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STATE OF INDIANA
LAKE COUNTY

2007 095876 2007 DEC -6 PM 12:29
MICHAEL A. BROWN
RECORDER

SECONDARY PLAT

OF THE GATES OF ST. JOHN UNIT 1C

2007095876

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH,
RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY,
INDIANA

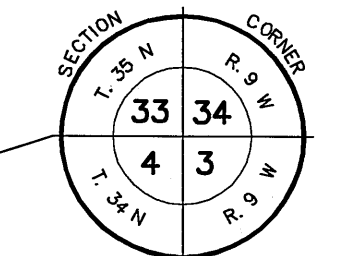
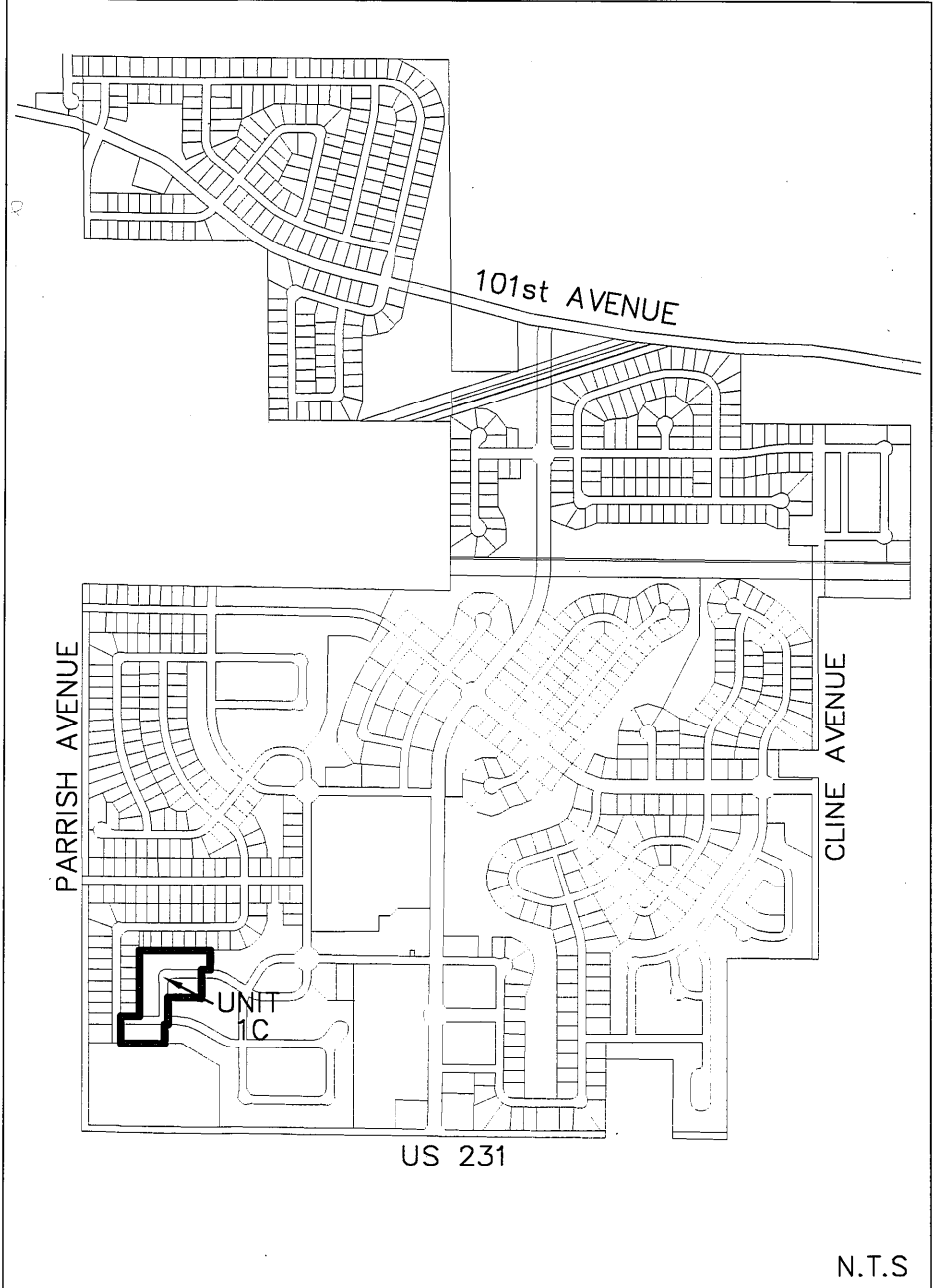
5.775 AC FROM
KEY 52-118-13

NEW KEY 52-137-1 TO 20

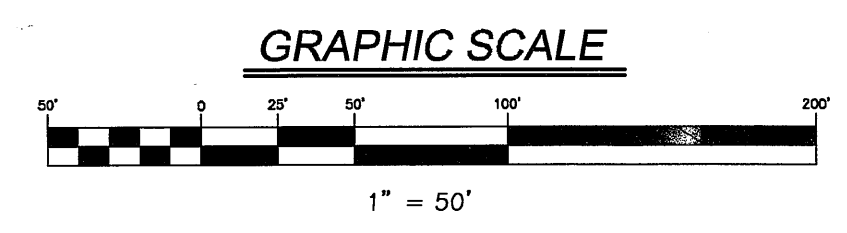
LOTS A TO L

1 OF 2

OVERALL SITE



2253824.950 N
2852044.654 E
NW CORNER, SECTION
3-34-9



ASSUMED
MERIDIAN

Chicago Title Insurance Company

N00°01'48"W
4554.83'

PARRISH AVENUE
TO BE DEDICATED

ARBORETUM LANE
TO BE DEDICATED

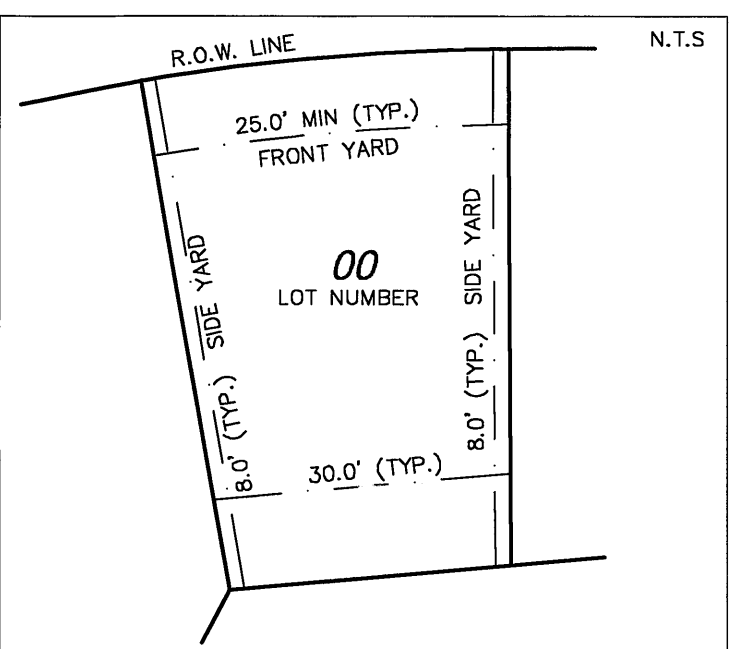
MAPLE LANE
HEREBY DEDICATED

NOT OFFICIAL
This Document is the property of
the Lake County Recorder.

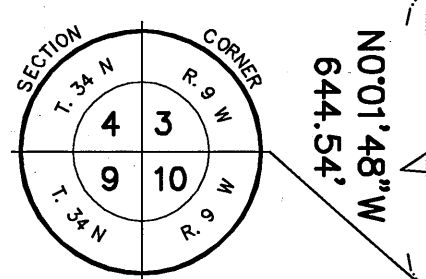
FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE C) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA (COMMUNITY PANEL NO. 180126 0095 B, EFFECTIVE DATE SEPTEMBER 2, 1981 AND COMMUNITY PANEL NO. 180126 0085 B, EFFECTIVE DATE SEPTEMBER 2, 1981)

TYPICAL LOT DETAIL



CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	11.55	110.00	S86°57'40"W
C2	23.76	50.00	S82°26'05"E
C3	23.76	50.00	N07°37'31"W
C4	11.55	110.00	S02°58'45"W



2248625.755 N
2852026.440 E

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- STREET ADDRESSES
- FOUND DISK IN CONCRETE
- FOUND IRON MARKER
- FOUND IRON ROD
- FOUND IRON SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- SET TRAVERSE POINT
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET MONUMENT

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY AND GRASS EASEMENT
- PC POINT OF CURVATURE
- POC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- REC RECORD DATUM
- MEAS. MEASURED DATUM
- CALC. CALCULATED DATUM
- DEED INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INDESS & EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- SF SQUARE FEET
- AC ACRES

BASIS OF BEARINGS

ASSUMED THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3-34-9 TO BE: N89°13'50"W.

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

OWNER & SUBDIVIDER

BLB ST JOHN, L.L.C.
3500 UNION AVENUE
STEGER, IL 60475

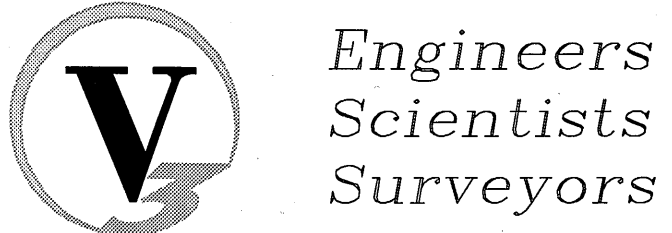
NOTES:

- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.
- SEE SHEET 2 FOR LEGAL DESCRIPTIONS AND AREA TABLE.
- ALL LOTS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE GATES OF ST. JOHN HOMEOWNERS ASSOCIATION RECORDED AS DOC. 2006 006335

PLAN COMMISSION APPROVAL

PRESIDENT: *[Signature]*

SECRETARY: *[Signature]*



7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BLB ST. JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	9-18-2007	REVISED PER CLIENT REQUEST			

SECONDARY PLAT

THE GATES OF ST. JOHN - UNIT 1C, ST. JOHN, IN

DRAFTING COMPLETED: 07/19/2007 DRAWN BY: DAR PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A CHECKED BY: BA SCALE: 1" = 50'

Project No: 03206
Group No: V0418
SHEET NO.
1 of 2

2 OF 2

2007 095876

STATE OF INDIANA
FILED FOR RECORD
2007 DEC -6 PM 12:29
MICHAEL A. BROWN
RECORDER

2007 095876

BOOK 102 PAGE 27

OWNER'S CERTIFICATE

STATE OF INDIANA
COUNTY OF LAKE

WE, THE UNDERSIGNED, BLB ST. JOHN, LLC., OWNERS OF THE REAL ESTATE SHOWN AND HEREIN, DO 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 SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE GATES OF ST. JOHN, UNIT 1C, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

BLB ST. JOHN, LLC
ITS: MANAGER PHILIPPE BUILDERS, INC.
BY:

ROBERT PHILLIPPE, PRESIDENT

DATED THIS 14th DAY OF November, 2007

NOTARY CERTIFICATE

STATE OF IN
COUNTY OF lake

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert Philippe AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF Nov., 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-11-2011

A RESIDENT OF lake COUNTY
Wanda L. Keene
PRINTED SIGNATURE

UTILITY EASEMENT PROVISIONS (U.E.)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN, HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND WIRES, EITHER OVERHEAD OR UNDERGROUND, IN AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO 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 EASEMENTS FOR SUCH UTILITY PURPOSES.

PLAN COMMISSION APPROVAL

PRESIDENT Suptho E. Ko
SECRETARY John Amey

MORTGAGEE CERTIFICATE

STATE OF IL
COUNTY OF COOK

FIRST UNITED BANK, HOLDER OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED _____ AND RECORDED _____ AS DOCUMENT NO. _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, INDIANA, HEREBY CONSENTS TO THE RECORDING OF THE PLAT OF SUBDIVISION AND AGREES THAT SAID MORTGAGE IS SUBJECT TO THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, FIRST UNITED BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 15 DAY OF November, 2007.

Anna Sundeen
MORTGAGE SIGNATURE
ATTEST

NOTARY CERTIFICATE

STATE OF Illinois
COUNTY OF Will

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Theresa Hershberger AND Anna Sundeen AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF November, 2007.

Betty J. Loitz
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-09

A RESIDENT OF Will COUNTY
Betty J. Loitz
PRINTED SIGNATURE

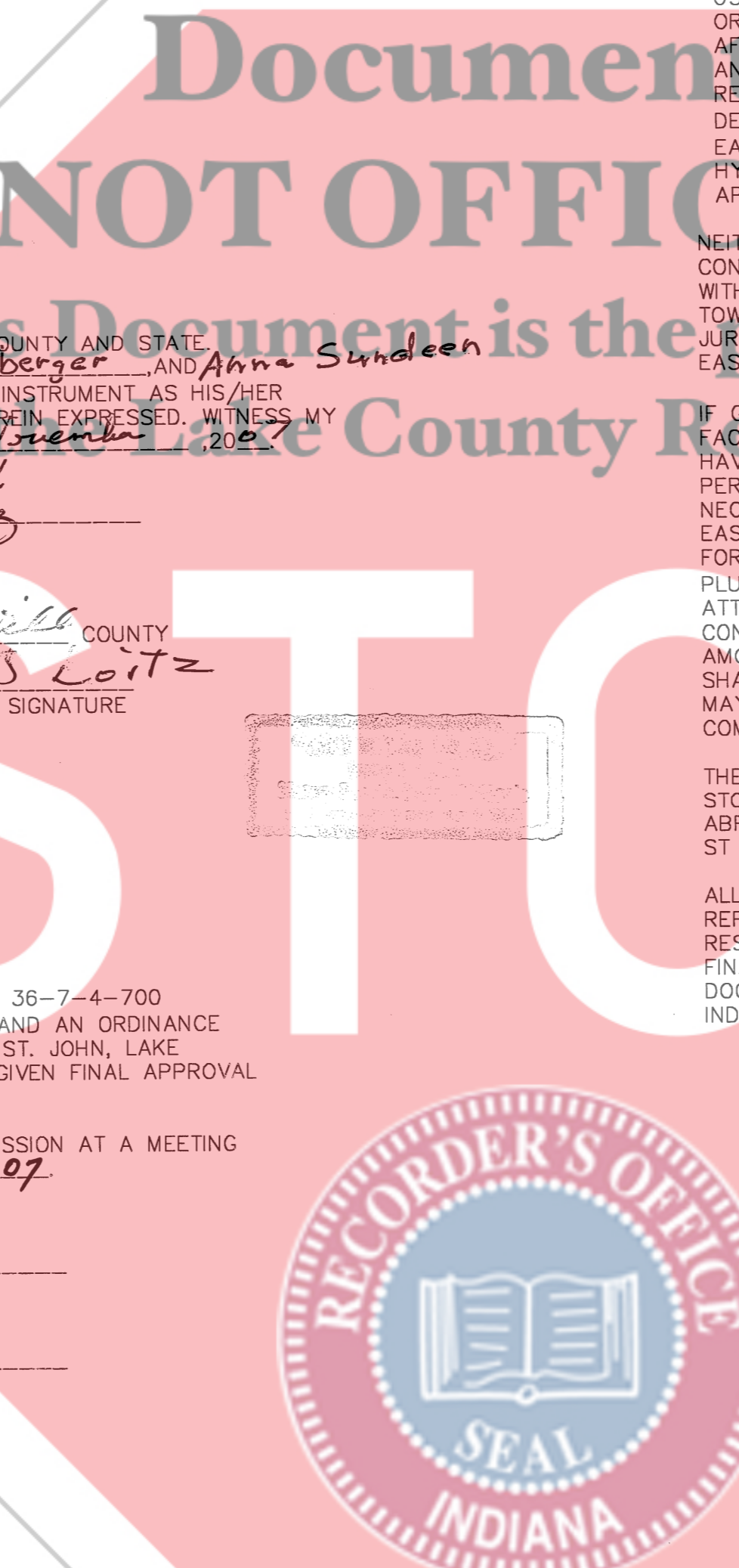
PLAN COMMISSION'S CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC.700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 5 DAY OF December, 2007.

Suptho E. Ko
PRESIDENT

John Amey
SECRETARY



STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED BY THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREBY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTORS") TO THE TOWN OF ST. JOHN AND TO ITS SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES (HEREINAFTER "GRANTEES") OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

- 1.) SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES AND SLOPES WITHIN SAID EASEMENT AREAS AND;
- 2.) ENTERING ONTO SAID EASEMENT AREAS OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO ANY OF THE REQUIRED WORK. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID EASEMENT AREAS BY GRANTORS, BUT SAID EASEMENT AREAS MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT AREAS. GRANTORS SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS MARKED AS "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES AND RULES AND REGULATIONS.

NEITHER THE OWNER OR DEVELOPER OR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN ENGINEER OF THE TOWN OF ST. JOHN OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID EASEMENT AREAS.

IF GRANTORS FAIL TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES IN SAID EASEMENT AREAS AS REQUIRED, GRANTEES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW IN SAID EASEMENT AREAS. GRANTORS SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY GRANTEES IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS, THE ACTUAL AMOUNT OF SUCH COSTS TO GRANTEES, AS DETERMINED BY GRANTEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF GRANTEES.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF ST. JOHN.

ALL OF THE ABOVE-STATE OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY SUCH INDIVIDUAL LOTS OR UNITS.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF LOT A IN THE GATES OF ST. JOHN UNIT 1A, RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 2006-094843 IN PLAT BOOK 100 PAGE 55 OF THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID UNIT 1A FOR THE FOLLOWING THREE COURSES; 1) SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 140.00 FEET; 2) SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 59.84 FEET; 3) THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 207.79 FEET; THENCE NORTH 78 DEGREES 31 MINUTES 09 SECONDS WEST, 44.06 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 199.37 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 201.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 23.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 140.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 317.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 200.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 140.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 480.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 502.38 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.7752 ACRES, MORE OR LESS.

LOT AREA TABLE

LOT NUMBER	AREA IN SQ.FT.	AREA IN ACRES
TOTAL BUILDABLE LOTS	195,485	4.4877
PUBLIC R.O.W.	56,084	1.2875
TOTAL THIS SUBDIVISION	251,569	5.7752

LENGTH OF STREETS HEREBY DEDICATED = 918.20 FEET

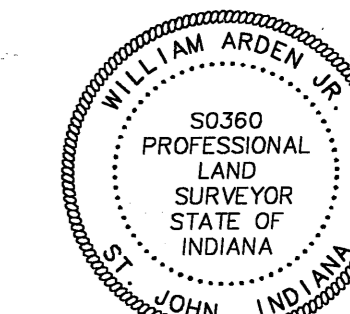
SURVEYOR CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS

I, WILLIAM ARDEN JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS 13TH DAY OF NOVEMBER, A.D., 2007.

William Arden Jr.
WILLIAM ARDEN JR.
INDIANA PROFESSIONAL LAND SURVEYOR NO. S0360
MY LICENSE EXPIRES ON JULY 31, 2008



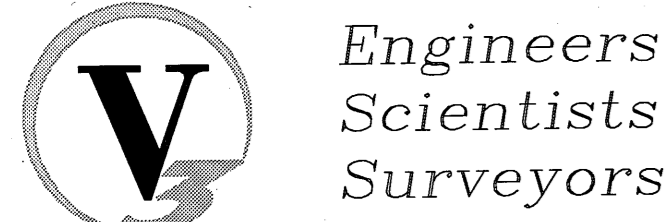
SECONDARY PLAT

THE GATES OF ST. JOHN - UNIT 1C, ST. JOHN, IN

DRAFTING COMPLETED: 07/19/2007 DRAWN BY: DAR PROJECT MANAGER: AJS
FIELD WORK COMPLETED: N/A CHECKED BY: BA SCALE: 1" = 50'

Project No: 03206
Group No: V0418

SHEET NO.
2 of 2



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PREPARED FOR:
BLB ST. JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	9-18-2007	REVISED PER CLIENT REQUEST			