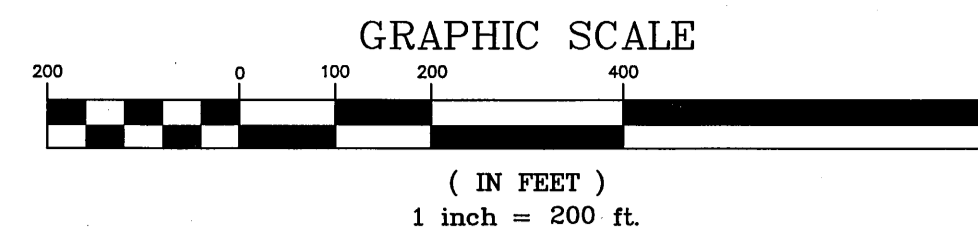


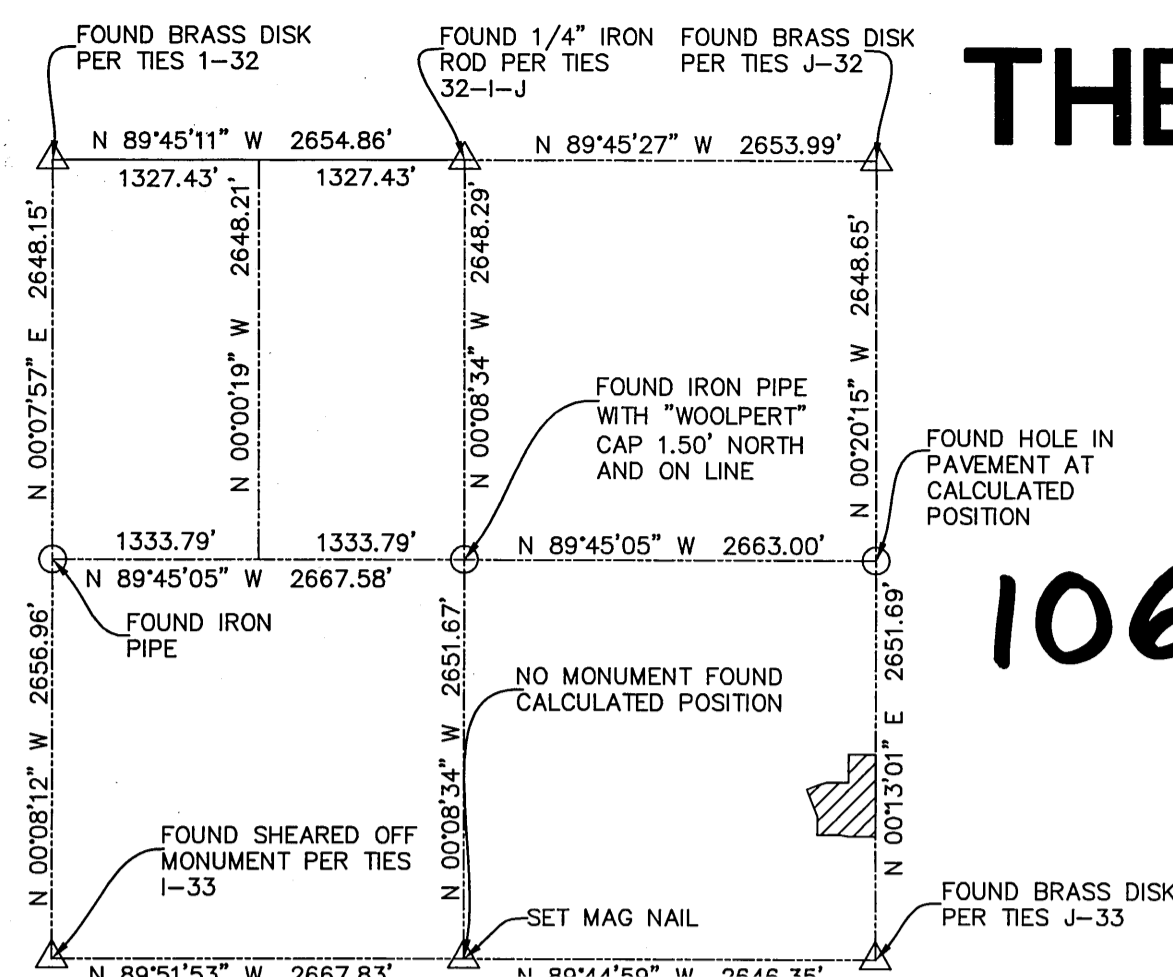
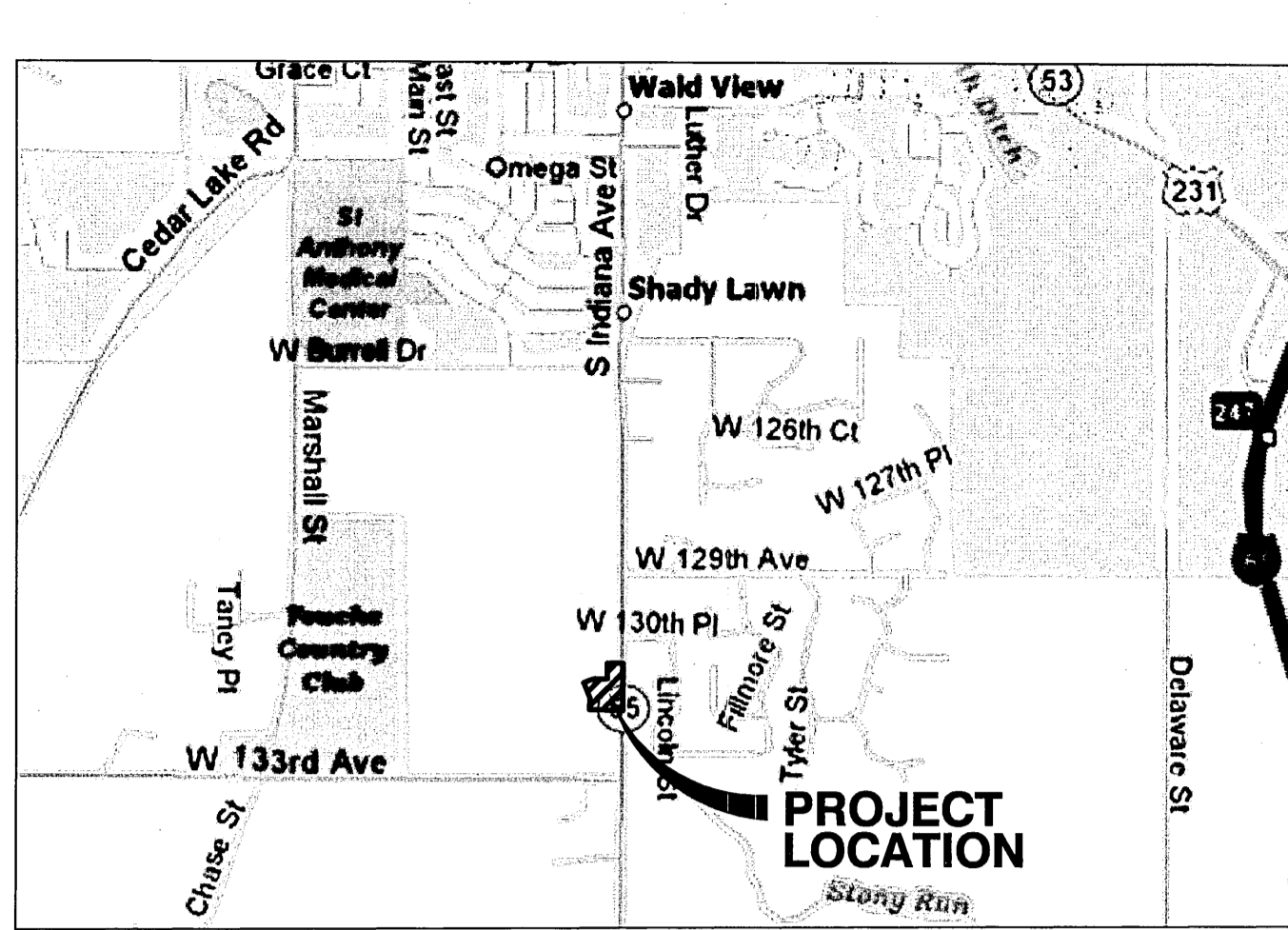
# FINAL PLAT THE REGENCY-UNIT NO. 2-PHASE 2



## PROPERTY DESCRIPTION

BOOK 106 PAGE 87

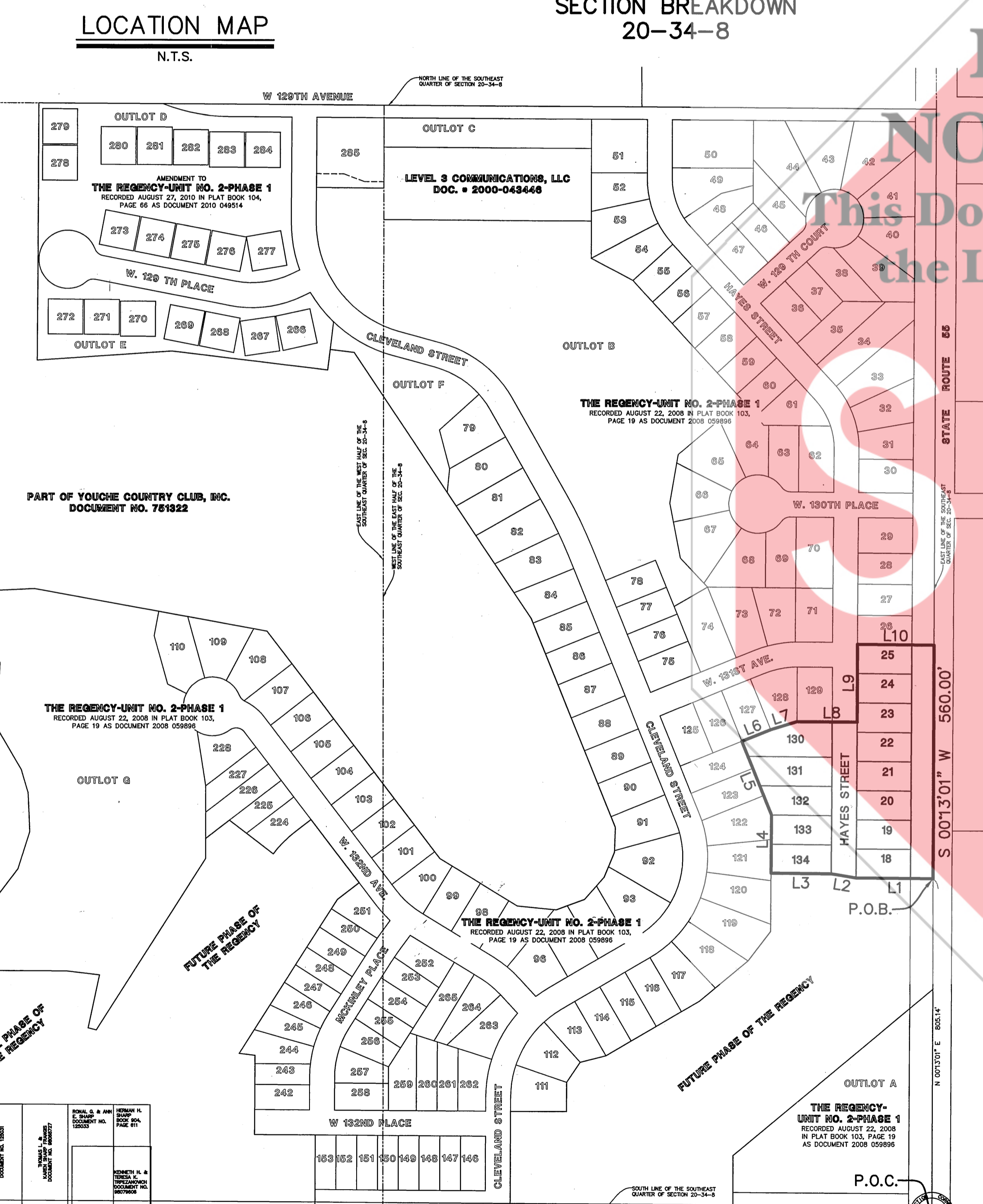
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 13 MINUTES 01 SECONDS EAST, 805.14 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST, 185.90 FEET; THENCE NORTH 80 DEGREES 53 MINUTES 08 SECONDS WEST, 60.71 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 02 SECONDS WEST, 145.00 FEET TO THE EASTERLY LINE OF THE REGENCY-UNIT NO. 2-PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2008 IN PLAT BOOK 103, PAGE 19 AS DOCUMENT 2008 058986 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE NORTHERLY AND EASTERLY ALONG SAID EASTERLY LINE FOR THE FOLLOWING SEVEN (7) COURSES; 1) THENCE NORTH 00 DEGREES 21 MINUTES 58 SECONDS EAST, 140.58 FEET; 2) THENCE NORTH 22 DEGREES 04 MINUTES 03 SECONDS WEST, 189.84 FEET; 3) THENCE NORTH 67 DEGREES 55 MINUTES 57 SECONDS EAST, 75.00 FEET; 4) THENCE NORTH 72 DEGREES 31 MINUTES 08 SECONDS EAST, 66.31 FEET; 5) THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, 145.00 FEET; 6) THENCE NORTH 00 DEGREES 21 MINUTES 58 SECONDS EAST, 185.77 FEET; 7) THENCE SOUTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, 38 MINUTES 02 SECONDS EAST, 184.44 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 13 MINUTES 01 SECONDS WEST, 560.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.



106/87

2014-004448

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CITY ENGINEER  
I, Ing. Mil, P.E., CITY ENGINEER FOR THE CITY OF CROWN POINT, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE CITY ENGINEER AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.

MORTGAGEE CONSENT  
STATE OF Illinois )  
COUNTY OF COOK )  
I, James J. P. [Signature], AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED January 2, 2005 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, ON THE 1st DAY OF JULY, 2005, AS DOCUMENT NUMBER 2005044500, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.  
DATED: December 6, 2013  
First National Bank of Illinois, A Branch of Old Plank Trail Community Bank, NA  
BY: [Signature]  
ATTEST: [Signature]

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
JAN 23 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
PL. PLATED FROM  
45-16-20-417-003.000-042

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°38'02" W	185.90'
L2	N 80°53'08" W	60.71'
L3	N 89°38'02" W	145.00'
L4	N 00°21'58" E	140.58'
L5	N 22°04'03" W	189.84'
L6	N 67°55'57" E	75.00'
L7	N 72°31'08" E	66.31'
L8	S 89°38'02" E	145.00'
L9	N 00°21'58" E	185.77'
L10	S 89°38'02" E	184.44'

MORTGAGE NOTARY PUBLIC  
STATE OF Illinois )  
COUNTY OF Cook )  
I, Sally M. Heekwime, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Ivy DADRAC, V.P. AND Robert PIERO, Sr. V.P. OF Old Plank Trail Comm. Bank WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 6th DAY OF December, 2013.

SURVEYOR'S NOTES  
1. THIS SUBDIVISION CONSISTS OF 13 LOTS AND IS AN INTEGRAL PART OF AND OVERALL NUMBERING SYSTEM TO EMBRACE ALL OF THE REGENCY-UNIT NO. 2.  
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.  
3. CROSS REFERENCE IS HEREBY MADE TO AN ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED JUNE 7, 2007 AND RECORDED JULY 2, 2007 AS DOCUMENT 2007 053724 IN BOOK 17 PAGE 53.

DEDICATION NOTE  
1. ALL STREETS, ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT FOR STREETS, SIDEWALKS, DRAINAGE, TOWN OWNED UTILITIES, AND PUBLIC UTILITIES OPERATING UNDER FRANCHISE FROM THE CITY OF CROWN POINT.

STORMWATER MANAGEMENT EASEMENT PROVISIONS (DRAINAGE EASEMENT/FACILITIES)  
AN EASEMENT IS GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES THAT INCLUDE DRAINAGE SWALES, STORM SEWERS, STORM WATER DETENTION BASINS AND CONTROL DEVICES. THE CITY SHALL OWN AND MAINTAIN ALL STORM SEWERS, STRUCTURES AND RETENTION/DETENTION POND APPURTENANCES CONSIDERED PUBLIC INFRASTRUCTURE AND SHALL ENSURE ALL FEATURES OF THE DRAINAGE SYSTEM ARE FUNCTIONAL. ALL OTHER PROPERTY MAINTENANCE WITHIN THE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE REGENCY HOMEOWNERS ASSOCIATION (H.O.A.).

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS  
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT AND 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 THE REGENCY 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.

PLAN COMMISSION CERTIFICATE  
STATE OF INDIANA )  
COUNTY OF LAKE ) SS  
SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, THIS 13th DAY OF JANUARY, 2014.  
[Signature]  
PRESIDENT  
[Signature]  
SECRETARY

OWNER'S CONSENT  
STATE OF ILLINOIS )  
COUNTY OF DuPAGE )  
THE UNDERSIGNED, REGENCY OF CROWN POINT, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE 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 THE REGENCY-UNIT NO. 2-PHASE 2. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.  
FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERRECTED BUILDINGS OR STRUCTURES.  
WITNESS OUR HANDS AND SEAL THIS 4th DAY OF December, 2013.

NOTARY PUBLIC  
STATE OF IL )  
COUNTY OF LAKE ) SS  
I, Cindy Lynn Walleck, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Peter E. Manhard, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 4th DAY OF December, 2013.  
Cindy Lynn Walleck  
NOTARY PUBLIC

SURVEYOR CERTIFICATE  
STATE OF ILLINOIS )  
COUNTY OF ) SS  
COUNTY OF DuPAGE )  
I, BRIAN J. PFHIL, 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 SUBDIVISION COMPLETED UNDER MY SUPERVISION.  
WITNESS MY HAND AND SEAL THIS 3rd DAY OF December, 2013.  
Brian J. Pfhil  
REGISTERED LAND SURVEYOR NO. LS20500026  
STATE OF INDIANA

GENERAL NOTES:  
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.  
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.  
3. 5/8" DIAMETER, BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062" TO BE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.  
VEHICULAR ACCESS RESTRICTIONS  
1. THERE SHALL BE NO VEHICULAR ACCESS TO STATE ROUTE 55 FROM LOTS 18-25.

LEGEND  
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
P.U. & D.E. & S.E. = PUBLIC UTILITY & DRAINAGE EASEMENT & SIDEWALK EASEMENT  
S.F. = SQUARE FEET  
B.S.L. = BUILDING SETBACK LINE  
1234 = PROPERTY ADDRESS

PROPERTY AREA  
TOTAL LAND AREA = 4.262 ACRES  
AREA IN RIGHT OF WAY = 0.509 ACRES  
AREA IN LOTS = 3.753 ACRES

Manhard CONSULTING LTD  
2000 Spring Drive, Lombard, IL 60148  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Planners • Construction Managers • Environmental Scientists • Landscape Architects • Planners  
PROJ. MGR.: BDM  
PROJ. ASSOC.: BJP  
DRAWN BY: BJP  
DATE: 07/17/13  
SCALE: 1" = 200'  
SHEET  
1 OF 2  
MBCPI 4547



