

2008-059888 103/18

PAVILION ADDITION
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF HOBART, LAKE COUNTY, INDIANA

BOOK 103 PAGE 18

DESCRIPTION OF PROPERTY: Lot 1, in Resubdivision of Lot 1, Barrington Ridge Unit 1, a Planned Unit Development in the City of Hobart, Lake County, Indiana as recorded in Plat Book 83, page 32 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 27-17-0332-0001
TOTAL AREA OF RESUBDIVISION = 6.663 ACRES

STATE OF INDIANA)
COUNTY OF LAKE)

I, the undersigned, Charles R. Greiner, Partner, of "Pavilion Group LLC, owner of the real estate shown and described hereon, do hereby certify that I have laid off, platted and subdivided said real estate in accordance with the plat hereon drawn. This subdivision shall be known and designated as "Pavilion Addition", a Planned Unit Development in the City of Hobart, Lake County Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front yard building set back 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.

UTILITY EASEMENT: An easement is hereby granted to the City of Hobart, all public utility companies, including Verizon and Northern Indiana Public Service Company severally and private 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, poles, and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, 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, and telephone service, including the right to use the streets where necessary, and to overhang lots with aerial 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 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 purposes.

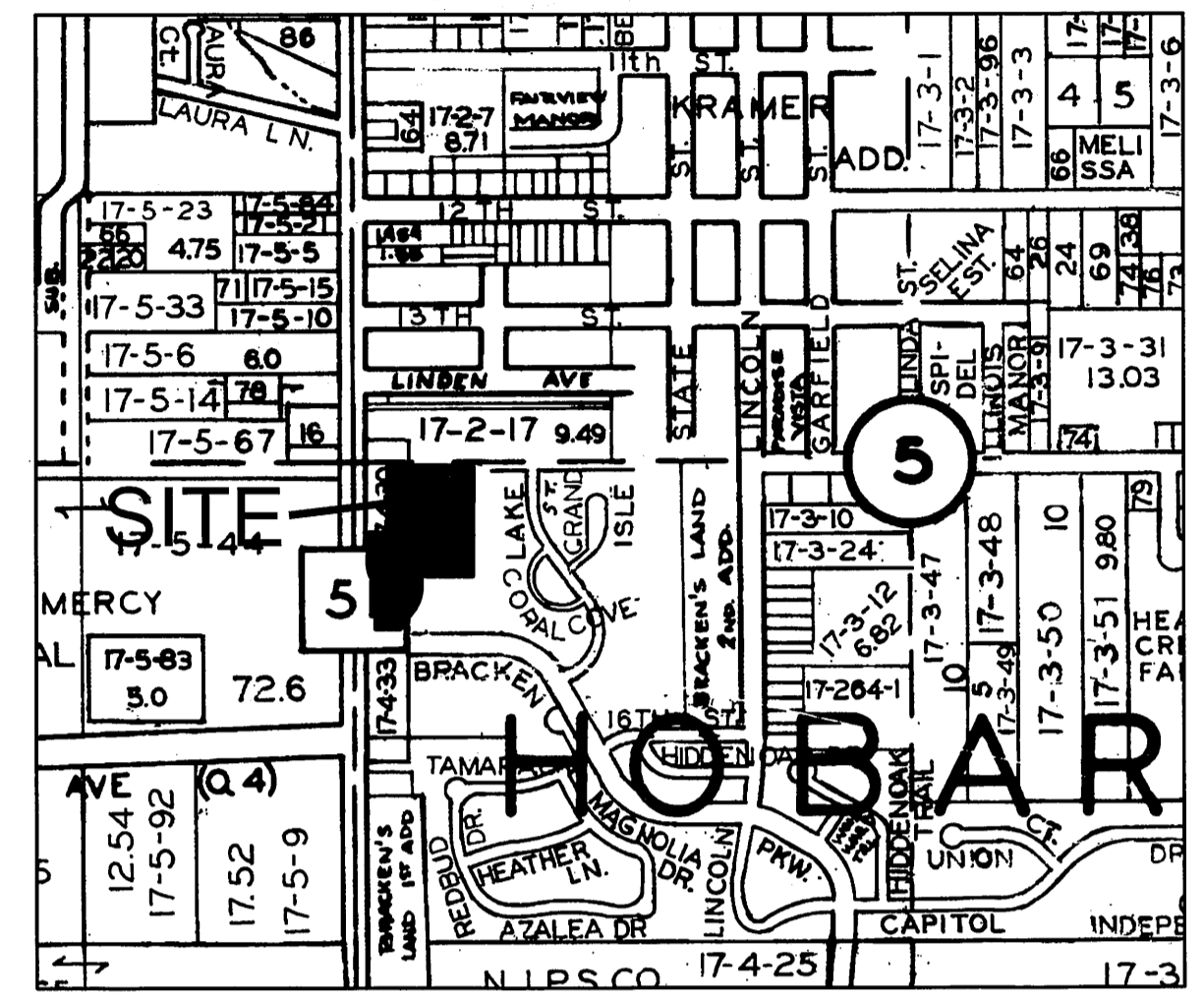
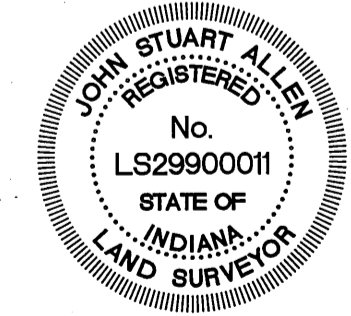
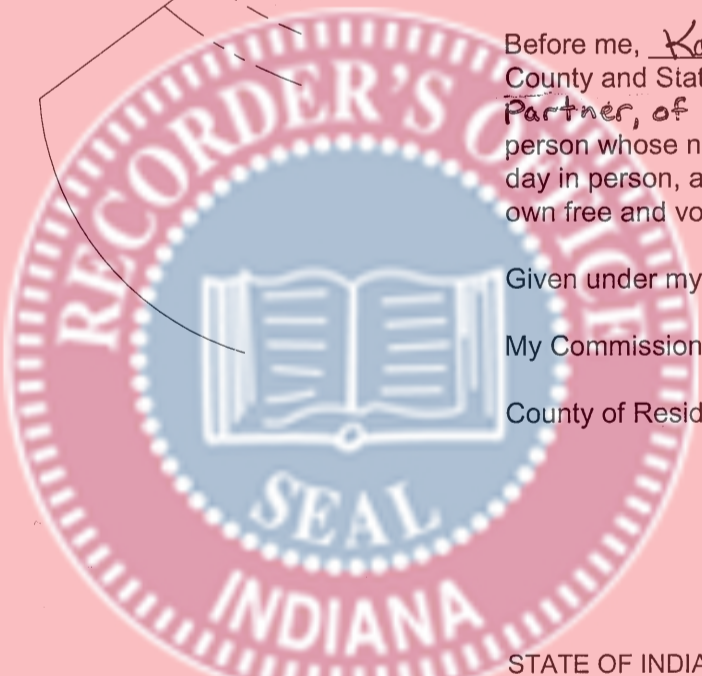
RECIPROCAL EASEMENT:
A Reciprocal Easement for Ingress and Egress (Cross-Access) is hereby dedicated for all areas outside buildings and otherwise dedicated easements on all the lots of this subdivision as shown and hereby platted. The easement shall cover those drive areas established with the development of the lots providing vehicular access on and across the lots as a whole.

Witness my hand and Seal this 12th day of June, 2008.
Charles R. Greiner
Charles R. Greiner, Partner.

STATE OF INDIANA)
COUNTY OF LAKE)
Before me, *Karen R. Holman* the undersigned Notary Public, in and for the County and State aforesaid, personally appeared *Charles R. Greiner*, Partner, of "Pavilion Group LLC", personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes herein set forth.
Given under my hand and Notarial Seal this 12th day of June, 2008.
My Commission Expires: 4/18/2014
County of Residence: *Lake* Notary Public

STATE OF INDIANA)
COUNTY OF LAKE)
I, John Stuart Allen, hereby certify that I am a Registered Professional 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.
Witness my hand and Seal this 11th day of June, 2008.

TORRENGA SURVEYING, LLC.
John Stuart Allen
John Stuart Allen, Registered Professional Land Surveyor No. LS29900011



VICINITY MAP

STATE OF INDIANA)
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the City of Hobart this 12th day of June, 2008.

President: *Maria Hall*
Secretary: *Robert White*

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, all Acts amendatory thereto, and an Ordinance adopted by the City of Hobart, Indiana, this plat was given approval by the City of Hobart as follows:

Submitted to, approved and accepted by the Board of Public Works and Safety of the City of Hobart this 18th day of June, 2008.

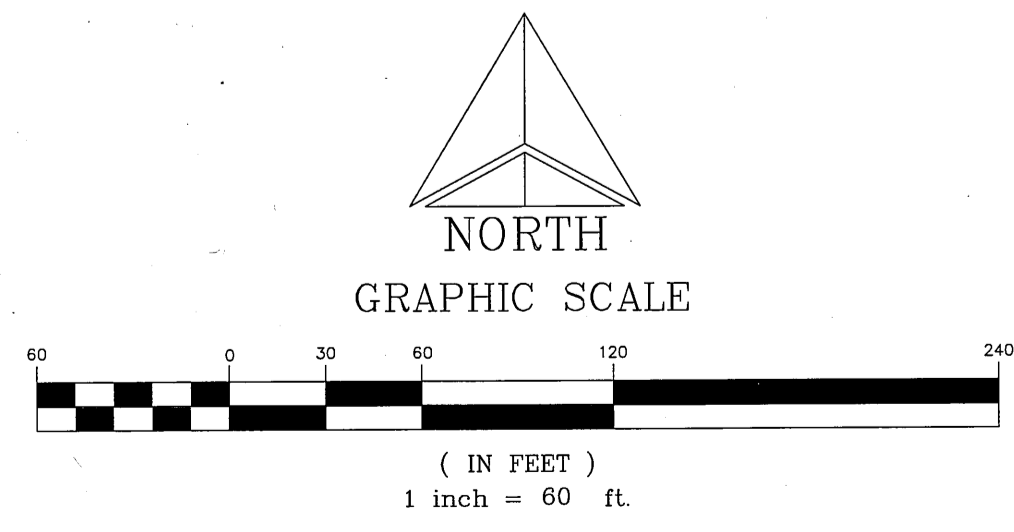
By: *Mary Beowaters* Title: *Mayor*
By: *Robert White* Title: *Dir. of Works*
By: *Robert White* Title: *Dir. of Works*

STATE OF INDIANA)
COUNTY OF LAKE)

This is to certify that the final plat, plans, profiles and specifications for all improvements and installations have been examined and approved by the undersigned.

Stephan Truchan, Jr.
Stephan Truchan, Jr. - Hobart City Engineer

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HOBART, LAKE COUNTY, INDIANA, COMMUNITY-PANEL 180138 0005 B, EFFECTIVE DATE DECEMBER 4, 1979.
 - EASEMENTS SHOWN ON THIS PLAT SHALL TAKE PRECEDENCE OVER EASEMENTS SHOWN ON PREVIOUS PLATS OF THE PROPERTY INCLUDED IN THIS SUBDIVISION.



TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

PAVILION ADDITION
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF HOBART, LAKE COUNTY, INDIANA
1425-1455 SOUTH LAKE PARK AVENUE
FINAL PLAT

DATE: JUNE 5, 2008

CLIENT: PROJECT RESOURCE & DEVELOPMENT
JOB NO: 0375-08
DRAWN: JSA
SCALE: 1"=60'

SHEET 1 OF 1