



2014 006092

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 JAN 31 11 09:57 AM
MICHAEL B. BROWN
RECORDER

CARROLL'S KNOLL

being a subdivision in the Northeast 1/4 of Section 18, Township 34 North,
Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

2014-006092

BOOK 106 PAGE 89

0 50' 100'
SCALE: 1" = 100'

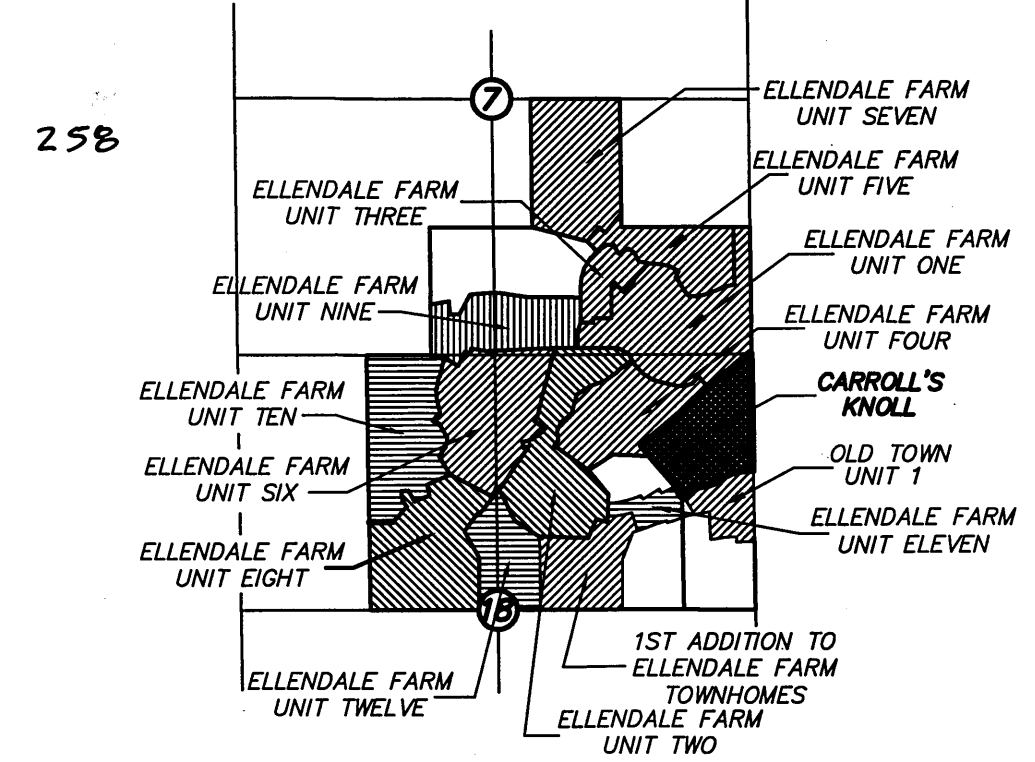
AREA IN SUBDIVISION = 21.6556 ACRES
(Information only and not to be used for the conveyance of land.)

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
PLATED FROM
AS-16-18-281-003-000-042

106/89



State of Illinois) s.s.
County of Will)

VICINITY MAP
SECS. 7 & 18, T34N, R8W
2ND PM

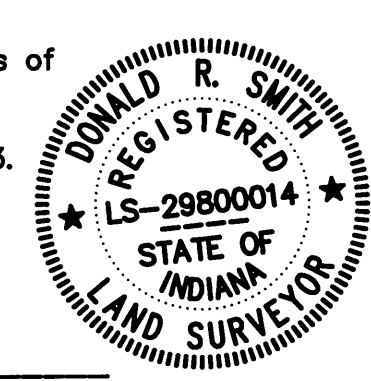
We, VANTAGEPOINT ENGINEERING, LLC., do hereby certify that a land survey has been made under our direction of the following described property:

That part of the Northeast 1/4 of Section 18, Township 34 North, Range 8 West of the Second Principal Meridian, bounded and described as follows: BEGINNING at the Northeast corner of said Northeast 1/4 of Section 18, also being the Eastmost Southeast corner of Ellendale Farm Unit One, being a subdivision as recorded per Plat Book 82, Page 40, in the Southeast 1/4 of Section 7, Township 34 North, Range 8 West of the Second Principal Meridian and in said Northeast 1/4 of Section 18; thence South 00°46'37" East 1217.37 feet along the East line of said Northeast 1/4 of Section 18, to the Northeast corner of Old Town Unit 1, being a subdivision as recorded per Plat Book 101 Page 97, in said Northeast 1/4 of Section 18; thence South 89°14'00" West 85.54 feet along the North line of Shannon Drive as dedicated in said Old Town Unit 1, to a point of curve; thence West 291.42 feet along the Northern line of said Shannon Drive being the arc of a circle of 440.00 feet radius convex Southerly; thence West 157.30 feet along the Northern line of said Shannon Drive being the arc of a circle of 270.00 feet radius convex Southerly, to a point of reverse curve; thence West 195.72 feet along the Northern line of said Shannon Drive being the arc of a circle of 330.00 feet radius convex Northerly, to a point of reverse curve; thence West 56.77 feet along the Northern line of said Shannon Drive being the arc of a circle of 370.00 feet radius, to the Northwest corner of said Old Town Unit 1; thence North 28°03'04" West 32.66 feet; thence North 39°57'42" West 652.13 feet, to the Southeast line of Ellendale Farm Unit Four, being a subdivision as recorded in per Document 99108097, in said Northeast 1/4 of Section 18; thence North 49°09'47" East 1453.18 feet along said Southeast line and along the Southeast line of said Ellendale Farm Unit One, to the Southeast corner of Outlot A in said Ellendale Farm Unit One; thence South 89°58'57" East 40.00 feet along the South line of Lake Street as dedicated in said Ellendale Farm Unit One, to the herein designated POINT OF BEGINNING; in Lake County, Indiana.

We have subdivided said property into lots and streets, all of which is represented on this instrument. Street names and address numbers are shown hereon as provided by the owner and can only be changed by an ordinance passed by the City of Crown Point. Distances are shown in feet and decimal parts thereof; angular bearings are shown in degrees, minutes and seconds.

Upon approval and recordation of this plat, lot corners and points of curvature are or will be monumented with iron pipe.
Dated at Tinley Park, Illinois, this 9th day of December, A.D. 2013.

Donald R. Smith
DONALD R. SMITH - REGISTERED LAND SURVEYOR NO. LS-29800014



State of Indiana) s.s.
County of Lake)

DANIEL M. ROHALEY, as trustee under the provisions of a trust agreement dated the 15th day of September, 2005 known as Trust No. 920052648, does hereby certify that it is the holder of record title to the property described hereon and that of its own free will and accord has caused said property to be surveyed and subdivided into lots and streets in accordance with the plat hereon drawn.

All streets, alleys and Public Ways shown and not heretofore dedicated are hereby dedicated to the City of Crown Point and the public in general. UTILITY EASEMENT: An easement is hereby granted to the City of Crown Point, Indiana Bell Telephone Company, Northern Indiana Public Service Company and cable television and communication companies authorized by the City of Crown Point to serve the community, sewerly, and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain storm sewers, open drainage swales, detention area(s), sanitary sewers, water mains, gas mains, conduits, cables, poles, wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strips of land designated by dashed lines on the plat and marked "UTILITY EASEMENT", for the purpose of serving the public in general with sewer, water, gas, electric, television and telephone service, including the right to use the streets where necessary, and to overhead lots with aerial wires to service adjacent lots, together with the right to enter upon the easement for public utilities at all times for any purpose aforesaid, and to trim and keep trimmed any trees, shrubs, or saplings that interfere with such equipment. No permanent building shall be placed on said easement but same may be used for gardens, landscaping, and other purposes that do not interfere with the use of said easement for such public utilities.

DRAINAGE EASEMENT/FACILITIES: An easement is hereby granted to the City of Crown Point for the installation and maintenance of drainage basins, swales, ditches, or waterways, upon and along the parcels or strips of land designated on the plat and marked "Drainage Easement" for the purpose of storing, handling and transporting the storm water runoff. All storm sewers and appurtenances, all sanitary sewers and appurtenances, all water mains and appurtenances, all of which lie within the streets, the strips of land designated by dashed lines on the Plat and marked "DRAINAGE AND UTILITY EASEMENT" and in, upon, under and over all OUTLOTS hereon shown are hereby dedicated to the City of Crown Point and the public in general.

SANITARY SEWER EASEMENT: An easement is hereby granted to the City of Crown Point and their successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sanitary sewers and services either overhead or underground and other appliances in, upon, along and over the strips of land designated by dashed lines on the plat and marked "SANITARY SEWER EASEMENT", for the purpose of serving the properties with sewer service together with the right to enter upon the easement for sanitary sewer at all times for any purpose aforesaid, and to trim and keep trimmed any trees, shrubs, or saplings that interfere with such equipment. No permanent building shall be placed on said easement but same may be used for gardens, landscaping, and other purposes that do not interfere with the use of said easement for sanitary sewer.

ACCESS EASEMENT: All Outlots shown hereon are to be used for access/maintenance to and for public utilities, surface drainage and decorative landscaping. CONSERVATION EASEMENT: The vegetation, soils, and hydrology within the "Conservation Easement" shall remain in an unaltered, natural condition. There shall be no excavating, no placement of dredged or fill material, debris, or landscape waste in the "Conservation Easement". There shall also be no construction in the "Conservation Easement" for fences, buildings, utilities or structures including signs except for those utilities, fences and appurtenances as shown on the approved final engineering plans for "Carroll's Knoll".

WALKING TRAIL EASEMENT: An easement is hereby granted to the Ellendale Farm Property Owners' Association, Inc. in, upon, along and over the strips of land designated by dashed lines on the plat and marked "WALKING TRAIL EASEMENT" for pedestrians, bicyclists and any non-motorized form of transportation and for the purposes of constructing, renewing, repairing, replacing and maintaining a walking trail together with the right to enter upon the easement to trim and keep trimmed any trees, shrubs, or saplings that interfere with said walking trail. No permanent structures shall be placed within said easement that interfere with said walking trail.

FENCELINE EASEMENT: Lots 1 and 6 contain a Fenceline Easement in favor of the Declarant and the Association for access to construct, maintain, repair and replace a fence and landscaping in such easement area. The Owners of Lots 1 and 6 will maintain and replace the lawn areas on the Fenceline Easement. The Association will construct, maintain, repair, and replace the fence improvements and the landscaping other than the lawn on the Fenceline Easement. The Fenceline Easement includes the right of access to it.

Dated this 30 day of January, 2014.
DANIEL M. ROHALEY, Trustee
11055 Broadway Suite A.
Address
Crown Point IN 46307
City, State, Zip
BY: Daniel M. Rohaley (Name) Trustee (Title)

State of Indiana) s.s.
County of Lake)
Before me, the undersigned NOTARY PUBLIC, in and for the County and State aforesaid, personally appeared Daniel M. Rohaley personally known to me to be the same person who signed the above certificate on behalf of said trust, being the holder of record title to the property described hereon, and acknowledged to me that he executed the same as his free act and deed.
Witness my hand and Notarial Seal this 30 day of January, 2014.

My commission expires: 10-29-16
NOTARY PUBLIC Kimberly Kay Schultz
Resident of Jasper County. VPE# 12-100-MH

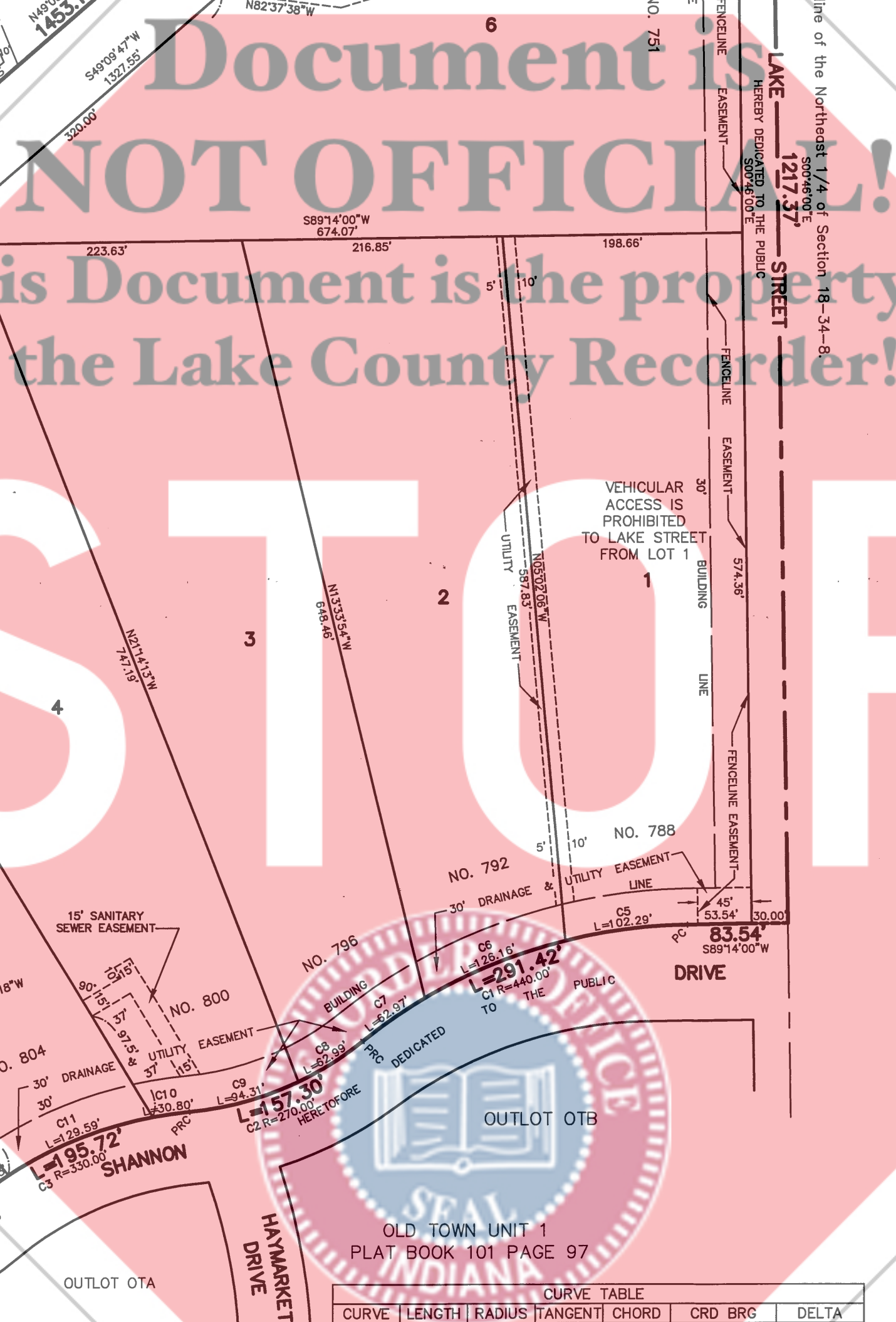
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 JAN 31 11 09:58 AM
MICHAEL B. BROWN
RECORDER

2014 006092

State of Indiana)
County of Lake) s.s.
Submitted to, approved and accepted by the PLAN COMMISSION, of the City of Crown Point, Lake County, Indiana, this 13th day of JANUARY, 2014.
PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA
BY: [Signature] PRESIDENT
ATTEST: [Signature] SECRETARY

I, TRIS MILES, CITY ENGINEER for the City of Crown Point, have reviewed and accepted the final engineering plans and this plat as being in conformance with the City of Crown Point standards and ordinances.
[Signature]
CITY OF CROWN POINT ENGINEER

FILED FOR RECORD



CURVE	LENGTH	RADIUS	TANGENT	CHORD	ORD BRG	DELTA
C1	291.42	440.00	151.28	288.12	S70°15'34"	37°56'51"
C2	157.30	270.00	80.95	155.08	N67°58'32"	34°22'47"
C3	195.72	330.00	100.83	192.86	S67°40'28"	33°58'54"
C4	56.77	370.00	28.44	56.72	N55°04'46"	8°47'30"
C5	102.29	440.00	51.38	102.06	S82°34'24"	13°19'11"
C6	125.16	440.00	63.51	125.73	S67°41'58"	16°25'41"
C7	82.97	440.00	31.54	82.92	S52°33'08"	8°11'59"
C8	62.99	270.00	31.64	62.84	N57°58'08"	13°21'59"
C9	94.31	270.00	47.64	93.83	N74°39'32"	20°00'48"
C10	30.80	330.00	15.41	30.78	S81°59'31"	5°20'49"
C11	129.59	330.00	65.64	128.76	S68°04'06"	22°30'01"
C12	35.33	330.00	17.68	35.32	S53°45'04"	6°08'05"

VANTAGEPOINT ENGINEERING
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VPENG.COM | CIVIL ENGINEERING | LAND PLANNING | SURVEYING