

COUNTY: LAKE  
SECTION: 15  
TOWNSHIP: 35 NORTH  
RANGE: 9 WEST

2014 007721

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2014 FEB 10 AM 10:53  
MICHAEL B. BROWN  
RECORDER

FINAL PLAT

RESIDENCES AT DEER CREEK

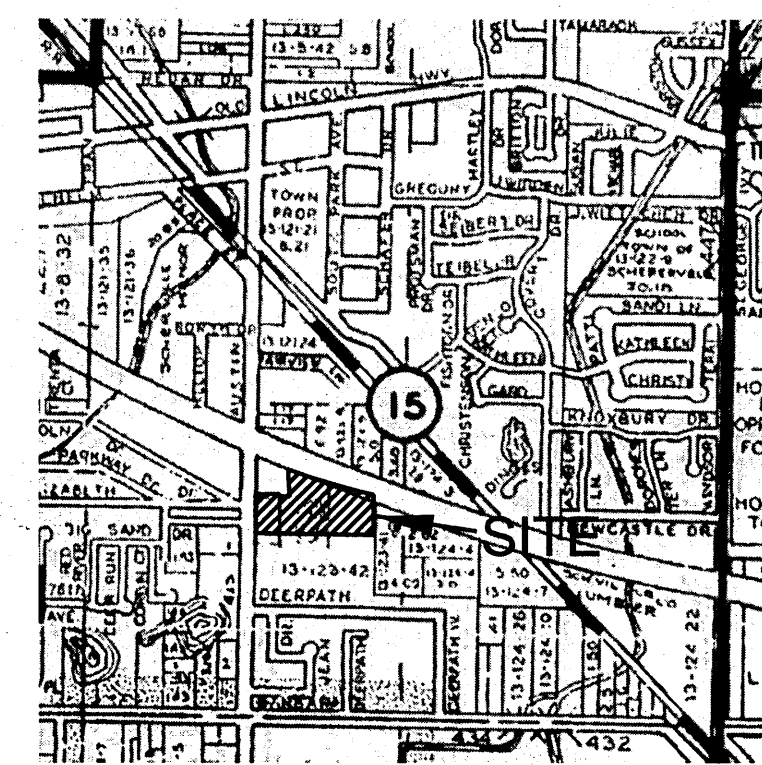
(BEING A RE-PLAT OF LOTS 4 AND 5 OF ALL PROPERTIES AS RECORDED IN  
PLAT BOOK 105 PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE  
COUNTY, INDIANA.)

2014-007721

2014 0077

106/92

BOOK 106 PAGE 92



VICINITY MAP  
SEC. 15-35-9

264  
Garcia Consulting Engineers  
7501 Indianapolis Boulevard  
Hammond, IN 46324  
Phone: 219.989.1954  
Toll Free: 866.989.1954  
Fax: 219.989.3321  
www.garcia-consulting.com

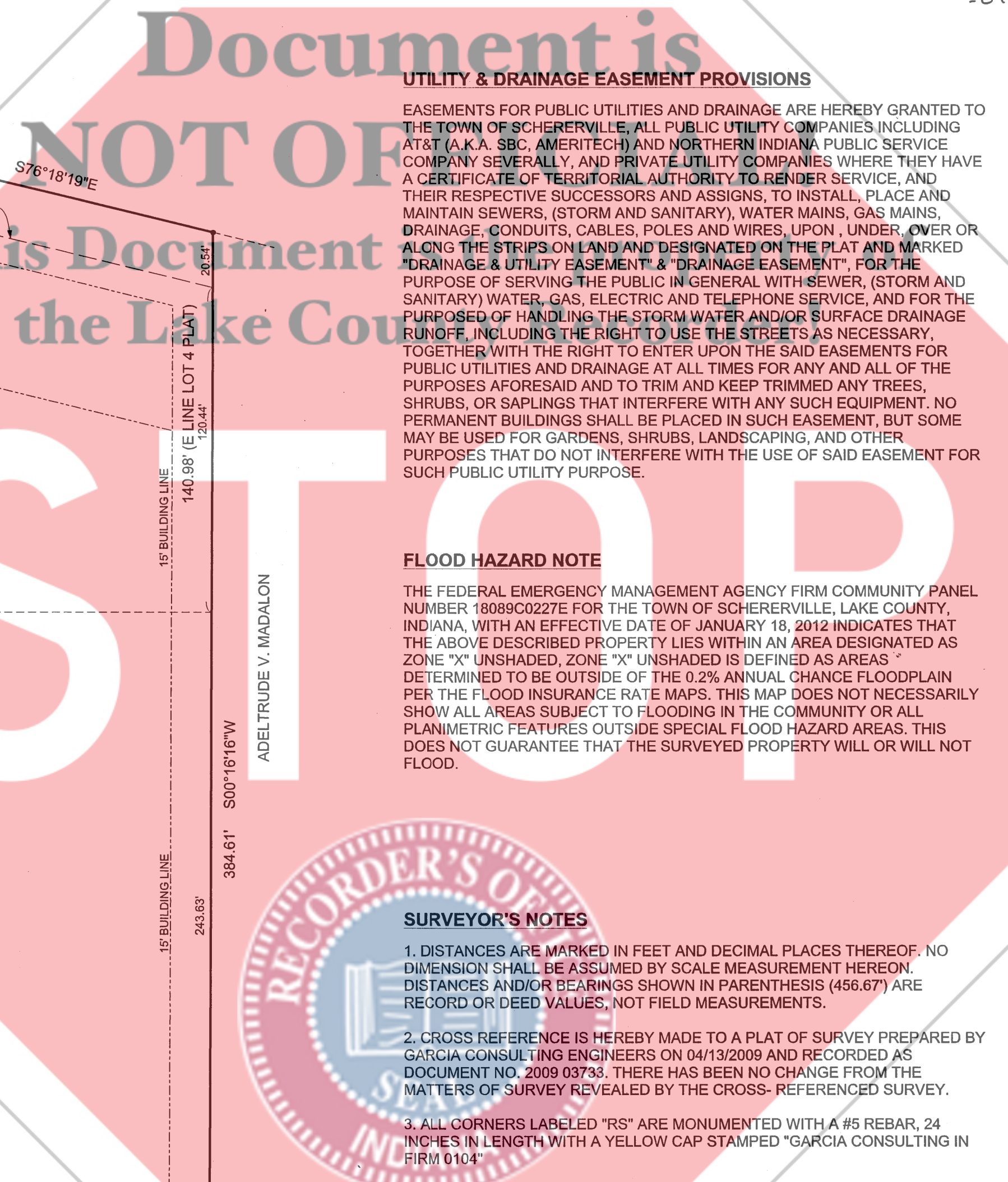
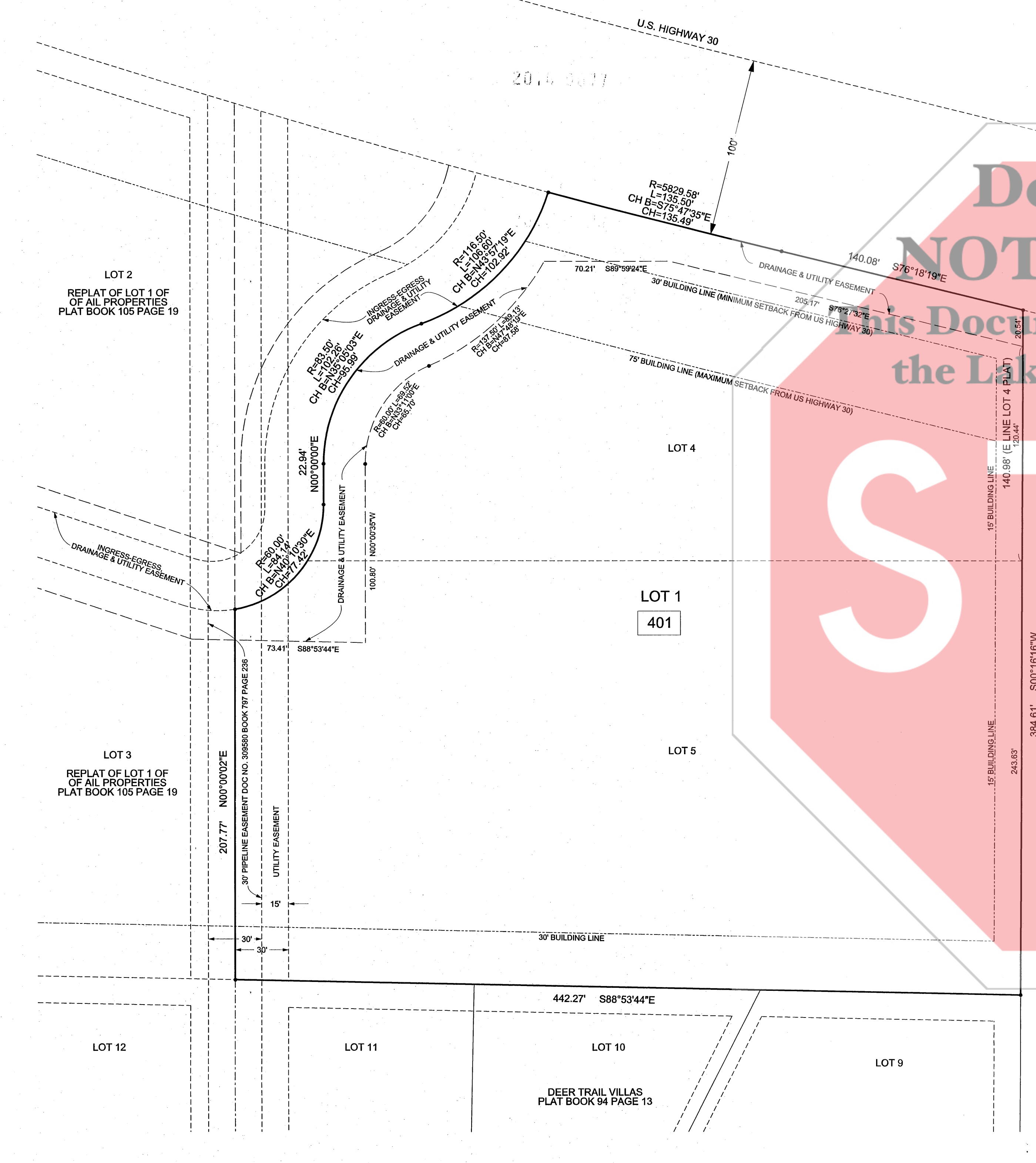
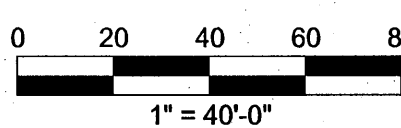
PROPERTY DESCRIPTION

LOTS NUMBERED 4 AND 5 AS SHOWN ON THE RECORDED PLAT OF ALL PROPERTIES (ASSISTED  
AND INDEPENDENT LIVING DEVELOPMENT) AS RECORDED IN PLAT BOOK 105 PAGE 19, IN THE  
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

FEB 10 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
PLATTED FROM  
AS 11-15-322-0016-000-036  
-010



UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED TO THE TOWN OF SCHERERVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING AT&T (A.K.A. SBC, AMERITECH) 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, CONDUITS, CABLES, POLES AND WIRES, UPON, UNDER, OVER OR ALONG THE STRIPS ON LAND AND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE & UTILITY EASEMENT" & "DRAINAGE EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, (STORM AND SANITARY) WATER, GAS, 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 AS NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS 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 EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SUCH EASEMENT, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18089C0227E FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" UNSHADED, ZONE "X" UNSHADED IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

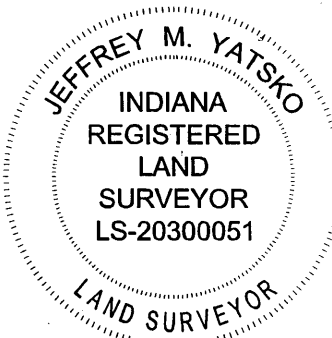
SURVEYOR'S NOTES

- 1. 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 (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
- 2. CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY GARCIA CONSULTING ENGINEERS ON 04/13/2009 AND RECORDED AS DOCUMENT NO. 2009 03733. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY.
- 3. ALL CORNERS LABELED "RS" ARE MONUMENTED WITH A #5 REBAR, 24 INCHES IN LENGTH WITH A YELLOW CAP STAMPED "GARCIA CONSULTING IN FIRM 0104"
- 4. OUTLOT "A" AS SHOWN IN DOC NO. 2011-038406 RECORDED IN PG 105 PG 19 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. ALL PROPERTY TAXES, MAINTENANCE OF PRIVATE ROADWAY SYSTEM AND MAINTENANCE OF COMMON AREAS WILL BE REGULATED BY A PROPERTY OWNERS ASSOCIATION AND SHALL BE SHARED AMONG ALL THE LOTS AND CHARGED AT A PRO-RATA SHARE.

SURVEYOR CERTIFICATE

I, JEFFREY M. YATSKO, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH 865 IAC 1-12 (RULE 12) AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29<sup>TH</sup> DAY OF January, 2014.



JEFFREY M. YATSKO, REGISTERED LAND SURVEYOR,  
STATE OF INDIANA, NO. LS20300051

DEED OF DEDICATION

WE, THE UNDERSIGNED FRANK JACHIM AND SATYAPRAKASH MAKAM, OWNERS OF THE 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, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "RESIDENCES AT DEER CREEK", AN ADDITION TO THE TOWN OF SCHERERVILLE. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF SCHERERVILLE.

FRONT AND SIDE YARD BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINE AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "UTILITIES EASEMENT", "DRAINAGE & UTILITIES EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HERIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

WITNESS MY HAND THIS 30 DAY OF January, 2014.

FRANK JACHIM  
AIL PROPERTIES, LLC

SATYAPRAKASH MAKAM  
DEER TRAIL PLAZA, LLC

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED FRANK JACHIM AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

NOTARY PUBLIC

RESIDENT OF LAKE COUNTY.

COMMISSION EXPIRES April 18, 2019

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF January, 2014.

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED SATYAPRAKASH MAKAM AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

NOTARY PUBLIC

RESIDENT OF LAKE COUNTY.

COMMISSION EXPIRES April 18, 2019

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF January, 2014.

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

SUBMITTED TO, AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, THIS 21<sup>ST</sup> DAY OF January, 2014

PLAN COMMISSION PRESIDENT

PLAN COMMISSION SECRETARY

SITE DATA  
TOTAL SITE AREA 3.89 AC.

OWNERS  
LOT 4 - DEER TRAIL PLAZA, LLC  
LOT 5 - AIL PROPERTIES, LLC

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THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY GARCIA CONSULTING ENGINEERS FOR THIS PROJECT ARE INSTRUMENTS OF GARCIA CONSULTING ENGINEERS. WITH RESPECT TO THIS PROJECT GARCIA CONSULTING ENGINEERS SHALL BE DEEMED AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.  
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Final Plat  
RESIDENCES AT DEER CREEK  
Prepared for:  
1513 W. Clover Lane  
Dyer, IN 46311  
SHEET 1 OF 1