3

1:3

BOOK 107 PAGE 75

FINAL PLAT OF SUBDIVISION

WYNDANCE SUBDIVISION PHASE 2

BEING A OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

107/75

2014 079152

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 DEC 12 AM 10:21
MICHAEL B. BROWN
RECORDER

36.00
CK# 968
CP

523

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 12 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PT. PLATTED FROM 45-17-07-131-001-000-047

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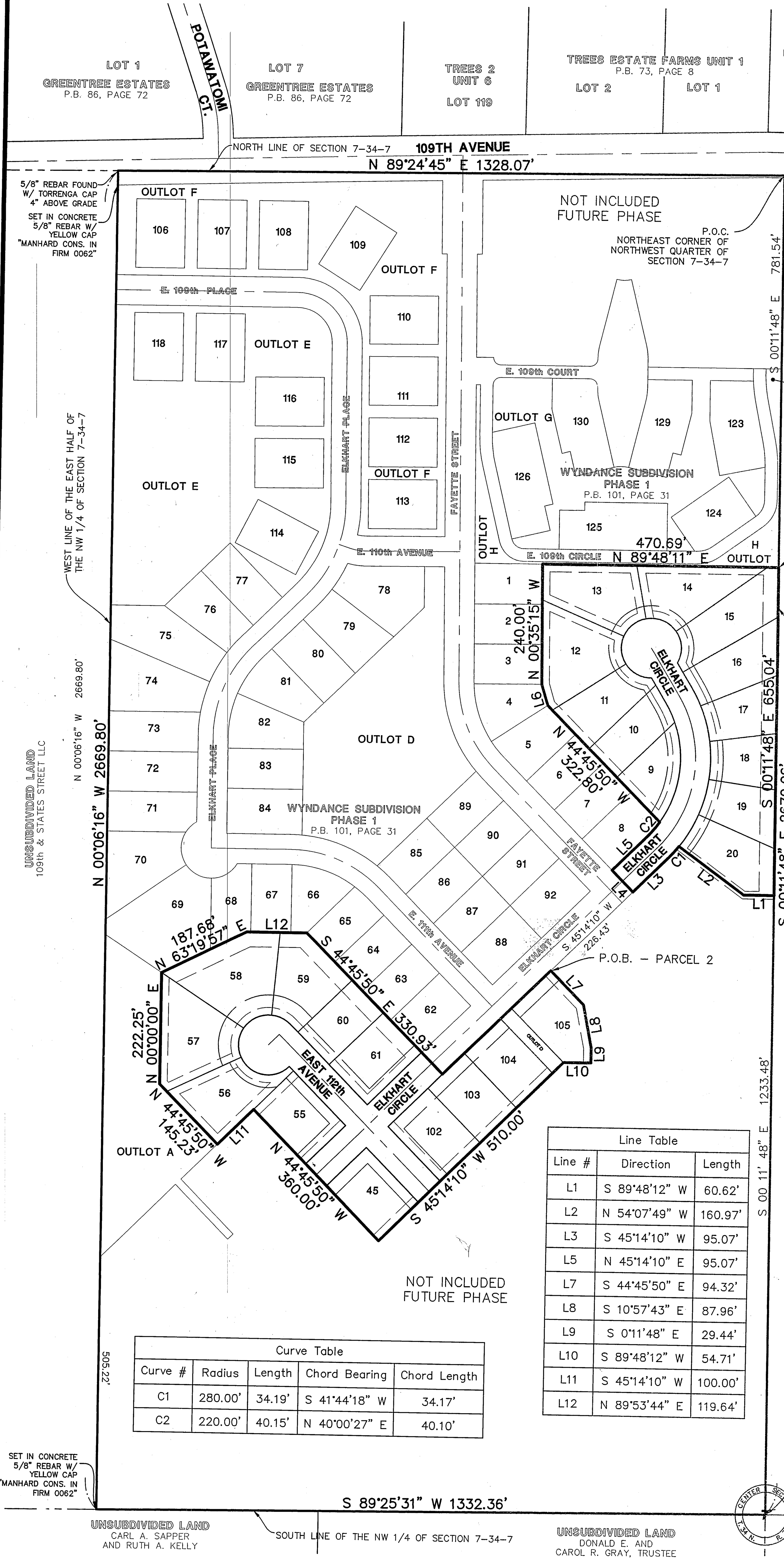
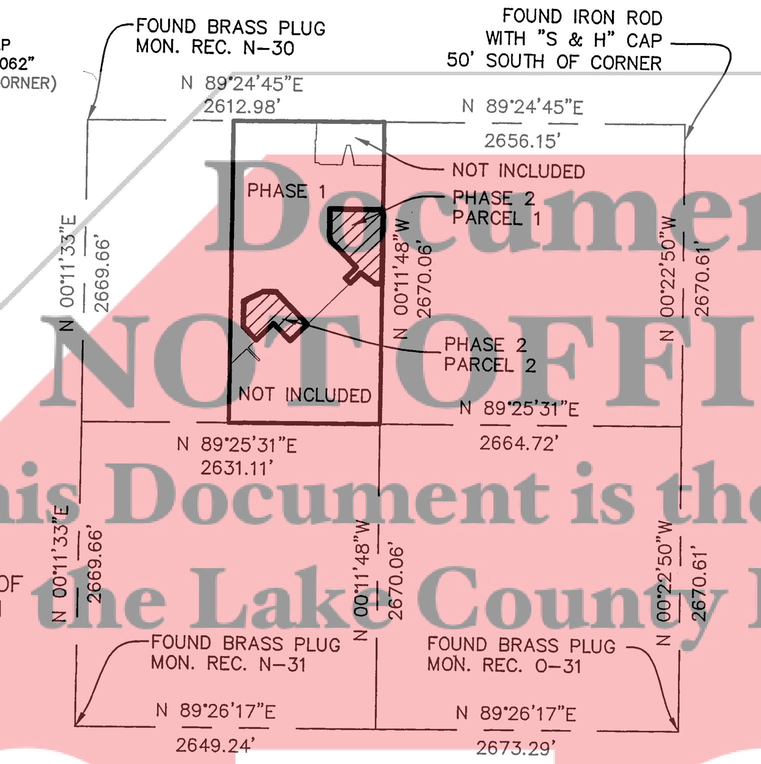
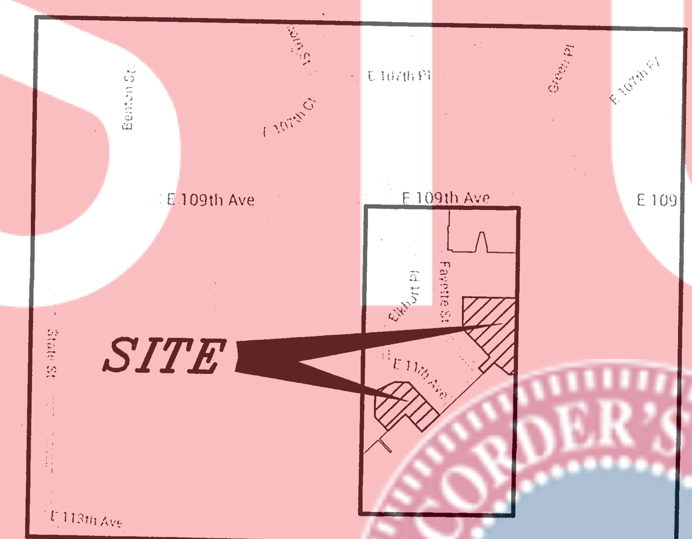


Line Table		
Line #	Direction	Length
L1	S 89°48'12" W	60.62'
L2	N 54°07'49" W	160.97'
L3	S 45°14'10" W	95.07'
L5	N 45°14'10" E	95.07'
L7	S 44°45'50" E	94.32'
L8	S 10°57'43" E	87.96'
L9	S 0°11'48" E	29.44'
L10	S 89°48'12" W	54.71'
L11	S 45°14'10" W	100.00'
L12	N 89°53'44" E	119.64'

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	280.00'	34.19'	S 41°44'18" W	34.17'
C2	220.00'	40.15'	N 40°00'27" E	40.10'



SECTION BREAKDOWN
7-34-7



LOCATION MAP

(NOT TO SCALE)

2014-079152

LEGEND

EXISTING BOUNDARY LINE
EXISTING CENTERLINE
EXISTING EASEMENT LINE
EXISTING LOT LINE
EXISTING RIGHT OF WAY LINE
EXISTING SETBACK LINE
PROPOSED BOUNDARY LINE
PROPOSED CENTERLINE
PROPOSED EASEMENT LINE
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED SETBACK LINE

B.S.L. = BUILDING SETBACK LINE
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
S.F. = SQUARE FEET
N = NORTH
S = SOUTH
E = EAST
W = WEST
L = LENGTH OF ARC
R = RADIUS
C = CHORD BEARING AND LENGTH

STORMWATER MANAGEMENT, DRAINAGE & DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR WYNDANCE, LLC AND THE TOWN OF WINFIELD TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" AND/OR "DRAINAGE AND DETENTION" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES. AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO WYNDANCE, LLC 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 WYNDANCE 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.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 18089C0267E, PANEL 267 OF 480, OF LAKE COUNTY, INDIANA UNINCORPORATED AREAS WITH AN EFFECTIVE DATE OF JANUARY 18, 2012, INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 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.

2. MONUMENTS TO BE SET ARE 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.

3. CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY TORRENGA SURVEYING, LLC, ON FEBRUARY 8, 2006 (LAST REVISED MAY 31, 2006) AND RECORDED AS DOCUMENT NUMBER 2006-046216 IN LAKE COUNTY, INDIANA ON MAY 31, 2006.

LEGAL DESCRIPTION PART OF PARCEL No. 45-17-07-131-001.000-047

PARCEL 1:
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 781.54 FEET TO THE SOUTHEAST CORNER OF OUTLOT H IN WYNDANCE SUBDIVISION PHASE 1, RECORDED IN BOOK 101, PAGE 31, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, 655.04 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 60.62 FEET; THENCE NORTH 54 DEGREES 07 MINUTES 49 SECONDS WEST, 160.97 FEET; THENCE SOUTHWESTERLY 34.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING SOUTH 41 DEGREES 44 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 34.17 FEET TO A POINT OF TANGENCY ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ELKHART CIRCLE PER SAID WYNDANCE SUBDIVISION PHASE 1; THENCE SOUTH 45 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG SAID NORTHEASTERLY EXTENSION, 95.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF FAYETTE STREET PER SAID WYNDANCE SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID WYNDANCE SUBDIVISION PHASE 1 FOR THE FOLLOWING SEVEN COURSES; THENCE NORTH 44 DEGREES 45 MINUTES 50 SECONDS WEST, 60.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 8 IN SAID WYNDANCE SUBDIVISION PHASE 1; THENCE NORTH 45 DEGREES 14 MINUTES 50 SECONDS EAST, 95.07 FEET; THENCE NORTHEASTERLY 40.15 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING NORTH 40 DEGREES 00 MINUTES 27 SECONDS EAST AND A CHORD DISTANCE OF 40.10 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 8; THENCE NORTH 44 DEGREES 45 MINUTES 50 SECONDS WEST, 322.80 FEET; THENCE NORTH 16 DEGREES 56 MINUTES 09 SECONDS WEST, 44.22 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 15 SECONDS WEST, 240.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID WYNDANCE SUBDIVISION PHASE 1, ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT H; THENCE NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, 470.69 FEET, TO THE SOUTHEAST CORNER OF SAID OUTLOT H BEING THE POINT OF BEGINNING, CONTAINING 5.537 ACRES, MORE OR LESS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 781.54 FEET TO THE SOUTHEAST CORNER OF OUTLOT H IN WYNDANCE SUBDIVISION PHASE 1, RECORDED IN BOOK 101, PAGE 31; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, 655.04 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 60.62 FEET; THENCE NORTH 54 DEGREES 07 MINUTES 49 SECONDS WEST, 160.97 FEET; THENCE SOUTHWESTERLY 34.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING SOUTH 41 DEGREES 44 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 34.17 FEET TO A POINT OF TANGENCY ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ELKHART CIRCLE PER SAID WYNDANCE SUBDIVISION PHASE 1; THENCE SOUTH 45 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG SAID NORTHEASTERLY EXTENSION, 95.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF FAYETTE STREET PER SAID WYNDANCE SUBDIVISION PHASE 1; THENCE SOUTH 45 DEGREES 14 MINUTES 10 SECONDS WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ELKHART CIRCLE PER SAID WYNDANCE SUBDIVISION PHASE 1, A DISTANCE OF 226.43 FEET TO POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 45 MINUTES 50 SECONDS EAST, 94.32 FEET; THENCE SOUTH 10 DEGREES 57 MINUTES 43 SECONDS EAST, 87.96 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, 29.44 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 54.71 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 10 SECONDS WEST, 510.00 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 50 SECONDS WEST, 360.00 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 10 SECONDS WEST, 100.00 FEET TO AN EASTERLY CORNER OF OUTLOT A IN SAID WYNDANCE SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID WYNDANCE SUBDIVISION PHASE 1 FOR THE FOLLOWING SIX COURSES; THENCE NORTH 44 DEGREES 45 MINUTES 50 SECONDS WEST, 165.53 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 222.25 FEET TO THE MOST SOUTHERLY CORNER OF LOT 69 IN SAID WYNDANCE SUBDIVISION PHASE 1; THENCE NORTH 63 DEGREES 19 MINUTES 57 SECONDS EAST, 187.68 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 44 SECONDS EAST, 119.64 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 50 SECONDS EAST, 330.93 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ELKHART CIRCLE; THENCE NORTH 45 DEGREES 14 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 298.57 FEET TO THE POINT OF BEGINNING, CONTAINING 6.200 ACRES, MORE OR LESS.

GRAPHIC SCALE
150 0 75 150 300 450
(IN FEET)
1 inch = 150 ft.

ASSUMED MERIDIAN
N

OWNER

THIENEMAN HOMES, INC.
521 84th DRIVE, SUITE A
MERRILLVILLE INDIANA, 46410

SUBDIVIDER

WYNDANCE, LLC
521 84th DRIVE, SUITE A
MERRILLVILLE INDIANA, 46410

PROPERTY AREA

AREA IN LOTS = 416,663 SQUARE FEET (9.5653 ACRES)
AREA IN OUTLOT D = 4,500 SQUARE FEET (0.1033 ACRES)
AREA IN RIGHT OF WAY = 90,102 SQUARE FEET (2.0685 ACRES)
TOTAL LAND AREA = 511,265 SQUARE FEET (11.7371 ACRES)

OWNER'S CERTIFICATE

THE UNDERSIGNED, THIENEMAN HOMES, INC., OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID PROPERTY TO BE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WYNDANCE SUBDIVISION PHASE 2. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, 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.

WITNESSETH OUR HAND AND SEAL THIS 5TH DAY OF DECEMBER 2014.

BY: Kenneth D. Thieneman

KENNETH D. THIENEMAN, SECRETARY-TREASURER THIENEMAN HOMES, INC.
PRINTED NAME AND TITLE

NOTARY CERTIFICATE

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I, Tracy A. Powers, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Kenneth D. Thieneman OF THIENEMAN HOMES, INC., 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 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 5th DAY OF December, 2014.

Tracy A Powers
NOTARY PUBLIC

TRACY A. POWERS
NOTARY PUBLIC
SEAL
STATE OF INDIANA
RESIDING IN LAKE COUNTY
MY COMMISSION EXPIRES 01-14-2018

PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-E 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:

APPROVAL BY THE WINFIELD PLAN COMMISSION AT A MEETING HELD ON

August 28, 2014

WINFIELD PLAN COMMISSION

SIGNATURE PRESIDENT: [signature]

PRINTED NAME: GERALD T. STIENER

SIGNATURE SECRETARY: Karen Smiley

PRINTED NAME: KAREN SMILEY

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

I, TIMOTHY J. MURPHY, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THAT THEIR SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN. AND, THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

DATED THIS 5th DAY OF DECEMBER, A.D., 2014.

Timothy J. Murphy
INDIANA LAND SURVEYOR NO. LS29900006
MANHARD CONSULTING, LTD

TIMOTHY J. MURPHY
INDIANA REGISTERED LAND SURVEYOR
LS-29900006
LAND SURVEYOR

DATE	REVISIONS	DRAWN BY
12/03/14	REVISED REAR YARD EASMENT (SHEET 3 ONLY)	GEF
11/13/14	ADDED EASEMENT (SHEETS 1 AND 2 ONLY)	GEF

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WYNDANCE SUBDIVISION - PHASE 2
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION

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PROJ. MGR.: BM
PROJ. ASSOC.: TJM
DRAWN BY: GEF
DATE: 10/06/14
SCALE: 1" = 150'

SHEET 1 OF 3
TCIWII 080075

SECONDARY PLAT

2:3

DBK 107 PAGE 75

FINAL PLAT OF SUBDIVISION
WYNDANCE SUBDIVISION PHASE 2

BEING A OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

2014 079152

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 DEC 12 AM 10:21
MICHAEL D. BROWN
RECORDER

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107/75

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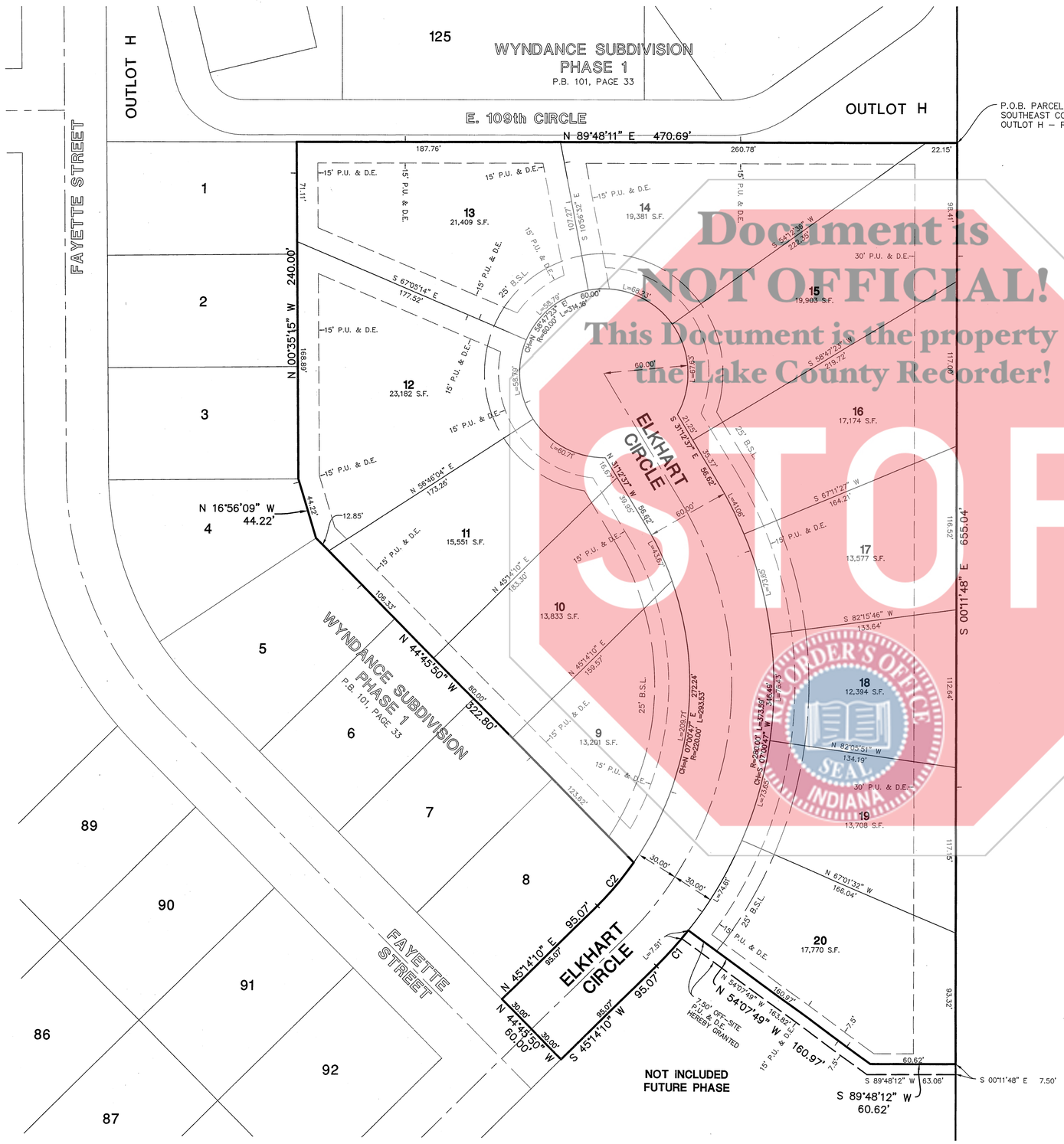
DEC 12 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2014-079152



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	280.00'	34.19'	S 41°44'18" W	34.17'
C2	220.00'	40.15'	N 40°00'27" E	40.10'

LEGAL DESCRIPTION OF OFF-SITE EASEMENT

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 781.54 FEET TO THE SOUTHEAST CORNER OF OUTLOT H IN WYNDANCE SUBDIVISION PHASE 1, RECORDED IN BOOK 101, PAGE 31; THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, 655.04 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 11 MINUTES 48 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, 7.50 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 63.06 FEET; THENCE NORTH 54 DEGREES 07 MINUTES 49 SECONDS WEST, 163.82 FEET; THENCE NORTHEASTERLY 7.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING NORTH 50 DEGREES 59 MINUTES 27 SECONDS EAST AND A CHORD DISTANCE OF 7.51 FEET; THENCE SOUTH 54 DEGREES 07 MINUTES 49 SECONDS EAST, 160.97 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS EAST, 60.62 FEET TO THE POINT OF BEGINNING.

OFF-SITE EASEMENT OWNER'S CERTIFICATE

THE UNDERSIGNED, THIENEMAN HOMES, INC., OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID PROPERTY TO BE PLATTED AS SHOWN HEREON AND HEREBY GRANT THE OFF-SITE PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON.

WITNESSETH OUR HAND AND SEAL THIS 5TH DAY OF DECEMBER 2014.

BY: Kenneth D. Thieneman

KENNETH D. THIENEMAN, SECRETARY-TREASURER
PRINTED NAME AND TITLE
THIENEMAN HOMES, INC.

NOTARY CERTIFICATE

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I, Tracy A. Powers
A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY

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OF THIENEMAN HOMES, INC., 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 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 5TH DAY OF December, 2014.

Tracy A. Powers
NOTARY PUBLIC

TRACY A. POWERS
NOTARY PUBLIC
STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXPIRES
MARCH 15, 2015

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RECORDER'S OFFICE SEAL INDIANA

DATE	REVISIONS	DRAWN BY
12/03/14	REVISED REAR YARD EASEMENT (SHEET 3 ONLY)	GEF
11/13/2014	ADDED EASEMENT (SHEETS 1 AND 2 ONLY)	GEF

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

WYNDANCE SUBDIVISION - PHASE 2
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.:	BM
PROJ. ASSOC.:	TJM
DRAWN BY:	GEF
DATE:	10/06/14
SCALE:	1" = 40'

SHEET 2 OF 3
TCIWI 080075

SECONDARY PLAT

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December 5, 2014 – 11:13 Dwg Name: \\mcl-shares\Projects+CO\Tciwi\dwg\Sco\Final Drawings\Subdivision\Phase 2\02-TCIWI-FS-PH2.dwg Updated By: tjmurphy

3:3

2014-079152

BOOK 107 PAGE 75

FINAL PLAT OF SUBDIVISION
WYNDANCE SUBDIVISION PHASE 2

BEING A OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

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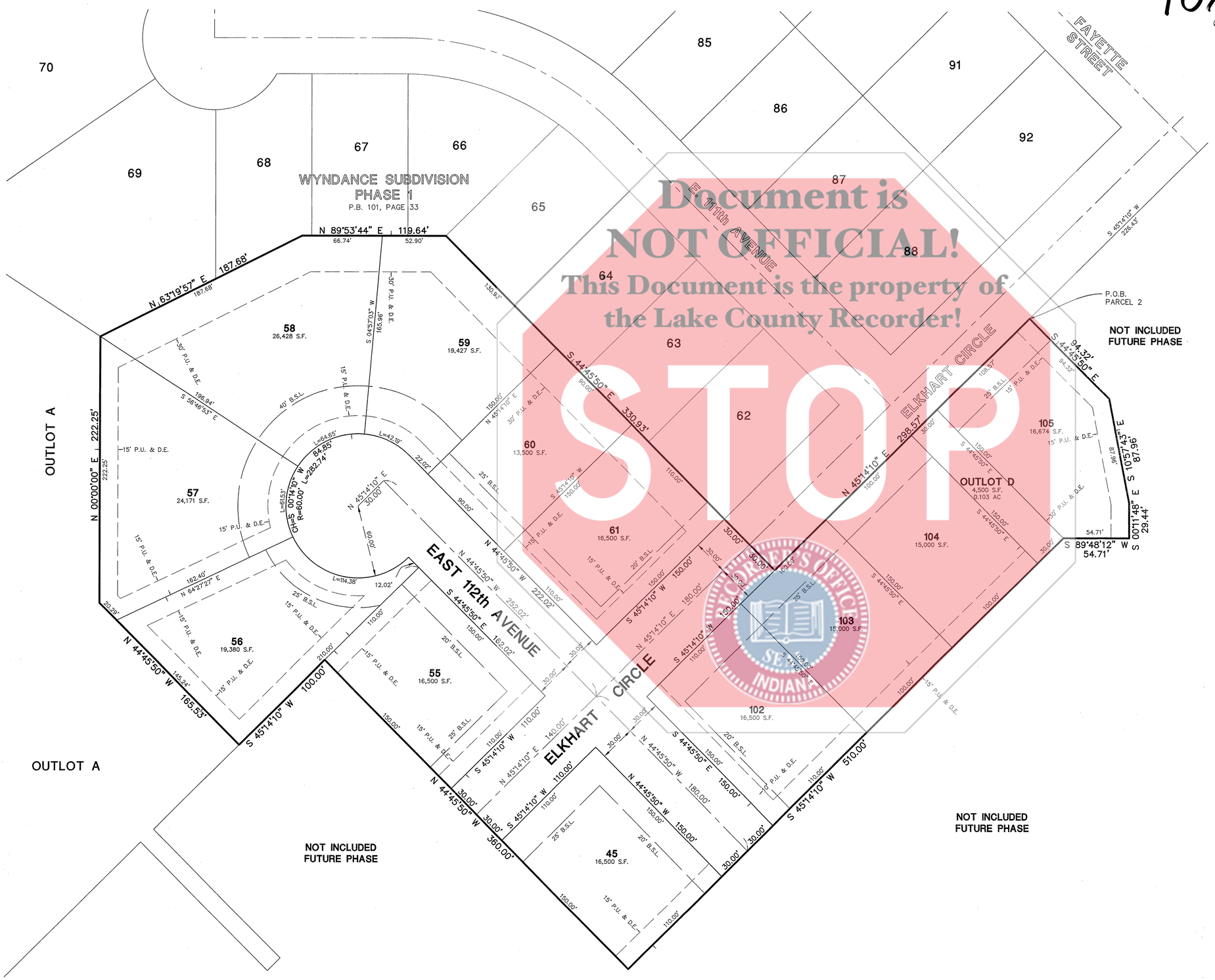

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STOP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 12 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DATE	REVISIONS	DRAWN BY
12/03/14	REVISED REAR YARD EASEMENT ON LOTS 57 TO 61	GEF
11/13/14	ADDED EASEMENT (SHEETS 1 AND 2 ONLY)	GEF

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8588 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers
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WYNDANCE SUBDIVISION - PHASE 2
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BM
PROJ. ASSOC.: TJM
DRAWN BY: GEF
DATE: 10/06/14
SCALE: 1" = 40'

SHEET 3 OF 3
TCIWII 080075

SECONDARY PLAT

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December 5, 2014 – 11:19 Dwg Name: \\mcl-db-nas\Projects-LO\Tciwii\dwg\Sur\Final Drawings\Subdivision\Phase 2\02-TCIWII-PS-PH2.dwg Updated By: tmurphy