

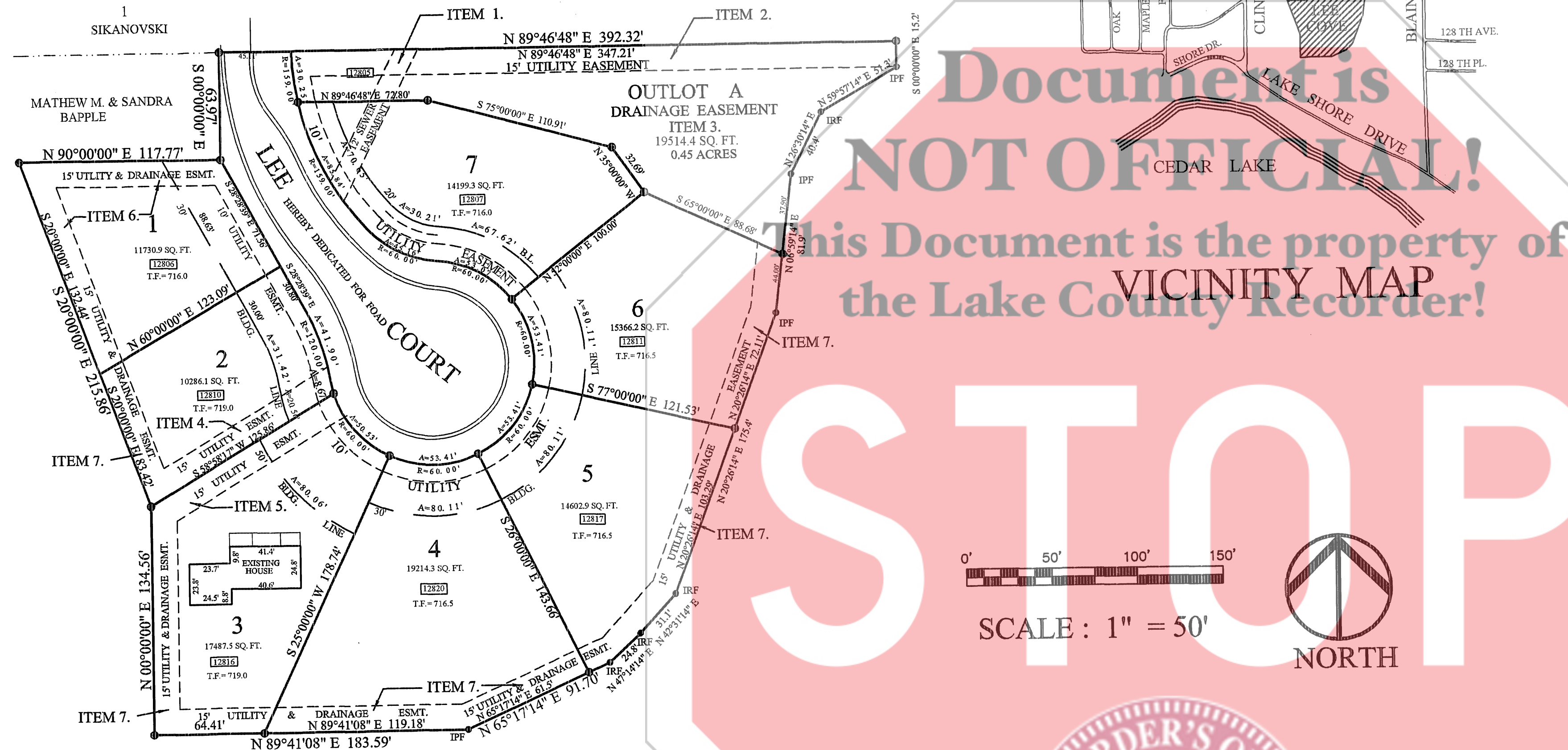
FILED

DEC 04 2007
KEY 25-321-1 to 8
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2007 095165

102/24

LEE COVE AMENDED PLAT



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STOP



LEGAL DESCRIPTION:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as: Beginning at a point on the West line of the Southwest 1/4 of Northwest 1/4 of said Section, which is 610 feet South of the Northwest corner thereof and 20 feet West of the Southwest corner of Lot 1, Block 1, Belay's Summer Village, and running thence South along the West line of the Southwest 1/4 of the Northwest 1/4 of said Section a distance of 170 feet to the Northwest corner of the tract conveyed to Harriet Thurlow and Lizzie Ostrander by Warranty Deed, recorded June 7, 1922, in Deed Record 299, Page 137; thence East along the North line of said Thurlow and Ostrander tract 138 feet to the Northeast corner thereof; thence South along the East line of said Thurlow and Ostrander tract 94 feet to the Southeast corner thereof; thence East along the North line of a tract conveyed to Peter J. Dress by Quit Claim Deed, recorded June 21, 1911, in Deed Record 170, Page 400, a distance of 157.31 feet to the True Point of Beginning; thence continue along said North line 183.59 feet to a point on the Westerly line of a tract conveyed to Harriet Mary Bartlett by Warranty Deed, recorded February 1, 1930 in Deed Record 456, page 213; thence deflecting to the left, on an interior angle from Southwesterly to Northeasterly of 155 degrees 17 minutes deed (North 65° 17' 14" East measured) a distance of 91.70 feet; thence to the left on an interior angle from Southwesterly to Northeasterly of 161 degrees 57 minutes deed (North 47° 14' 14" East measured) a distance of 24.8 feet; thence to the left, on an interior angle from Southwesterly to Northeasterly of 175 degrees 17 minutes deed (North 42° 31' 14" East Measured) a distance of 31.10 feet; thence to the left, on an interior angle from Southwesterly to Northeasterly of 157 degrees 55 minutes deed (North 20° 26' 14" East Measured) a distance of 175.40 feet; thence to the left, on an interior angle from Southwesterly to Northeasterly of 166 degrees 33 minutes deed (North 06° 59' 14" East Measured) a distance of 81.90 feet; thence to the right, on an interior angle from Southwesterly to Northeasterly of 160 degrees 29 minutes deed (North 26° 30' 14" East Measured) a distance of 40.4 feet; thence to the right on an interior angle from Southwesterly to Northeasterly of 146 degrees 33 minutes deed (North 59° 57' 14" East Measured) a distance of 51.3 feet, more or less, to the Southwest corner of the tract conveyed to Peter J. Weber by Deed, recorded June 14, 1916 in Deed Record 246, Page 379; thence North along the West line of said Weber tract a distance of 15.17 feet, more or less, to the Southeast corner of the tract conveyed to Rudolph Klotz and Emily J. Klotz, husband and wife, by Quit Claim Deed recorded October 14, 1916 in Deed Record 226, page 229; thence West (South 89° 46' 48" West measured) along the South line of said Klotz tract and along the South line of the tract conveyed to August A. Meske and Anna A. meske, husband and wife, by Warranty Deed recorded March 29, 1917 in Deed Record 232, page 247, and along the South line of said South line extendd of Lot 26, Block 2, Belay's Summer Village a distance of 392.32 feet, more or less, to the Southeast corner of Lot 1, Block 2, Belay's Summer Village; thence South along the East line of the tract conveyed to Morris Chavin by Warranty Deed recorded January 9, 1936 in Deed Record 540, page 386, a distance of 63.97 feet to the Southeast corner thereof; thence West along the South line of said Chavin tract 117.77 feet; thence South 20 degrees 00 minutes East a distance of 215.86 feet; thence South 134.56 feet more or less to the place of beginning, containing 3.25 acres more or less.

UTILITY EASEMENT PROVISIONS

An easement is hereby granted to the Town of Cedar Lake, all public utility companies, including SBC 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 streets, where necessary, and to overhang lots with aerial service wires to serve adjacent lots, together with the right to enter upon said easements for public utilities at all times for any and all purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with such utility equipment. No permanent buildings shall be placed on said easements, 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.

DEED OF DEDICATION

I, Larry O'Connell and Bruce R. Young of G.C. Construction L.L.C. it's undersigned officers, do hereby certify that G.C. Construction L.L.C. is the owner of the real estate shown and described herein, and hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the plat herein.

This Certificate of Amendment shall be applied to LEE COVE, an addition to Cedar Lake as recorded in Plat Book 100 page 88 on January 22, 2007 as Document No. 2007 005985 in the Office of the Recorder of Lake County, Indiana. All streets, alleys and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Cedar Lake, Lake County, Indiana.

Front 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. There are strips of ground 10, 15 and 20 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 erected 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.

Larry O'Connell
President: Larry O'Connell

Bruce R. Young
Secretary: Bruce R. Young

STATE OF INDIANA)
)SS:
TOWN OF CEDAR LAKE)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Larry O'Connell, President of G.C. Construction L.L.C., and Bruce R. Young secretary of G.C. Construction L.L.C. 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 3rd day of Dec, 2007.

Judy Henning
Name: Judy Henning Notary Public
Resident of Lake County.
Commission Expires: 2-08-2013

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW."
PREPARED BY: *[Signature]*

DRAINAGE EASEMENT PROVISIONS

An easement is hereby granted to the Town of Cedar Lake for the Installation of a drainage swale, ditch 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.

STATE OF INDIANA)
COUNTY OF LAKE)

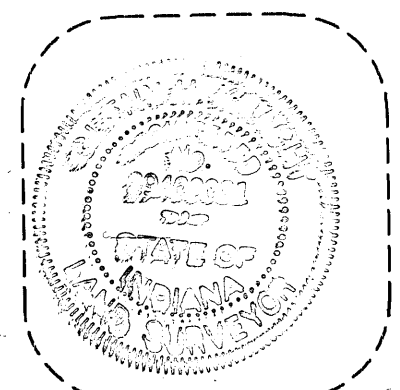
I, Glenn H. Kracht, do hereby certify that I am a Professional Land Surveyor in the State of Indiana, and as such, have prepared the Plat of LEE COVE an Addition to the Town of Cedar Lake, and recorded in Plat Book 100 page 88 on January 22, 2007 as Document No. 2007 005985 in the Office of the Recorder of Lake County, Indiana. The purpose of this Certificate is to Amend said plat with the addition of easements.

The following Amendments shall be made a part of said plat:

1. The 12 foot Sewer Easement on Lot 7 which runs from Lee Court to the South line of Outlot A shall extend through Outlot A to the North line of Outlot A.
2. A 15 foot Utility Easement shall be added along the North line of Outlot A from the East line of Outlot A to the West line of Outlot A.
3. All of Outlot A is intended to be a Drainage Easement.
4. A 15 foot Utility Easement shall be added along the Southerly line of Lot 2.
5. A 15 foot Utility Easement shall be added along the Northerly line of Lot 3.
6. The 15 foot Drainage Easement on the North and Westerly line of Lot 1 shall become a 15 foot Utility & Drainage Easement.
7. The 15 foot Drainage Easements shown on the rear lines of Lots 2 through 6 shall become a 15 foot Utility & Drainage Easement.

Dated this 29th Day of November, 2007.

Glenn H. Kracht
Glenn H. Kracht
In. L.S. No. 29400001



GLENN KRACHT
ASSOCIATES
GKA

LEE COVE
CEDAR LAKE, INDIANA

AMENDED PLAT
G.C. CONSTRUCTION L.L.C.
10791 Four Seasons Place Suite 121 B
Crown Point, IN 46307

DATE :
NOV. 29, 2007
JOB NO. : 077579
SHEET: 1 of 1

PHONE: 219/663-8623
FAX: 219/663-8945
314 FAIRFIELD DRIVE CROWN POINT, IN 46307