

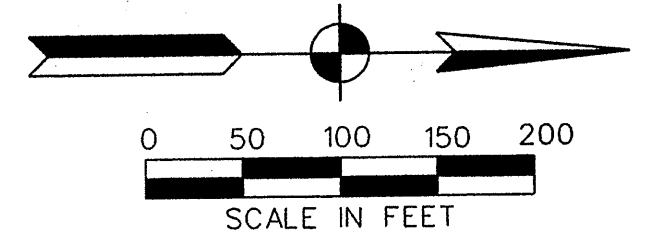
COUNTY: LAKE
SECTION: 19
TOWNSHIP: 35 NORTH
RANGE: 7 WEST

2007 041723

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAY 22 2007
MICHAEL A. BROWN
RECORDER

PLAT OF SUBDIVISION VELOCITY DEVELOPMENT AN ADDITION TO THE CITY OF HOBART LAKE COUNTY, INDIANA

BOOK 101 PAGE 44



STATE OF INDIANA
COUNTY OF LAKE) SS:

VELOCITY INC., LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES CERTIFY THAT IT HAS 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 VELOCITY DEVELOPMENT, AN ADDITION TO THE CITY OF HOBART, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. 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.

UTILITY EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF HOBART, ALL PUBLIC UTILITY COMPANIES, VERIZON, NORTHERN INDIANA PUBLIC SERVICE COMPANY AND INDIANA-AMERICAN WATER COMPANY, 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 AND TELEPHONE SERVICES, 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 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 EASEMENTS, BUT SAID EASEMENTS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH PUBLIC UTILITY PURPOSE.

PRIVATE DRAINAGE EASEMENT:

A "PRIVATE DRAINAGE EASEMENT" IS HEREBY GRANTED FOR THE MAJOR DRAINAGE SYSTEM AND DETENTION POND WHICH SHALL BE INSTALLED AND MAINTAINED BY THE DEED HOLDERS, OR ASSIGNS, OF LOTS 1, 2 AND 3 HEREBY PLATTED.

DATED THIS 1ST DAY OF May, 2007.

BY: William K. Eide TITLE: Pres.

ATTEST: Brenda C. Bane TITLE: Sec.

STATE OF INDIANA
COUNTY OF LAKE) SS:

BEFORE ME, Brenda C. Bane THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF LAKE AND STATE AFORESAID, PERSONALLY APPEARED William K. Eide, AND Terry Robinson OF VELOCITY INC., LLC, PERSONALLY KNOWN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF May, 2007.

MY COMMISSION EXPIRES: 11-2-2009
COUNTY OF RESIDENCE: Lake
Brenda C. Bane
NOTARY PUBLIC

STATE OF INDIANA
COUNTY OF LAKE) SS:

THIS IS TO CERTIFY THAT THE FINAL PLAT, PLANS, PROFILES AND SPECIFICATIONS FOR ALL IMPROVEMENTS AND INSTALLATIONS HAVE BEEN EXAMINED AND APPROVED BY THE UNDERSIGNED.

Stephen Truchan, Jr.
STEPHEN TRUCHAN, JR. - HOBART CITY ENGINEER

STATE OF INDIANA
COUNTY OF LAKE) SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE CITY OF HOBART, LAKE COUNTY, INDIANA THIS 10TH DAY OF May, 2007.

PRESIDENT: Mauri Gulka

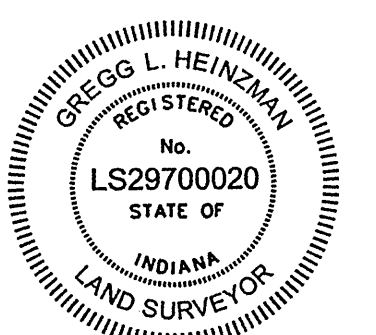
SECRETARY: DOROT

STATE OF INDIANA
COUNTY OF LAKE) SS:

I, Gregg L. Heinzman, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the laws of the State of Indiana; and that this Plat correctly represents a survey completed under my direction on April 26, 2007 and recorded in Lake County Document 2007-034670.

Given under my hand and seal this 27th day of April, 2007.

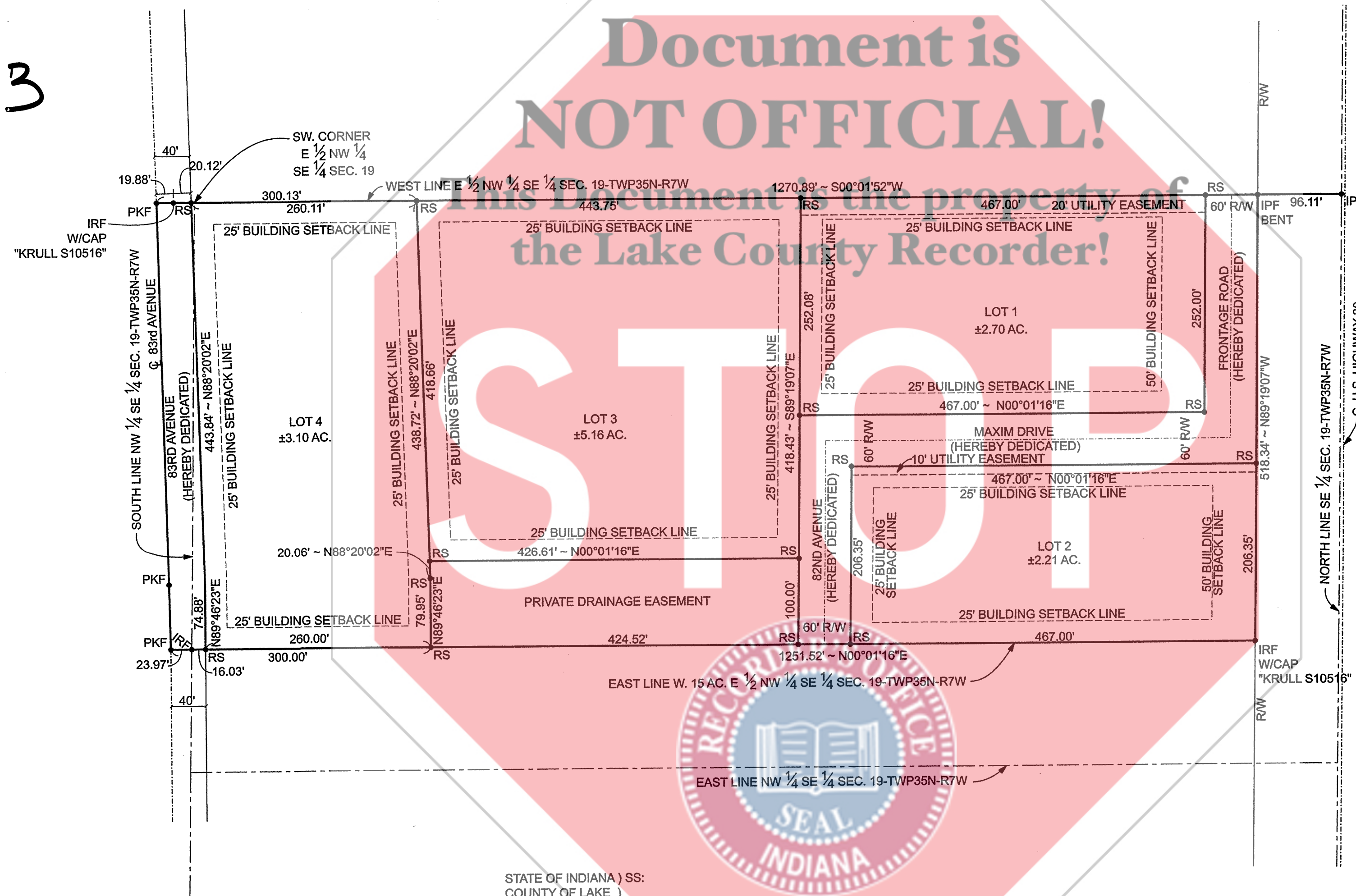
Gregg L. Heinzman
Gregg L. Heinzman, Registered Land Surveyor,
State of Indiana, No. LS29700020



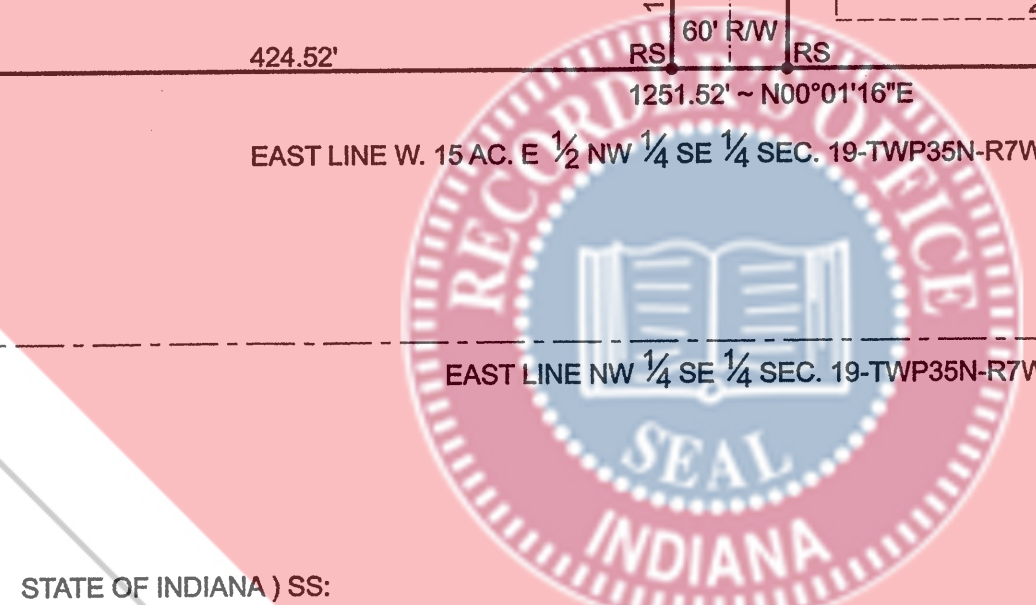
Description:

The West 15 acres of that part of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 lying South of the South right of way line of U.S. 30 Highway and of that part of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 7 West of the 2nd Principal Meridian, lying North of the center line of the gravel road, in the City of Hobart, Lake County, Indiana, described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 7 West of the 2nd Principal Meridian; thence South 00 degrees 01 minutes 52 seconds West, along the West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 19, 96.11 feet to the south right-of-way of U.S. Highway #30, being the point of beginning; thence continuing South 00 degrees 01 minutes 52 seconds, West along said West line, 1270.89 feet to the centerline of 83rd Avenue; thence North 88 degrees 20 minutes 02 seconds East, along said centerline, 443.84 feet; thence continuing along said centerline, North 89 degrees 46 minutes 23 seconds East, 74.88 feet to the East line of the West 15 acres of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 19; thence North 00 degrees 01 minutes 16 seconds East, along said East line, 1251.52 feet to a point on the South right-of-way of U. S. Highway #30, said point being 95.70 feet South of the North line of the Southeast 1/4 of said Section 19; thence North 89 degrees 19 minutes 07 seconds West, along said South right-of-way, 518.34 feet to the point of beginning.



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STATE OF INDIANA) SS:
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY IC 37-4-700, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY OF HOBART, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF HOBART AS FOLLOWS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HOBART THIS 16TH DAY OF May, 2007.

BY: Lyndia M. Sanchez TITLE: Mayor

BY: David Baunson TITLE: 300 MEMBER

BY: Richard L. Kolbe TITLE: MEMBER

ALL PLATTED FROM
KEY S3-S-18
ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
MAY 21 2007
NEW KEYS S3-S-150-1 TO S
PEGGY HOLINGA KAYONA
LAKE COUNTY AUDITOR
LOTS 1 TO 4
PRIVATE DRAINAGE EASEMENT

2007 041723
101/44

- NOTES:
1. PARCEL IS CURRENTLY ZONED R-2.
 2. PARCEL IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING PER FEMA FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LAKE, INDIANA (UNINCORPORATED AREAS), PANEL 110 OF 225, COMMUNITY PANEL 180128 0110 B, EFFECTIVE DATE SEPTEMBER 02, 1981.

IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
PKF = PK SURVEY NAIL FOUND
RS = 1/2" DIAMETER REBAR SET
WI = "GLH LS29700020" CAP

