

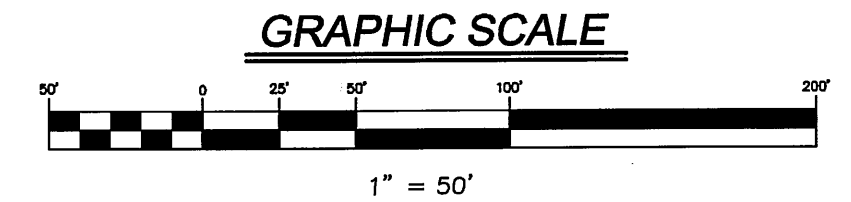
2:3 2011-006464
104/89

SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 1D

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

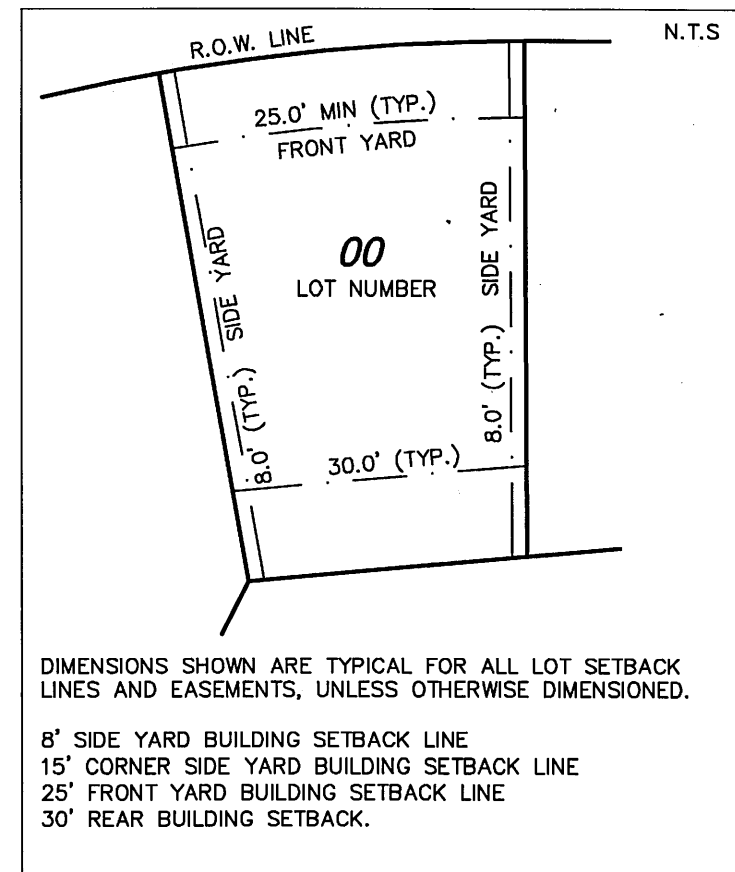
2011 006464

STATE OF INDIANA
LAKE COUNTY
FILE # 2011-006464
2011 FEB -1 PM 12:52
MICHAEL J. PUGHMAN
RECORDER



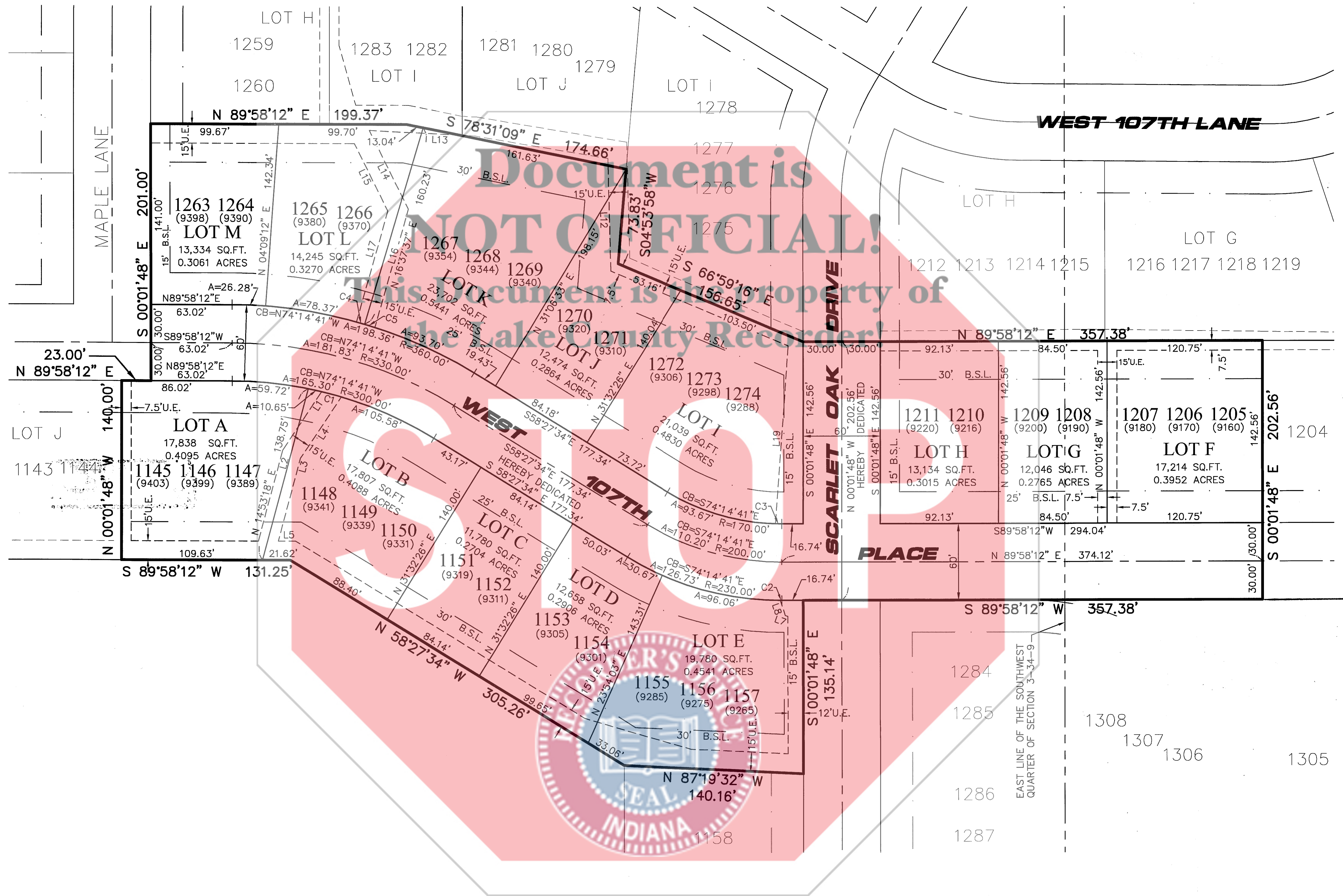
BOOK 104 PAGE 89

TYPICAL LOT DETAIL



LINE	LENGTH	BEARING
L1	55.01	N33°30'25"E
L2	73.40	N14°53'18"E
L3	66.95	N14°53'18"E
L4	57.60	N33°30'25"E
L5	13.54	N89°58'12"E
L7	2.17	N69°04'27"W
L8	12.33	N18°03'51"W
L9	121.71	N89°11'52"W
L10	157.34	S89°39'36"W
L12	82.14	N01°24'51"W
L13	70.27	N87°03'09"W
L14	68.56	S26°12'28"E
L15	58.70	S26°12'28"E
L16	96.03	S15°47'43"W
L17	90.01	S15°47'43"W
L19	139.64	S04°02'20"W

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	15.74	300.00	N74°04'27"W
C2	1.10	230.00	S89°53'34"E
C3	5.18	170.00	S89°09'24"E
C4	6.56	360.00	N73°53'41"W
C5	8.45	360.00	N72°42'03"W



LEGEND

SECTION CORNER: [Symbol] FOUND DISK IN CONCRETE, [Symbol] FOUND ROW MARKER, [Symbol] FOUND IRON ROD, [Symbol] FOUND IRON SPIKE, [Symbol] FOUND IRON PIPE, [Symbol] FOUND IRON BAR, [Symbol] SET TRVERSE POINT, [Symbol] SET PK NAIL, [Symbol] SET IRON PIPE, [Symbol] SET MONUMENT, [Symbol] SET MONUMENT

QUARTER SECTION CORNER: [Symbol] FOUND IRON ROD, [Symbol] FOUND IRON SPIKE, [Symbol] FOUND IRON PIPE, [Symbol] FOUND IRON BAR, [Symbol] SET TRVERSE POINT, [Symbol] SET PK NAIL, [Symbol] SET IRON PIPE, [Symbol] SET MONUMENT, [Symbol] SET MONUMENT

PROPERTY LINE: [Symbol] EXISTING RIGHT-OF-WAY LINE, [Symbol] PROPOSED RIGHT-OF-WAY LINE, [Symbol] LOT LINE, [Symbol] CENTERLINE, [Symbol] EXISTING EASEMENT LINE, [Symbol] PROPOSED EASEMENT LINE, [Symbol] BUILDING SETBACK LINE, [Symbol] SECTION LINE, [Symbol] STREET ADDRESSES

ABBREVIATIONS

N NORTH, S SOUTH, E EAST, W WEST, CB CHORD BEARING, A ARC LENGTH, R RADIUS, U.E. UTILITY EASEMENT, P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT, PC POINT OF CURVATURE, PCC POINT OF COMPOUND CURVATURE, PRC POINT OF REVERSE CURVATURE, PT POINT OF TANGENCY, (REC) RECORD DATUM, MEAS. MEASURED DATUM, (CALC) CALCULATED DATUM, (DEED) INFORMATION TAKEN FROM DEED, ETRB EXCEPTION TO BLANKET EASEMENT, M.U.E. MUNICIPAL UTILITY EASEMENT, I.E. INGRESS & EGRESS EASEMENT, B.S.L. BUILDING SETBACK LINE, SF SQUARE FEET, AC ACRES

FILED ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 01 2011
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PLAN COMMISSION APPROVAL
PRESIDENT: Gregory J. Volk
SECRETARY: [Signature]

V Engineers Scientists Surveyors
9601 INDUSTRIAL DRIVE NORTH
SAINT JOHN, INDIANA 46373
219.558.8875 voice
219.365.8448 fax
www.v3co.com

PREPARED FOR:
BLB ST. JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

NO.		DATE		DESCRIPTION	

SECONDARY PLAT
THE GATES OF ST. JOHN - UNIT 1D, ST. JOHN, IN
Project No: 03206
Group No: VP0423
DRAFTING COMPLETED: 07/31/08
FIELD WORK COMPLETED: N/A
DRAWN BY: JSR
CHECKED BY: DRW
PROJECT MANAGER: AJS
SCALE: 1" = 50'
SHEET NO. 2 of 3

3:3
2011-006464
104/89

SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 1D

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

BOOK 104 PAGE 89

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2011 FEB - 1 PM 12:52
MICHAEL R. WILLIAMS
RECORDER

OWNER'S CERTIFICATE

STATE OF IN
COUNTY OF Willie

WE, THE UNDERSIGNED, BLB ST. JOHN, LLC., OWNERS OF THE REAL ESTATE SHOWN AND HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE GATES OF ST. JOHN, UNIT 1D, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

BLB ST. JOHN, LLC
ITS MANAGER
BY:

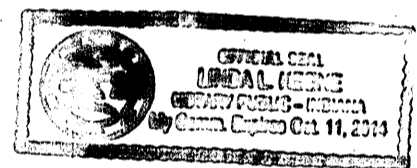
[Signature]
TITLE

DATED THIS 20th DAY OF Nov, 2010

NOTARY CERTIFICATE

STATE OF IN
COUNTY OF Willie

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Signature] AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF Nov, 2010.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-14-2015 A RESIDENT OF Willie COUNTY
[Signature]
PRINTED SIGNATURE

MORTGAGEE CERTIFICATE

STATE OF IN
COUNTY OF Willie } SS

First United Bank HOLDER OF A MORTGAGE OF THE REAL PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE DATED November 13, 2010 AND RECORDED AS DOCUMENT NO. [Number] IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, INDIANA, HEREBY CONSENTS TO THE RECORDING OF THE PLAT OF SUBDIVISION AND AGREES THAT SAID MORTGAGE IS SUBJECT TO THE PROVISIONS THEREOF.

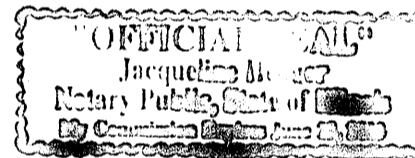
IN WITNESS WHEREOF, First United Bank HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS 20th DAY OF November, 2010.

[Signature]
MORTGAGEE SIGNATURE
ATTEST
[Signature]

NOTARY CERTIFICATE

STATE OF IN
COUNTY OF Willie

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED [Signature] AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF November, 2010.



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 23, 2013 A RESIDENT OF Cook COUNTY
Jacqueline Hedger
PRINTED SIGNATURE

PLAN COMMISSION'S CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC.700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 27th DAY OF January, 2011.

[Signature] PRESIDENT
[Signature] SECRETARY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 01 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENT IS HEREBY GRANTED BY THE OWNER AND DEVELOPER OF THE LANDS PLATTED HEREBY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTORS") TO THE TOWN OF ST JOHN AND TO ITS SUCCESSORS AND ASSIGNS OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES (HEREINAFTER "GRANTEES") OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT FOR THE RIGHT, PRIVILEGE AND AUTHORITY FOR THE PURPOSES OF:

1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES AND SLOPES WITHIN SAID EASEMENT AREAS AND;
2. ENTERING ONTO SAID EASEMENT AREAS OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO ANY OF THE REQUIRED WORK. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER UTILITY FACILITIES SHALL BE CONSTRUCTED ON SAID EASEMENT AREAS BY GRANTORS, BUT SAID EASEMENT AREAS MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT AREAS. GRANTORS SHALL HAVE FULL RESPONSIBILITY FOR THE MAINTENANCE OF STORMWATER MANAGEMENT DETENTION/RETENTION AREAS MARKED AS "STORMWATER MANAGEMENT EASEMENT" ON THE ANNEXED PLAT SO THAT THEY FUNCTION AS HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES AND RULES AND REGULATIONS.

NEITHER THE OWNER OR DEVELOPER OR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN ENGINEER OF THE TOWN OF ST JOHN OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON SAID EASEMENT AREAS.

IF GRANTORS FAIL TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES IN SAID EASEMENT AREAS AS REQUIRED, GRANTEEES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW IN SAID EASEMENT AREAS. GRANTORS SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY GRANTEEES IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL CONNECTED WITH THE COLLECTION OF SUCH COSTS, THE ACTUAL AMOUNT OF SUCH COSTS TO GRANTEEES, AS DETERMINED BY GRANTEEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOTS WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF GRANTEEES.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF ST JOHN.

ALL OF THE ABOVE-STATE OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY SUCH INDIVIDUAL LOTS OR UNITS.

OWNER'S CERTIFICATE

STATE OF IN
COUNTY OF Lake

WE, THE UNDERSIGNED, BLB St. John LLC, OWNERS OF THE REAL ESTATE SHOWN AND HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE GATES OF ST. JOHN, UNIT 1D, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

ITS MANAGER
BY: Peter Lindemulder III DATED THIS 1 DAY OF February, 2011
General Partner

NOTARY CERTIFICATE

STATE OF IN
COUNTY OF Willie

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Peter Lindemulder III AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF Feb, 2011.

Linda Keene MY COMMISSION EXPIRES: 10-11-2014 A RESIDENT OF Willie COUNTY
NOTARY PUBLIC Linda L. Keene
PRINTED SIGNATURE

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF LOT J IN THE GATES OF ST. JOHN UNIT 1C, RECORDED IN PLAT BOOK 102 PAGE 27 OF THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNIT 1C FOR THE FOLLOWING FOUR COURSES: 1) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 140.00 FEET; 2) NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 23.00 FEET; 3) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 201.00 FEET; 4) NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 199.37 FEET; THENCE SOUTH 78 DEGREES 31 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID UNIT 1C, SAID LINE ALSO BEING THE SOUTH LINE OF UNIT 1A, RECORDED IN PLAT BOOK 100 PAGE 55 OF THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA FOR A DISTANCE OF 174.66 FEET; THENCE ALONG THE SOUTH LINE OF SAID UNIT 1A FOR THE FOLLOWING THREE COURSES: 1) SOUTH 04 DEGREES 53 MINUTES 58 SECONDS WEST, 73.83 FEET; 2) SOUTH 66 DEGREES 59 MINUTES 16 SECONDS EAST, 156.65 FEET; 3) NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST, 357.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 202.56 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 357.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 135.14 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 32 SECONDS WEST, 140.16 FEET TO THE NORTHEASTERLY MOST CORNER OF MARTIN'S COMMERCIAL ADDITION TO THE TOWN OF ST. JOHN, RECORDED IN PLAT BOOK 100 PAGE 90 OF THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE ALONG THE NORTHERLY LINE SAID MARTIN'S ADDITION FOR THE FOLLOWING TWO COURSES: 1) NORTH 58 DEGREES 27 MINUTES 34 SECONDS WEST, 305.26 FEET; 2) SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 131.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.1982 ACRES, MORE OR LESS.

LOT AREA TABLE

	AREA IN SQ.FT.	AREA IN ACRES
TOTAL BUILDABLE LOTS	207,051	4.7532
PUBLIC R.O.W.	62,944	1.4450
TOTAL THIS SUBDIVISION	269,995	6.1982

LENGTH OF STREETS HEREBY DEDICATED = 1,109.07 FEET

SURVEYOR CERTIFICATE

STATE OF INDIANA }
COUNTY OF LAKE } SS

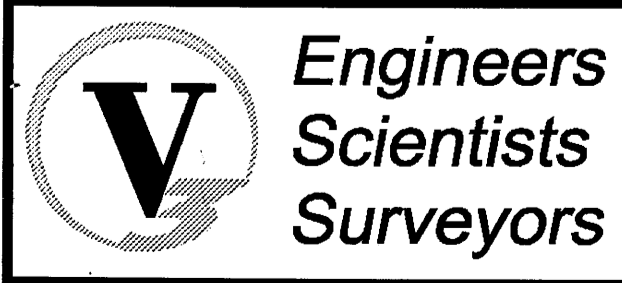
I, DONALD R. WILLIAMS JR., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS 1st DAY OF NOVEMBER, A.D., 2010

[Signature]
DONALD R. WILLIAMS JR.
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS2060012
MY LICENSE EXPIRES ON JULY 31, 2010.



PLAN COMMISSION APPROVAL
PRESIDENT: [Signature]
SECRETARY: [Signature]



9601 INDUSTRIAL DRIVE NORTH
SAINT JOHN, INDIANA 46373
219.558.8875 voice
219.365.8448 fax
www.v3co.com

PREPARED FOR:
BLB ST. JOHN, LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
708-756-0860

NO.		DATE		DESCRIPTION	

SECONDARY PLAT
THE GATES OF ST. JOHN - UNIT 1D, ST. JOHN, IN

DRAFTING COMPLETED: 07/31/08
FIELD WORK COMPLETED: N/A

DRAWN BY: JSR
CHECKED BY: DRW

PROJECT MANAGER: AUS
SCALE: 1" = 100'

Project No: 03206
Group No: VP0423
SHEET NO.
3 of 3