

1 OF 5

2007 096916

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2007 DEC 11 AM 10:43  
MICHAEL A. BROWN  
RECORDER

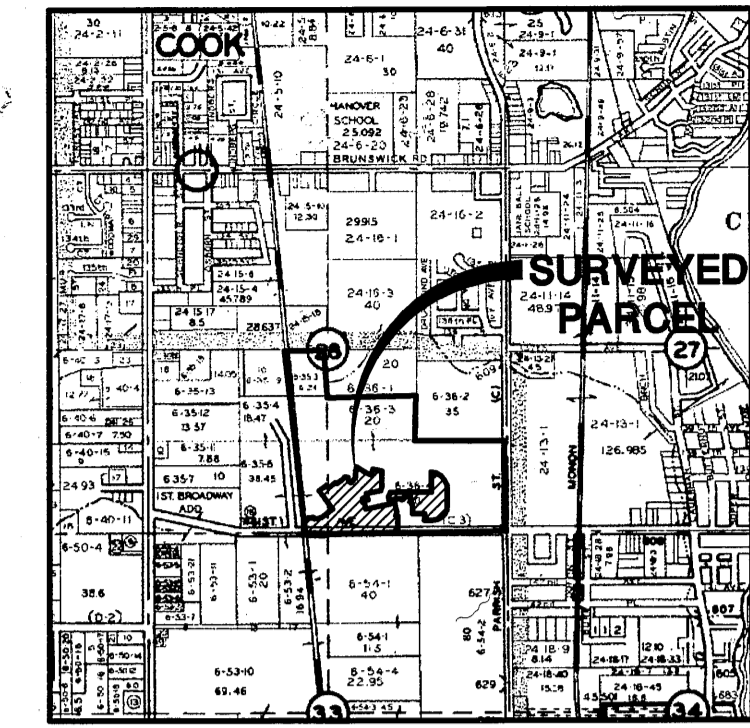
# FINAL PLAT CENTENNIAL SUBDIVISION - PHASE 1

PART OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN.

2007 096916

102/30

S 44003 cm  
102 page 30



LOCATION MAP

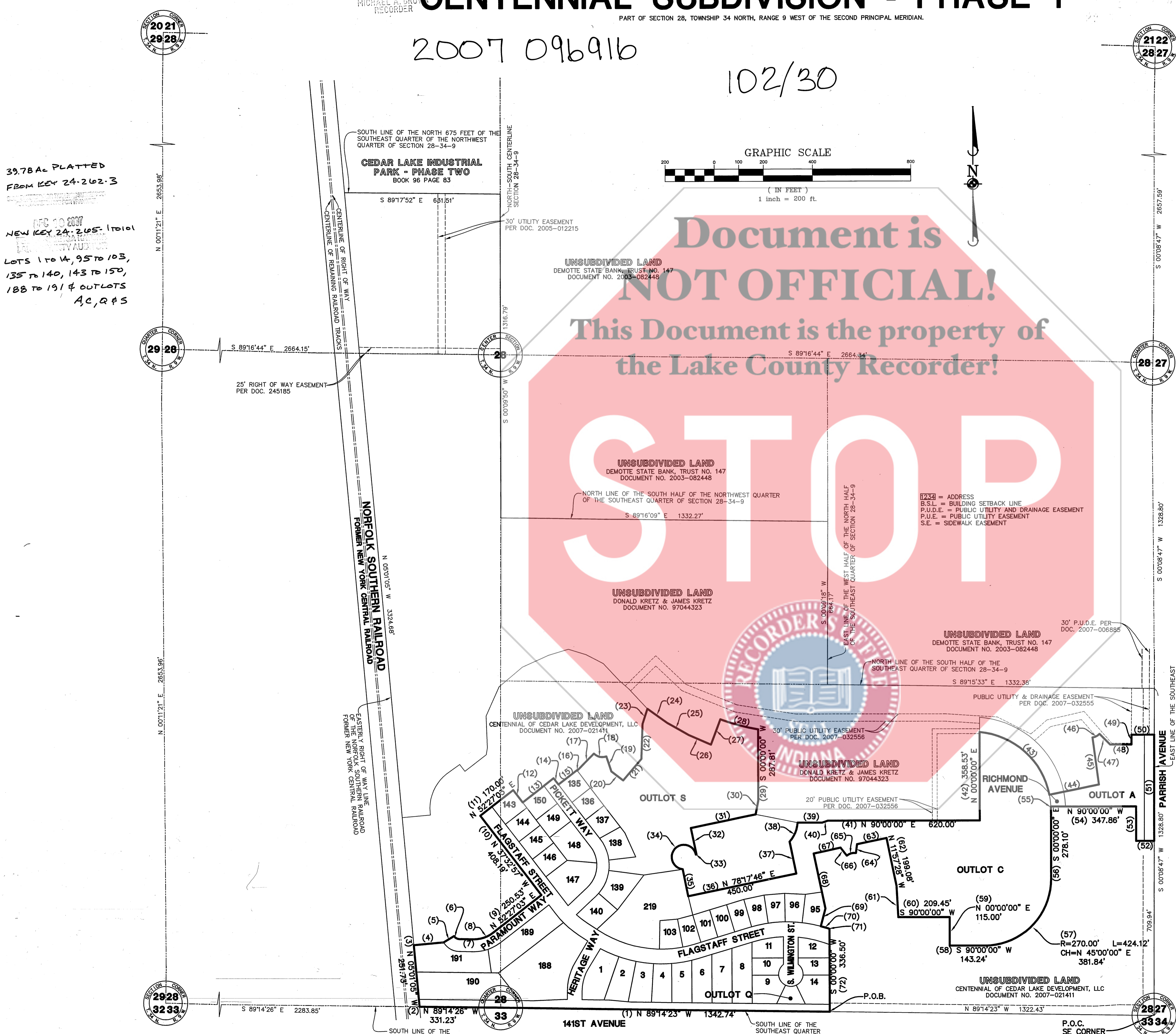
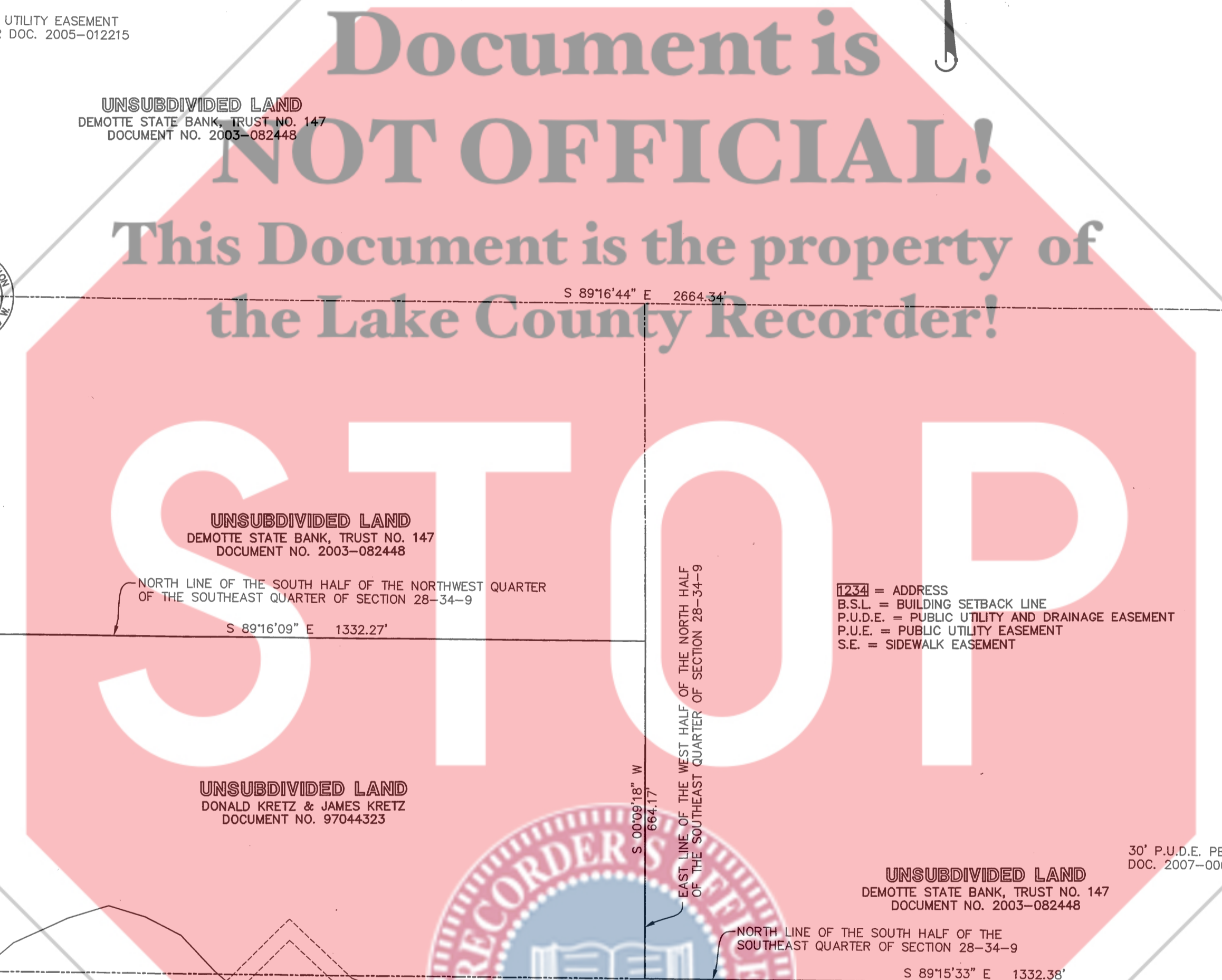
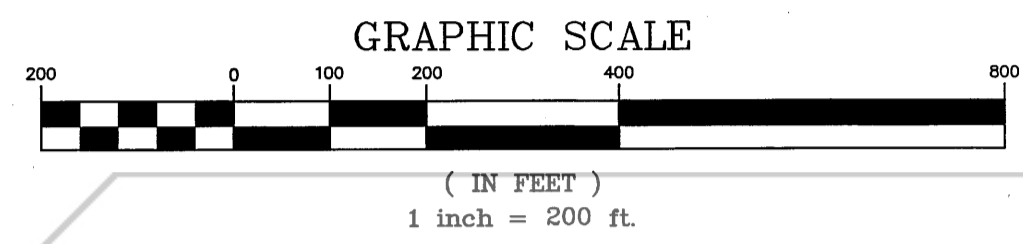
## LEGAL DESCRIPTION

A PART OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE NORTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, 1,342.74 FEET ALONG SAID SOUTH LINE;
2. THENCE NORTH 89 DEGREES 14 MINUTES 26 SECONDS WEST, 331.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD;
3. THENCE NORTH 05 DEGREES 01 MINUTES 05 SECONDS WEST, 251.73 FEET ALONG SAID EASTERLY LINE;
4. THENCE NORTH 84 DEGREES 28 MINUTES 52 SECONDS EAST, 121.98 FEET;
5. THENCE NORTH 59 DEGREES 26 MINUTES 41 SECONDS EAST, 50.00 FEET;
6. THENCE SOUTHEASTERLY 25.61 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING SOUTH 59 DEGREES 51 MINUTES 51 SECONDS EAST, 24.50 FEET;
7. THENCE SOUTH 89 DEGREES 14 MINUTES 23 SECONDS EAST, 59.16 FEET;
8. THENCE EASTERLY 83.58 FEET ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING NORTH 71 DEGREES 36 MINUTES 20 SECONDS EAST, 82.03 FEET;
9. THENCE NORTH 52 DEGREES 27 MINUTES 03 SECONDS EAST, 250.53 FEET;
10. THENCE NORTH 37 DEGREES 35 MINUTES 07 SECONDS WEST, 408.19 FEET;
11. THENCE NORTH 52 DEGREES 27 MINUTES 03 SECONDS EAST, 170.00 FEET;
12. THENCE SOUTH 37 DEGREES 32 MINUTES 57 SECONDS EAST, 63.00 FEET;
13. THENCE NORTH 52 DEGREES 27 MINUTES 03 SECONDS EAST, 160.00 FEET;
14. THENCE NORTH 37 DEGREES 32 MINUTES 57 SECONDS EAST, 32.46 FEET;
15. THENCE NORTH 52 DEGREES 27 MINUTES 03 SECONDS EAST, 95.00 FEET;
16. THENCE SOUTH 37 DEGREES 32 MINUTES 57 SECONDS EAST, 2.26 FEET;
17. THENCE NORTH 44 DEGREES 25 MINUTES 34 SECONDS EAST, 97.38 FEET;
18. THENCE EASTERLY 54.82 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING SOUTH 76 DEGREES 58 MINUTES 53 SECONDS EAST, 52.12 FEET;
19. THENCE SOUTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, 64.00 FEET;
20. THENCE SOUTH 52 DEGREES 29 MINUTES 28 SECONDS EAST, 60.00 FEET;
21. THENCE NORTH 40 DEGREES 30 MINUTES 01 SECONDS EAST, 114.84 FEET;
22. THENCE NORTH 01 DEGREE 56 MINUTES 19 SECONDS EAST, 142.00 FEET;
23. THENCE NORTH 17 DEGREES 43 MINUTES 33 SECONDS EAST, 65.35 FEET TO THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN DEED TO CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC, RECORDED MARCH 9, 2007, AS DOCUMENT 2007-021411 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY;
24. THENCE SOUTH 54 DEGREES 25 MINUTES 17 SECONDS EAST, 99.62 FEET ALONG SAID NORTHERLY LINE;
25. THENCE SOUTH 60 DEGREES 30 MINUTES 04 SECONDS EAST, 99.78 FEET ALONG SAID NORTHERLY LINE;
26. THENCE SOUTH 66 DEGREES 34 MINUTES 51 SECONDS EAST, 99.62 FEET ALONG SAID NORTHERLY LINE;
27. THENCE NORTH 20 DEGREES 22 MINUTES 14 SECONDS EAST, 110.00 FEET ALONG SAID NORTHERLY LINE;
28. THENCE EASTERLY 159.65 FEET ALONG SAID NORTHERLY LINE AND A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 44 SECONDS EAST, 159.40 FEET;
29. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 287.81 FEET ALONG SAID NORTHERLY LINE;
30. THENCE SOUTH 10 DEGREES 53 MINUTES 53 SECONDS WEST, 57.87 FEET ALONG SAID NORTHERLY LINE;
31. THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 270.00 FEET;
32. THENCE SOUTH 11 DEGREES 42 MINUTES 14 SECONDS EAST, 110.00 FEET;
33. THENCE SOUTH 78 DEGREES 17 MINUTES 46 SECONDS WEST, 2.33 FEET;
34. THENCE SOUTHWESTERLY 220.04 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING SOUTH 42 DEGREES 13 MINUTES 17 SECONDS WEST, 80.82 FEET;
35. THENCE SOUTH 11 DEGREES 42 MINUTES 14 SECONDS EAST, 112.41 FEET;
36. THENCE NORTH 78 DEGREES 17 MINUTES 46 SECONDS EAST, 450.00 FEET;
37. THENCE NORTH 11 DEGREES 42 MINUTES 14 SECONDS WEST, 133.30 FEET;
38. THENCE NORTHEASTERLY 85.57 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING NORTH 23 DEGREES 08 MINUTES 10 SECONDS EAST, 83.91 FEET TO SAID NORTHERLY LINE;
39. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 100.24 FEET ALONG SAID NORTHERLY LINE;
40. THENCE NORTH 71 DEGREES 11 MINUTES 28 SECONDS EAST, 23.46 FEET ALONG SAID NORTHERLY LINE;
41. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 820.00 FEET ALONG SAID NORTHERLY LINE;
42. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 358.53 FEET ALONG SAID NORTHERLY LINE;
43. THENCE SOUTHEASTERLY 408.83 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING SOUTH 48 DEGREES 01 MINUTES 55 SECONDS EAST, 381.58 FEET;
44. THENCE NORTH 78 DEGREES 33 MINUTES 37 SECONDS EAST, 206.53 FEET ALONG THE SOUTHWESTERLY EXTENSION OF A PORTION OF SAID NORTHERLY LINE OF THE PARCEL DESCRIBED IN DEED TO CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC AND SAID NORTHERLY LINE;
45. THENCE NORTH 07 DEGREES 49 MINUTES 05 SECONDS WEST, 192.93 FEET ALONG SAID NORTHERLY LINE;
46. THENCE NORTHEASTERLY 33.53 FEET ALONG SAID NORTHERLY LINE BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING NORTH 63 DEGREES 32 MINUTES 34 SECONDS EAST, 31.96 FEET;
47. THENCE SOUTH 45 DEGREES 05 MINUTES 48 SECONDS EAST, 61.35 FEET ALONG SAID NORTHERLY LINE;
48. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 98.98 FEET ALONG SAID NORTHERLY LINE;
49. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET ALONG SAID NORTHERLY LINE;
50. THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 93.00 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
51. THENCE SOUTH 00 DEGREES 00 MINUTES 47 SECONDS WEST, 430.27 FEET ALONG SAID EAST LINE;
52. THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 73.45 FEET;
53. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET;
54. THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 347.86 FEET;
55. THENCE SOUTHWESTERLY 16.20 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING SOUTH 01 DEGREES 27 MINUTES 03 SECONDS WEST, 16.20 FEET;
56. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 115.00 FEET;
57. THENCE SOUTHWESTERLY 424.12 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 381.84 FEET;
58. THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 112.04 FEET;
59. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 115.00 FEET;
60. THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 209.45 FEET;
61. THENCE NORTH 03 DEGREES 12 MINUTES 43 SECONDS WEST, 128.07 FEET;
62. THENCE NORTH 11 DEGREES 57 MINUTES 28 SECONDS WEST, 199.08 FEET;
63. THENCE SOUTH 78 DEGREES 02 MINUTES 32 SECONDS WEST, 122.00 FEET;
64. THENCE SOUTH 06 DEGREES 59 MINUTES 43 SECONDS WEST, 35.21 FEET;
65. THENCE WESTERLY 39.82 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING SOUTH 74 DEGREES 10 MINUTES 46 SECONDS WEST, 38.78 FEET;
66. THENCE NORTH 38 DEGREES 38 MINUTES 11 SECONDS WEST, 41.25 FEET;
67. THENCE SOUTH 78 DEGREES 02 MINUTES 32 SECONDS WEST, 112.04 FEET;
68. THENCE SOUTH 11 DEGREES 57 MINUTES 28 SECONDS WEST, 229.39 FEET;
69. THENCE SOUTH 15 DEGREES 01 MINUTES 51 SECONDS WEST, 73.59 FEET;
70. THENCE EASTERLY 32.64 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 530.00 FEET AND A CHORD BEARING SOUTH 73 DEGREES 12 MINUTES 19 SECONDS EAST, 32.63 FEET;
71. THENCE SOUTH 71 DEGREES 26 MINUTES 28 SECONDS EAST, 4.83 FEET;
72. THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 336.50 FEET; TO THE POINT OF BEGINNING, CONTAINING 39.78 ACRES, MORE OR LESS.

39.78 AC PLATTED FROM KEY 24-262-3

NEW KEY 24-265-1 TO 101  
LOTS 1 TO 14, 95 TO 103,  
135 TO 140, 143 TO 150,  
188 TO 191 & OUTLOTS  
A, C, Q, AS



## PROPERTY AREA

TOTAL LAND AREA = 39.78 ACRES  
AREA IN RIGHT OF WAY = 5.89 ACRES  
AREA IN LOTS = 15.45 ACRES  
AREA IN OUTLOTS = 18.44 ACRES

## SURVEYOR'S CERTIFICATE

STATE OF INDIANA) )  
COUNTY OF LAKE) )  
I STEVEN A. JONES, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF NOVEMBER, A.D. 2007.

Steven A. Jones  
INDIANA REGISTERED LAND SURVEYOR  
LS-20200010



DATE	REVISION	REVISION PER	TOWN	COMMENTS
11/28/07	SAJ	REVISED PER TOWN COMMENTS	JMY	
11/28/07	SAJ	CHANGED PER TOWN COMMENTS	JMY	
10/08/07	SAJ	ADDED SIDEWALK EASEMENTS, LOTS 188-191	JMY	
10/03/07	SAJ	ADDED EASEMENTS PER CLIENT REVIEW	JMY	
09/20/07	SAJ	ADDED EASEMENTS PER NPS/OO REVIEW	JMY	
08/28/07	SAJ	REVISED OUTLOT A	JMY	
08/17/07	SAJ	ADDED OUTLOT A	JMY	

**Manhard CONSULTING LTD**  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CENTENNIAL SUBDIVISION - PHASE 1  
CEDAR LAKE, INDIANA  
FINAL PLAT

2 OF 5

# CENTENNIAL SUBDIVISION - PHASE 1

2007 096916

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2007 DEC 11 AM 10:49  
MICHAEL A. BROWN  
RECORDER

PART OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN.

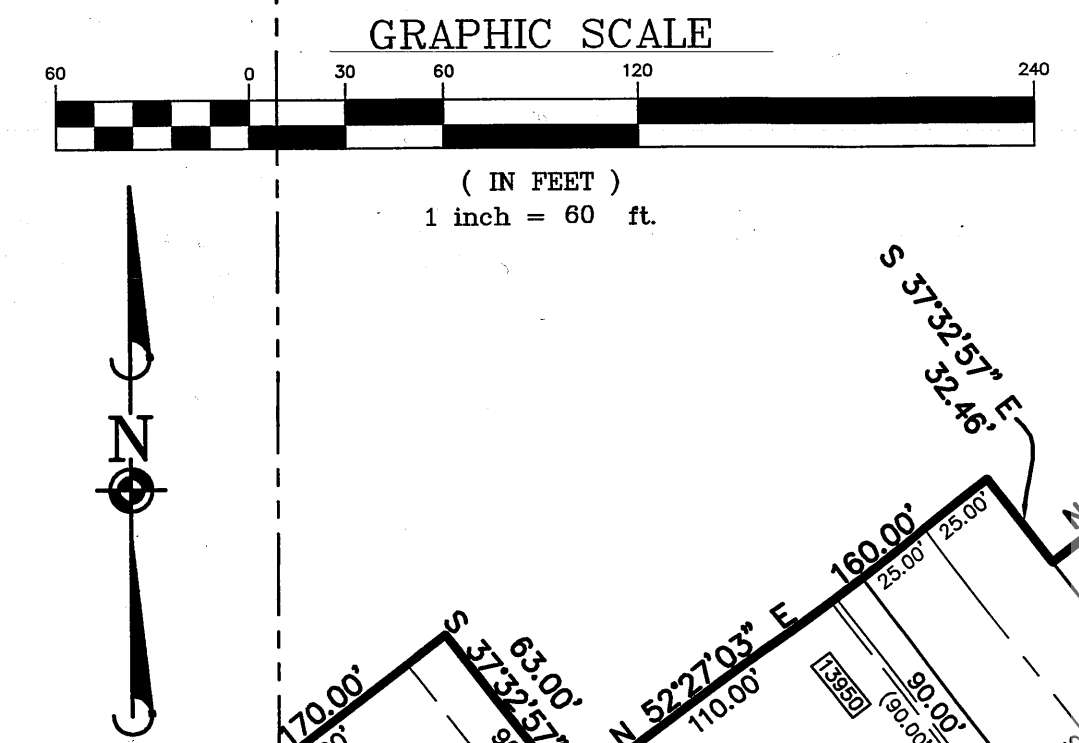
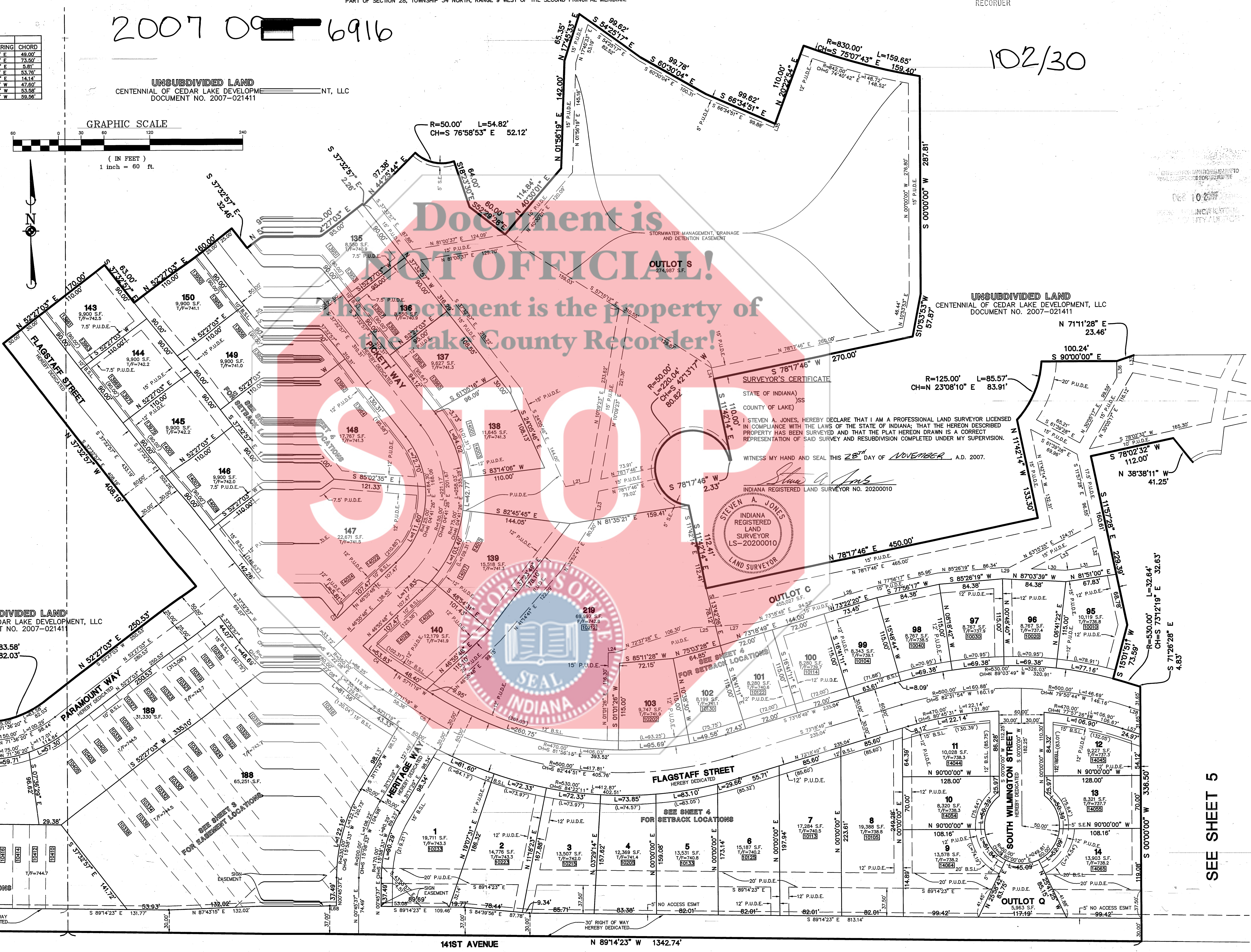
2007 096916

2007 = ADDRESS  
B.S.L. = BUILDING SETBACK LINE  
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
S.E. = SIDEWALK EASEMENT  
(12.34') = LOT FRONTAGE AT BUILDING LINE  
1/2" = PROPOSED TOP OF FOUNDATION ELEVATION  
ESMT = EASEMENT  
F.F. = PROPOSED FINISHED FLOOR ELEVATION

LINE	BEARING	LENGTH
L1	S 04°59'42" E	14.38'
L2	S 04°59'42" E	6.81'
L3	N 84°58'55" E	18.00'
L4	N 09°01'09" W	52.28'
L5	S 89°14'23" W	33.30'
L6	S 44°14'23" E	21.21'
L7	N 54°44'07" E	45.11'
L8	S 37°32'57" E	17.78'
L9	N 09°45'37" E	7.00'
L10	S 78°13'44" W	50.36'
L11	N 07°10'28" W	66.24'
L12	S 07°10'28" E	81.98'
L13	N 78°13'44" E	13.00'
L14	S 00°32'34" E	19.48'
L15	S 05°01'05" E	75.54'
L16	S 89°14'23" E	27.12'
L17	N 84°58'55" E	76.18'
L18	S 05°01'05" E	12.07'
L19	S 89°14'23" E	9.98'
L20	N 00°45'37" E	6.90'
L21	N 78°13'44" E	31.37'
L22	S 89°14'23" E	7.77'
L23	N 10°09'23" E	38.51'
L24	N 85°14'28" E	10.86'
L25	N 86°31'30" E	30.77'
L26	N 73°22'20" E	74.05'
L27	N 86°31'30" E	49.38'
L28	S 71°28'28" E	14.90'
L29	S 87°03'39" E	8.62'
L30	S 87°13'19" E	45.00'
L31	N 81°51'00" E	47.84'
L32	N 11°57'28" W	38.87'
L33	S 89°14'23" W	84.43'
L34	N 11°42'14" W	15.00'
L35	N 23°29'09" E	5.00'
L36	N 00°00'00" E	45.00'
L37	N 00°00'00" E	7.88'
L38	N 00°45'37" E	65.20'
L39	N 00°45'37" E	67.92'
L40	N 10°42'40" E	42.34'
L41	N 10°42'40" E	38.49'
L42	S 77°27'00" E	51.37'
L43	N 33°10'08" E	20.14'
L44	N 78°02'32" E	47.30'
L45	N 28°11'42" E	34.10'
L46	N 28°11'42" E	37.69'
L47	S 77°27'00" E	46.23'
L48	N 00°00'00" E	43.87'
L49	N 77°27'00" W	49.85'
L50	N 00°00'00" E	28.70'
L51	N 00°00'00" E	48.45'
L52	N 00°00'00" E	53.04'
L53	N 00°00'00" E	40.49'
L54	N 48°14'48" E	28.27'
L55	N 04°52'15" W	65.89'
L56	N 04°52'15" W	67.04'
L57	S 71°28'28" E	24.97'
L58	S 37°32'57" E	7.54'
L59	N 89°13'13" W	5.00'
L60	S 00°45'37" E	62.41'
L61	S 00°45'37" E	10.00'
L62	N 89°13'13" W	20.00'
L63	N 00°08'47" E	30.00'
L64	S 89°13'13" E	20.00'
L65	S 00°04'41" W	10.00'
L66	S 89°13'13" E	5.00'
L67	S 00°45'37" W	10.00'
L68	S 89°14'23" W	84.44'
L69	S 37°32'57" E	11.60'
L70	S 37°32'57" E	35.87'
L71	N 81°14'44" E	77.59'
L72	N 82°27'03" E	67.55'
L73	S 37°32'57" E	59.72'
L74	N 37°32'57" E	77.59'
L75	S 44°14'23" E	16.87'
L76	N 54°44'07" E	30.45'
L77	N 78°13'44" E	49.59'
L78	N 78°13'44" E	7.77'
L79	S 37°32'57" E	45.00'
L80	S 37°32'57" E	73.78'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	50.21'	S 59°53'51" E	49.00'
C2	75.00'	76.85'	S 59°53'51" E	73.50'
C3	320.00'	5.81'	S 38°04'09" E	5.81'
C4	320.00'	53.85'	S 52°22'11" E	53.75'
C5	500.00'	14.14'	S 87°59'58" E	14.14'
C6	320.00'	47.64'	N 07°10'00" W	47.60'
C7	320.00'	53.63'	N 07°30'33" W	53.58'
C8	380.00'	59.62'	N 09°56'17" W	59.59'

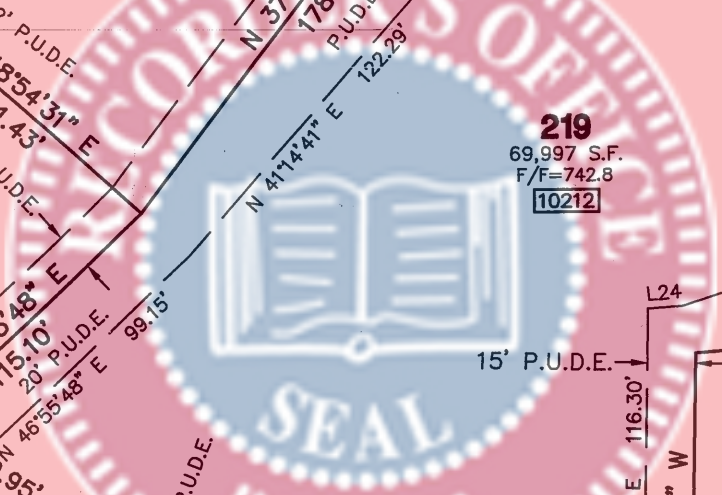
LINE	BEARING	LENGTH
L81	S 89°14'23" E	4.23'
L82	N 00°45'37" E	10.00'
L83	S 00°45'37" E	10.00'
L84	S 05°01'08" E	26.52'
L85	N 80°00'00" E	18.81'
L86	N 80°00'00" E	19.77'
L87	S 80°00'00" E	18.48'
L88	N 89°14'23" W	50.03'
L89	S 84°43'59" E	28.40'
L90	N 84°43'59" E	18.17'
L91	S 05°01'08" E	9.46'
L92	S 44°14'23" E	7.07'
L93	S 89°14'23" E	6.00'
L94	S 37°32'57" E	59.96'
L95	N 00°45'37" E	73.21'
L96	S 89°14'23" E	6.00'
L97	S 00°45'37" W	62.41'
L98	S 44°14'23" E	7.07'
L99	N 82°27'03" E	29.57'
L100	N 82°27'03" E	31.65'
L101	N 78°13'44" E	7.85'
L102	S 89°14'23" E	11.60'
L103	S 89°14'23" E	9.50'
L104	N 84°58'55" E	10.00'
L105	N 84°58'55" E	28.50'
L106	S 28°43'31" E	23.28'
L107	N 37°32'57" E	42.73'
L108	N 37°32'57" E	6.68'
L109	S 37°32'57" E	30.04'
L110	N 32°48'41" E	18.00'
L111	N 30°38'11" E	13.04'
L112	S 57°11'19" E	33.82'
L113	N 31°12'29" E	10.00'
L114	S 89°14'23" E	18.60'
L115	S 89°14'23" E	9.98'
L116	N 84°58'55" E	9.93'



UNSUBDIVIDED LAND  
CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC  
DOCUMENT NO. 2007-021411

UNSUBDIVIDED LAND  
CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC  
DOCUMENT NO. 2007-021411

**SURVEYOR'S CERTIFICATE**  
STATE OF INDIANA  
LAKE COUNTY (COUNTY OF LAKE)  
I, STEVEN A. JONES, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.  
WITNESS MY HAND AND SEAL THIS 28<sup>TH</sup> DAY OF NOVEMBER, A.D. 2007.  
STEVEN A. JONES  
INDIANA REGISTERED LAND SURVEYOR NO. 20200010  
INDIANA REGISTERED LAND SURVEYOR (LS-20200010)



SEE SHEET 5

DATE	DESCRIPTION
11/28/07	PREPARED PER TOWN CLERK
11/29/07	ADDED PER TOWN CLERK
11/30/07	ADDED PER TOWN CLERK
12/01/07	ADDED PER TOWN CLERK
12/02/07	ADDED PER TOWN CLERK
12/03/07	ADDED PER TOWN CLERK
12/04/07	ADDED PER TOWN CLERK
12/05/07	ADDED PER TOWN CLERK
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12/27/07	ADDED PER TOWN CLERK
12/28/07	ADDED PER TOWN CLERK
12/29/07	ADDED PER TOWN CLERK
12/30/07	ADDED PER TOWN CLERK

**Manhard CONSULTING LTD**  
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Civil Engineers - Surveyors - Water Resources Engineers - Landscape Architects - Planners  
Civil Station Managers - Environmental Scientists - Landscape Architects

CENTENNIAL SUBDIVISION - PHASE 1  
CEDAR LAKE, INDIANA  
FINAL PLAT

PROJ. NO. SAJ  
PROL. ASSOC.  
DRAWN BY RPD  
CHECKED BY JMY  
DATE 08/16/07  
SCALE 1"=60'  
SHEET  
**2 OF 5**  
CHICL12 6032





STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

FINAL PLAT 2007 096916 102/30  
**CENTENNIAL SUBDIVISION - PHASE 1**

PART OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN.

2007 096916

50F5

LINE TABLE and BEARING TABLE with columns for LINE, BEARING, LENGTH, CHORD, BEARING, CHORD.

CURVE TABLE with columns for CURVE, RADIUS, LENGTH, CHORD, BEARING.

UNSUBDIVIDED LAND  
DONALD KRETZ & JAMES KRETZ  
DOCUMENT NO. 97044323

UNSUBDIVIDED LAND  
CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC  
DOCUMENT NO. 2007-021411

**NOTES**

A BLANKET EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE IS HEREBY GRANTED OVER ALL OF OUTLOT Q. THIS EASEMENT SHALL BE SUBJECT TO THE SAME PROVISIONS AS ALL OTHER PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON.

**SIGN AND LANDSCAPE EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CENTENNIAL HOMEOWNERS ASSOCIATION FOR THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SIGNS AND ASSOCIATED FACILITIES INCLUDING ANY LANDSCAPING THOSE AREAS DESIGNATED ON THE PLAT.

**EASEMENT FOR SIDEWALK PURPOSES**

AN EASEMENT AND PUBLIC RIGHT OF WAY IS HEREBY GRANTED TO THE CENTENNIAL HOMEOWNERS ASSOCIATION FOR THE RIGHT TO CONSTRUCT, REPLACE, REMOVE OR MODIFY A PUBLIC SIDEWALK IN, UPON, OVER AND ACROSS THE STRIP OF LAND DESIGNATED ON THIS PLAT AND MARKED "SIDEWALK EASEMENT".

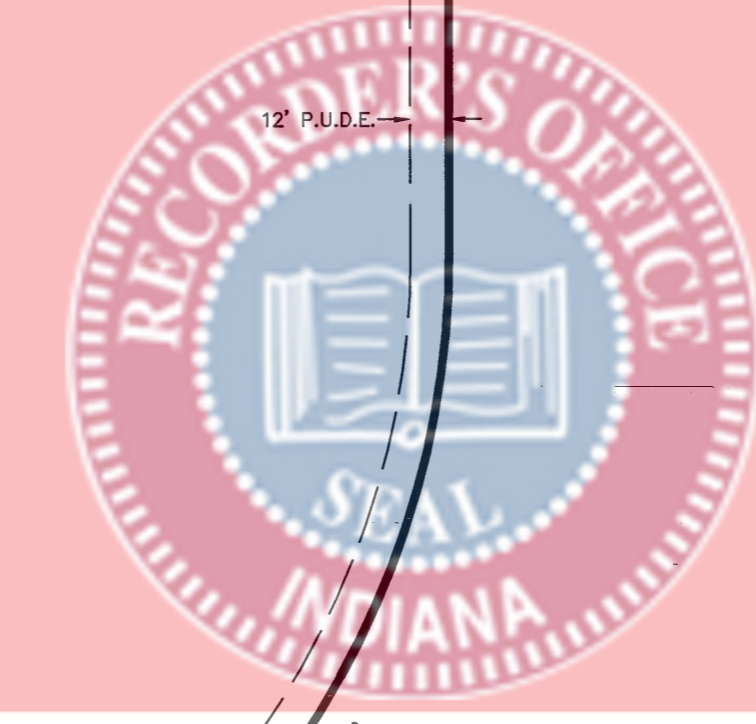
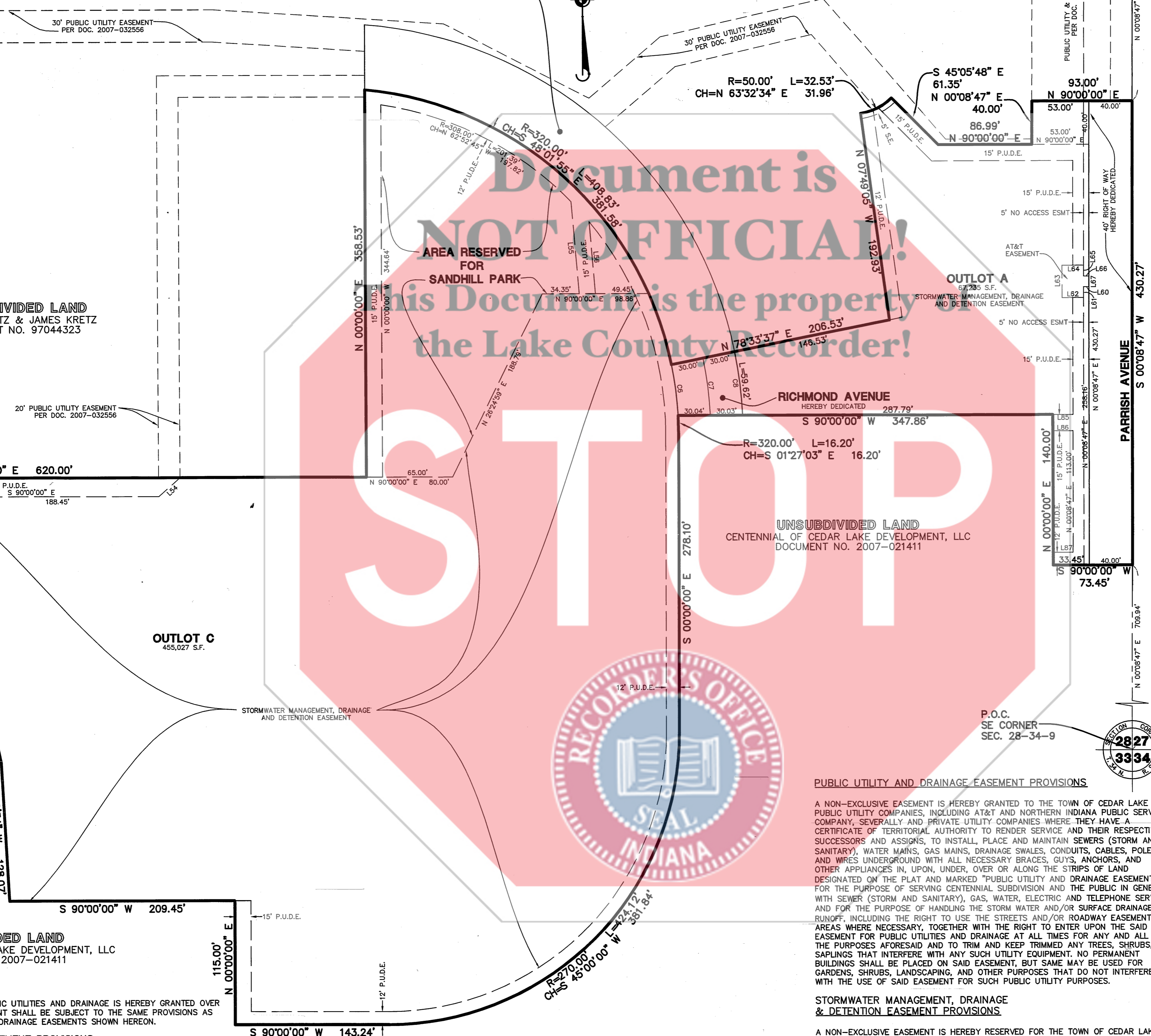
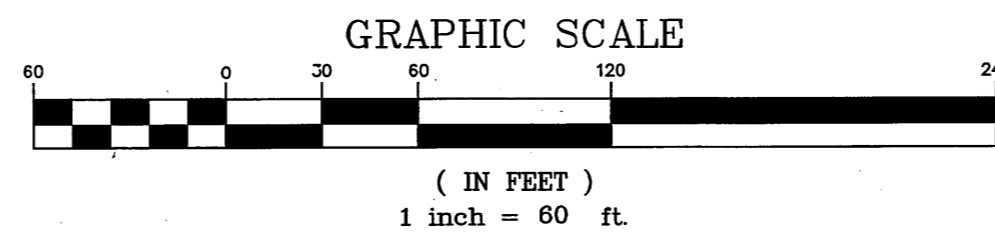
**NO ACCESS EASEMENT PROVISIONS**

THERE SHALL BE NO DRIVEWAYS CONSTRUCTED OR MAINTAINED OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS NO ACCESS EASEMENT.

**INGRESS/EGRESS EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED AND GRANTED TO THE PUBLIC, OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS INGRESS/EGRESS EASEMENT.

UNSUBDIVIDED LAND  
CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC  
DOCUMENT NO. 2007-021411



**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING CENTENNIAL SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, 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 PURPOSES.

**STORMWATER MANAGEMENT, DRAINAGE & DETENTION EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE TOWN OF CEDAR LAKE AND CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" AND/OR "DRAINAGE AND DETENTION" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEE. AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

**DEDICATION OF OUTLOTS**

OUTLOTS A, C, Q, AND S ARE HEREBY DEDICATED TO THE CENTENNIAL HOMEOWNERS ASSOCIATION (H.O.A.). THE H.O.A. SHALL MAINTAIN THE OUTLOTS WHICH SHALL INCLUDE BUT NOT LIMITED TO RETENTION/DETENTION PONDS OR BASINS, OUTLET STRUCTURES, EMERGENCY SPILLWAYS AND ALL APPURTENANCES SOLELY RELATED TO THE FUNCTIONAL OPERATION OF THE DETENTION FACILITY, SUBJECT TO THE CENTENNIAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

**OWNER'S CONSENT**

STATE OF INDIANA) JSS BOOK 102 PAGE 30  
COUNTY OF LAKE)

THE UNDERSIGNED, CENTENNIAL OF CEDAR LAKE DEVELOPMENT, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED ESTATE TO BE LAID OFF, PLATTED AND RESUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS CENTENNIAL SUBDIVISION - PHASE 1, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE LOT LINES OR THE STREETS THERE SHALL NOT BE ERECTED BUILDINGS OR STRUCTURES.

WITNESS OUR HANDS AND SEAL  
THIS 28<sup>TH</sup> DAY OF NOVEMBER A.D., 2007.

By: [Signature]  
Vice President of CD ENTERPRISES INC.  
ITS GENERAL MANAGER

**NOTARY PUBLIC**

STATE OF INDIANA) JSS  
COUNTY OF LAKE)

I, Andrea Oller, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Todd M. Oltorf WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS 28<sup>TH</sup> DAY OF November A.D., 2007.

[Signature]  
Notary Public, State of Indiana  
My Commission Expires Nov. 27, 2013

**PLAN COMMISSION CERTIFICATE**

STATE OF INDIANA) JSS  
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OF AMENDMENTS THERETO ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TOWN PLAN COMMISSION OF CEDAR LAKE, LAKE COUNTY, INDIANA

AT A MEETING HELD ON Nov 28 A.D., 2007.

[Signature]  
CHAIRMAN  
[Signature]  
PRINTED NAME  
[Signature]  
EXECUTIVE SECRETARY

[Signature]  
PRINTED NAME

**SURVEYOR'S CERTIFICATE**

STATE OF INDIANA) JSS  
COUNTY OF LAKE)

I STEVEN A. JONES, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 28<sup>TH</sup> DAY OF NOVEMBER A.D. 2007.

[Signature]  
INDIANA REGISTERED LAND SURVEYOR NO. 20200010



**SURVEYOR'S NOTES**

- 1. THIS SUBDIVISION CONSISTS OF 42 LOTS AND 4 OUTLOTS AND IS AN INTEGRAL PART OF AND OVERLAYS NUMBERING SYSTEM TO EMBRACE ALL THE PHASES OF CENTENNIAL SUBDIVISION.
- 2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3. MONUMENTS TO BE SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18.
- 4. CROSS REFERENCE IS HEREBY MADE TO AN PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, LAST DATED SEPTEMBER 5, 2007 AND RECORDED SEPTEMBER 10, 2007 AS DOCUMENT NUMBER 2007-072822. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY.
- 5. SUBDIVISION CORNERS MONUMENTED WITH A ONE INCH (1") DIAMETER IRON PIPE, TWENTY-FOUR INCHES (24") LONG, ENCASED IN SIX INCH (6") DIAMETER CONCRETE.

**DRAINAGE CERTIFICATE**

I, PHILIP J. WOLF, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

WITNESS MY HAND AND SEAL THIS 28<sup>TH</sup> DAY OF NOVEMBER

[Signature]  
PHILIP J. WOLF, P.E.  
INDIANA PROFESSIONAL ENGINEER NO. PE-010001072



REVISIONS table with columns for DATE, REVISION, DRAWN BY, CHECKED BY.

Manhard CONSULTING LTD logo and contact information.

CENTENNIAL SUBDIVISION - PHASE 1  
CEDAR LAKE, INDIANA  
FINAL PLAT