

104/93

CHAVEZ SUBDIVISION

CITY OF HOBART, LAKE COUNTY, INDIANA

2011 011664

2011-011664

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 MAR - 1 AM 9: CERTIFICATE OF MAINTENANCE RESPONSIBILITY

SURVEYOR'S REPORT

1. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION, IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION (AND SURVEY POINTS FOUND) FROM THE SURVEYED LINES. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT, ESTABLISHED THIS SURVEY, IS WITHIN THE SPECIFICATIONS FOR A "SUBURBAN SURVEY" (0.13"/100 PPM) AS DEFINED IN IAC 865.

THIS SURVEY WAS BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SECTION CORNER MONUMENT RECORDS FROM THE SURVEYOR'S OFFICE; FINAL PLAT OF STIMPSON'S 2ND ADDITION AS SHOWN IN PLAT BOOK 35, PAGE 4 IN THE RECORDER'S OFFICE; FINAL PLAT OF NEWCOM ACRES AS SHOWN IN PLAT BOOK 47, PAGE 123 IN THE RECORDER'S OFFICE; FINAL PLAT OF REDER WOODS AS SHOWN IN PLAT BOOK 82, PAGE 13 IN THE RECORDER'S OFFICE; FINAL PLAT OF NEW HOPE ACRES AS SHOWN IN PLAT BOOK 90, PAGE 13 IN THE RECORDER'S OFFICE; SIDWELL AERIAL PHOTOGRAPHY FROM THE SURVEYOR'S OFFICE; AND THE DEEDS AS REFERENCED UPON THIS SURVEY.

THE NORTHWEST AND SOUTHWEST CORNERS OF THE SECTION WERE RECOVERED AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE, AS SHOWN HEREON, THIS ESTABLISHING THE WEST LINE OF THE SECTION. NUMEROUS POINTS WERE ALSO RECOVERED THROUGHOUT THE SUBDIVISIONS REFERENCED ABOVE AND AT CALLED FOR LOCATIONS FROM DEEDS REFERENCED HEREON, INCLUDING AT THE CORNERS OF THE SUBJECT TRACT. CORNERS SHOWN HEREON HAVE BEEN DIMENSIONED TO THE CORNER THEY ARE BELIEVED TO REPRESENT, ESTABLISHING THE DISCREPANCY WITH RESPECT TO FOUND MONUMENTATION FOR THIS SURVEY. IN ADDITION TO THE DISCREPANCY OF THE FOUND MONUMENTATION, THE SOUTHERN ADJOINERS' DEEDS ALSO CAUSE DISCREPANCY IN THE LOCATION OF THIS TRACT, ALTHOUGH THE TWO SOUTHERN ADJOINERS MATCH WITH RESPECT TO THEIR DEEDED LINES AND CALLS, THEY DO NOT MATCH THE SUBJECT TRACT OR THE SUBDIVISIONS LYING NORTH AND EAST OF THE SUBJECT TRACT. IT IS UNKNOWN WHY THIS IS THE CASE, HOWEVER THESE DISCREPANCIES HAVE BEEN NOTED HEREON AS THEY AFFECT THE LOCATION OF THE SOUTHWEST CORNER AND SOUTH LINE OF THE SUBJECT TRACT. NO REVISION TO THIS SOUTH LINE, AS DEEDED, HAS BEEN MADE THIS SURVEY. DUE TO THE EVIDENCE RECOVERED NORTH AND EAST OF THE SUBJECT TRACT, WITH THE LOCATION OF THE SUBJECT TRACT DETERMINED, THIS TRACT HAS BEEN SUBDIVIDED AS SHOWN HEREON.

THE SURVEY BASELINE AND BASIS FOR BEARINGS SHALL BE CONSIDERED TO BE THAT LINE BETWEEN THE LAKE COUNTY SURVEYOR'S OFFICE MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SECTION, AS SHOWN HEREON.

FENCE LINES AND OTHER IMPROVEMENTS SHOWN ALONG THE BOUNDARIES OF THIS SUBJECT TRACT ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT WARRANT THE RIGHT OF POSSESSION OR OWNERSHIP OF THAT PART LYING WITHIN OR SURROUNDING THE SUBJECT TRACT, BETWEEN SAID FENCE LINES AND DEED LINES.

DATE OF LAST FIELDWORK - SEPTEMBER 30, 2010

OTHER THAN LISTED ABOVE, WITH THE SUBJECT PROPERTY, THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS AND NO GAPS OR OVERLAPS WERE DISCOVERED.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY HAVE BEEN LISTED IN THIS REPORT AND CAN BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND RECORDER'S OFFICE.

2. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

SURVEYOR'S CERTIFICATE

I, KEVIN L. SAYERS, 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 ME ON SEPTEMBER 30, 2010 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

TURNING POINT SURVEYING, INC.
KEVIN L. SAYERS, REGISTERED LAND SURVEYOR NO. LS20200022



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN RESPONSIBLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, KEVIN L. SAYERS

CITY ENGINEER'S CERTIFICATE

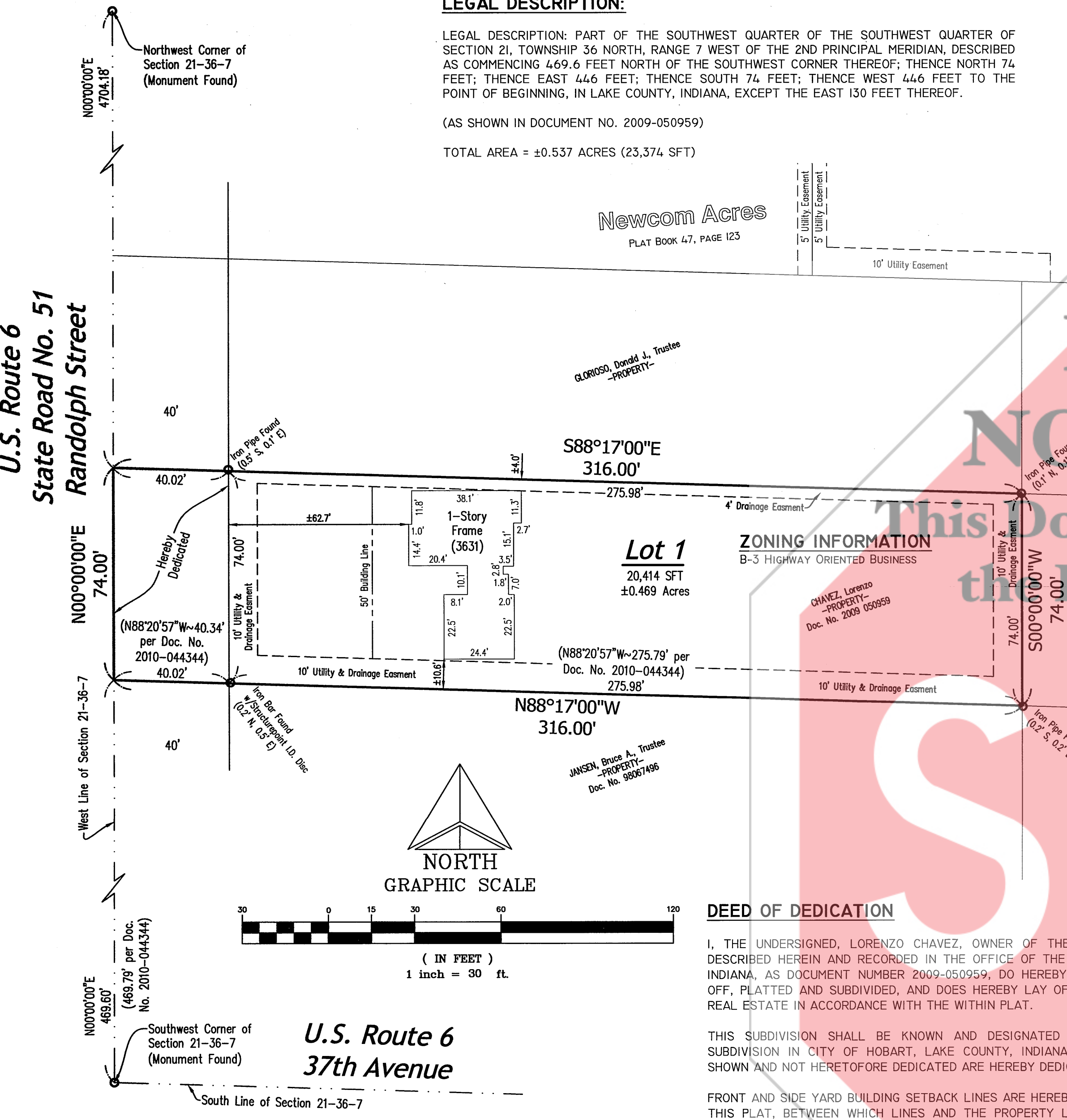
THIS IS TO CERTIFY THAT THIS FINAL PLAT HAS BEEN EXAMINED AND APPROVED BY ME.

P.P.K.L.H.
PETER P. KOHUT, HOBART CITY ENGINEER

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING 469.6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 74 FEET; THENCE EAST 44.6 FEET; THENCE SOUTH 74 FEET; THENCE WEST 44.6 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPT THE EAST 130 FEET THEREOF.

(AS SHOWN IN DOCUMENT NO. 2009-050959)
TOTAL AREA = ±0.537 ACRES (23,374 SFT)



ZONING INFORMATION

B-3 HIGHWAY ORIENTED BUSINESS

DEED OF DEDICATION

I, THE UNDERSIGNED, LORENZO CHAVEZ, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AS DOCUMENT NUMBER 2009-050959, DO HEREBY CERTIFY THAT HE HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CHAVEZ SUBDIVISION, A SUBDIVISION IN CITY OF HOBART, LAKE COUNTY, INDIANA. ALL STREETS AND ALLEYS 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 STREET THERE SHALL BE ERRECTED, OR MAINTAINED NO BUILDING OR STRUCTURE.

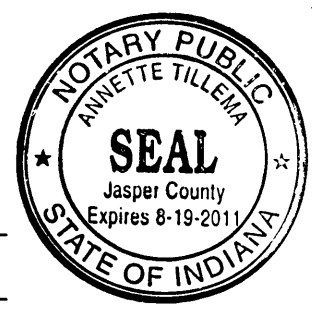
WITNESS MY HAND AND SEAL THIS 17TH DAY OF DECEMBER, 2010.

Lorenzo Chavez
LORENZO CHAVEZ

STATE OF INDIANA
COUNTY OF LAKE)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORENZO CHAVEZ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS 17TH DAY OF December, 2010

Annette Tulloma
(NOTARY PUBLIC)
COUNTY OF RESIDENCE: Jasper
MY COMMISSION EXPIRES: 8-19-2011



UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED FROM THE OWNER (GRANTOR) TO THE CITY OF HOBART, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN UNDERGROUND SANITARY SEWER MAINS, IN, UPON, AND ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC WITH SANITARY SEWER SERVICE, WATER SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR DRIVEWAYS, PARKING, GARDENS, SHRUBS, LANDSCAPING, AND OTHER IMPROVEMENTS THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. RESTORATION FOR ANY WORK PERFORMED IN THE EASEMENT IS THE RESPONSIBILITY OF THE PARTY PERFORMING THE WORK.

INSERTIONS TO UTILITY EASEMENTS

1. NON-EXCLUSIVITY/GRANTOR'S RESERVED RIGHTS. ALL OF THE EASEMENTS GRANTED HEREIN ARE NON-EXCLUSIVE, AND THE GRANTOR RETAINS AND RESERVES THE RIGHT TO USE THE EASEMENT AREA (ABOVE OR BELOW THE SURFACE) FOR ANY PURPOSES WHICH DO NOT INTERFERE WITH THE USE OF THE EASEMENT AREA FOR THE PURPOSES FOR WHICH THE EASEMENT RIGHTS DESCRIBED HEREIN ARE GRANTED, SUCH RESERVATION TO INCLUDE, WITHOUT LIMITATION, THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF LANDSCAPING, PARKING AREA, DRIVEWAYS, CURBS, CUTS AND RELATED IMPROVEMENTS, AND INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES.

2. CONSTRUCTION STANDARDS AND RESTORATION OBLIGATIONS. ANY WORK AUTHORIZED UNDER AN EASEMENT GRANTED HEREUNDER SHALL BE PERFORMED BY THE GRANTEE IN A GOOD AND WORKMANLIKE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, CODES AND REGULATIONS AND, ONCE COMMENCED, SHALL BE PERFORMED DILIGENTLY TO COMPLETION. THE GRANTEE SHALL FURTHER EXERCISE ANY RIGHTS GRANTED HEREIN WITH BEST EFFORTS SO AS TO AVOID OR MINIMIZE ANY INTERFERENCE WITH THE DEVELOPMENT, OPERATION AND USE OF THE GRANTOR'S LAND AND OF ANY BUILDINGS AND IMPROVEMENTS THEREON. UPON COMPLETION OF ANY SUCH WORK, THE GRANTEE SHALL RESTORE ANY PAVED SURFACES OR OTHER IMPROVEMENTS ON THE SURFACE OF THE EASEMENT AREA, AND OTHERWISE RETURN THE PROPERTY, TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO SUCH WORK. IN THE EVENT ANY MECHANICS' LIENS OR MATERIAL MEN'S LIENS THAT ARE FILED AGAINST THE GRANTOR'S PROPERTY OR ANY PART THEREOF, AS A RESULT OF THE OPERATION, REPAIR, MAINTENANCE, OR REPLACEMENT OF UTILITY IMPROVEMENTS, OR AS A RESULT OF ANY OTHER WORK OR ACTIVITY PERFORMED BY THE GRANTEE PURSUANT TO THE RIGHTS GRANTED HEREIN, THE GRANTEE SHALL PAY THE UNDERLYING CLAIM, AND/OR TAKE SUCH OTHER ACTION, IN ORDER TO CAUSE SUCH LIENS TO BE IMMEDIATELY DISCHARGED OF RECORD.

3. INDEMNIFICATION. THE GRANTEE SHALL INDEMNIFY GRANTOR AND SUCH GRANTOR'S OFFICERS, DIRECTORS, MANAGERS, MEMBERS, PARTNERS, SHAREHOLDERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS, AND EACH OF THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "INDEMNITEES") HARMLESS FROM AND AGAINST ANY INJURIES, LIABILITIES, LOSSES, DAMAGES, COSTS, OR EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS FEES AND COSTS) INCURRED BY THE INDEMNITEES AS A RESULT OF THE GRANTEE'S ENTRY ONTO THE PROPERTY AND/OR EXERCISE OF EASEMENT RIGHTS GRANTED HEREUNDER, INCLUDING ANY ENTRY OR ACTIONS TAKEN BY THE GRANTEE'S CONTRACTORS, AGENTS, EMPLOYEES, OR ANY OTHER PERSON OR PERSONS ACTION FOR OR ON BEHALF OF GRANTEE.

4. RELOCATION. GRANTOR SHALL HAVE THE RIGHT TO RELOCATE THE EASEMENT AREA AND GRANTEE'S IMPROVEMENTS, IN WHOLE OR PART, TO ANY OTHER LOCATION ON THE GRANTOR'S PROPERTY, PROVIDED THAT THE NEW LOCATION IS REASONABLY ADEQUATE TO SERVE THE PURPOSES FOR WHICH THE EASEMENT WAS GRANTED, AND SUCH RELOCATION SHALL BE PERFORMED BY THE GRANTEE AT THE GRANTOR'S EXPENSE. IN THE EVENT OF ANY SUCH RELOCATION, GRANTOR AND GRANTEE SHALL EXECUTE AND RECORD AN AMENDMENT TO THIS EASEMENT TO REFLECT OF RECORD THE NEW LOCATION OF THE EASEMENT AREA.

PLAN COMMISSION CERTIFICATE

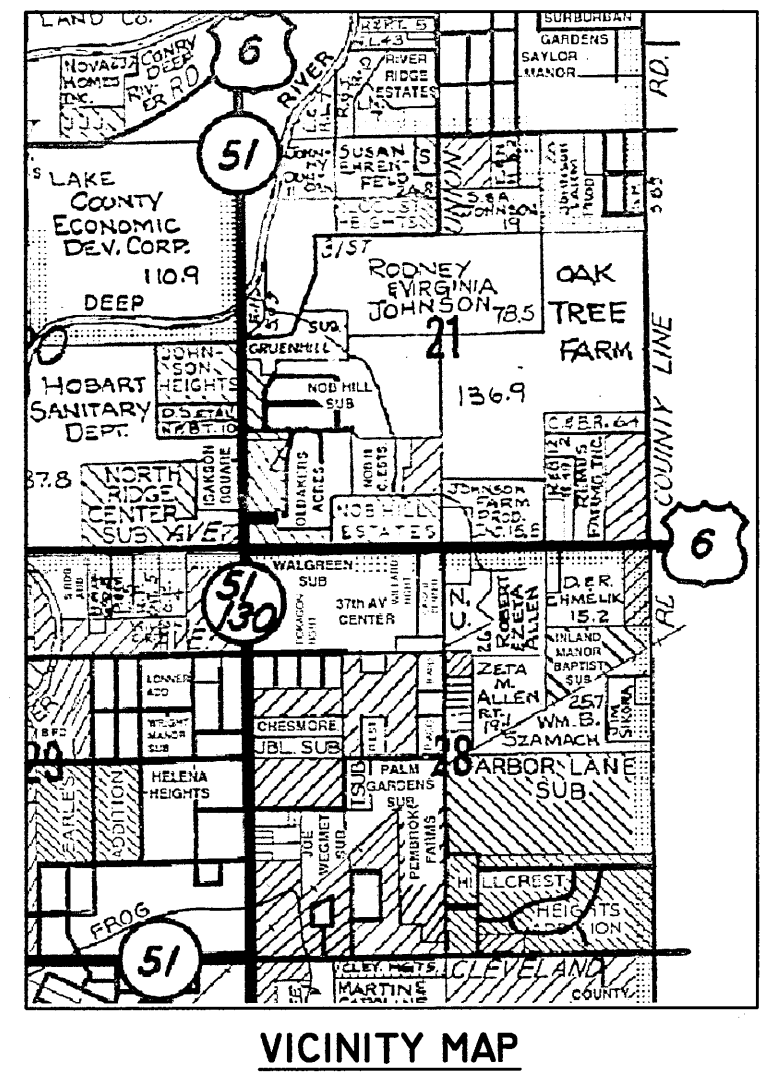
SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF HOBART, LAKE COUNTY, INDIANA THIS 10TH DAY OF FEB, 2011.

Maria Galca, PRESIDENT
Jason Spain, SECRETARY

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

SUBMITTED TO, APPROVED AND ACCEPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HOBART, LAKE COUNTY, INDIANA THIS 16TH DAY OF February, 2011.

Brian K. Sneedecor
Richard Lain
Thomas Ehrhardt



VICINITY MAP

EXPLANATION: NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

CLIENT:
Lorenzo Chavez
305 Poplar Lane
Hobart, Indiana
219-973-3720

JOB NO: 141-2010
SCALE: 1"=30'

12-16-2010
REVISIONS:
DATE: 10-01-2010

CHAVEZ SUBDIVISION
Final Plat
City of Hobart, Lake County, Indiana
Part of the SW 1/4 of the SW 1/4 of Section 21-36-7

OWNER/DEVELOPER:
LORENZO CHAVEZ
305 POPLAR LANE
HOBART, IN 46342

SURVEYOR:
KEVIN L. SAYERS, RLS
TURNING POINT SURVEYING, INC.
PO BOX 472
DEMOTTE, IN 46310

NOTE: CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS ETC., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

TURNING POINT SURVEYING, INC. 917 South Hallett Street, Suite C, P.O. Box 472, DeMotte, Indiana 46310
Phone: 219-987-8330 Fax: 219-987-8331 E-Mail: turningpoint@turningpoint.com

SHEET OF