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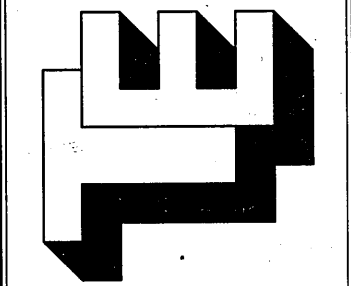
2007 095610

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 DEC -5 PM 3:07
MICHAEL A. BROWN
RECORDER



102-13

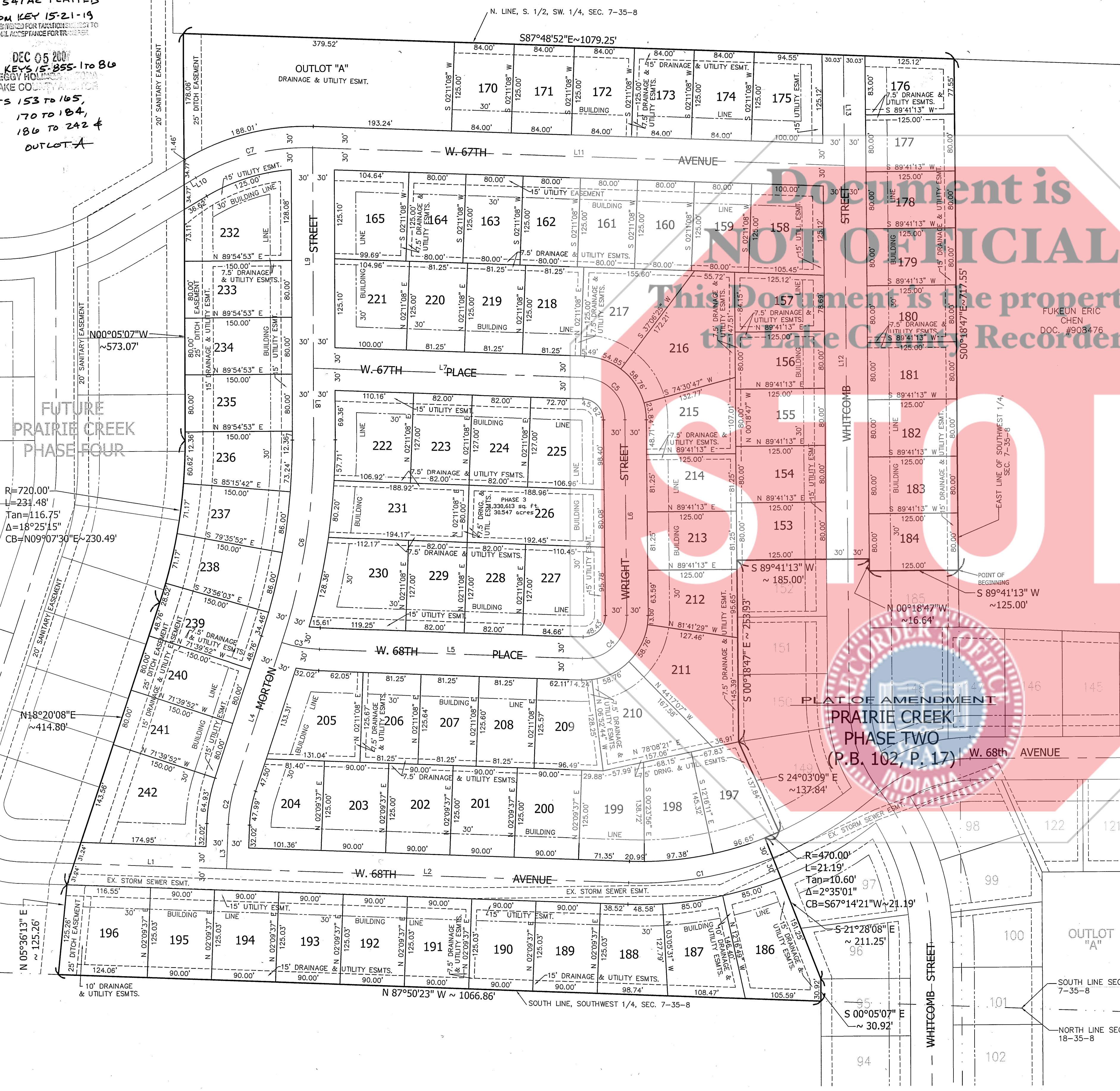
515



FUKEUN ERIC
CHEN
DOC. #908476

~ Phase Three ~
A Planned Unit Development
to the Town of Merrillville,
Lake County, Indiana

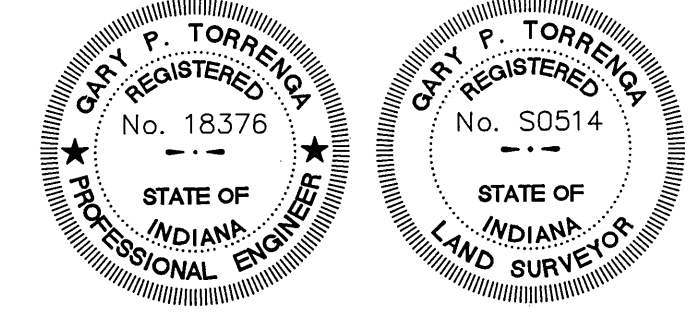
30.547 AC PLATTED
FROM KEY 15-21-19
NEW KEYS 15-25-1 TO 18-6
PEGGY HOLDEN
LAKE COUNTY
LOTS 153 TO 165,
170 TO 184,
186 TO 242 &
OUTLOT A



DESCRIPTION: Part of Section 7, Township 35 North, Range 8 West of the Second Principal Meridian, more particularly described as follows: Beginning at the Northeast corner of Lot 185 Prairie Creek Phase Two, a Planned Unit Development to the Town of Merrillville, as recorded in Plat Book 100, page 43 in the Office of the Recorder of Lake County, Indiana; thence South 89°41'13" West along the North line of said Lot 185, a distance of 125.00 feet to a point on the East Right-of-Way line of Whitcomb Street (60 feet wide) as recorded in said Prairie Creek Phase Two; thence North 00°18'47" West along said East Right-of-Way, a distance of 16.64 feet; thence South 89°41'13" West along the extended North line of Lot 152 in said Prairie Creek Phase Two, a distance of 185.00 feet; thence South 02°11'08" West along the West line of Lots 150, 151 and 152 in said Prairie Creek Phase Two, a distance of 253.93 feet; thence South 24°03'09" East along the West line of Lot 149 in said Prairie Creek Phase Two, a distance of 137.84 feet to a point on a curve, and the Northern Right-of-Way line of W. 68th Avenue (60 feet wide) as recorded in said Prairie Creek Phase Two; thence South along a curve concave to the Northwest and having a radius of 470.00 feet, an arc distance of 21.19 feet (the chord of which bears South 67°14'21" West, a chord distance of 21.19 feet); thence South 21°28'08" East along the extended West line of Lots 96 and 97 in said Prairie Creek Phase Two, a distance of 211.25 feet; thence South 00°05'07" East along the West line of Lot 95 in said Prairie Creek Phase Two, a distance of 30.92 feet; to a point on the South line of the Southwest Quarter of said Section 7; thence North 87°50'23" West along said South line, a distance of 1066.86 feet; thence North 05°36'13" East, a distance of 125.26 feet; thence North 18°20'08" East, a distance of 414.80 feet to a point of curve; thence Northernly along a curve concave to the West and having a radius of 720.00 feet, an arc distance of 231.46 feet (the chord of which bears North 09°07'30" East, a chord distance of 230.49 feet); thence North 00°18'47" West, a distance of 573.07 feet to a point on the North line of the South Half of the Southwest Quarter of said Section 7; thence South 87°48'52" East along said North line, a distance of 1079.25 feet to a point on the East line of the Southwest Quarter of said Section 7; thence South 00°18'47" East along said East line, a distance of 717.55 feet to the point of beginning, containing 30.547 acres, more or less, all in the Town of Merrillville, Lake County, Indiana.

STATE OF INDIANA)
COUNTY OF LAKE)
I, the undersigned, Reder Farms, LLC, owner of the real estate shown and described herein, do hereby certify that it has been laid off, platted, and subdivided and do hereby lay off, plat, and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as PRAIRIE CREEK, PHASE THREE, a Planned Unit Development to the Town of Merrillville, Lake County, Indiana. All streets, alleys, parks, and other 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 erected or maintained no building or structure.
Dated this 5th day of October, 2007
FUKEUN ERIC CHEN
DOC. #908476
REDER FARMS, LLC
Scott Reder, Member

STATE OF INDIANA)
COUNTY OF LAKE)
I, Gary P. Torrenge, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.
Witness my hand and Seal this 5th day of December, 2007
TORRENGE ENGINEERING, INC.
Gary P. Torrenge, Registered Professional Engineer #18376 and Land Surveyor #50514



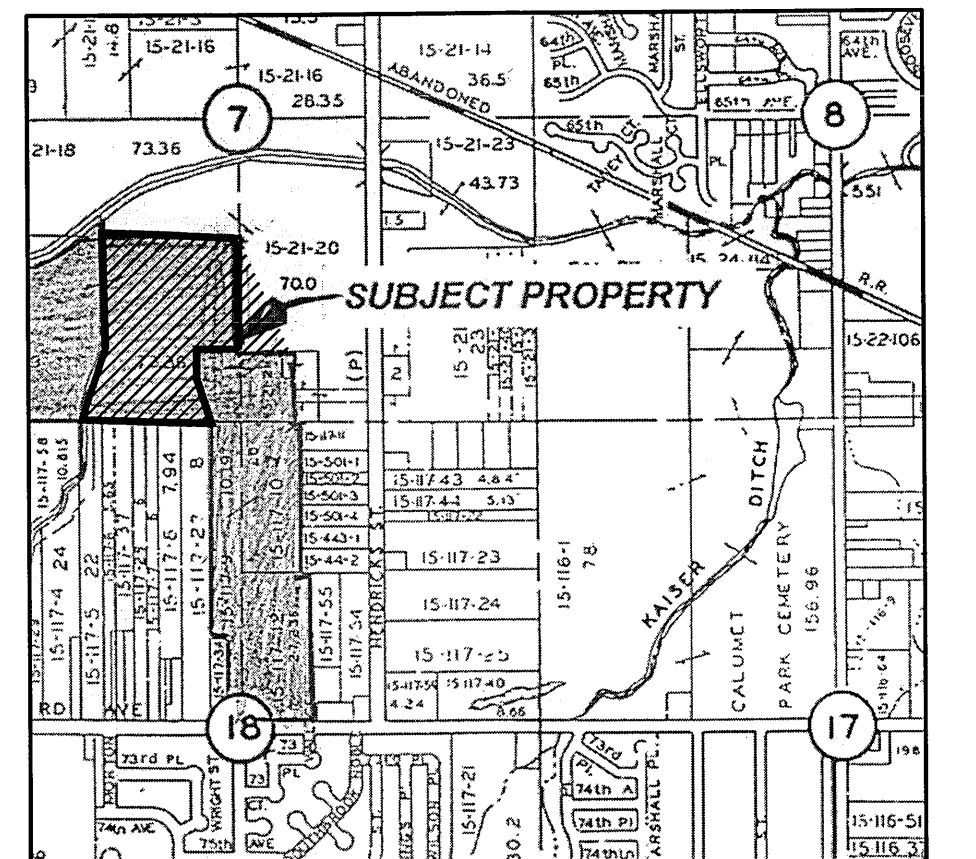
STATE OF INDIANA)
COUNTY OF LAKE)
Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Scott Reder, on behalf of Reder Farms, LLC, who acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes herein set forth.
Given under my hand and Notarial Seal this 5th day of October, 2007
My Commission Expires January 24, 2009
County of Residence: Lake Notary Public

STATE OF INDIANA)
COUNTY OF LAKE)
This is to certify that I have checked and verified the boundary closure of the above plat.
Notary Public
Town Engineer

STATE OF INDIANA)
COUNTY OF LAKE)
Under authority provided by I.C. 36-7-4-700 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Town 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 October 16, 2007
President: Julie Cottrell Secretary: Drew Stanley

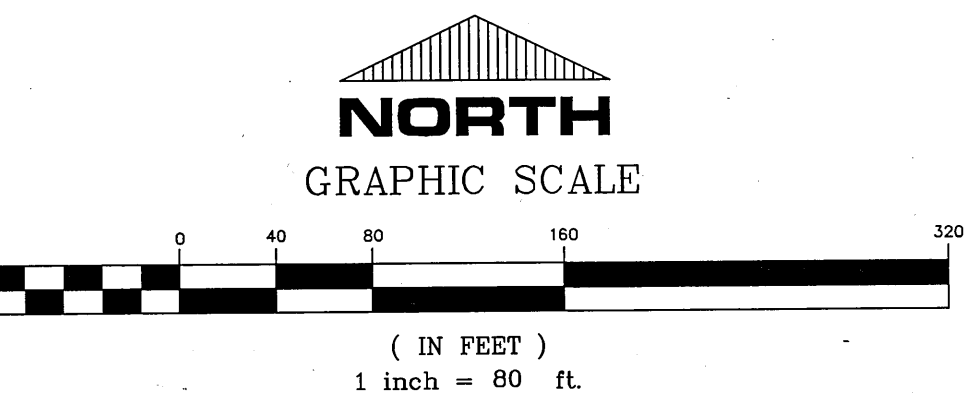
UTILITY EASEMENTS
An easement is hereby granted to the Town of Merrillville, all public utility companies including Ameritech, A.T. & T., U.S. Cable and Northern Indiana Public Service Company severally and private utility companies where they have a certificate of territorial authority to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, under ground 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 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 purpose.

DRAINAGE EASEMENTS
An easement is hereby granted to the Town of Merrillville for the installation of a drainage swale, ditch, or waterway upon and along the strip of land designated on the plat and marked "DRAINAGE EASEMENT" for the purpose of handling the storm water run-off.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	206.20'	500.00'	23°37'45"	N 80°20'44" E	204.25'
C2	56.46'	200.00'	16°10'31"	S 10°14'52" W	56.27'
C3	53.66'	190.36'	16°09'00"	S 79°44'22" E	53.48'
C4	96.86'	80.00'	92°28'56"	N 45°56'10" E	86.68'
C5	91.63'	60.00'	87°30'05"	N 44°03'50" W	82.98'
C6	289.35'	900.00'	18°25'15"	N 02°07'50" E	288.11'
C7	170.92'	300.00'	32°38'37"	S 75°51'50" W	168.62'

LINE	LENGTH	BEARING
L1	213.65'	S 87°50'23" E
L2	562.72'	S 87°50'23" E
L3	62.02'	S 02°09'37" W
L4	208.76'	N 18°20'08" E
L5	367.91'	S 87°48'52" E
L6	274.26'	N 00°18'47" W
L7	378.08'	S 87°48'52" E
L8	106.57'	S 00°05'07" E
L9	310.24'	S 00°05'07" E
L10	19.04'	S 59°32'31" W
L11	744.58'	N 87°48'52" W
L12	552.53'	N 00°18'47" W
L13	155.15'	N 00°18'47" W



TORRENGE ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
website: www.torrenge.com
Tel. No.: (219) 836-8919

Prairie Creek - Phase Three
A Planned Unit Development to the Town of Merrillville, Lake County, Indiana
FINAL PLAT

CLIENT: West Development, LLC
Heritage South, IN 46307
Crown Point, IN 46307
c/o Scott Reder
JOB NO: 5084-06
SCALE: 1" = 80'
REVISIONS: DATE: 12-03-2007
SHEET 1 OF 1