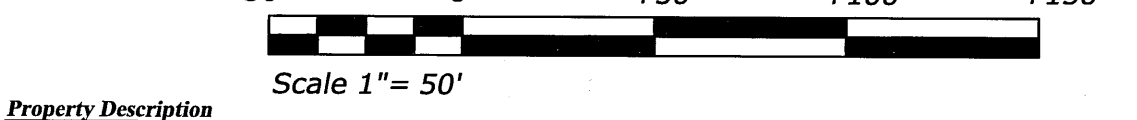


2013-016651

10/6/16

Pond Meadows Subdivision North

An addition to Winfield, Indiana



Parcel 1
Part of Lot 15, in Trees, Unit 1, as per plat thereof, recorded in Plat Book 67, page 26, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of Lot 13 and the most Westerly corner of Lot 15; thence North 44°39'00" East, 555.00 feet; thence South 79°46'31" East, 181.48 feet; thence South 75°53'50" East, 222.91 feet; thence South 57°38'15" East, 128.94 feet; thence South 12°08'35" East, 191.32 feet; thence South 89°06'19" West, 201.82 feet; thence South 53°53'54" West, 170.24 feet; thence South 00°35'41" East, 101.00 feet; thence South 89°06'19" West, 225.00 feet; thence South 00°35'41" East, 34.02 feet; thence North 89°42'13" West, 328.79 feet; thence North 12°50'59" West, 192.86 feet to the point of beginning.

Parcel 2
Part of the SE 1/4, Section 6, Township 34 North, Range 7 West of the 2nd P.M., in Lake County, Indiana, described as follows: Beginning at the Northwest corner of Lot 15, Deer Creek Trails, as recorded in Plat Book 57, page 41, in the Office of the Recorder of Lake County, Indiana; thence North 00°53'41" West, 104.41 feet to the South line of Lot 22, Trees Unit No. 2, as recorded in Plat Book 69 page 22; thence North 57°38'15" West along the Southwesterly line of said Lot 22, a distance of 121.14 feet, more or less to the Easterly line of Lot 15, Trees, Unit No. 1, as recorded in Plat Book 67, page 26; thence South 12°08'35" East along said Easterly line, 191.32 feet to the most Easterly corner of Lot 15; thence North 89°06'19" East, 63.98 feet more or less to the West line of Lot 15, Deer Creek Trails; thence North 00°53'41" West along said West line 16.80 feet more or less to the point of beginning, containing 0.279 acres more or less.

Flood Hazard Statement
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. All of the within described land appears to lie within special flood hazard zone "X" as said tract plots by scale on community-panel # 1809C0267E of the flood insurance rate maps for Lake County (maps dated January 16, 2012)

Utility Easement
An easement is hereby granted to the Town of Winfield, all public utility companies including Ameritech Telephone Company and Northern Indiana Public Service Company severally, and private utility companies where they have a "Certificate of Territorial Authority" 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 in, upon, along and over the strip or strips of land designated on this plat and marked "Utility" and "easement" for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to utilize the street right-of-way where necessary, and to overhaul lots with aerial service wires to service adjacent lots, together with the right to enter upon said easements for public utilities at all times for any and all purposes aforesaid and to trim and keep trimmed any trees, shrubs and/or saplings which may interfere with any such utility equipment. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes which do not interfere with the use of said easement for such public utility purposes.

Drainage Easement
An easement is hereby granted to the Town of Winfield for the installation and/or maintenance of a drainage swale, ditch or waterway upon or along the strip or strips of land designated on the plat and marked "drainage" and "easement" for the purpose of storage or conveyance of storm water run-off.

Ingress/Egress Easement
An ingress/egress easement appurtenant shall be granted by Lot 1 of the Pond Meadows Subdivision (the Servient Estate), to Lot 2 of the Pond Meadows Subdivision (the Dominant Estate), for use in accessing Lot 2, upon the date in which Lot 1 and Lot 2 are no longer held in common ownership, and thereafter. Said easement shall include the following specific reservations: (1) Lot 1 reserves the right to widen the driveway within this easement for purposes of Lot 1 use; (2) Lot 1 reserves the right for reimbursement of expenses incurred from Lot 2 for pro-rated costs associated with maintaining the driveway within the easement that serves Lot 2; and (3) the rights, reservations and responsibilities of this easement appurtenant shall inure to the benefit of the heirs, successors, and assigns of Lot 2, the Dominant Estate.

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:

February 28, 2013

Winfield Plan Commission
[Signatures of President and Secretary]

I, Douglas F. Homeier, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on 12/21/12 that all monuments shown thereon actually exist and that their location, size, type and material are accurately shown.

[Signature of Douglas F. Homeier]
Douglas F. Homeier, REGISTERED LAND SURVEYOR #20300033

"We the undersigned, Thomas A. & Janet K. Ference, owners of real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide real estate in accordance with the within plat. This subdivision shall be known and designated as "Pond Meadows Subdivision". All streets, alleys, parks and other public lands shown and not heretofore dedicated, area 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 erected or maintained no building structure."

Witness my hand and seal this 28th day of February, 2013

[Signatures of Thomas A. Ference and Janet K. Ference]
Thomas A. Ference Janet K. Ference

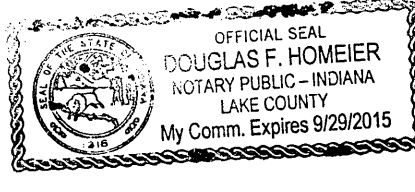
State of Indiana) SS
County of Lake)

Before me, the undersigned Notary Public, in and for the County of Lake, State of Indiana, appeared Thomas A. & Janet K. Ference and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and seal this 28th day of February, 2013

[Signature of Notary Public]
Notary Public

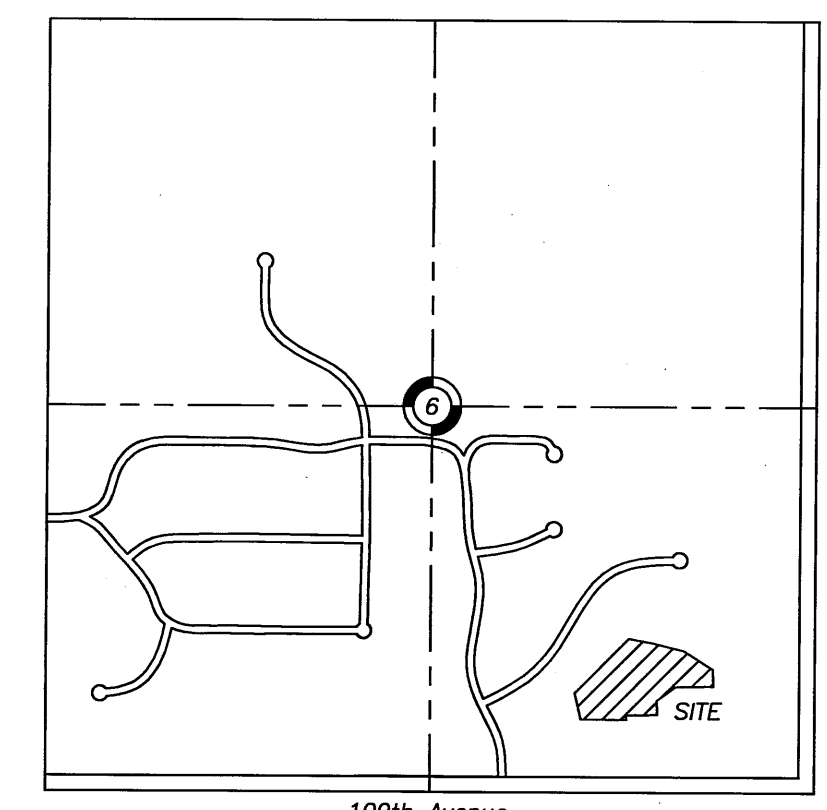
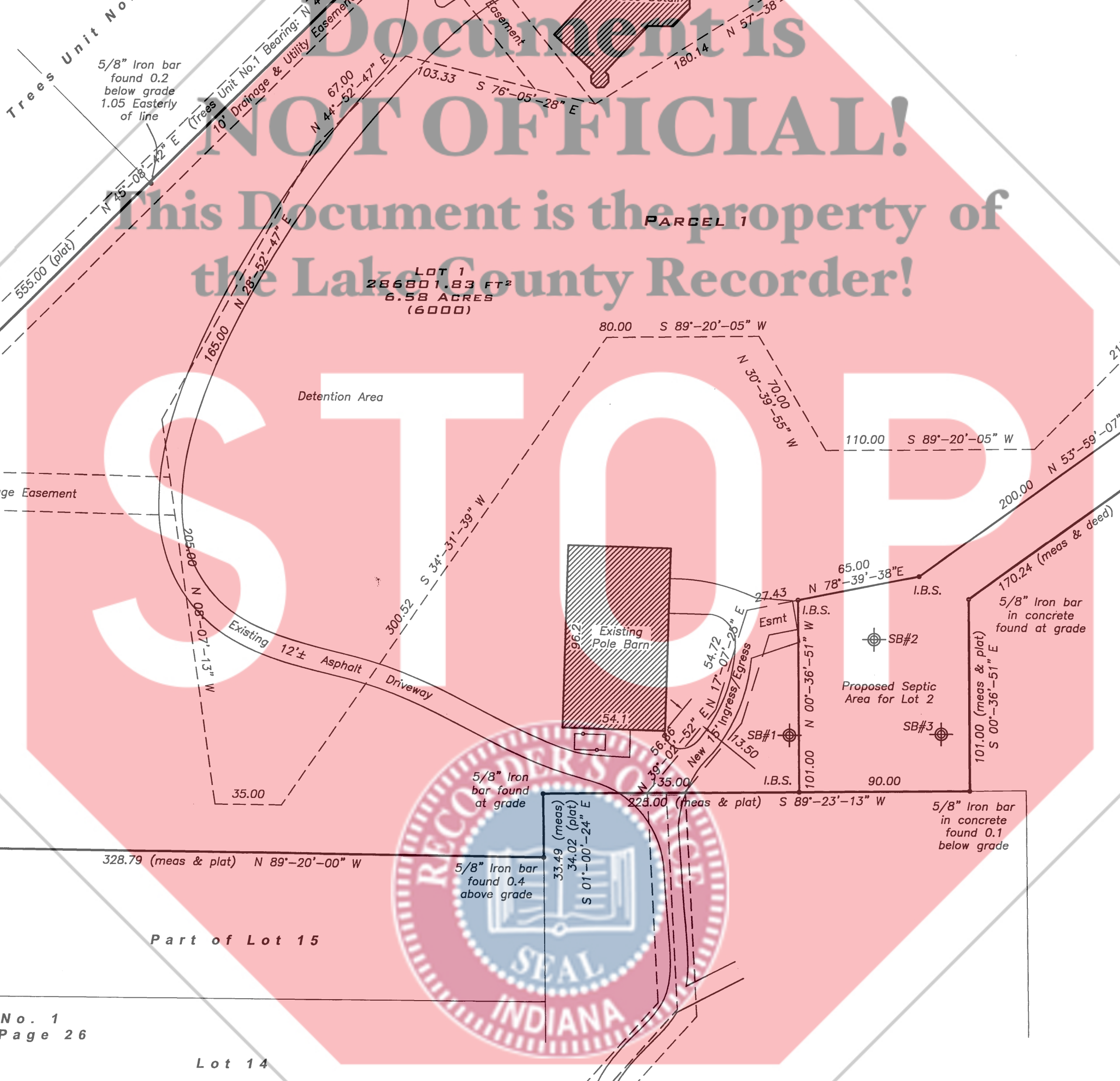
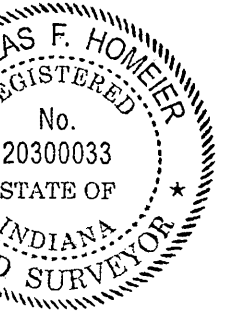
A Resident of Lake County
My Commission Expires 9-29-2015



"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: [Signature of Douglas F. Homeier]

This is to certify that I have checked and verified the boundary closure for the plat shown herein.

- Notes**
1. "I.B.S." denotes a 5/8" rebar with I.D. cap labeled "S&H FIRM #0054" set at grade.
 2. Basis of bearing was based on GPS information provided by the Lake County Surveyor's Office and the GPS coordinates and have a difference of 00 degrees 29 minutes 41 seconds.
 3. All perimeter monumentation was found and held. Corners were not reset in concrete.
 4. The total area is 8.19 acres.



Revisions	By
General revisions	KMC
Per Town of Winfield	07/17/13
General revisions	KMC
Per Town of Winfield	02/28/13

Engineers and Surveyors
[Logo]
7805 Taft Street, Suite 'A' * Merrillville, Indiana 46410
Tel: (219) 791-9813 * Fax: (219) 791-9803

Prepared for:
Thomas & Janet Ference
6000 E. 109th Avenue
Crown Point, Indiana 46307
(219) 662 - 0201

Pond Meadows Subdivision
Winfield, Indiana
Section 6 - 34 - 7
Secondary Plat

Date	12/21/12
Drawn	KMC
Approved	DFH
Scale	1"=50'
File	06101 FP

Sheet
SP
1 of 1 Sheets

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