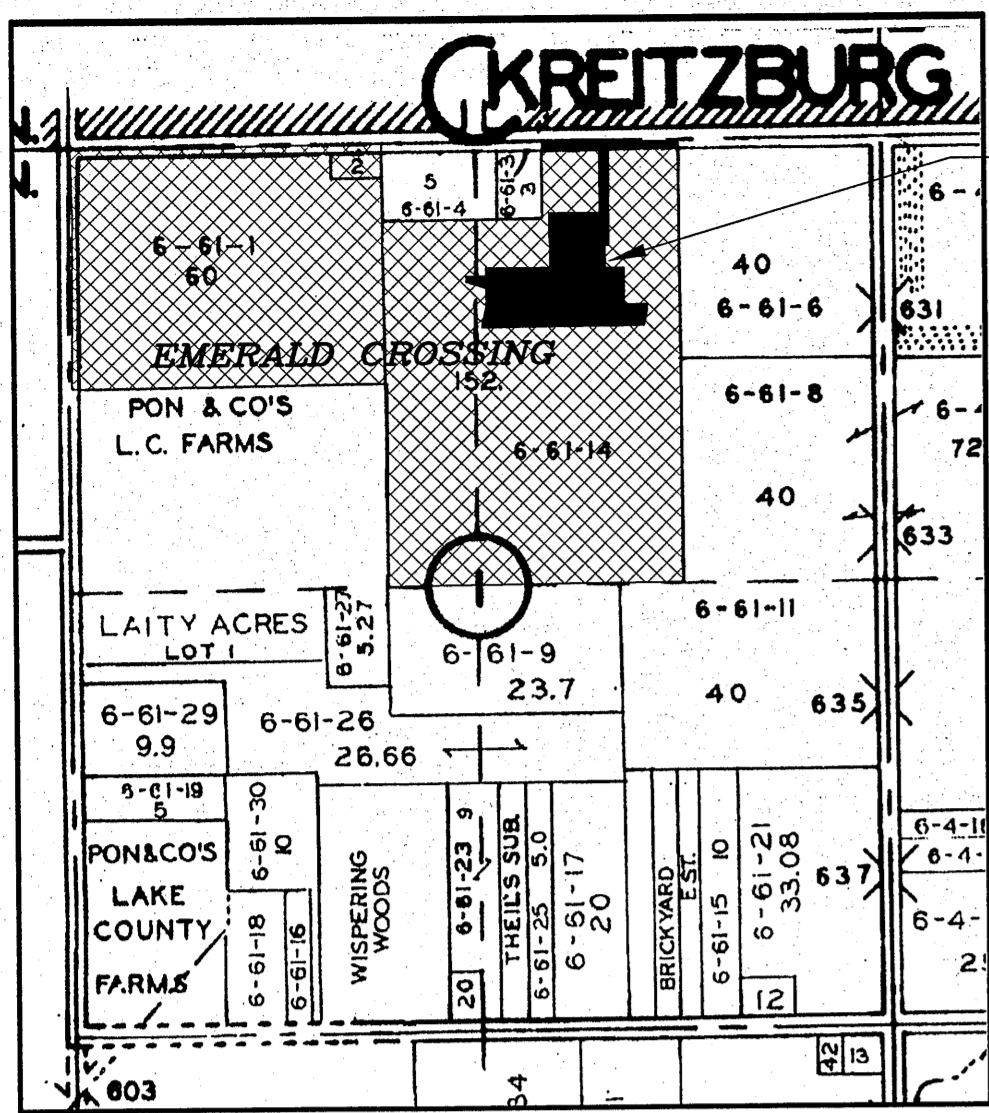


STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2008 JUN 27 AM 10:24  
MICHAEL A. BROWN  
RECORDER

SECONDARY PLAT  
**EMERALD CROSSING, UNIT 1B**  
A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN

BOOK 102 PAGE 95



DESCRIPTION:

That part of the Northwest Quarter and the West Half of the Northeast Quarter of Fractional Section 1, Township 34 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing on the Indiana-Illinois State Line at the Northwest corner of said Fractional Section 1; thence N.89°52'32"W, along the North line of said Section, 2575.49 feet to the Northeast corner of that tract of land conveyed to Harry and Mable Bowman, Trustee, as per deed recorded in Deed Record 930, Page 45, in the Lake County Recorder's Office, which point is the True Point of Beginning; thence S.00°05'20"W, along the East line of said Bowman tract, 50.00 feet; thence S.89°52'32"E, parallel to the North line of said West Half of the Northeast Quarter, a distance of 375.12 feet; thence S.00°07'28"W, 423.40 feet; thence N.89°52'32"W, 330.00 feet; thence S.00°07'28"W, 151.00 feet; thence S.03°49'21"E, 60.14 feet; thence S.00°07'28"W, 150.00 feet; thence N.89°52'32"W, 420.00 feet; thence S.00°07'28"W, 54.00 feet; thence N.89°52'32"W, 132.34 feet to a point of non-tangent curve; thence Southerly, on a curve concave to the West and having a radius of 60.00 feet, the chord of which bears S.01°18'39"W, 35.58 feet, an arc distance of 36.12 feet; thence S.71°26'28"E, 140.28 feet; thence S.00°07'28"W, 118.87 feet to a point on the North line of the 140 foot wide Chicago District Electric Generating Corp. (now Commonwealth-Edison) easement, as per grant recorded in Miscellaneous Record 682, Page 68, in the Lake County Recorder's Office; thence S.12°15'37"W, 143.56 feet to a point on the South line of said Com-Ed easement; thence N.89°28'31"E, along the South line of said easement, 1064.17 feet; thence N.13°02'49"E, 56.22 feet to a point of curve; thence Northerly, on a curve concave to the West and having a radius of 370.00 feet, the chord of which bears N.06°35'08"E, 83.27 feet, an arc distance of 83.45 feet; thence N.00°07'28"E, 2.72 feet to a point on the North line of said Com-Ed easement; thence S.89°28'31"W, along the North line of said Com-Ed easement, 150.01 feet; thence N.00°07'28"E, 242.54 feet; thence N.89°52'32"W, 125.86 feet; thence N.00°07'28"E, 150.00 feet; thence S.89°52'32"E, 25.86 feet; thence N.00°07'28"E, 634.40 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 1; thence S.89°52'32"E, 460.00 feet to a point on the East line of the aforesaid West Half of the Northeast Quarter of Section 1; thence N.00°06'09"E, along said East line, 50.00 feet to the Northeast corner of said West Half of the Northeast Quarter; thence N.89°52'32"W, along the North line of said West Half of the Northeast Quarter, a distance of 895.13 feet to the Point of Beginning. Said tract contains 13.478 acres, more or less.

THE UNDERSIGNED, BUILDER GROUP, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS EMERALD CROSSING, UNIT 1B, A SUBDIVISION WITHIN UNINCORPORATED HANOVER TOWNSHIP, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO LAKE COUNTY FOR USE AS PUBLIC STREET RIGHT-OF-WAYS. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET NO NEW BUILDINGS OR STRUCTURES SHALL BE ERECTED OR MAINTAINED.

WITNESS MY HAND THIS 26th DAY OF JUNE, 2008.

BUILDER GROUP, LLC  
JEFFERY H. WOZNIEWSKI, MANAGING MEMBER

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND TO 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 THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL 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, SHRUB, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF 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 RUN-OFF.

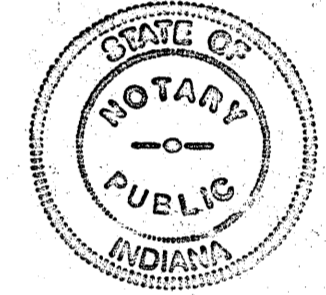
STATE OF INDIANA  
COUNTY OF LAKE) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED JEFFERY H. WOZNIEWSKI, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY AND NOTARIAL SEAL THIS 26 DAY OF JUNE, 2008.

Douglas M. Retter  
NOTARY PUBLIC

9/24/2015  
MY COMMISSION EXPIRES



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
EXECUTIVE SECRETARY

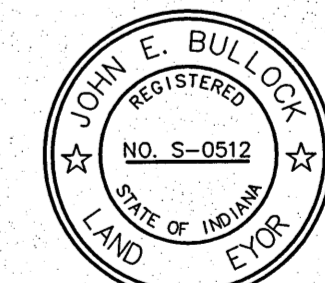
BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE SUBDIVISION.

R. WAID DILLON, R.L.S. FOR GEORGE VAN TIL, LAKE COUNTY SURVEYOR

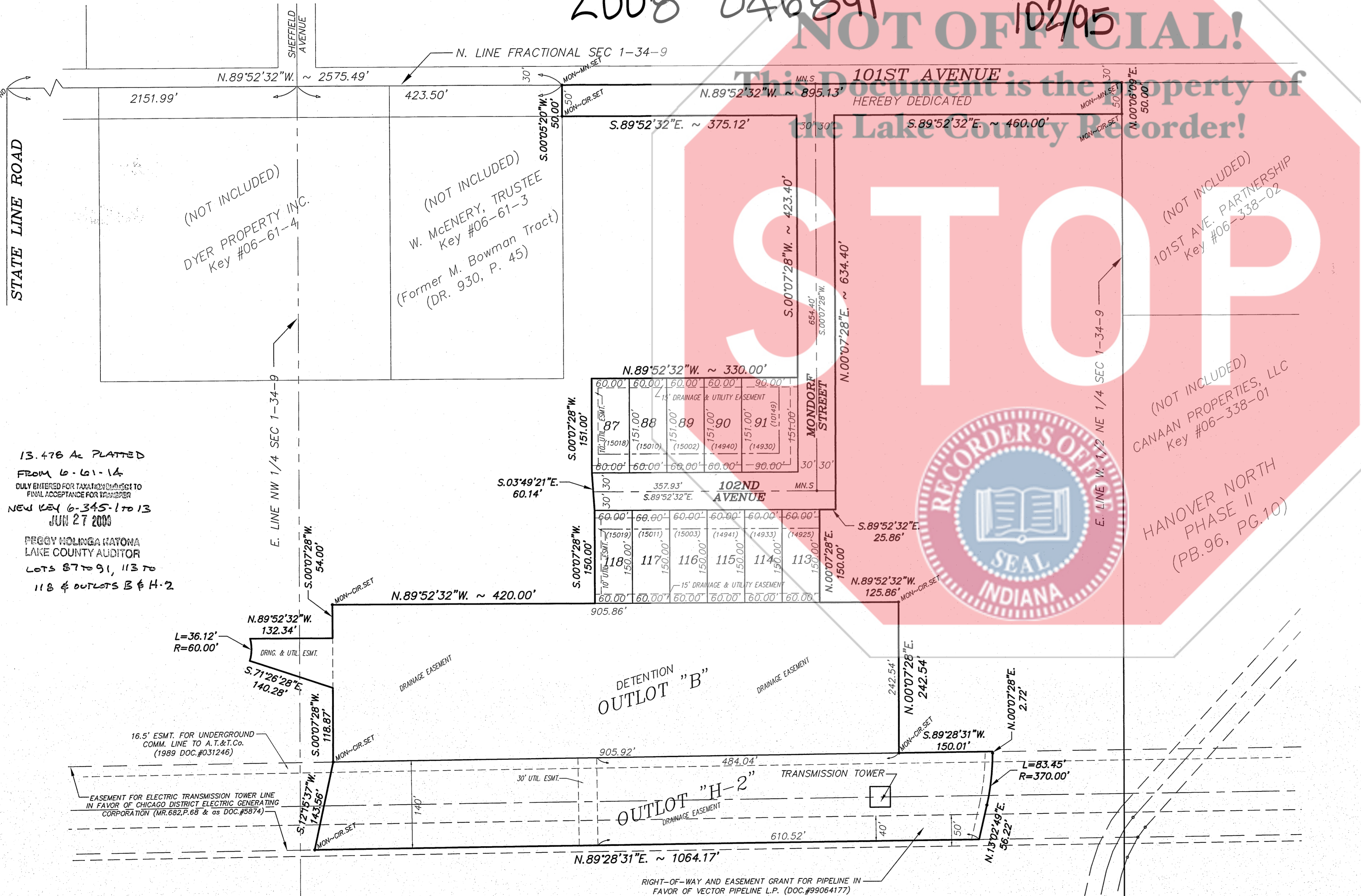
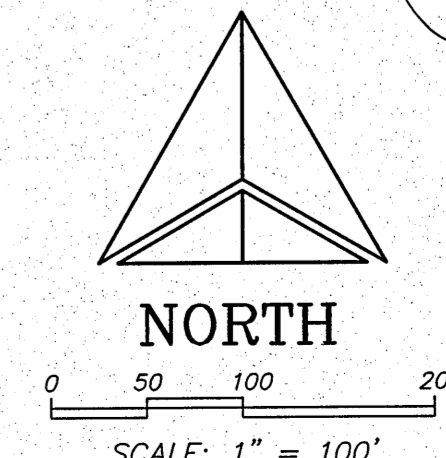
I, JOHN E. BULLOCK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT IS BASED UPON A SURVEY COMPLETED BY ME ON JANUARY 31, 2007; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

John E. Bullock  
JOHN E. BULLOCK, REGISTERED INDIANA PLS #S0512



"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: \_\_\_\_\_"

- UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ARE 30 FEET AS MEASURED FROM THE PLATTED PUBLIC STREET RIGHT-OF-WAY LINES.
- UNLESS OTHERWISE SHOWN, ALL PUBLIC STREET RIGHT-OF-WAYS HAVE A 12 FOOT RIGHT OF WAY AND UTILITY EASEMENT ADJACENT TO BOTH SIDES OF THE STREET.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNER MONUMENTS SHOWN ARE 5/8" CAPPED IRON REBAR SET IN CONCRETE. SECONDARY MONUMENTATION CONSISTS OF "MAG" SURVEY NAILS SET AT KEY LOCATIONS ALONG THE CENTERLINES OF THE PUBLIC STREETS AS SHOWN. ALL LOT CORNERS WILL BE MARKED WITH A 5/8" CAPPED IRON REBAR WITHIN THE STATUTORY TIME LIMIT OF 2 YEARS FROM THE DATE OF RECORDATION.



13.478 Ac PLATTED  
FROM 6-61-14  
DAILY ENTERED FOR TAXATION PURPOSES TO  
FRUIT PROSPERITY FOR TRANSFER  
NEW KEY 6-345-1 TO 13  
JUN 27 2008  
PEGGY HOLMBA RAYONA  
LAKE COUNTY AUDITOR  
LOTS 87 TO 91, 113 TO  
118 & OUTLOTS B & H-2

2008 046891 102/95

22-7

**LAND TECHNOLOGIES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
7925 Mallard Lane Schererville, Indiana 46375  
PHONE: (219) 769-7728 FAX: (219) 769-7731

SECONDARY PLAT  
**EMERALD CROSSING, UNIT 1B**  
HANOVER TOWNSHIP, LAKE CO., IN  
PT. N.1/2 OF FRACTIONAL SEC. 1-34-10

REVISIONS	REMARKS
NO.	DATE

DATE: 06/25/08  
DRAWN/CHECKED BY: SMG/JEB  
FIELD BOOK:  
CLIENT: BUILDER GRP.  
JOB NO.: 800-06  
SHEET NO.: 1 OF 1  
FILE NO.: 9-48.3