

2007 04 208

CANTWELL SUBDIVISION

AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA

2007-04-208

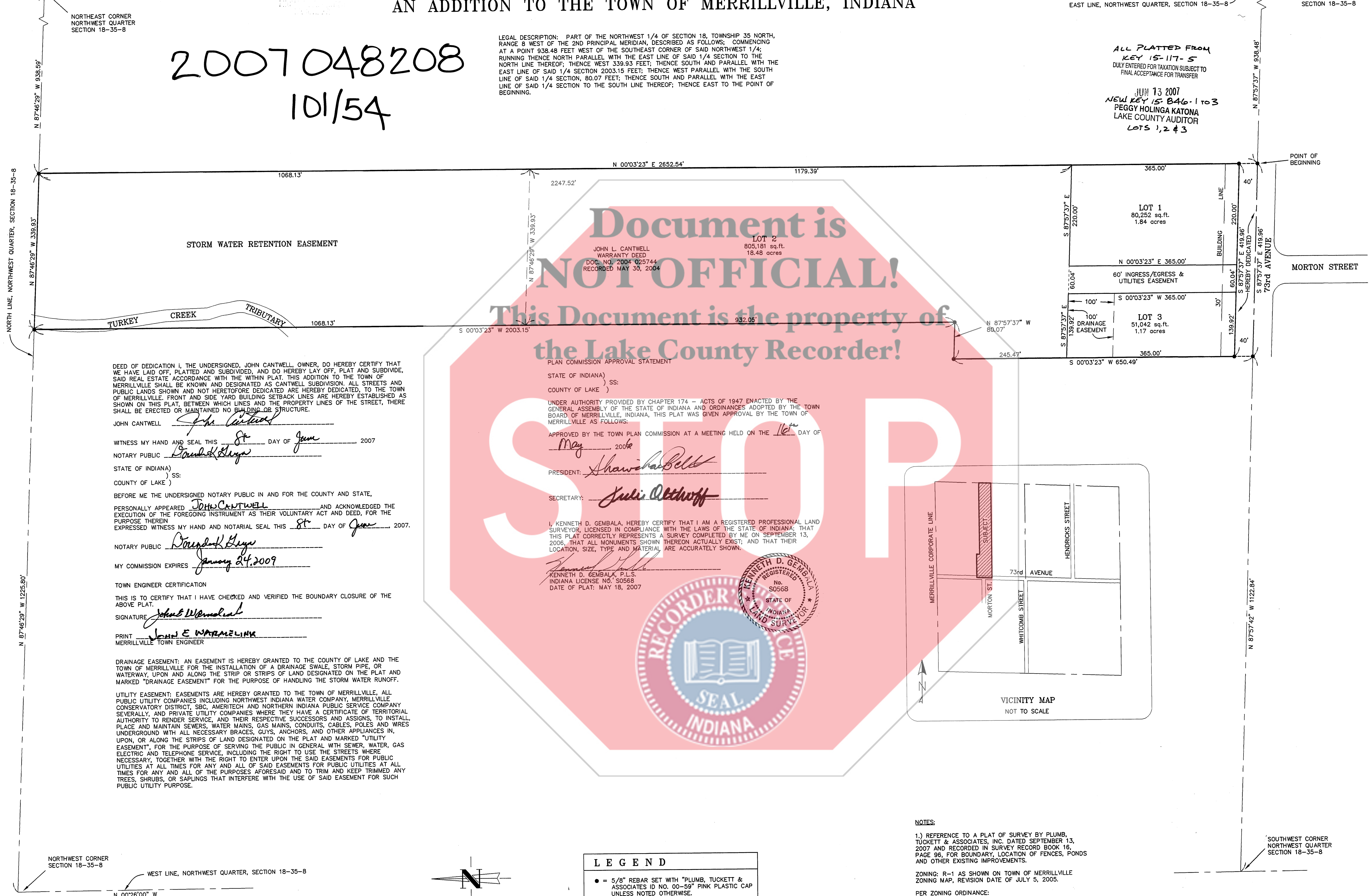
2007 048208
101/54

LEGAL DESCRIPTION: PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT 938.48 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; RUNNING THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION TO THE NORTH LINE THEREOF; THENCE WEST 339.93 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION 2003.15 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION, 80.07 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION TO THE SOUTH LINE THEREOF; THENCE EAST TO THE POINT OF BEGINNING.

S 00°03'23" W
EAST LINE, NORTHWEST QUARTER, SECTION 18-35-8
SOUTHEAST CORNER, NORTHWEST QUARTER, SECTION 18-35-8

ALL PLATTED FROM
KEY 15-117-5
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 13 2007
NEW KEY 15-846-1 TO 3
PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR
LOTS 1, 2 & 3



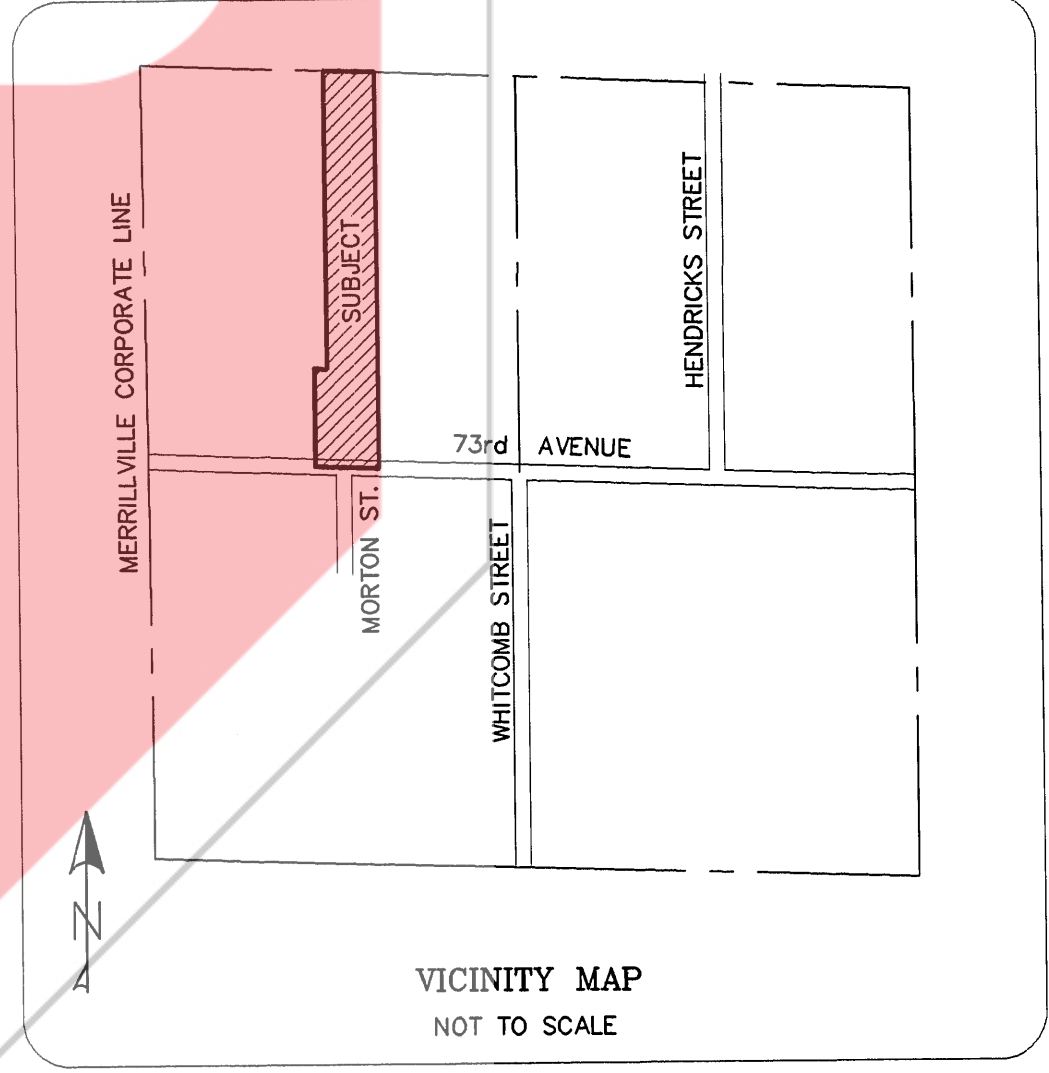
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PLAN COMMISSION APPROVAL STATEMENT

STATE OF INDIANA)
COUNTY OF LAKE) SS:
UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCES ADOPTED BY THE TOWN BOARD OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF MERRILLVILLE AS FOLLOWS:
APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD ON THE 16th DAY OF May, 2006
PRESIDENT: *Shawna Bell*
SECRETARY: *Julie Althoff*

I, KENNETH D. GEMBALA, HEREBY CERTIFY THAT I AM A REGISTERED 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 SEPTEMBER 13, 2006, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

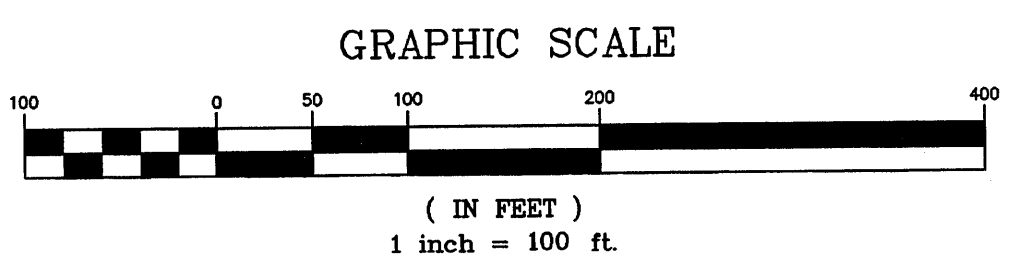
KENNETH D. GEMBALA, P.L.S.
INDIANA LICENSE NO. S0568
DATE OF PLAT: MAY 18, 2007



DEED OF DEDICATION I, THE UNDERSIGNED, JOHN CANTWELL, OWNER, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE ACCORDANCE WITH THE WITHIN PLAT. THIS ADDITION TO THE TOWN OF MERRILLVILLE SHALL BE KNOWN AND DESIGNATED AS CANTWELL SUBDIVISION. ALL STREETS AND PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED, TO THE TOWN OF MERRILLVILLE. 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.
JOHN CANTWELL
WITNESS MY HAND AND SEAL THIS 8th DAY OF June, 2007
NOTARY PUBLIC: *Donald Hays*
STATE OF INDIANA)
COUNTY OF LAKE)
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED John Cantwell AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN.
EXPRESSED WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF June, 2007.
NOTARY PUBLIC: *Donald Hays*
MY COMMISSION EXPIRES January 24, 2009
TOWN ENGINEER CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE PLAT.
SIGNATURE: *John E. Wasmeling*
PRINT: John E. Wasmeling
MERRILLVILLE TOWN ENGINEER

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE AND THE TOWN OF MERRILLVILLE FOR THE INSTALLATION OF A DRAINAGE SWALE, STORM PIPE, OR WATERWAY, UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.
UTILITY EASEMENT: EASEMENTS ARE HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING NORTHWEST INDIANA WATER COMPANY, MERRILLVILLE CONSERVATORY DISTRICT, SBC, AMERTECH 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 UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, OR ALONG 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, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF 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 THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

LEGEND
● = 5/8" REBAR SET WITH "PLUMB, TUCKETT & ASSOCIATES ID NO. 00-59" PINK PLASTIC CAP UNLESS NOTED OTHERWISE.



NOTES:
1.) REFERENCE TO A PLAT OF SURVEY BY PLUMB, TUCKETT & ASSOCIATES, INC. DATED SEPTEMBER 13, 2007 AND RECORDED IN SURVEY RECORD BOOK 16, PAGE 96, FOR BOUNDARY, LOCATION OF FENCES, PONDS AND OTHER EXISTING IMPROVEMENTS.
ZONING: R-1 AS SHOWN ON TOWN OF MERRILLVILLE ZONING MAP, REVISION DATE OF JULY 5, 2005.
PER ZONING ORDINANCE:
REQUIRED FRONT YARD SETBACK - 30'
REQUIRED SIDE YARD SETBACK - 10'
REQUIRED REAR YARD SETBACK - 40'
TOTAL AREA OF SUBDIVISION 21.50 ACRES ±

REVISIONS

CANTWELL SUBDIVISION
FINAL SUBDIVISION PLAT
SECTION 18-35-8
MERRILLVILLE, INDIANA
FOR: JOHN CANTWELL

Plumb Tuckett & Associates
SURVEYORS • ENGINEERS • ARCHITECTS
64 West 67th Place • Merrillville, IN 46410
(216) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

FILE: \07088.DWG PLOT SCALE: 1=100
CANTWELL SUBDIVISION FINAL PLAT
DRAWING NUMBER 1
SHEET: 1 OF: 1
JOB NO. S07088 SECTION: 18-35-8