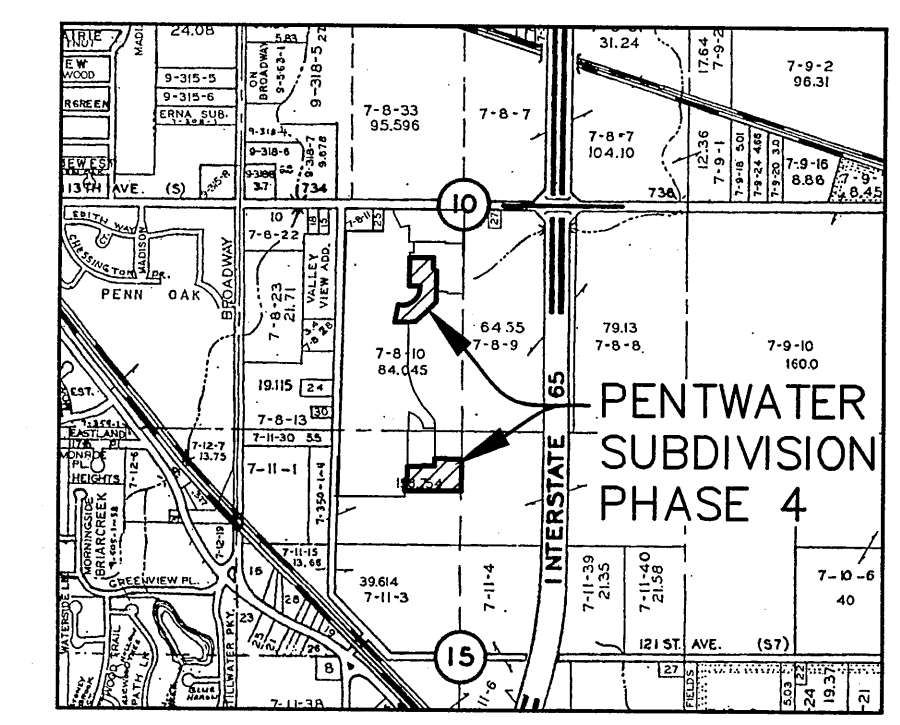
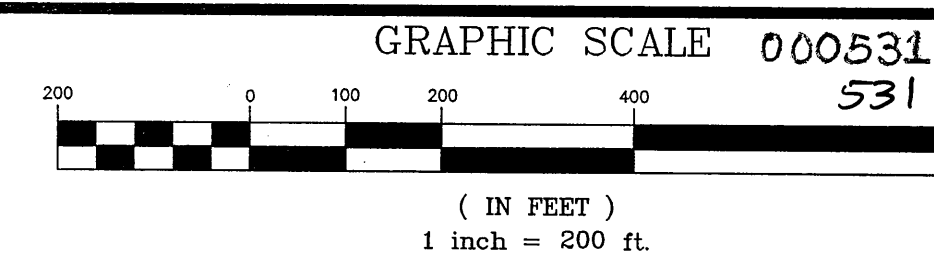


FINAL PLAT OF SUBDIVISION PENTWATER SUBDIVISION - PHASE 4

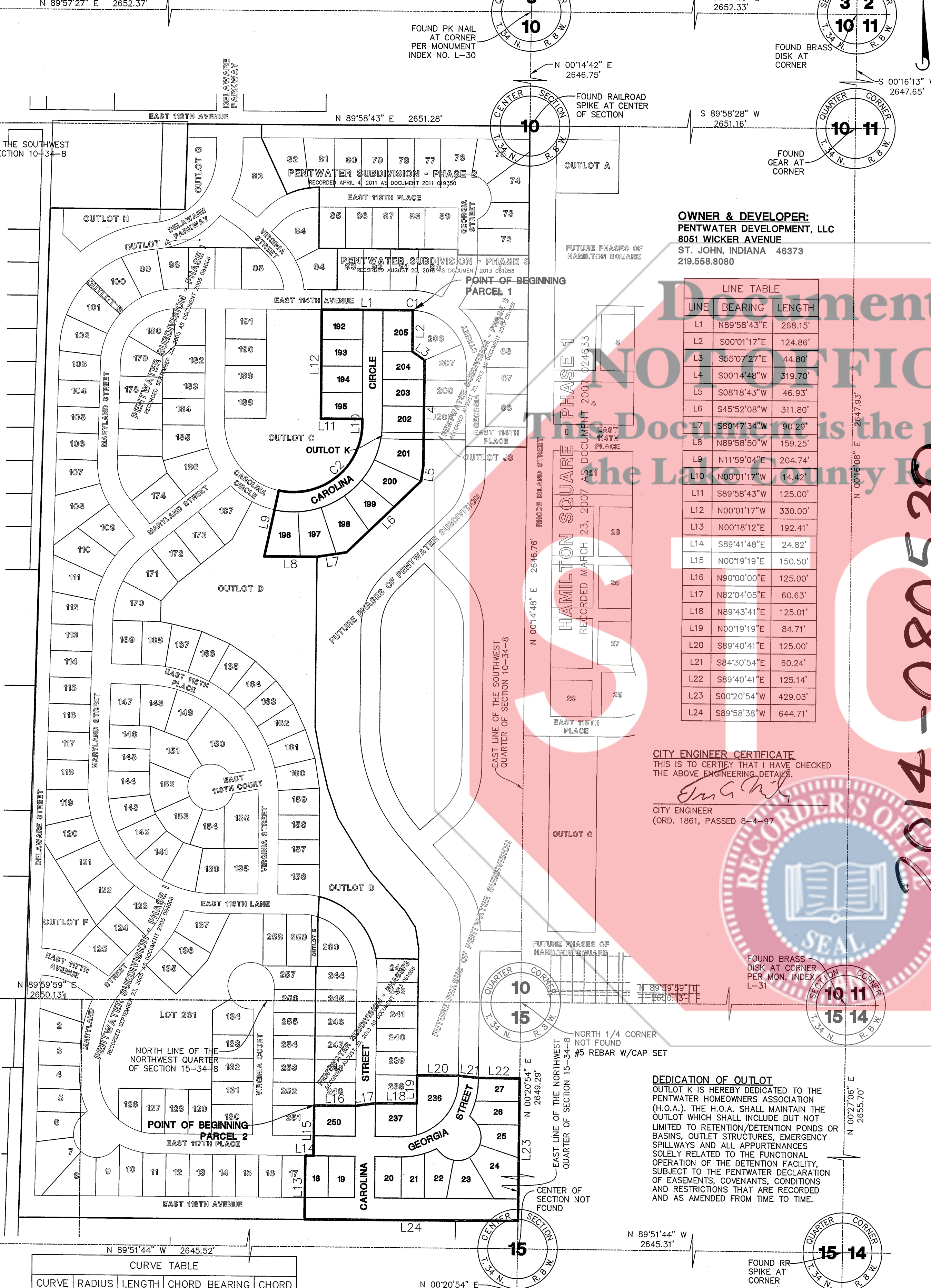
BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

LEGAL DESCRIPTION



PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 206 OF PENTWATER SUBDIVISION - PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2013 AS DOCUMENT NO. 2013 061058; THENCE SOUTH 00 DEGREES 01 MINUTE 17 SECONDS EAST 124.86 FEET, ALONG THE WESTERLY LINE OF PENTWATER SUBDIVISION - PHASE 3; THENCE SOUTH 55 DEGREES 07 MINUTES 27 SECONDS EAST 44.80 FEET, ALONG SAID WESTERLY LINE OF PENTWATER SUBDIVISION - PHASE 3; THENCE SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST 319.70 FEET, ALONG SAID WESTERLY LINE OF PENTWATER SUBDIVISION - PHASE 3 AND ITS SOUTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 46.93 FEET, THENCE SOUTH 45 DEGREES 52 MINUTES 08 SECONDS WEST 311.80 FEET, THENCE SOUTH 80 DEGREES 47 MINUTES 47 SECONDS WEST 159.25 FEET, TO A POINT ON THE EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2005 AS DOCUMENT NO. 2005 084008; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 204.74 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 11 DEGREES 59 MINUTES 04 SECONDS EAST 207.96 FEET, THE CHORD OF SAID CURVE BEARS NORTH 50 DEGREES 58 MINUTES 53 SECONDS EAST 323.24 FEET, THE CHORD OF SAID CURVE BEARS NORTH 50 DEGREES 58 MINUTES 53 SECONDS EAST 323.24 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST 14.42 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST 14.42 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST 125.00 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 01 MINUTE 17 SECONDS WEST 330.00 FEET, ALONG SAID EASTERLY LINE OF PENTWATER SUBDIVISION - PHASE 1; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 114TH AVENUE; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 268.15 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 114TH AVENUE TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 251 OF PENTWATER SUBDIVISION - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 2005 AS DOCUMENT NO. 2005 084008; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 125.00 FEET, ALONG THE SOUTHERLY LINE OF LOT 249 OF PENTWATER SUBDIVISION - PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2013 AS DOCUMENT NO. 2013 061058; THENCE NORTH 82 DEGREES 04 MINUTES 05 SECONDS EAST 60.63 FEET, ALONG THE SOUTHERLY LINE OF SAID PENTWATER SUBDIVISION - PHASE 3; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 125.01 FEET, ALONG SAID SOUTHERLY LINE OF PENTWATER SUBDIVISION - PHASE 3 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 84.71 FEET, ALONG THE EASTERLY LINE OF SAID PENTWATER SUBDIVISION - PHASE 3; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 330.00 FEET, TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 20 MINUTES 54 SECONDS WEST 429.03 FEET, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15, TO A POINT ON EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST 118TH AVENUE AS RECORDED SEPTEMBER 23, 2005 AS DOCUMENT NO. 2005 084006, ALSO BEING THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LAND DESCRIBED IN A DEED RECORDED AUGUST 2, 1999 AS DOCUMENT NO. 99063702; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 644.71 FEET, TO THE SOUTHWEST CORNER OF PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 192.41 FEET, ALONG THE EASTERLY LINE OF SAID PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 192.41 FEET, ALONG THE EASTERLY LINE OF SAID PENTWATER SUBDIVISION - PHASE 1; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 429.03 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 117TH PLACE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 251 IN PENTWATER SUBDIVISION - PHASE 1; THENCE NORTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 150.50 FEET, ALONG SAID EAST LINE OF PENTWATER SUBDIVISION - PHASE 1 TO THE POINT OF BEGINNING.



OWNER & DEVELOPER:
PENTWATER DEVELOPMENT, LLC
8051 WICKER AVENUE
ST. JOHN, INDIANA 46373
219.558.8080

LINE	BEARING	LENGTH
L1	N89°58'43"E	268.15'
L2	S00°01'17"W	124.86'
L3	S85°07'27"E	44.80'
L4	S00°14'48"W	319.70'
L5	S08°18'43"W	46.93'
L6	S45°52'08"W	311.80'
L7	S80°47'34"W	90.29'
L8	N89°58'50"W	159.25'
L9	N11°59'04"E	204.74'
L10	N00°01'17"E	14.42'
L11	S89°58'43"W	125.00'
L12	N00°01'17"W	330.00'
L13	N00°18'12"E	192.41'
L14	S89°41'48"E	24.82'
L15	N00°19'19"E	150.50'
L16	N90°00'00"E	125.00'
L17	N82°04'05"E	60.63'
L18	N89°43'41"E	125.01'
L19	N00°19'19"E	84.71'
L20	S89°40'41"E	125.00'
L21	S84°30'54"E	60.24'
L22	S89°40'41"E	125.14'
L23	S00°20'54"W	429.03'
L24	S89°58'38"W	644.71'

AREA TABLE	ACRES
Lots =	307,646 S.F. 7.063 ACRES
R.O.W. =	146,988 S.F. 3.374 ACRES
TOTAL =	454,634 S.F. 10.437 ACRES

OWNER'S CONSENT
STATE OF INDIANA)
COUNTY OF LAKE)
I, Andrea Oller, a Notary Public in and for the County and State aforesaid, do hereby certify that TODD M. OLTJOF, who is personally known to me to be the same whose name is subscribed to the foregoing certificates, 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.

THE UNDERSIGNED, PENTWATER DEVELOPMENT, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREIN 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 PENTWATER SUBDIVISION - PHASE 4. 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 YARD 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 ERECTED BUILDINGS OR STRUCTURES.

WITNESS OUR HANDS AND SEAL THIS 17 DAY OF December, 2014.

PENTWATER DEVELOPMENT, LLC
BY: TODD M. OLTJOF
PRESIDENT OF OD ENTERPRISES INC.
ITS GENERAL MANAGER

NOTARY PUBLIC
STATE OF INDIANA)
COUNTY OF LAKE)
I, Andrea Oller, a Notary Public in and for the County and State aforesaid, do hereby certify that TODD M. OLTJOF, who is personally known to me to be the same whose name is subscribed to the foregoing certificates, 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 NOTARIAL SEAL THIS 17 DAY OF December, 2014.
Andrea Oller
LAKE COUNTY, STATE OF INDIANA
COMMISSION EXPIRES 11/27/2021
NOTARY PUBLIC

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT 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 "P.U. & D.E." (PUBLIC UTILITY AND DRAINAGE EASEMENT) FOR THE PURPOSE OF SERVING THE PENTWATER 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. IN THE EVENT THE CITY OF CROWN POINT DEEMS ACQUIRING OUTLOT K IS IN THE PUBLIC INTEREST FOR OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE PENTWATER SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL GRANT OUTLOT K AND THE RESPONSIBILITY FOR ITS MAINTENANCE TO THE CITY OF CROWN POINT WITHOUT COST TO THE CITY.

SURVEYOR'S NOTES
1. THIS SUBDIVISION CONSISTS OF 27 LOTS AND 1 OUTLOT AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL THE PHASES OF PENTWATER SUBDIVISION.
2. ALL MONUMENTS SET ARE 5/8" REBAR, 24" IN LENGTH, WITH A YELLOW CAP STAMPED "MANHARD CONS IN FIRM 0062".
3. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (0.00") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
4. A BLANKET EASEMENT FOR PUBLIC UTILITIES IS HEREBY GRANTED OVER ALL OF OUTLOT K. THIS EASEMENT SHALL BE SUBJECT TO THE SAME PROVISIONS AS ALL OTHER PUBLIC UTILITY EASEMENTS SHOWN HEREON.
5. CROSS REFERENCE IS HEREBY MADE TO ALTA SURVEYS PREPARED BY MANHARD CONSULTING LTD. DATED 2-15-05 AND 2-25-05 AND RECORDED IN LAKE COUNTY, INDIANA ON AUGUST 29, 2005 AS DOCUMENT NUMBER 2005 073438 IN BOOK 13 PAGE 39 AND 2005 073439 IN BOOK 13 PAGE 39.

PLAN COMMISSION CERTIFICATE
STATE OF INDIANA)
COUNTY OF LAKE)
SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, THIS 16 DAY OF December, 2014.

Jeffrey W. Hester
CITY MANAGER

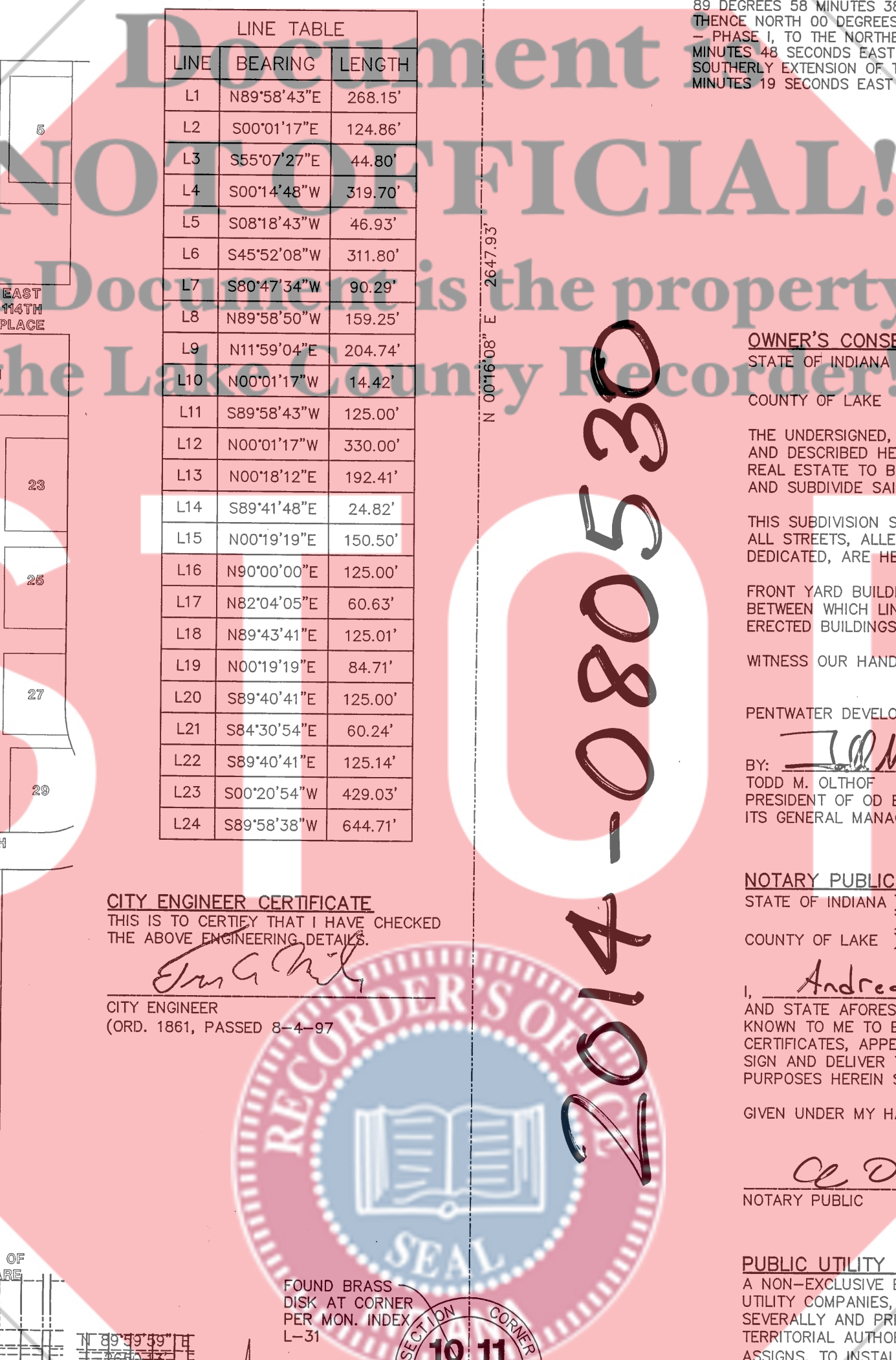
MORTGAGEE CONSENT
STATE OF _____)
COUNTY OF _____)
THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED 8-28-13 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, ON THE 6 DAY OF Sept, 2013, AS DOCUMENT NUMBER 2013 065419-22, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

MORTGAGE NOTARY PUBLIC
STATE OF Indiana)
COUNTY OF Laake)
I, Louise Martini, a Notary Public in and for the County and State aforesaid, do hereby certify that JENNIFER WILLIS of STANDARD BANK & TRUST COMPANY 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 she 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 NOTARIAL SEAL THIS 17th DAY OF Dec, 2014.
Louise Martini
NOTARY PUBLIC

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DuPAGE)
I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREIN 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 5th DAY OF DECEMBER, 2014.
Timothy J. Murphy
TIMOTHY J. MURPHY, L.L.C.
INDIANA REGISTERED LAND SURVEYOR NO. LS-2990006



2014-080530

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC 18 2014
45-16-10-326-005,000-042
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

107/80

PENTWATER SUBDIVISION - PHASE 4
CITY OF CROWN POINT, INDIANA
FINAL PLAT OF SUBDIVISION

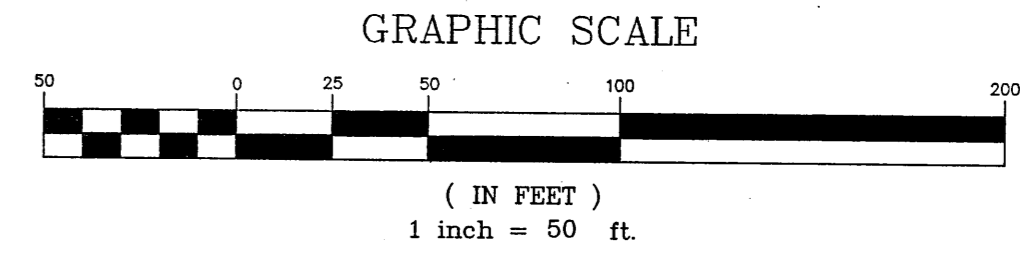
107-80
2:2

FINAL PLAT OF SUBDIVISION PENTWATER SUBDIVISION - PHASE 4

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

2014-080530

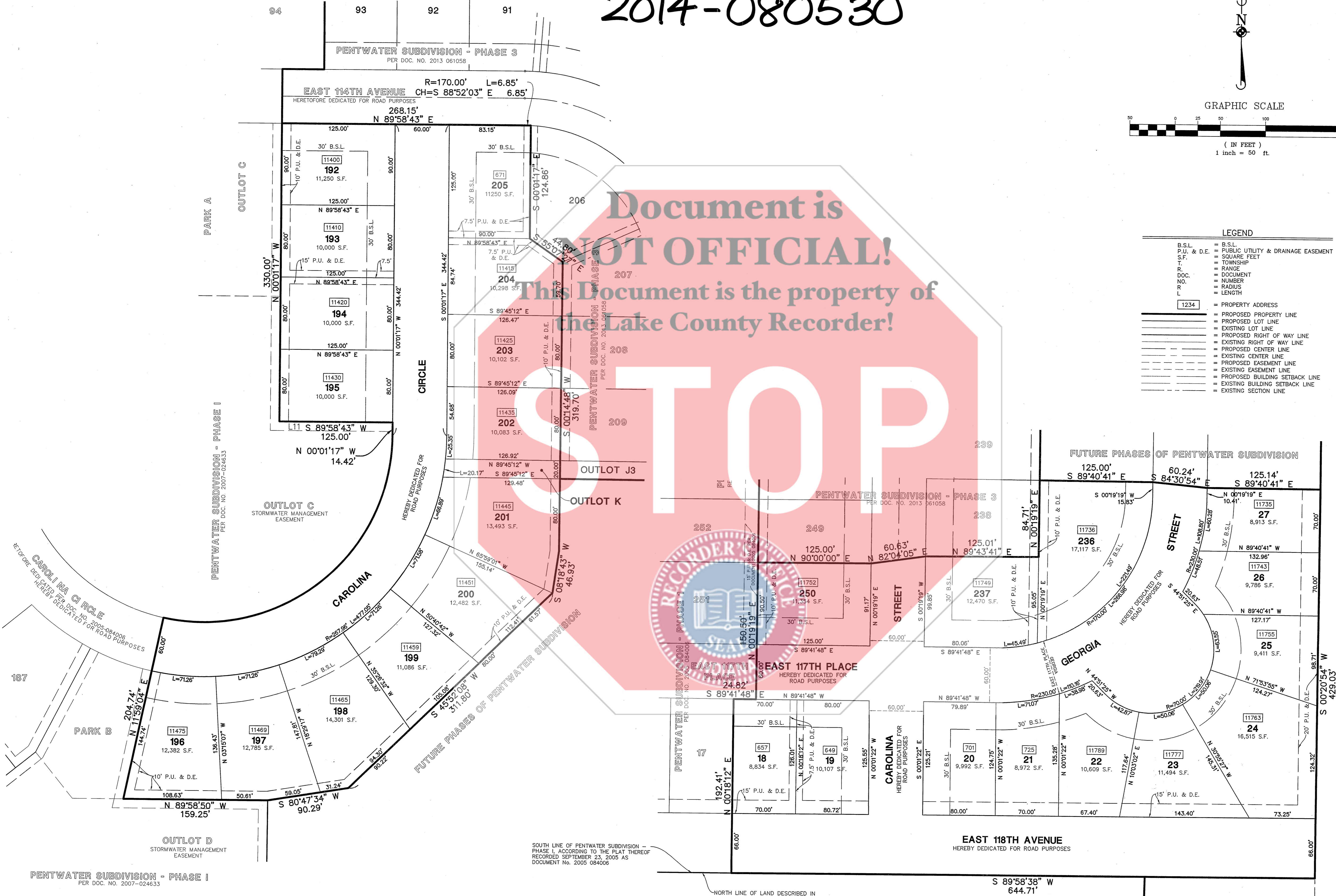
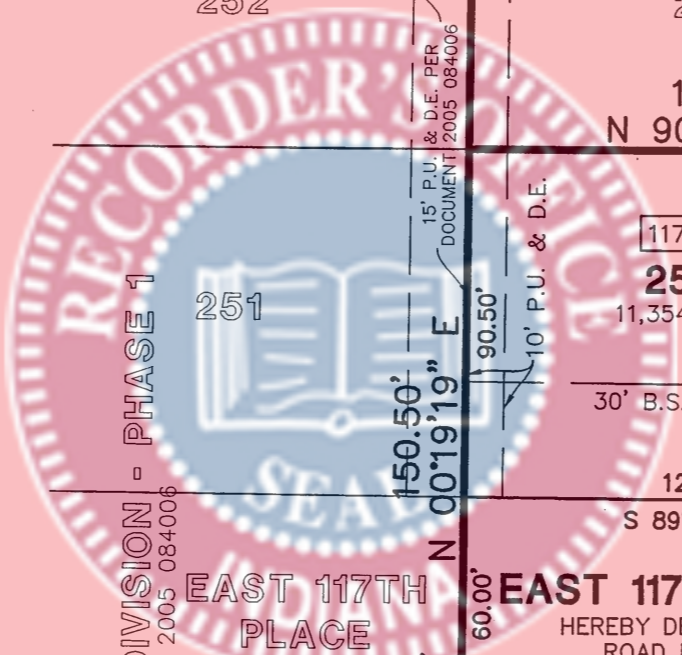
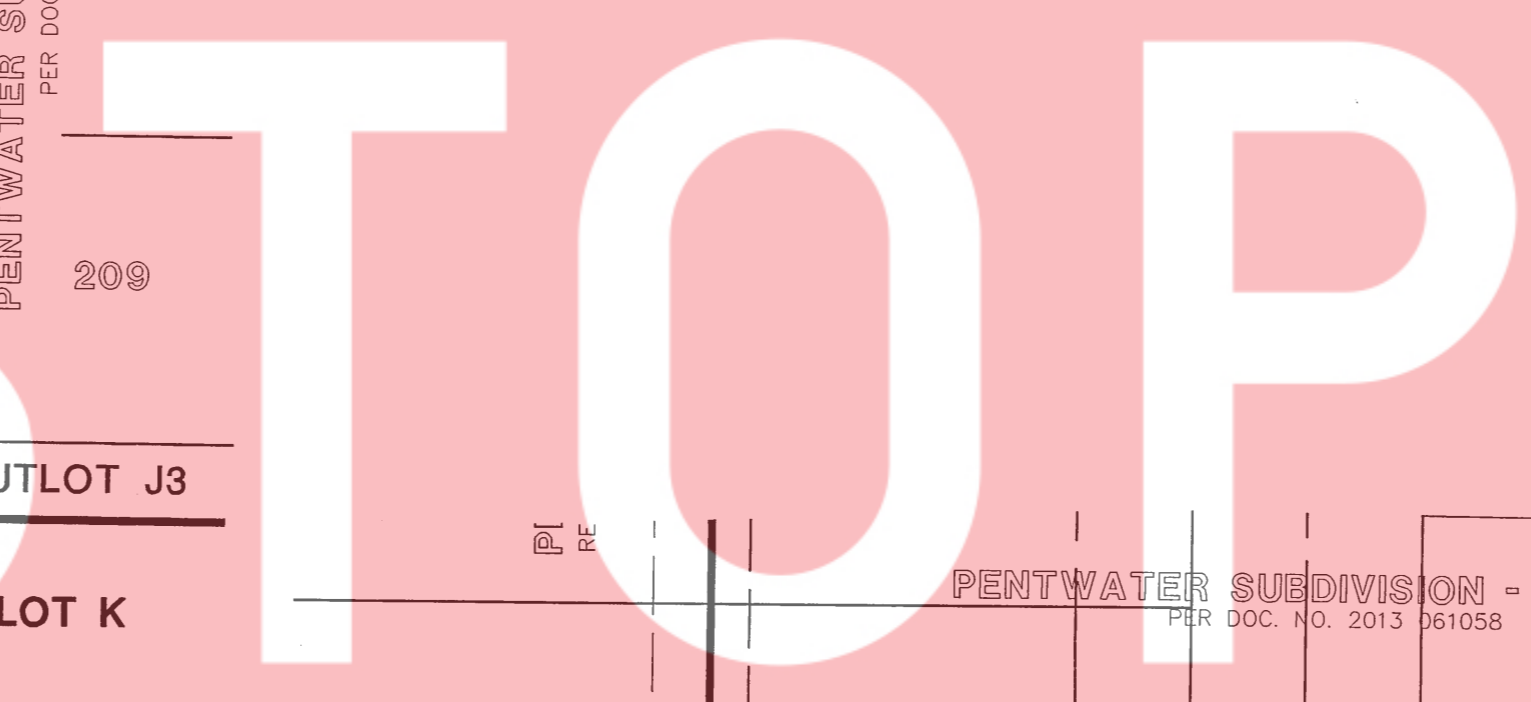
107 80



LEGEND

---	B.S.L.	=	B.S.L.
---	P.U. & D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
---	S.F.	=	SQUARE FEET
---	T.	=	TOWNSHIP
---	R.	=	RANGE
---	D.	=	DOCUMENT
---	N.	=	NUMBER
---	R.	=	RADIUS
---	L.	=	LENGTH
---	1234	=	PROPERTY ADDRESS
---	---	=	PROPOSED PROPERTY LINE
---	---	=	PROPOSED LOT LINE
---	---	=	EXISTING LOT LINE
---	---	=	PROPOSED RIGHT OF WAY LINE
---	---	=	EXISTING RIGHT OF WAY LINE
---	---	=	PROPOSED CENTER LINE
---	---	=	EXISTING CENTER LINE
---	---	=	PROPOSED EASEMENT LINE
---	---	=	EXISTING EASEMENT LINE
---	---	=	PROPOSED BUILDING SETBACK LINE
---	---	=	EXISTING BUILDING SETBACK LINE
---	---	=	EXISTING SECTION LINE

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014-08-05 10:11:30
MICHAEL B. BROWN
RECORDER

Manhard CONSULTING LTD
Professional Engineers • Surveyors • Water Resources • Wetland Delineation • Environmental Scientists • Landscaping Architects • Planners

PENTWATER SUBDIVISION - PHASE 4
CITY OF CROWN POINT, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: JWW
PROJ. ASSOC.: T.M.
DRAWN BY: LD
DATE: 12/05/14
SCALE: 1" = 50'

SHEET
2 OF 2
OHICPI2 4471