CONSULTING LTD
Civil Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

SADDLE CREEK SUBDIVISION - PHASE II
TOWN OF ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. NO.: 101
PROJ. ASSOC.:
DRAWN BY: DMG
CHECKED BY: JMG
DATE: 03/02/07
SCALE: 1"=50'
SHEET
2 OF **4**
CHS-12 5390
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FINAL PLAT OF SUBDIVISION FOR SADDLE CREEK SUBDIVISION PHASE II

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2007 030629

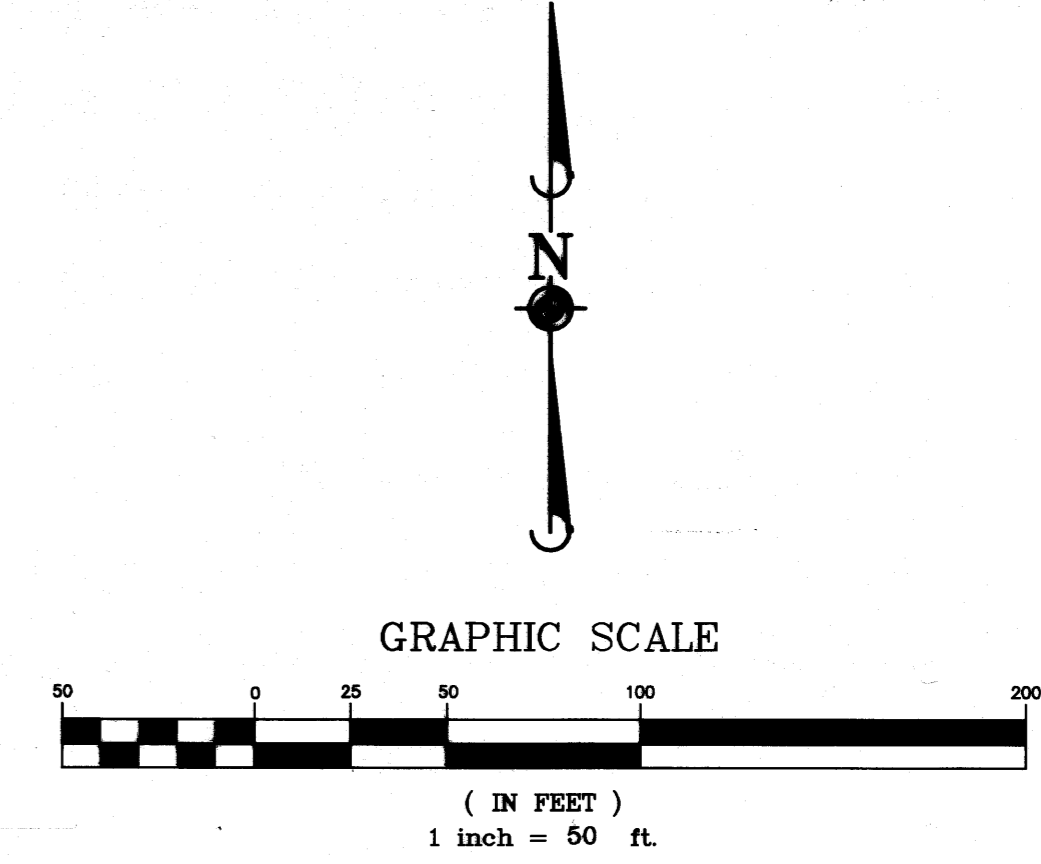
101/26

STATE OF INDIANA
LAKE COUNTY
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2007 APR 13 AM 9:56
MICHAEL BROWN
RECORDED

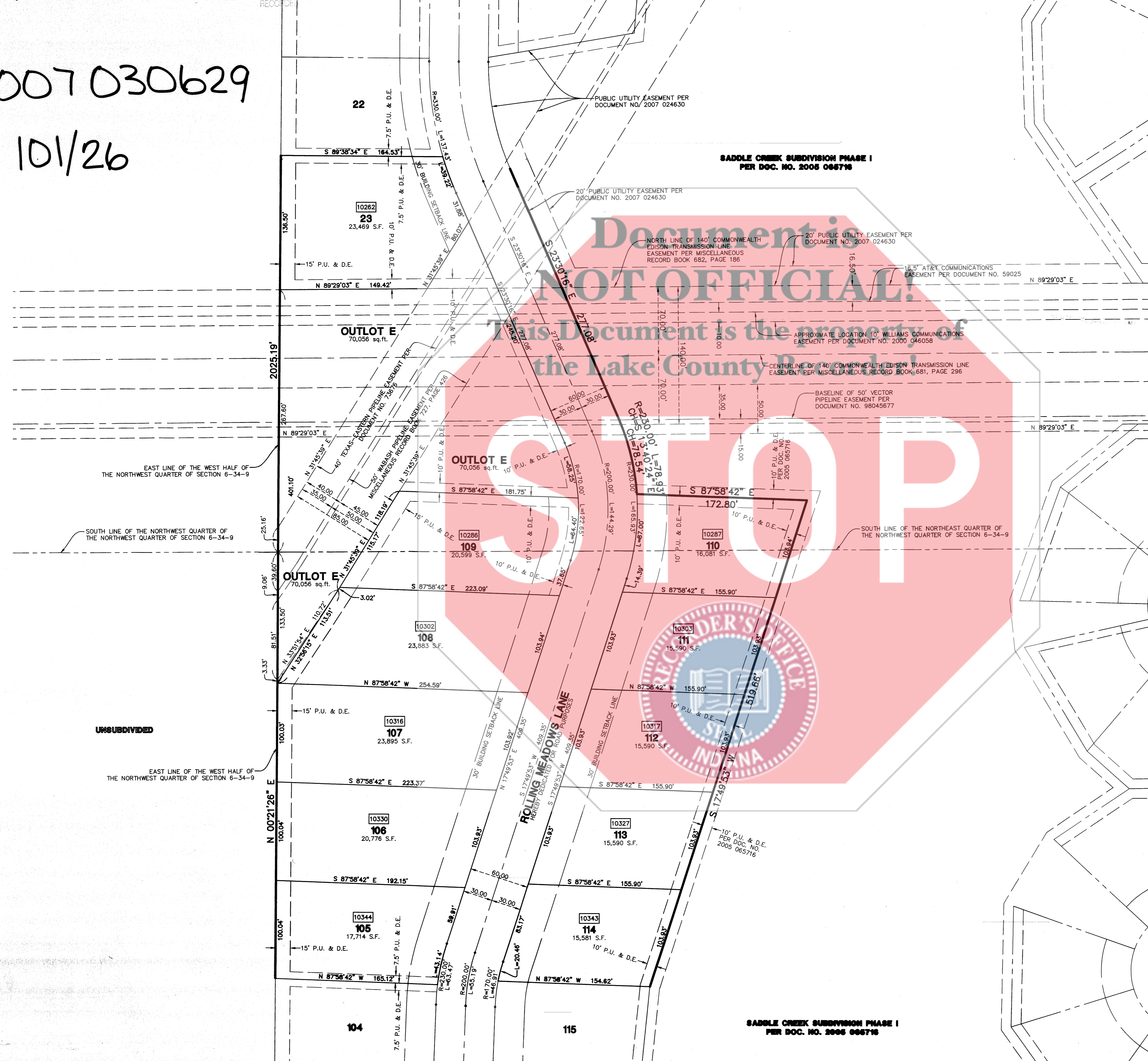
FINAL PLAT OF SUBDIVISION SADDLE CREEK SUBDIVISION - PHASE II

BOOK 101 PAGE 26

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.



DATE	DESCRIPTION	BY
03/02/07	UPDATED W. 100% PL. & CHARGED ADDRESSES	DMB



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DULY ENTERED FOR INFORMATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 12 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Manhard CONSULTING LTD
Professional Engineers, Surveyors, Water Resources Engineers, Water & Wastewater Engineers, Civil Engineers, Surveyors, Water Resources Engineers, Water & Wastewater Engineers, Construction Managers, Environmental Scientists, Landscape Architects, Planners

SADDLE CREEK SUBDIVISION - PHASE II
TOWN OF ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. NO.: JMY
PROJ. ASSOC.:
DRAWN BY: DMB
CHECKED BY: JMB
DATE: 03/02/07
SCALE: 1"=50'
SHEET
3 OF **4**
CHS:J2 5390
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FINAL PLAT OF SUBDIVISION FOR SADDLE CREEK SUBDIVISION PHASE II

4 OF 4

STATE OF INDIANA
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FINAL PLAT OF SUBDIVISION SADDLE CREEK SUBDIVISION - PHASE II

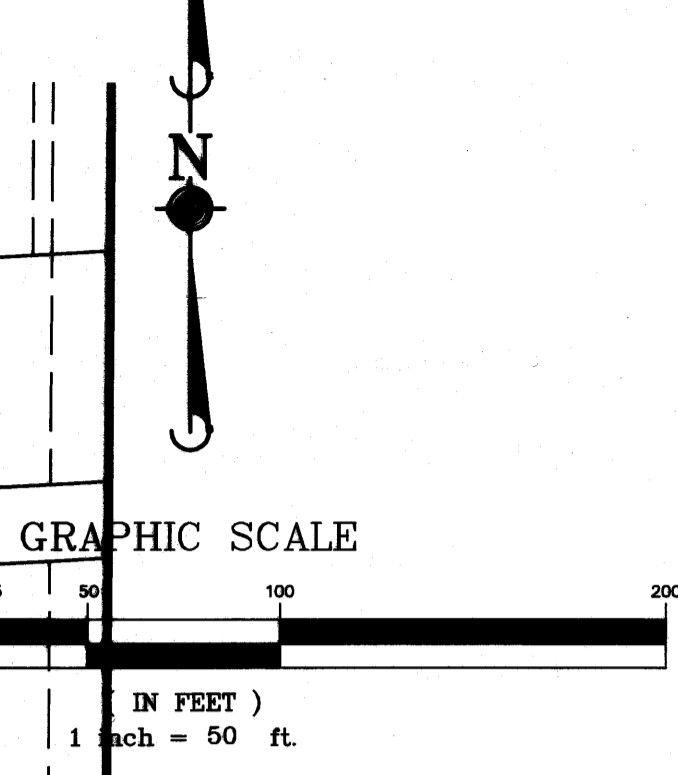
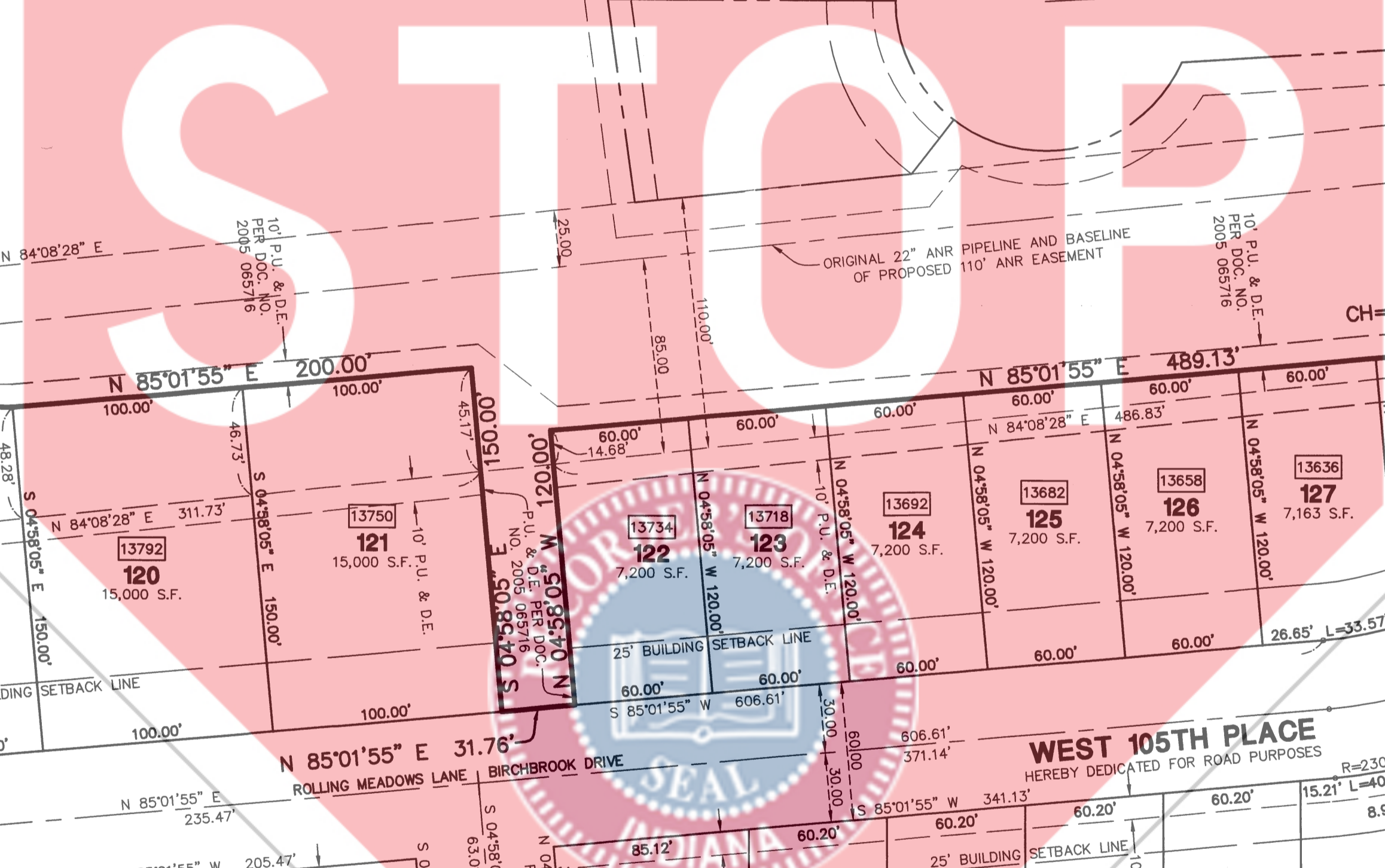
BOOK 101 PAGE 26

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

SADDLE CREEK SUBDIVISION PHASE I
 PER DOC. NO. 2005 065716

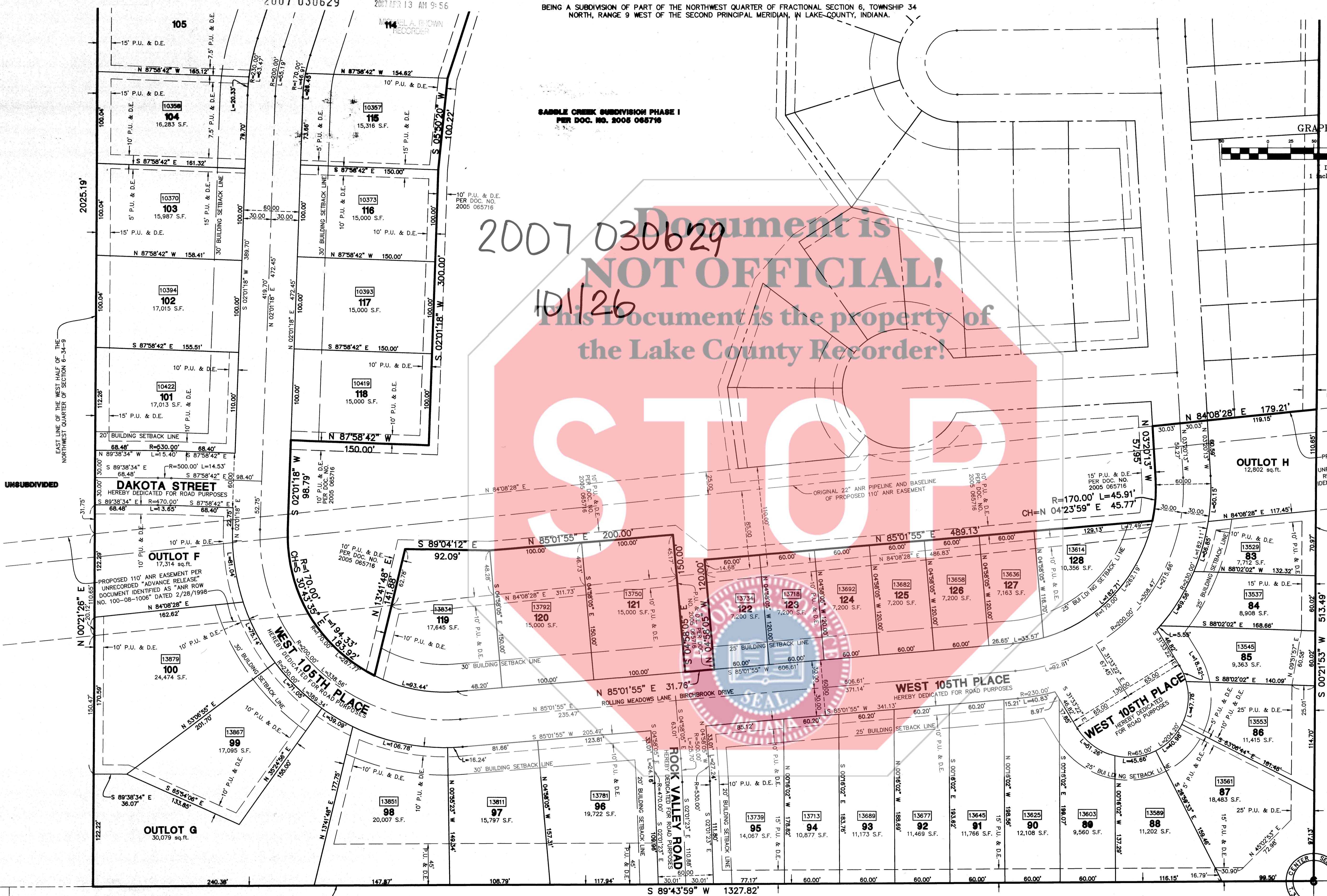
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DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 APR 12 2007
 PEGGY HOLINGA KATONA
 LAKE COUNTY AUDITOR

PROPOSED 110' ANR EASEMENT PER UNRECORDED "ADVANCE RELEASE" DOCUMENT IDENTIFIED AS "ANR ROW NO. 100-08-1006" DATED 2/28/1998



DATE	03/19/07	UPDATED W. TOSTI, PL. & CHANGED ADDRESSES
DRAWN BY	CHK	
CHECKED BY		
DATE		
DRAWN BY		
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DATE		
DRAWN BY		
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DATE		

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 833 W. Lincoln Hwy. Brownsville, N. 46275 Tel: (317) 862-5605 Fax: (317) 862-5446 www.manhard.com
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SADDLE CREEK SUBDIVISION - PHASE II
 TOWN OF ST. JOHN, INDIANA
 FINAL PLAT OF SUBDIVISION

PROJ. NO.	101
PROJ. ASSOC.	
DRAWN BY	DMB
CHECKED BY	JLM
DATE	03/02/07
SCALE	1"=50'
SHEET	4 OF 4
CHS:J2	5360

FINAL PLAT OF SUBDIVISION FOR SADDLE CREEK SUBDIVISION PHASE II

SILVER LEAF SUBDIVISION PHASE I
 PER DOC. NO. 2006 066918