

2:2

- ADDRESS
- BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- (0.00') LOT FRONTAGE AT BUILDING LINE
- T/F PROPOSED TOP OF FOUNDATION ELEVATION
- ESMT EASEMENT
- F/F PROPOSED FINISHED FLOOR ELEVATION

2014 000260

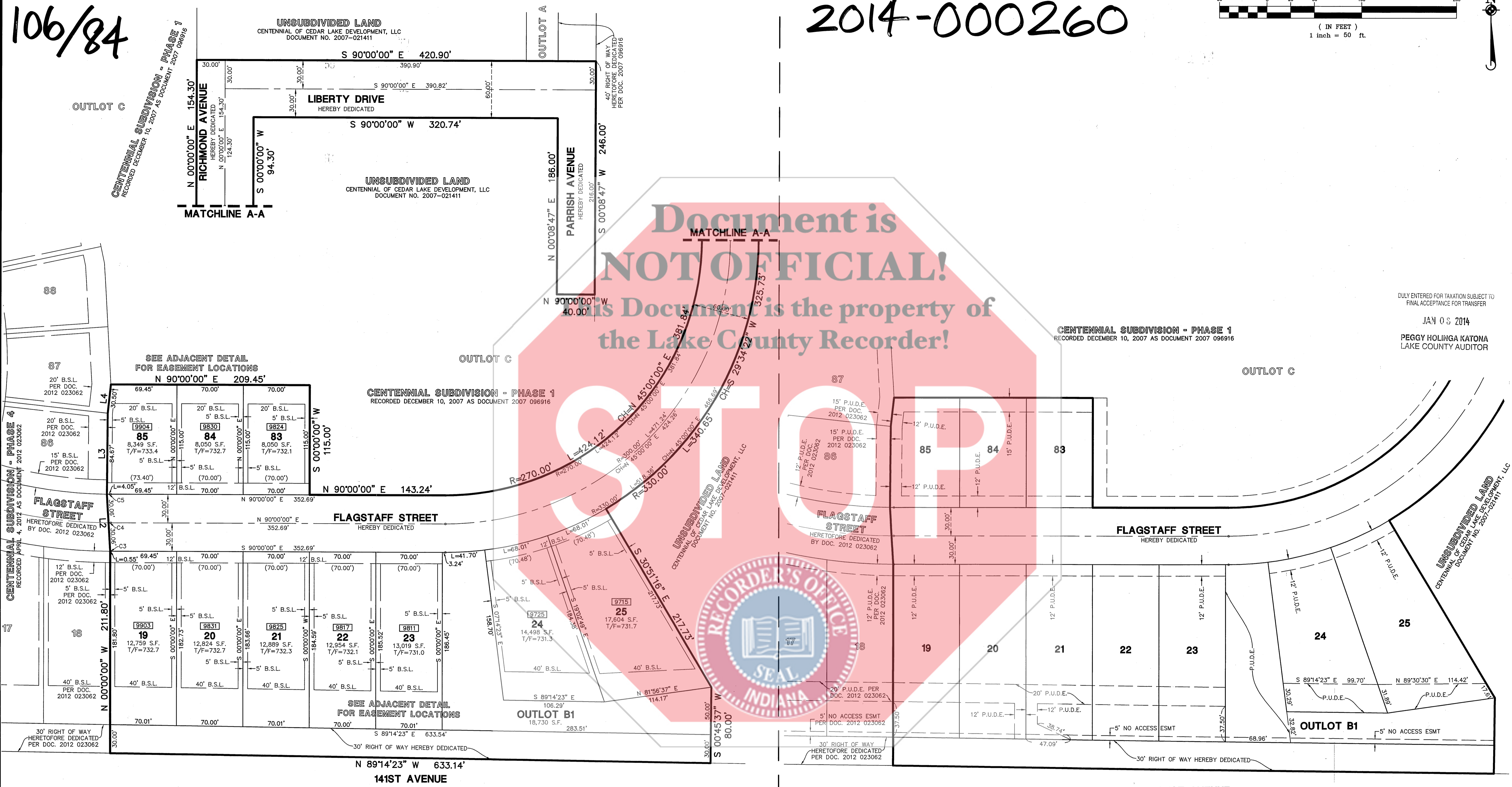
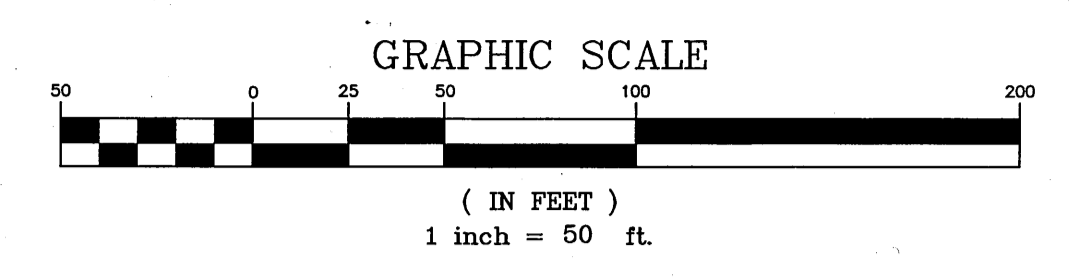
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B. BROWN
RECORDED

FINAL PLAT CENTENNIAL SUBDIVISION - PHASE 7

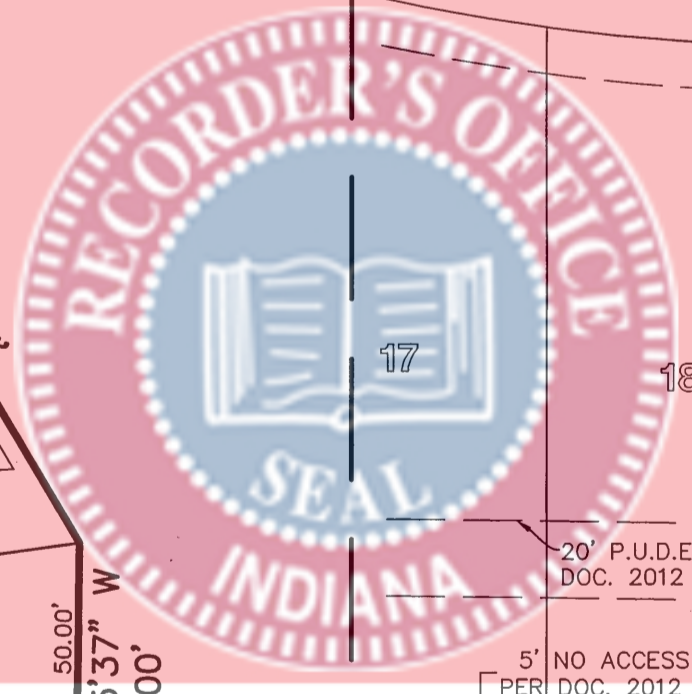
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2014-000260

PART OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN.



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LINE	BEARING	LENGTH
L2	N 03°20'15" W	60.12'
L3	N 00°29'37" E	84.67'
L4	N 06°15'00" E	30.50'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	530.00'	0.55'	S 89°58'13" E	0.55'
C4	500.00'	2.30'	S 89°52'06" E	2.30'
C5	470.00'	4.05'	S 89°45'11" E	4.05'

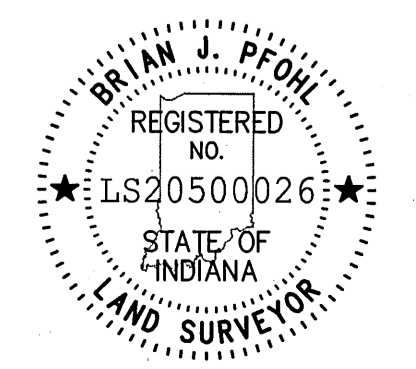
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I BRIAN J. PFOHL, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 19th DAY OF December, 2013.

Brian J. Pfohl
INDIANA REGISTERED LAND SURVEYOR NO. 20500026



EASEMENT FOR SIDEWALK PURPOSES

AN EASEMENT AND PUBLIC RIGHT OF WAY IS HEREBY GRANTED TO THE CENTENNIAL HOMEOWNER'S ASSOCIATION FOR THE RIGHT TO CONSTRUCT, REPLACE, REMOVE OR MODIFY A PUBLIC SIDEWALK IN, UPON, OVER AND ACROSS THE STRIP OF LAND DESIGNATED ON THIS PLAT AND MARKED "SIDEWALK EASEMENT" OR "S.E."

NO ACCESS EASEMENT PROVISIONS

THERE SHALL BE NO DRIVEWAYS CONSTRUCTED OR MAINTAINED OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS NO ACCESS EASEMENT.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING CENTENNIAL SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE 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 BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

Manhard CONSULTING LTD
Professional Land Surveyors
Civil Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

CENTENNIAL SUBDIVISION - PHASE 7
TOWN OF CEDAR LAKE, INDIANA
FINAL PLAT OF SUBDIVISION