

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2007 053255 2007 JUN 29 PH 2:03  
MICHAEL A. BROWN  
RECORDER  
BOOK 101 60  
17235-9511  
20.00  
A.M.

# STACEY'S ADDITION

## SECONDARY PLAT OF SUBDIVISION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN,  
IN LAKE COUNTY, INDIANA.

11.619 AC PLATTED  
FROM KEY 7-32-60  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
JUN 28 2007  
NEW KEY 7-39-61  
PEGGY HOLINGA KAYONA  
LAKE COUNTY AUDITOR  
LOT 1

2007 053255  
101/60

BOARD OF COUNTY COMMISSIONERS  
APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING  
HELD ON May 16, 2007  
*Wynn Dutz*  
PRESIDENT  
*Heath*  
EXECUTIVE SECRETARY

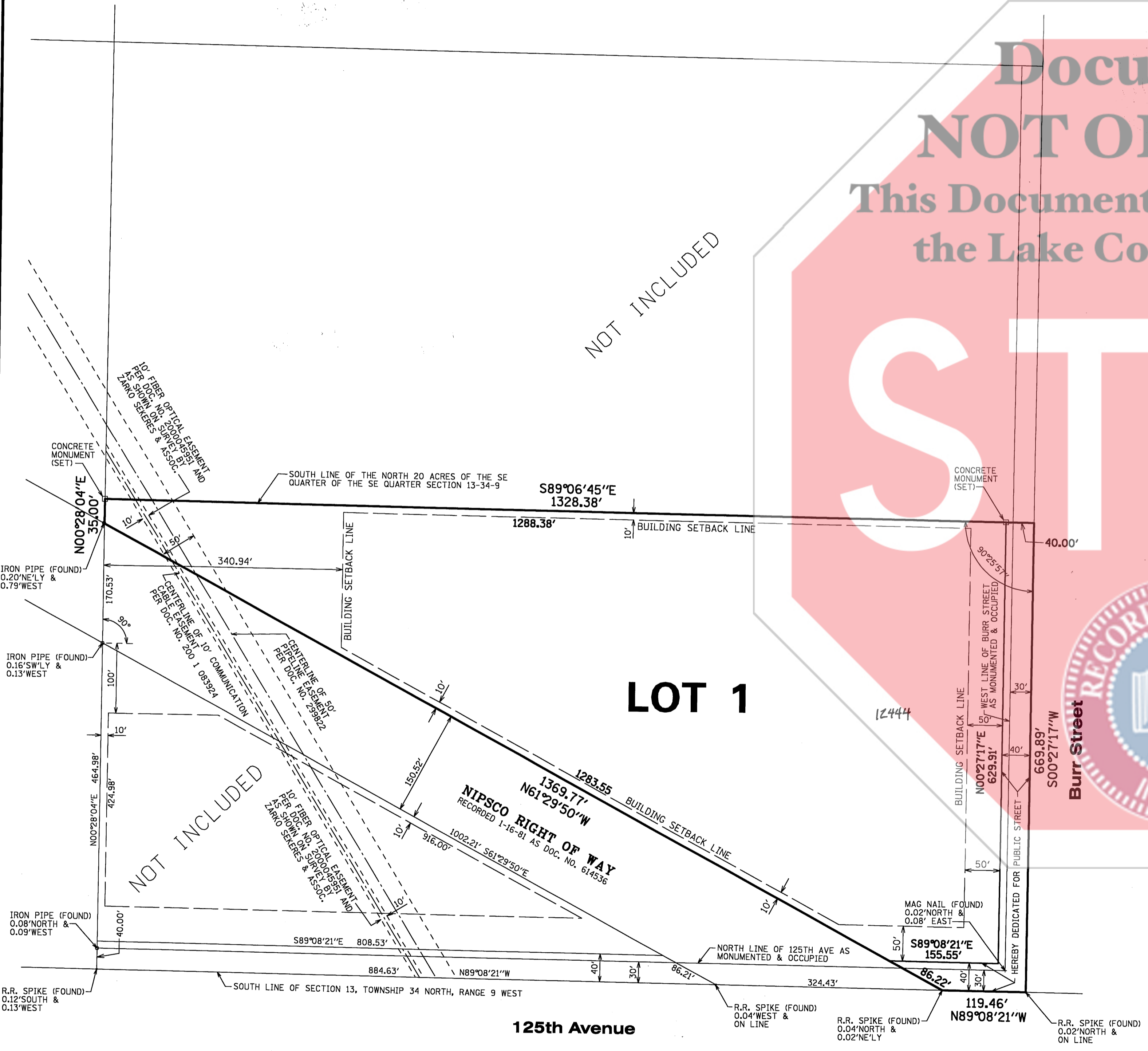
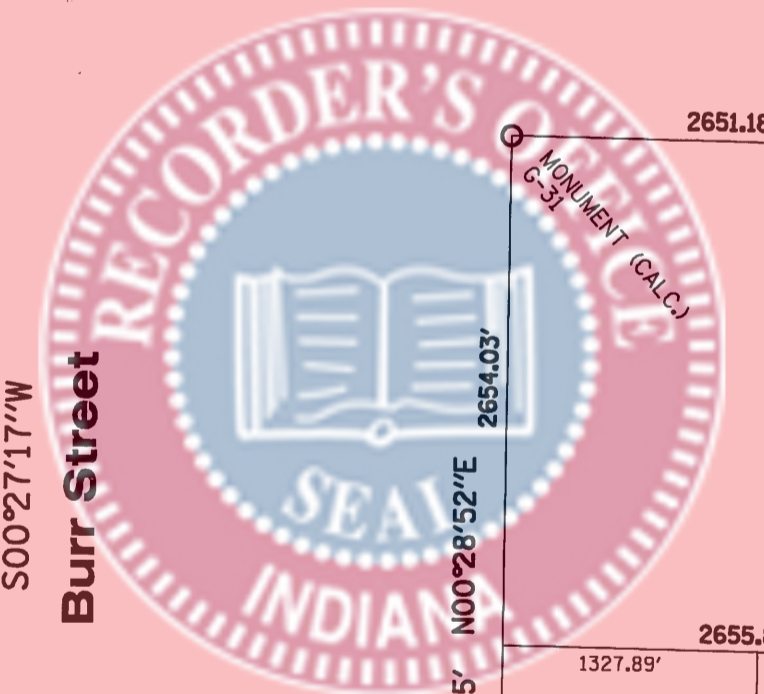
SURVEYOR'S CERTIFICATE  
I, C. Brian Lounsbury, HEREBY CERTIFY THAT I AM A PROFESSIONAL  
ENGINEER (OR LAND SURVEYOR), LICENSED IN COMPLIANCE WITH THE LAWS OF THE  
STATE OF INDIANA THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED  
BY ME ON 1-2-07 THAT ALL MONUMENTS THEREON ACTUALLY EXIST; AND  
THAT THEIR LOCATION, SIZE TYPE AND MATERIAL ARE ACCURATELY SHOWN.  
*C. Brian Lounsbury*  
(SEAL)

DEED OF DEDICATION  
WE, THE UNDERSIGNED, SPACECO, INC., OWNERS OF REAL ESTATE SHOWN AND DESCRIBED  
HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAID  
OFF, PLAT AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION  
SHALL BE KNOWN AND DESIGNATED AS STACEY'S SECOND ADDITION. ALL STREETS, ALLEYS, PARKS  
AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, 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 STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS 5th DAY OF June, 2007  
STATE OF INDIANA  
COUNTY OF LAKE )  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA  
APPEARED John Joseph Hinder 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 5th DAY OF June, 2007  
*John Joseph Hinder*  
NOTARIAL PUBLIC

CERTIFICATE OF MAINTENANCE RESPONSIBILITY  
BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON  
DRAINAGE SWALES, DITCHES AND TILES ROADSIDE DITCHES, STORM AND SANITARY SEWERS,  
SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS  
FOUND ON THE ENTIRE PLAT.

CLOSURE & MONUMENTS O.K. RW DILLON, PLS FOR LLS GEORGE VAN TIL  
*AWOU 6/24/07*



SURVEYOR'S REPORT  
IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA  
ADMINISTRATIVE CODE (RULE 12-2-1), THE FOLLOWING OBSERVATIONS AND  
OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN  
THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY  
AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN  
RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS  
INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("THEORETICAL  
UNCERTAINTY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH  
THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN  
AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO  
THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION  
(AND SURVEY POINTS FOUND) FROM THE SURVEYED LINES, UNLESS  
OTHERWISE NOTED OR DEPICTED HEREON; THERE IS NO EVIDENCE OF  
OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT.  
ALL SURVEY MONUMENTS SET OR FOUND ON THIS SURVEY ARE FLUSH  
WITH EXISTING GRADE UNLESS OTHERWISE NOTED.  
THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT)  
OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN  
THE SPECIFICATIONS FOR A CLASS "D" SURVEY (1.00 FEET) AS DEFINED  
IN IAC 865.

RTK-GPS WAS USED FOR THE MEASUREMENTS OF ALL SURVEYED POINTS OF  
THIS SURVEY.  
THIS SURVEY HAS BEEN BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS:  
SIDWELL AERIAL PHOTOGRAPHY FROM THE SURVEYOR'S OFFICE; SECTION CORNER  
RECORD FILES FROM THE SURVEYOR'S OFFICE; TIGOR TITLE INSURANCE COMPANY  
COMMITMENT NO. 920055353, DATED JUNE 6, 2006.

ALL SECTION CORNERS OF SECTION 13 WERE FOUND AS PERPETRATED BY  
THE LAKE COUNTY SURVEYOR AND HELD. A RAILROAD SPIKE WAS FOUND AT THE  
SOUTH QUARTER/QUARTER CORNER AND HELD. A RAILROAD SPIKE WAS  
FOUND NEAR THE CENTER OF THE SECTION AND HELD IN THE EAST/WEST  
DIRECTION. FROM THIS INFORMATION THE SECTION WAS BROKEN DOWN  
BY PROPORTIONATE MEASUREMENT TO DETERMINE THE BOUNDARIES OF  
THE SUBJECT TRACT, AS SHOWN ON THE THEORY OF LOCATION DETAIL HEREON.

UPON REVIEW OF THE DESCRIPTIONS OF THIS AND THE ADJOINING PARCELS,  
THERE ARE NO UNCERTAINTIES DUE TO RECORD DESCRIPTIONS AND NO GAPS  
OR OVERLAPS WERE DISCOVERED.  
DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY HAVE BEEN LISTED  
IN THIS REPORT AND/OR ON THE FACE OF THIS SURVEY AND CAN BE FOUND  
IN THE LAKE COUNTY SURVEYOR'S OFFICE AND/OR RECORDER'S OFFICE.

ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL  
NUMBER 180126 0095 B WITH EFFECTIVE DATE SEPTEMBER 2, 1981, THIS  
PROPERTY LIES WITHIN "ZONE C".  
LOT ZONING INFORMATION IS R2 / R3.

ANTICIPATED DEVELOPMENT IS 1 SINGLE FAMILY HOME.  
THE PARENT PARCEL LEGAL DESCRIPTION WAS PROVIDED BY TIGOR TITLE  
INSURANCE COMPANY FROM COMMITMENT NO. 920055353, DATED JUNE 6, 2006,  
AND FURTHER DESCRIBED BY SPACECO, INC.

THIS PARCEL OF LAND HAS BEEN CARVED OUT OF A LARGER TRACT AS DESCRIBED  
IN A TRUSTEE'S DEED RECORDED JUNE 29, 1998 AS DOCUMENT NUMBER 98048587  
AND SHOWN ON A SURVEY BY ZARKO SEKEREZ & ASSOCIATES, INC. DATED  
AUGUST 11, 2005. RECORD STATUS UNKNOWN.

MONUMENT G-31, NW CORNER OF SECTION 13 WAS DESTROYED AND ITS POSITION  
CALCULATED FROM CONCRETE WITNESS POINTS.

SURFACE DRAINAGE SHALL SHEET FLOW TO ROAD SIDE SWALE AND/OR  
MAINTAIN CURRENT PATH.

DOMESTIC SEWAGE WILL BE TREATED PER A SEPTIC SYSTEM.  
DOMESTIC WATER SERVICE WILL BE SUPPLIED PER A LOT WELL SYSTEM.

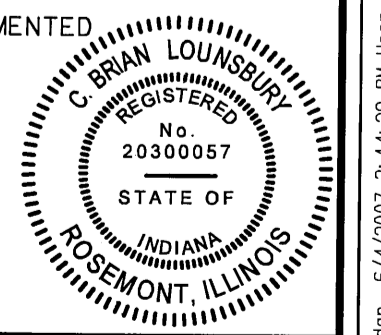
DRIVEWAY CULVERTS SHALL HAVE A MINIMUM 4' COVER.  
UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY  
COMPANIES INCLUDING AMERITECH 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 - 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" 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, AND TO OVERLAND 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 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, SHRUB,  
LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID  
EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT  
AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION  
OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OF STRIPS OF  
LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE  
OF HANDLING THE STORM WATER RUN-OFF.

SURVEYORS CERTIFICATE  
STATE OF ILLINOIS )  
COUNTY OF COOK )  
WE, SPACECO, INC. DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE  
UNDER OUR DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:  
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN,  
IN LAKE COUNTY, INDIANA, EXCEPT THE NORTH ACRES THEREOF, AND  
ALSO EXCEPT THAT PART LYING SOUTHWEST OF THE NORTH ACRES THEREOF,  
PROPERTY DEEDED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY BY  
WARRANTY DEED RECORDED JANUARY 16, 1981 AS DOCUMENT NUMBER 614356.  
SAID PARCEL CONTAINS 506,128 SQUARE FEET OR 11.619 ACRES, MORE OR LESS.  
WE HAVE SUBDIVIDED SAID PROPERTY ONE LOT WHICH IS REPRESENTED ON THIS  
INSTRUMENT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
ANGULAR BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS. THE BEARINGS  
ON THIS PLAT ARE BASED UPON TRUE NORTH, BASED ON G.P.S. OBSERVATION.  
UPON APPROVAL AND RE-RECORDATION OF THIS PLAT, LOT CORNERS WILL BE MONUMENTED  
WITH 3/4" IRON RODS.

DATED AT ROSEMONT, ILLINOIS THIS 4th DAY OF June A.D., 2007.  
*C. Brian Lounsbury*  
C. BRIAN LOUNSBURY, REGISTERED LAND SURVEYOR NO. LS-20300057  
LICENSED UNDER THE LAWS OF THE STATE OF INDIANA.



PREPARED FOR:  
CAPTIVA DEVELOPMENT LLC  
1313 WHITE HAWK DRIVE  
CROWN POINT, INDIANA 46307

AREA SUMMARY		
LOT #	SQ. FT.	ACRES
LOT 1	474,632	10.896
STREET DEDIC.	31,496	0.723
TOTAL AREA	506,128	11.619

SECTION 13-34-9 THEORY OF LOCATION  
1"=1000'

REVISIONS:	DATE: 2/2/07
3/13/07	JOB NO: 5353
6/4/07	FILENAME: 53FIRSTSUB01-SEC
	SHEET 1 OF 1

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065