

2010 005170

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2010 JAN 27 PM 1:25
CAROLY L. ROLLARD
ACTING RECORDER

RESUBDIVISION OF LOTS 539 AND 540 DOUBLETREE LAKE ESTATES PHASE II

0' 20' 40' 60'
SCALE: 1" = 20'-00"

PREPARED BY:
KRULL AND SON, LTD.
ENGINEERS-SURVEYORS
P.O. BOX 422
206 MAIN STREET
HOBART, INDIANA 46342
219-947-2568

2010-005170

104/27

BOOK 104 PAGE 27

DESCRIPTION OF PROPERTY: Lots 539 and 540, Doubletree Lake Estates Phase II, as per plat thereof, recorded in Plat Book 84 page 35 in the Office of the Recorder of Lake County, Indiana, containing 1.241 acres, more or less.

DESCRIPTION OF COMMON AREA: Part of Lots 539 and 540, Doubletree Lake Estates Phase II, as per plat thereof, recorded in Plat Book 84 page 35 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of said Lot 540; thence Southerly along the Easterly line of said Lot 540, along a non-tangent curve to the left, having a radius of 70.00 feet, a chord bearing South 04°46'20" West, 94.75 feet and an arc length of 104.07 feet; thence South 52°10'53" West, 13.55 feet; thence South 00°04'12" East, parallel to the West line of said Lots 539 and 540, 121.88 feet to the Southerly line of said Lot 539; thence North 83°54'00" West, along said Southerly line, 20.71 feet; thence North 00°04'12" West, 143.48 feet; thence North 01°55'48" East, 117.27 feet to the Northerly line of said Lot 540; thence South 42°38'14" East, along said Northerly line, 52.05 feet to the point of beginning, containing 0.125 acres, more or less.

UTILITY EASEMENT: An easement is hereby granted to the Town of Winfield, 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 or a legal franchise with the Town of Winfield 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 and appurtenances, including, along and over the strip of land designated on the plat and marked "UTILITY EASEMENT" for the purpose of serving the public in general with sewer, water, drainage, gas, electric and telephone service, including the right to use the street where necessary, and to overland 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 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 easements, 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.

We, the undersigned, Lakepoint Townhomes, L.P. by Enco Properties, Inc. General Partner and Lakepoint Townhomes, Inc. General Partner, owners of the above described real estate, except the hereon Lot 539-A, and David Lasco, President of Lakepoint Townhomes, Inc., and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness our hand and Seal this 16th day of January, 2010

Donald Samburg
Lakepoint Townhomes, L.P.
By: Enco Properties, Inc. General Partner
By: Donald Samburg, President

David Lasco
Lakepoint Townhomes, Inc. General Partner
By: David Lasco, President

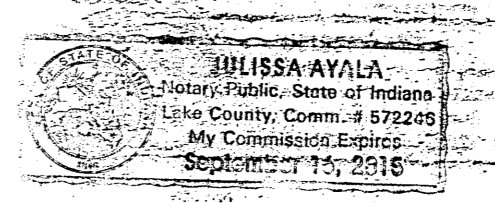
Owners of the above described real estate, except the hereon Lot 539-A

State of Indiana) ss:
County of Lake)

Before me, the undersigned Notary Public in and for the County and State, personally appeared Donald Samburg, President of Enco Properties, Inc. and David Lasco, President of Lakepoint Townhomes, Inc., and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Seal this 16th day of January, 2010

Amelia Padua
Notary Public
A resident of Lake County
My Commission expires: 9-11-2015



DATED FROM
45-17-04-151-008-000-047
45-17-04-301-024-000-047
-035
DAILY ENTERED FOR INFORMATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 27 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
Lots 539-A to D
540 A to D

Witness our hand and Seal this 16th day of Jan, 2010

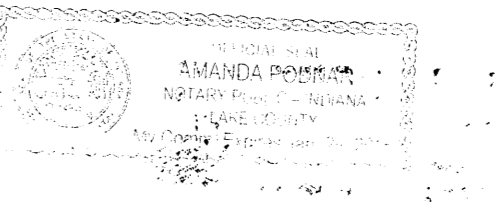
Lillian Rochelle S.J. De Leon
Lillian Rochelle S.J. De Leon
Owners of the hereon Lot 539-A

State of Indiana) ss:
County of Lake)

Before me, the undersigned Notary Public in and for the County and State, personally appeared I. De Leon, Jr. and Lillian Rochelle S.J. De Leon, and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Seal this 16th day of Jan, 2010

Amelia Padua
Notary Public
A resident of Lake County
My Commission expires: 11/29/2015



State of Indiana) ss:
County of Lake)

I, Kevin A. Krull, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by Krull and Son on April 21, 2008; that all monuments shown thereon actually exist; and that their locations, size, type and material are accurately shown.

Kevin A. Krull
Kevin A. Krull, Reg. Land Surveyor No. 20100075
December 11, 2009



*I AFFIRM, UNDER THE PENALTY FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH BUSINESS SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
PREPARED BY: _____

By acceptance of this plat, The Town of Winfield, Lake County, Indiana assumes no liability for, or maintenance of the following: (1) storm water drainage systems including swales, ditches, manholes, retention and detention ponds, overflow pipes and conduits; (2) water supply systems either private or common; (3) sewer and septic systems either private or common; (4) parks and common areas not dedicated to the town.

Under Authority provided by Indiana Code 36-7-4 et seq., enacted by the General Assembly of Indiana, and Ordinance adopted by the Town Council of the Town of Winfield, this plat was given approval by the Town as follows:

Approved by the Winfield Plan Commission at a meeting held on MARCH 10, 2009.

Anthony M. Clark
President

Robert Johnson
Secretary

LOT NUMBER	LOT AREA
LOT 539-A	5086.8 SF
LOT 539-B	5129.0 SF
LOT 539-C	7510.7 SF
LOT 539-D	6797.2 SF
LOT 540-A	5757.7 SF
LOT 540-B	5784.9 SF
LOT 540-C	5839.4 SF
LOT 540-D	6748.0 SF
COMMON AREA	5425.1 SF
TOTAL	54076.8 SF

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	70.00	192.84	137.39	S 31°33'29" E	337.48°	
C2	75.00	3.70	3.70	N 70°56'10" E	02°48'48"	1.85

A RESUBDIVISION OF
DOUBLETREE LAKE ESTATES
PHASE II