

2012-042274

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

REPLAT #5
OF

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

LEGAL DESCRIPTION

Lot 2, in the Resubdivision of Lots "C" and "D" in North Wind Crossings, a Planned Unit Development to the City of Hobart, as per plat thereof, recorded in Plat Book 97 page 48, in the Office of the Recorder of Lake County, Indiana.

EASEMENTS OF RECORD IN EFFECT:

- 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.
- Easement for public utilities and drainage affecting the East 5 feet of Lot 1 and West 5 feet of Lot 2 as shown on the plat of subdivision for Resubdivision of Lots "C" & "D" in North Wind Crossings, recorded in Plat Book 97, page 48.
- Easement for public utilities and drainage affecting the North 15 feet of Lot 1 as shown on the plat of subdivision for Resubdivision of Part of Lot "E" and Part of Lot "G" in North Wind Crossings, recorded in Plat Book 100, page 84.
- Easement for pipelines as shown on the plat of North Wind Crossings - Unit 2, recorded in Plat Book 100, page 89.
- 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 (a) 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 §
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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 plat hereon. This subdivision shall be known and designated as Replat #5 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:

An easement is hereby granted to the City of Hobart, all public utility companies including Frontier, Northern Indiana Public Service Company and Indiana-American Water Company, and private companies where they have a certificate of territorial authority to render service, severally and their respective successors and assigns, to install, place and maintain sewers; water mains, gas mains, conduits, poles and wires, both overhead and 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, electric and telephone services, including the right to use the streets where necessary, and to overhang 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 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.

DRAINAGE EASEMENTS:

An easement is hereby granted for the installation of drainage swales, ditches, pipes or waterways upon and along the strip or strips of land designated on the plat and marked "Drainage Easement" for the purpose of handling the storm water run-off.

STORM SEWER EASEMENTS:

A perpetual storm sewer easement is hereby granted to Lot 2B, 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 Lot in general with storm sewer drainage onto and across Lot 2A, 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.

Dated this 4th day of April, 2012

By: *Heidi K. Hudak* Title: DIRECTOR

Attest: *Alvin 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 *Heidi K. Hudak* and *Alvin 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.

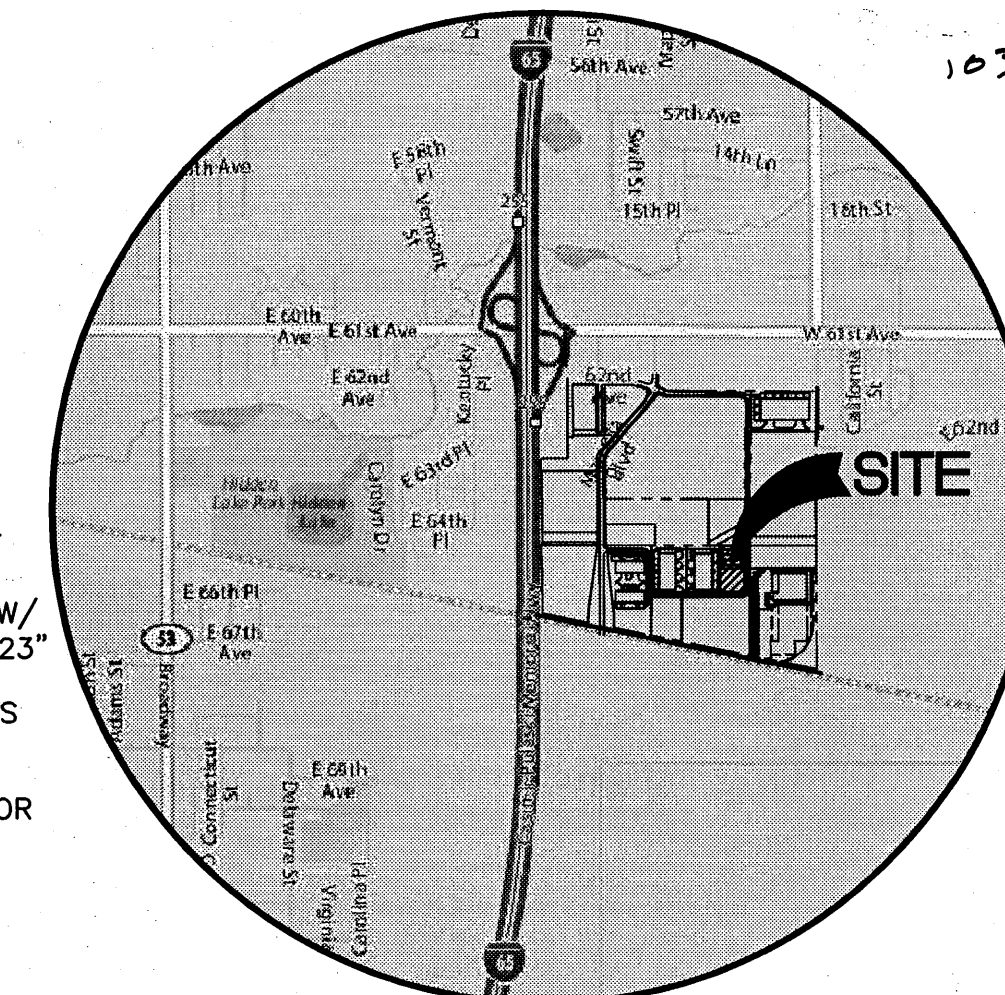
Given under my hand and Notarial Seal this 4th day of May, 2012

My Commission Expires: 8-19-12
County of Residence: Dallas

Betty Renee Boyd
Notary Public

LEGEND

- BOUNDARY OF SURVEY
- EASEMENT LINE
- BUILDING SETBACK LINE
- MEASURED DIMENSION
- DIMENSION OF RECORD
- FOUND IRON ROD OR PIPE SURVEY MONUMENT
- FOUND MAG NAIL IN ASPHALT
- FOUND 1/2"x30" IRON ROD W/ PLASTIC CAP "HDC FIRM #3223"
- ITEM NUMBER FOR EASEMENTS OF RECORD REFERENCED
- NEW EASEMENT, SEE PLAN FOR TYPE AND SIZE



LOCATION MAP

105/74

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 §
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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.H. P.E.

City Engineer, Hobart, Indiana

AMOUNT \$ 20
ASH _____ CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
FEE/ERK _____

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 on 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 10th day of May, 2012

By: *Bob Schuch* Title: *Pres of Public Works*
By: *Bob Schuch* Title: *Pres of Public Works*
By: *Bob Schuch* Title: *Pres of Public Works*

STATE OF INDIANA §
COUNTY OF LAKE

Submitted to, approved and accepted by the Plan Commission of the City of Hobart, Lake County, Indiana this 30th day of May, 2012

President: *John J. Brink*
Secretary: *Donna Sp...*

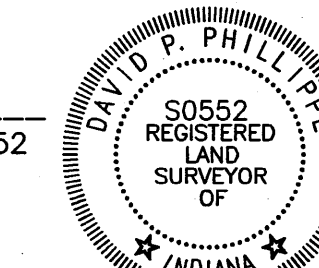
STATE OF INDIANA §
COUNTY OF LAKE

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 recheck 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

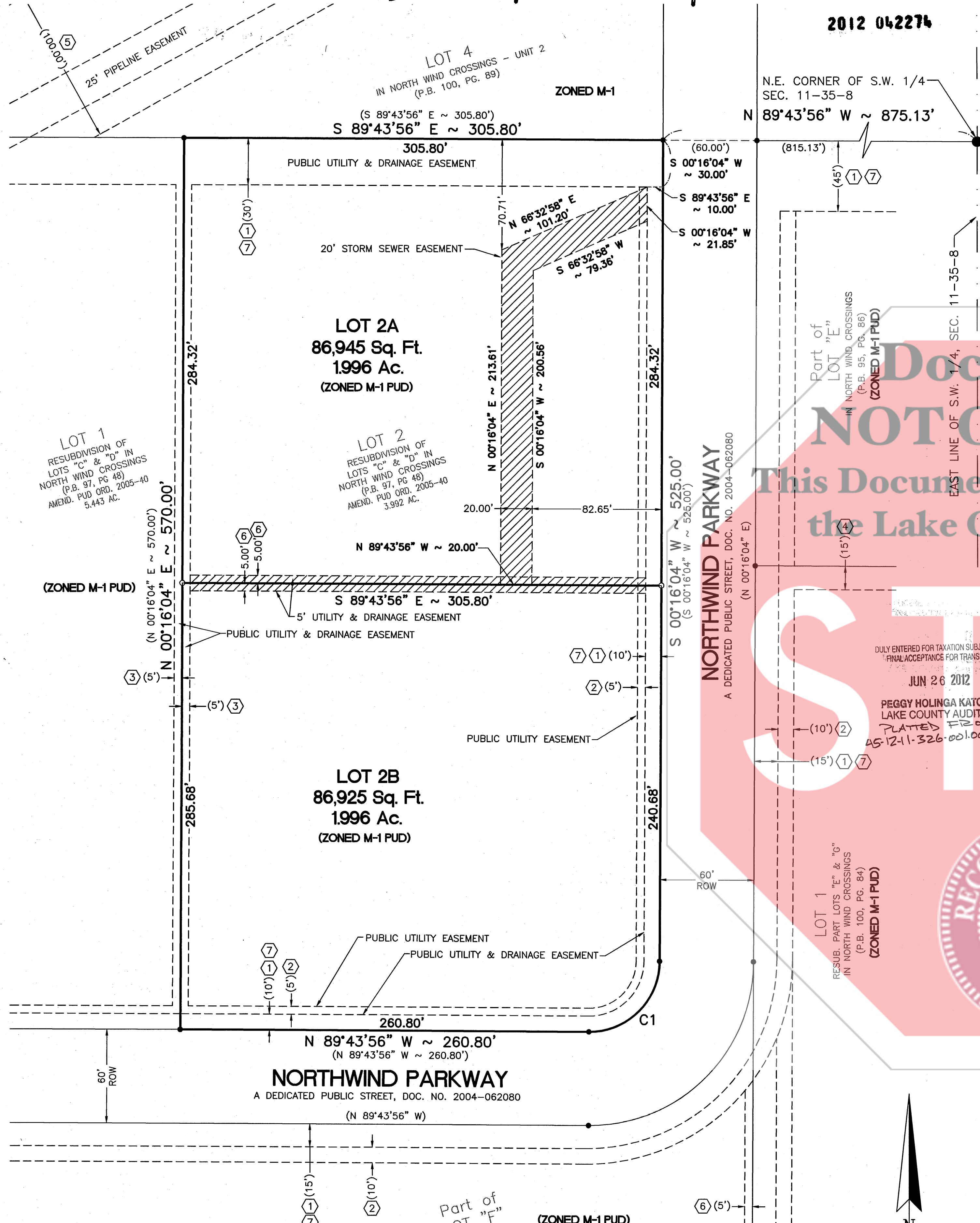


NOTES:

- 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



CURVE TABLE				
CURVE NO.	CURVE LENGTH	CURVE RADIUS	CHORD LENGTH	CHORD BEARING
C1	70.69'	45.00'	63.64'	S 45°16'04" W

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
12919005	AS SHOWN					
11/09/2011						
11/09/2011						

MSA
TRANSPORTATION • MUNICIPAL
DEVELOPMENT • ENVIRONMENTAL
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Web Address: www.msa-qs.com
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REPLAT #5 OF NORTH WIND CROSSINGS
A Planned Unit Development to the
City of Hobart, Lake County, Indiana

FINAL PLAT
FILE NO. 12919005
SHEET 1