

**TORRENGA ENGINEERING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 907 RIDGE ROAD, MUNSTER, INDIANA 46321  
 website: www.torrennga.com  
 Tel. No.: (219) 836-8918

SHEFFIELD COVE  
 DYER, LAKE COUNTY, INDIANA  
 FINAL PLAT

CLIENT: WILLIAM J. BRANT JR.  
 1947 WOODLAWN AVE  
 GRIFFITH, IN 46319  
 JOB NO: 5001-04 / 5064-07  
 SCALE: 1" = 60'

02-28-2008 Change Owner  
 11-30-2007 For Recording  
 REVISIONS:  
 DATE: 06-14-2007  
 SHEET  
 1 OF 1

2008 016 097  
**SHEFFIELD COVE**

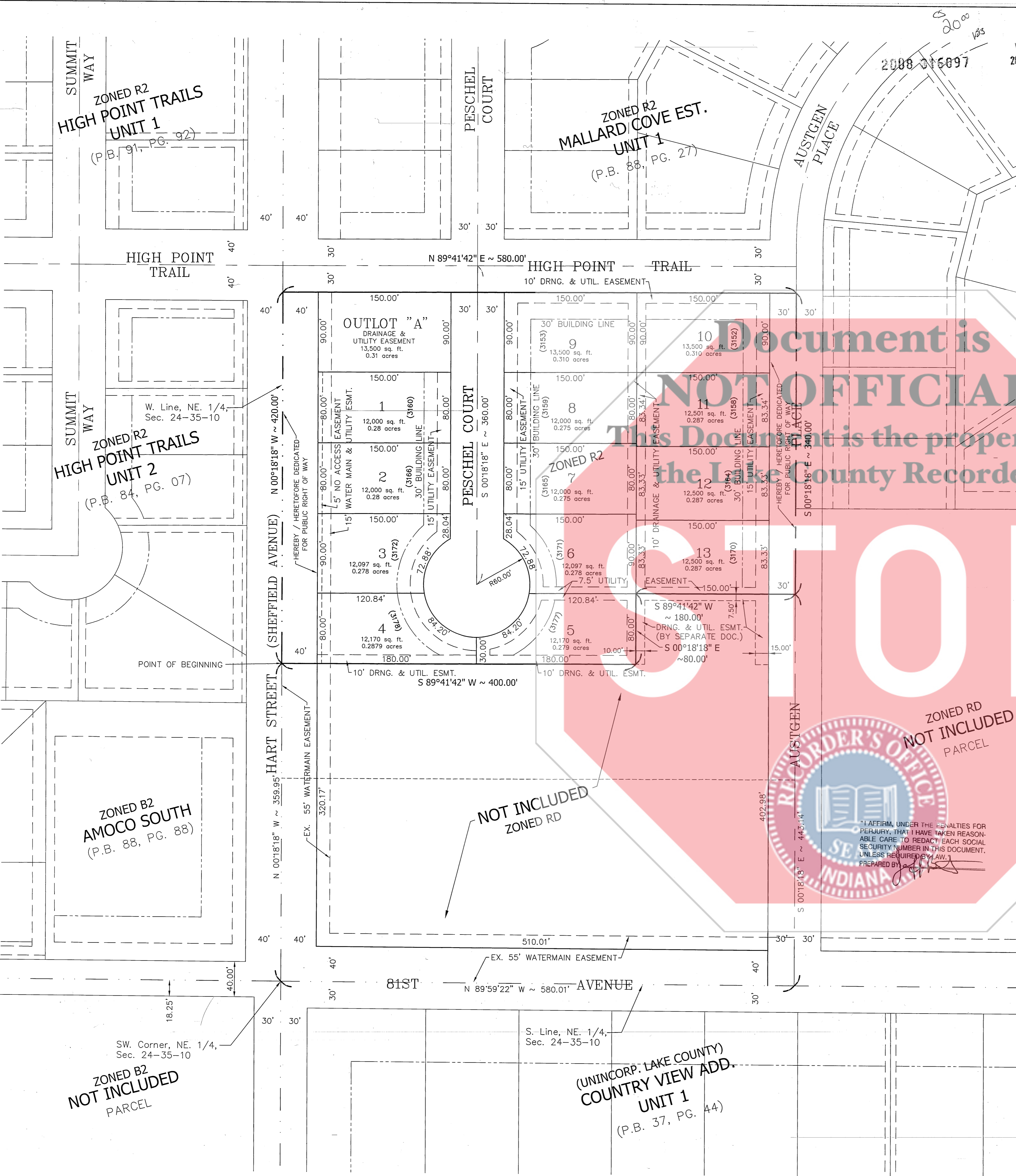
AN ADDITION TO THE TOWN OF DYER,  
 LAKE COUNTY, INDIANA

102 PAGE 51

DESCRIPTION: Part of the Northeast Quarter of Section 24, Township 35 North, Range 10 West of the Second Principal Meridian more particularly described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00° 18' 18" West along the West line of said Northeast Quarter, a distance of 359.95 feet to the point of beginning; thence continuing North 00° 18' 18" West, along said West line, a distance of 420.00 feet; thence North 89° 41' 42" East along the South Right-of-Way line of High Point Trail (60 feet wide) as shown in Mallard Cove Estates, Unit 1, an Addition to the Town of Dyer, as recorded in Plat Book 88, page 27 in the Office of the Recorder of Lake County, Indiana, a distance of 580.00 feet; thence South 00° 18' 18" East along the extended centerline of Austgen Place as shown in said Mallard Cove Estates, Unit 1, a distance of 340.00 feet; thence South 89° 41' 42" West, a distance of 180.00 feet; thence South 00° 18' 18" East, a distance of 80.00 feet; thence South 89° 41' 42" West, a distance of 400.00 feet to the point of beginning, containing 5.262 acres, more or less, all in the Town of Dyer, Lake County, Indiana.

STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 2008 MAR -5 AM 9:55  
 MICHAEL A. BROWN  
 RECORDER

102/51



STATE OF INDIANA }  
 COUNTY OF LAKE }  
 It, Sheffield Cove LLC, as owner of the Real Estate shown and described herein, does hereby certify that it has laid off, platted and subdivided and not heretofore dedicated or 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 property lines of the streets there shall be erected or maintained no building or structure.

This subdivision shall be known and designated as SHEFFIELD COVE an Addition to the Town of Dyer, 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 property lines of the streets there shall be erected or maintained no building or structure.

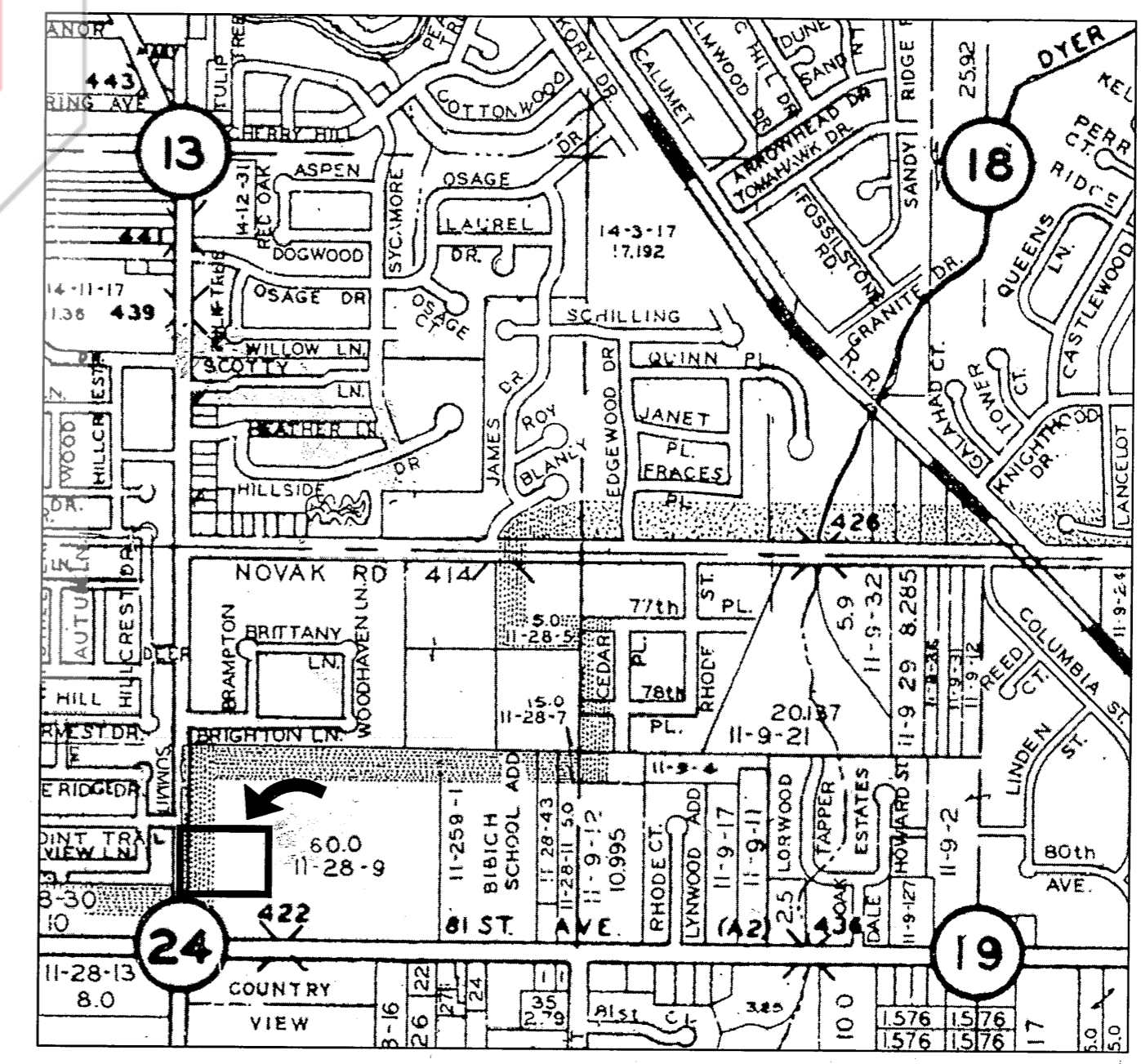
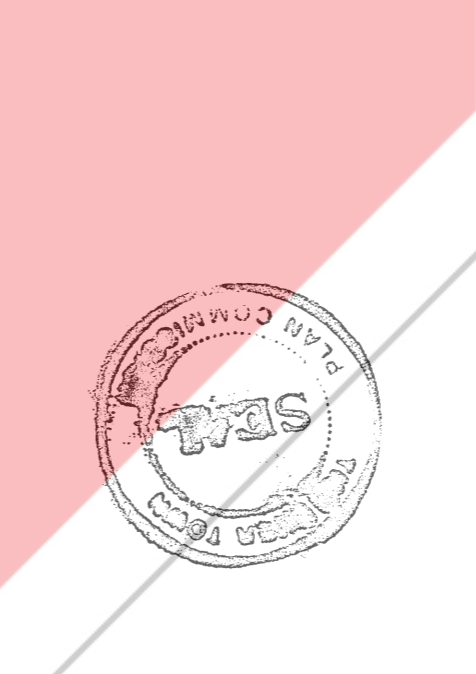
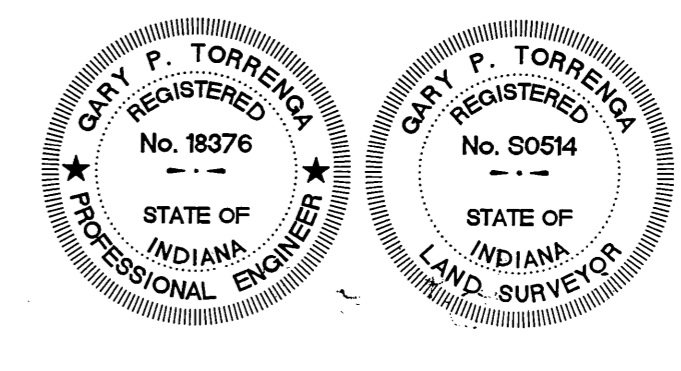
Witness our hands this 5 day of March 2008  
 Sheffield Cove, LLC  
 Signature: *RASH TORRENGA*  
 Name: RASH TORRENGA  
 Title: ATTORNEY  
 Signature: *W. J. Brant Jr.*  
 Name: W. J. BRANT JR.  
 Title: OWNER

STATE OF INDIANA }  
 COUNTY OF LAKE }  
 Before me, a Notary Public in and for said County and State, personally appeared *RASH TORRENGA* and *W. J. Brant Jr.*, on behalf of Sheffield Cove, LLC, who acknowledged that they signed and delivered the said instrument of their own free and voluntary act, for the uses and purposes herein set forth.  
 Given under my hand and notarial seal this 5th day of March 2008  
 My Commission Expires: 11/23/09 Notary Public: *Karen H. Goch*  
 County of Residence: LAKE

STATE OF INDIANA }  
 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 Dyer, Lake County, Indiana, this plat was given final approval by a majority of the members of the Town Plan Commission of Dyer, Lake County, Indiana, at a meeting held on 20\_\_\_\_.

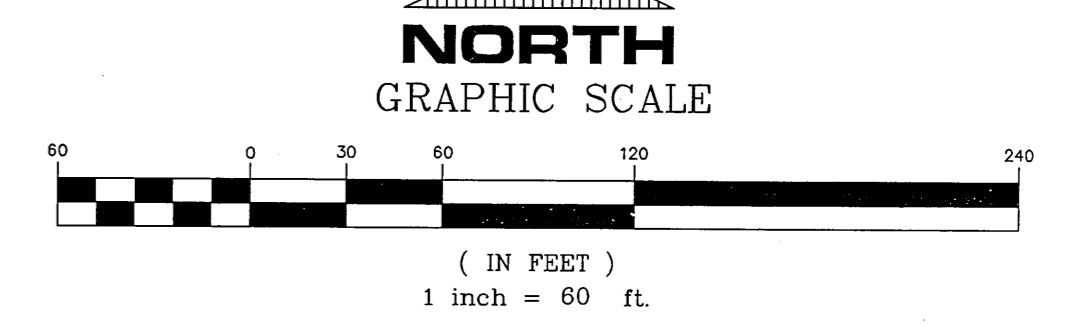
Easement Dedication: Easements for public utilities are hereby granted to the Town of Dyer, all public utility companies including Ameritech and Northern Indiana Public Service Company, severally, and private utility companies where they have a "Certificate of Territorial Authority" to render service, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, either above 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" or "Drainage & Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone service and cable television service, including the right to use said easements for the conveyance, channelization, collection and dispersal of surface water runoff, including the right to use both public and private street right of ways when necessary, and to overhead lines with aerial service wires to serve adjacent lots, together with the right to enter upon said easements at all times for any and all 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 easements, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easements for such public utility and drainage purposes.

STATE OF INDIANA }  
 COUNTY OF LAKE }  
 I, Gary P. Torrennga, 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 correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all measurements or markers shown thereon actually exist and that their location, size type and description are accurately shown.  
 Witness my hand and Seal this 29th day of February 2008  
 TORRENGA ENGINEERING, INC.  
 Gary P. Torrennga, Registered P.E. #18376 and L.S. #50514



5.262 AC PLATTED  
 FROM 14-237-17  
 (SHEFFIELD COVE PARCEL)  
 NEW KEY 14-458-1014  
 06-05-2008  
 TORRENGA KATONA  
 COUNTY AUDITOR  
 LOTS 1 TO 13 &  
 OUTLOT A

NOTE:  
 ALL LOTS ARE A MINIMUM OF 80 FEET WIDE AT THE THE BUILDING LINE AND A MINIMUM OF 12,000 SQUARE FEET IN AREA.  
 MAXIMUM LOT COVERAGE: 30 %



FILE NO: Z:\Brant Prop 24-35-10, Dyer.dwg, Engineering, Designing 2/28/2008 4:03:34 PM CST