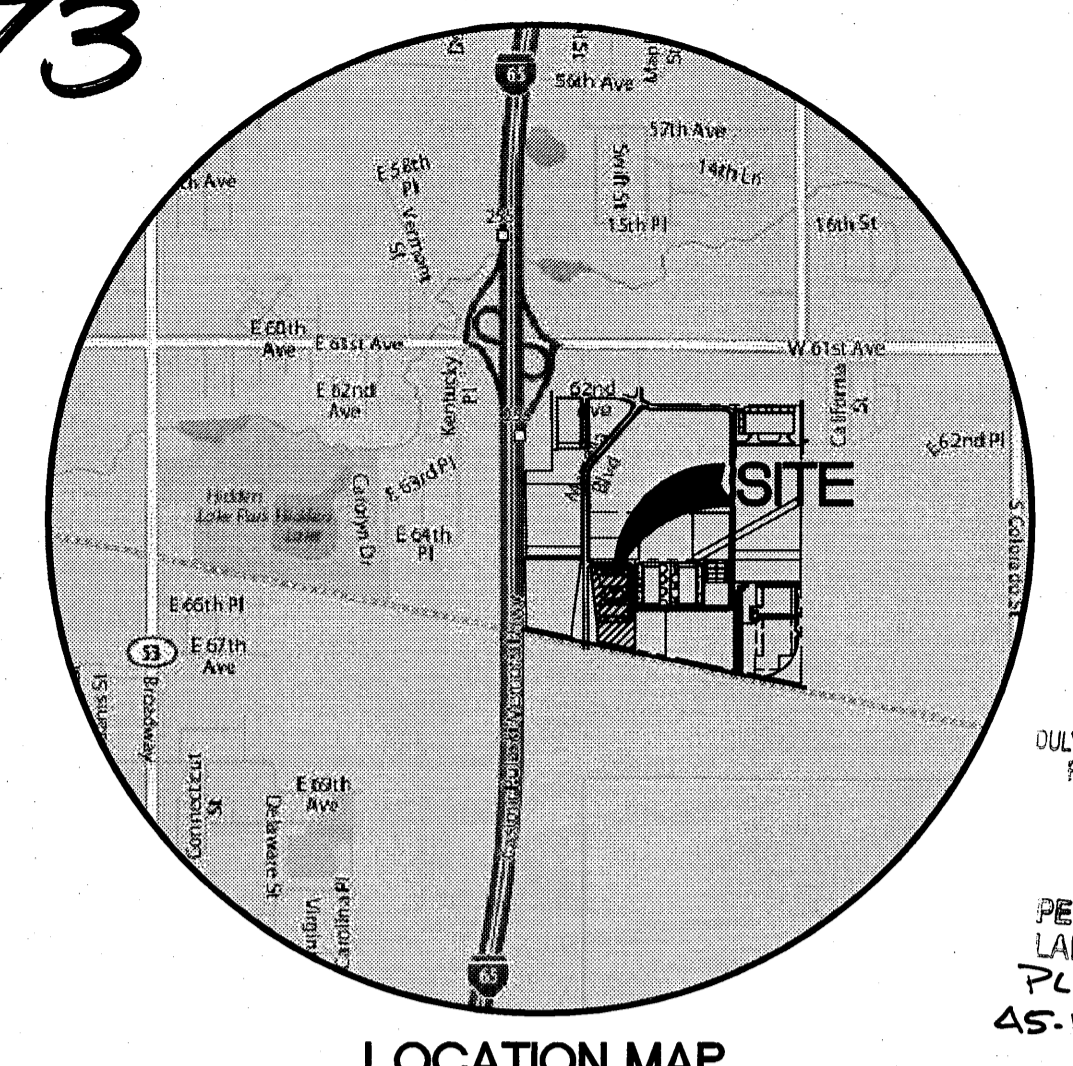


STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

REPLAT #4 2012-042273
OF

NORTH WIND CROSSINGS
A PLANNED UNIT DEVELOPMENT TO THE
CITY OF HOBART, LAKE COUNTY, INDIANA



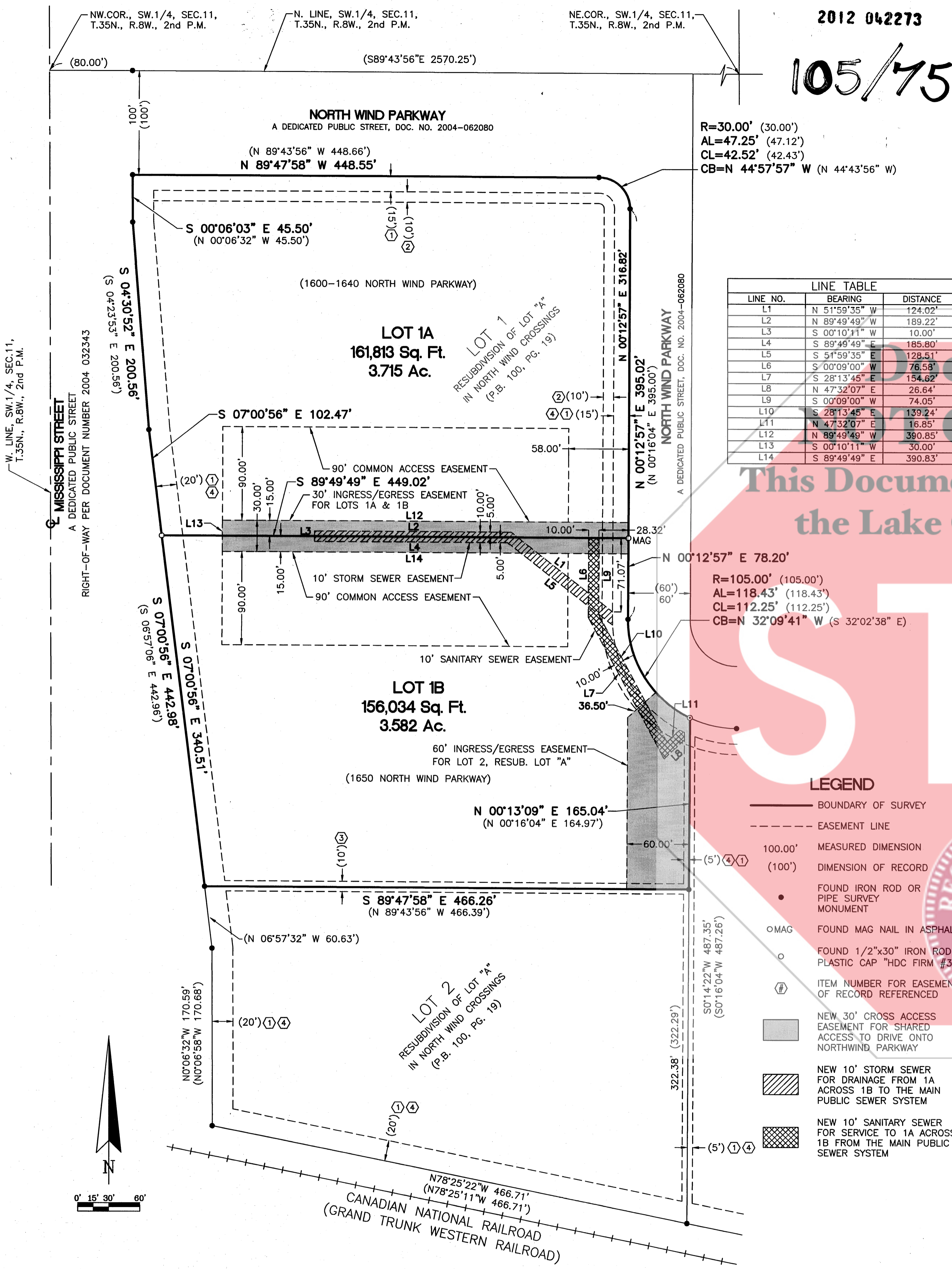
AMOUNT 30
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JUN 26 2012
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
PLATED FROM
45-12-11-301-cal.000-046

2012 042273
105/75

2012 JUN 26 PM 2:53

MICHAEL J. FAJMAN
RECORDER



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 51°59'35" W	124.02'
L2	N 89°49'49" W	169.22'
L3	S 00°10'11" W	10.00'
L4	S 89°49'49" W	185.80'
L5	S 51°59'35" E	128.51'
L6	S 00°09'00" W	78.53'
L7	S 28°13'45" E	154.62'
L8	N 47°32'07" E	28.64'
L9	S 00°09'00" W	74.05'
L10	S 28°13'45" E	139.24'
L11	N 47°32'07" E	16.85'
L12	N 89°49'49" W	390.85'
L13	S 00°10'11" W	30.00'
L14	S 89°49'49" E	390.83'

R=105.00' (105.00')
AL=118.43' (118.43')
CL=112.25' (112.25')
CB=N 32°09'41" W (S 32°02'38" E)

- LEGEND
- BOUNDARY OF SURVEY
 - EASEMENT LINE
 - 100.00' MEASURED DIMENSION
 - (100') DIMENSION OF RECORD
 - FOUND IRON ROD OR PIPE SURVEY MONUMENT
 - FOUND MAG NAIL IN ASPHALT
 - FOUND 1/2"x30" IRON ROD WITH PLASTIC CAP "HDC FIRM #3223"
 - ITEM NUMBER FOR EASEMENTS OF RECORD REFERENCED
 - NEW 30' CROSS ACCESS EASEMENT FOR SHARED ACCESS TO DRIVE ONTO NORTHWIND PARKWAY
 - NEW 10' STORM SEWER FOR DRAINAGE FROM 1A ACROSS 1B TO THE MAIN PUBLIC SEWER SYSTEM
 - NEW 10' SANITARY SEWER FOR SERVICE TO 1A ACROSS 1B FROM THE MAIN PUBLIC SEWER SYSTEM

LEGAL DESCRIPTION

Lot 1, Resubdivision of Lot "A", in North Wind Crossings, a Planned Unit Development to the City of Hobart, as per plat thereof, recorded in Plat Book 100, page 19, in the Office of the Recorder of Lake County, Indiana.

EASEMENTS OF RECORD:

- Easements for public utilities and drainage affecting land as shown on the plat of North Wind Crossing, recorded in Plat Book 95, page 86.
- Easement for utilities in favor of Northern Indiana Public Service Company dated October 15, 2004 and recorded November 1, 2004 as Document No. 2004 93151.
- Covenants, easements, conditions, and restrictions, and contained in the Declaration of Covenants, Easements, Conditions and Restrictions dated May 10, 2004, and recorded May 21, 2004, as document 2204 042450, made by Becknell Development L.L.C.
- Covenants, conditions, and restrictions contained in the plat of North Wind Crossings, recorded in Plat Book 95 page 86, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (c) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

STATE OF INDIANA §
COUNTY OF LAKE

I, Indiana Land Becknell Investors LLC, as owner of the real estate shown and described herein, does certify that it 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 Replat #4 of North Wind Crossings, a Planned Unit Development to the City of Hobart, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Public. Front and side yard building setback lines are to comply with local Zoning Codes and any established Declaration of Covenants, Easements, Conditions and Restrictions, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

UTILITY EASEMENTS:

A Storm Sewer Easement is hereby granted to Lots 1A and 1B, and their respective successors and assigns, to install, place and maintain storm sewers and storm drainage structures, in, upon, along and over the strips of land designated on the plat and marked "STORM SEWER EASEMENT", for the purpose of serving the Lots in general with storm sewer drainage onto and across Lots 1A and 1B, together with the right to enter upon the said easements for said 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. No permanent building 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 easements for such public utility purpose.

A Sanitary Sewer Easement is hereby granted to Lot 1A, and its respective successors and assigns, to install, place and maintain sanitary sewers and sanitary structures, in, upon, along and over the strips of land designated on the plat and marked "SANITARY SEWER EASEMENT", for the purpose of serving the Lot with sanitary sewer service across Lot 1B from the public sanitary sewer system, together with the right to enter upon the said easements for said 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. No permanent building 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 easements for such public utility purpose.

INGRESS/EGRESS EASEMENTS:

A perpetual easement is hereby granted for ingress and egress onto and across Lots 1A and 1B, and their respective successors and assigns, via a centrally located access drive from North Wind Parkway within the area shown, highlighted and dimensioned on this plat. The owners of Lots 1A and 1B shall be equally responsible for the repair, maintenance and general costs associated with the access drive within said easement.

A perpetual easement is hereby granted for ingress and egress onto and across Lot 1B for the benefit of Lot 2 owner, their respective successors and assigns, via the area shown, highlighted and dimensioned on this plat. Lot 2 owner shall be responsible for any improvements necessary to upgrade the existing access drive upon development of said Lot 2. The owners of Lot 1B and Lot 2 shall be equally responsible for the repair, maintenance and general costs associated with the access drive within said easement upon completion of development of Lot 2. Neither lot owner shall install permanent improvements or do anything else that will prevent, hinder, or otherwise limit adequate access into and out of the easement areas.

COMMON ACCESS EASEMENT:

A perpetual easement is hereby granted for a common access area onto and across Lots 1A and 1B, and their respective successors and assigns, within the area shown, highlighted and dimensioned on this plat. Each lot owner shall be responsible for the repair, maintenance and general costs associated with the portions of the easement on their respective lots. Neither lot owner shall install permanent improvements or do anything else that will prevent, hinder, or otherwise limit adequate access into and out of the easement areas.

Dated this 4th day of May, 2012
By: Hugh V. Head, Title: Director
Attest: Sophie Miller, Title: Director

STATE OF INDIANA §
COUNTY OF LAKE
Before me, Renee Boyd, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared HUGH HEAD and LAYNIE MILLER, of Indiana Land Becknell Investors LLC, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 4th day of May, 2012.
My Commission Expires: 8-19-12
County of Residence: Dallas
Notary Public: Renee Boyd

CERTIFICATE OF MAINTENANCE RESPONSIBILITY:

By acceptance of the plat, the City of Hobart assumes no liability for the maintenance on drainage swales, ditches and tiles, roadside ditches, private storm and sanitary sewers, septic systems, retention and detention ponds, overflow pipes, and park areas found on the entire plat.

STATE OF INDIANA §
COUNTY OF LAKE

This is to certify that all subdivision improvements and installations required are in place and this plat has been examined for compliance with the Hobart Municipal Code and is hereby approved.

D.P.K.L.P.E.
City Engineer, Hobart, Indiana

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, Lake County, 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, Lake County, Indiana this 16th day of May, 2012.

By: [Signature] Title: [Title]
By: [Signature] Title: [Title]
By: [Signature] Title: [Title]

STATE OF INDIANA §
COUNTY OF LAKE

Submitted to, approved and accepted by the Plan Commission of the City of Hobart, Lake County, Indiana this 3rd day of May, 2012.

President: [Signature]
Secretary: [Signature]

STATE OF INDIANA §
COUNTY OF LAKE

I, David P. Phillippe, hereby certify that I am a Registered 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. I further certify that all monuments shown and noted actually exist, their locations are accurately shown, and all associated dimensional and geodetic details are correct. This instrument was prepared by David P. Phillippe, and I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Witness my hand and Seal this 19th day of April, 2012.

MSA Professional Services
David P. Phillippe, Registered Land Surveyor #S0552



NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C". AREAS OF MINIMAL FLOODING, AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR LAKE COUNTY, INDIANA, UNINCORPORATED AREAS, COMMUNITY-PANELS 180126 0105 B, EFFECTIVE DATE SEPTEMBER 2, 1981.
- EASEMENTS SHOWN ON THIS PLAT ARE AS SHOWN ON PREVIOUS PLATS OF THE PROPERTY INCLUDED IN THIS SUBDIVISION AND ANY ASSOCIATED DOCUMENTS AS REFERENCED. NEW EASEMENTS ARE HIGHLIGHTED AS PROPOSED WITH THIS PLAT FOR IDENTIFICATION PURPOSES.

OWNER/SUBDIVIDER:
INDIANA LAND BECKNELL INVESTORS LLC
P.O. BOX 1550
CHAMPAIGN, IL 61824-1550

ENGINEER/SURVEYOR:
MSA PROFESSIONAL SERVICES
201 W. SPRINGFIELD AVE, SUITE 400
CHAMPAIGN, IL 61820

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
12919004	AS SHOWN					
11/06/2011	TLL					
DPP						

MSA
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
201 W. Springfield Ave. Champaign, IL 61820
217-352-6976 Fax: 217-356-0570
Web Address: www.msa-ill.com
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REPLAT #4 OF NORTH WIND CROSSINGS
A Planned Unit Development to the
City of Hobart, Lake County, Indiana

FINAL PLAT

FILE NO.
12919004
SHEET
1