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October 14, 2015 - 13:11 Dwg Name: P:\01\dyin01\dwg\Sur\Final Drawings\Plot of Subdivision\01-CLT.DYIN01-PS.dwg Updated By: tmurry

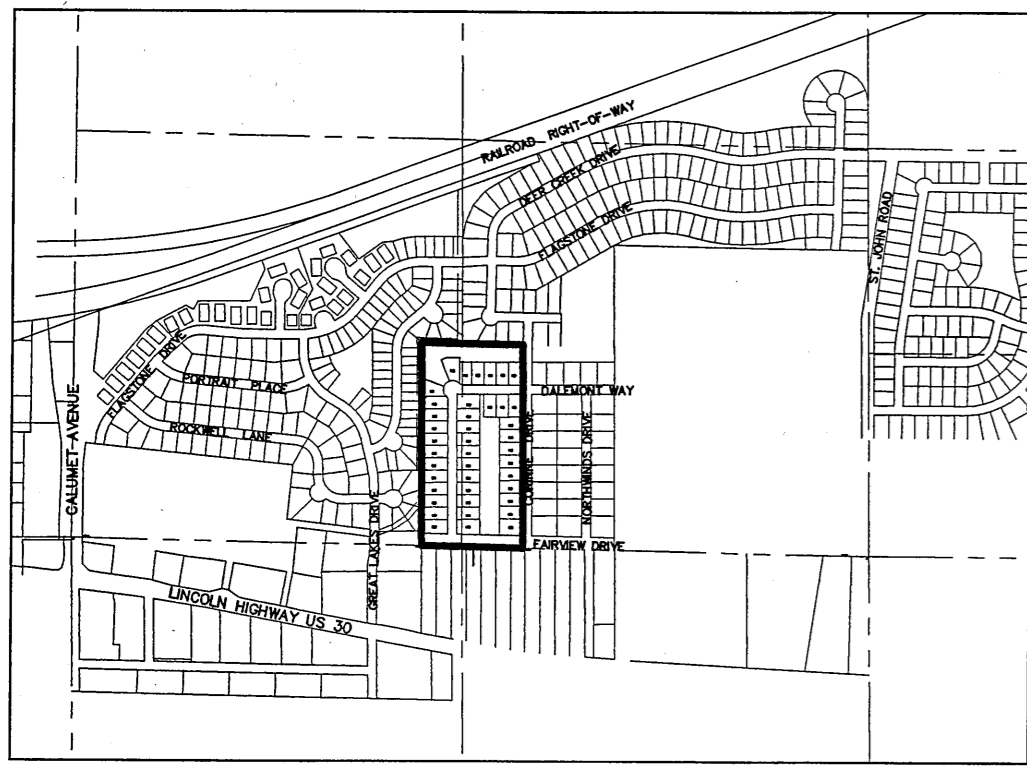
2015-071212

STATE OF INDIANA
COUNTY OF LAKE
PUBLIC RECORDS
MICHAEL J. BROWN
RECORDER

FINAL PLAT PENNINGTON SUBDIVISION

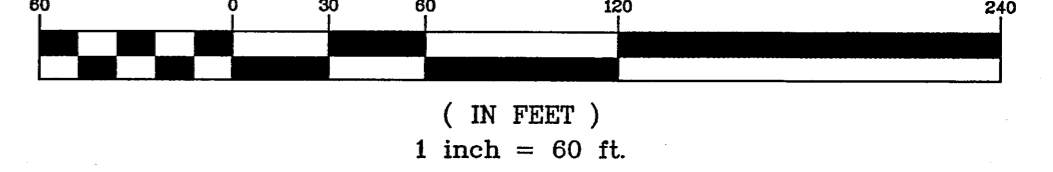
BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 35 NORTH,
RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

2015-071212 108/62



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



PROPERTY AREA

AREA IN LOTS = 531,657 SQUARE FEET (12.205 ACRES)
AREA IN OUTLOTS = 198,850 SQUARE FEET (4.565 ACRES)
AREA IN RIGHT-OF-WAY = 140,721 SQUARE FEET (3.231 ACRES)
TOTAL LAND AREA = 871,228 SQUARE FEET (20.001 ACRES)

BUILDING SETBACKS

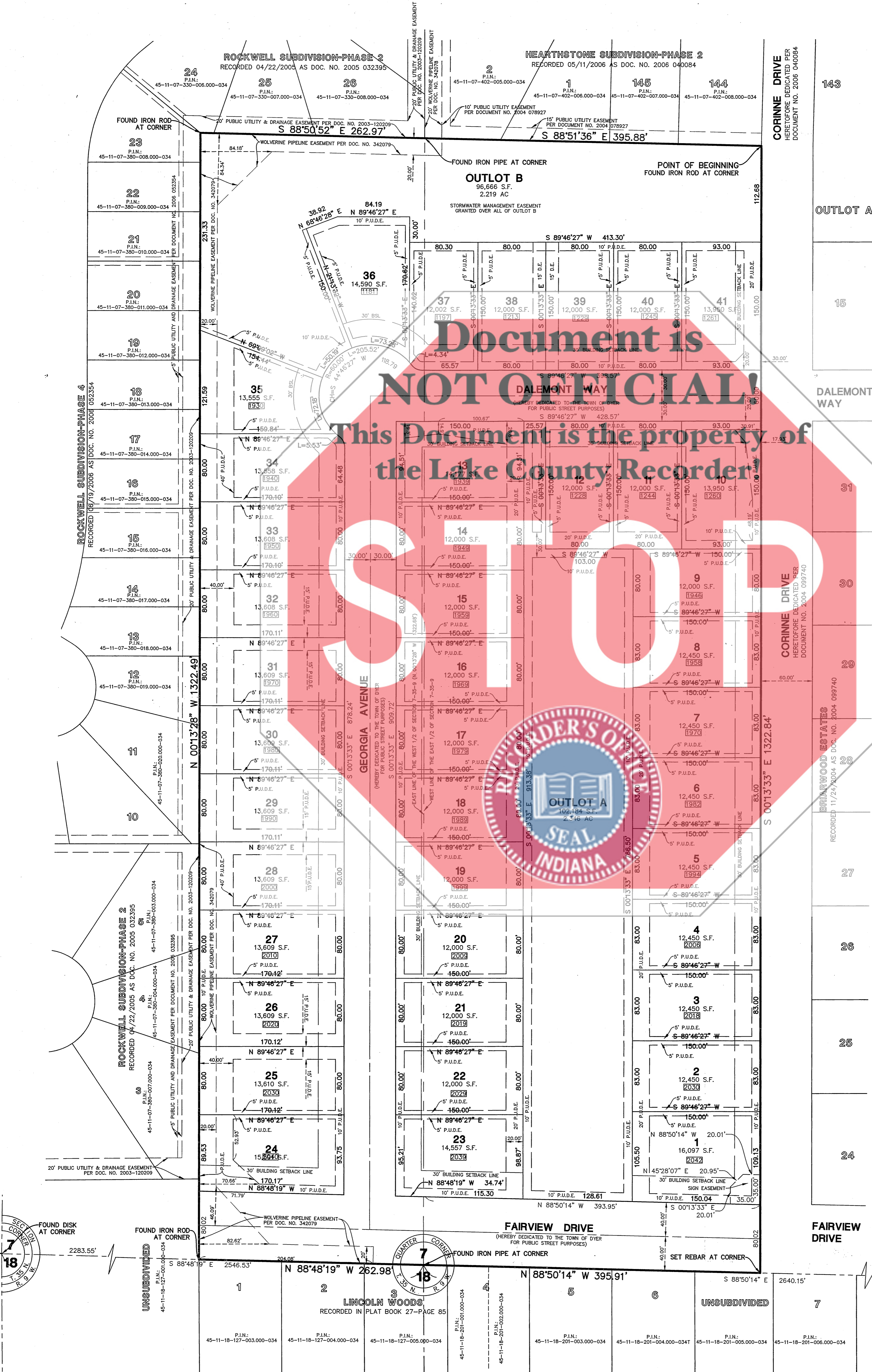
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
30' SIDE CORNER YARD SETBACK
8' SIDE YARD SETBACK

LEGEND

- B.S.L. = B.S.L.
- D.E. = DRAINAGE EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- S.F. = SQUARE FEET
- T. = TOWNSHIP
- R. = RANGE
- DOC. NO. = DOCUMENT 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

DULY ENTERED FOR RECORD IN THE PUBLIC RECORDS OF LAKE COUNTY, INDIANA
OCT 20 2015
PLATED FROM
45-11-07-451-001-000-034

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SHEET INDEX	
SHEET 1 OF 2:	BOUNDARY INFORMATION & LOT DETAILS
SHEET 2 OF 2:	LEGAL DESCRIPTION & CERTIFICATES

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SHEET 1 OF 2	PROJ. MGR.: BM PROJ. ASSOC.: IMJ DRAWN BY: DSR DATE: 08/07/15 SCALE: 1" = 60'	PENNINGTON SUBDIVISION TOWN OF DYER, LAKE COUNTY, INDIANA FINAL PLAT OF SUBDIVISION
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Manhard CONSULTING LTD
200 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8595 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/06/15	CLIENT REVIEW COMMENTS	DSR
10/01/15	TOWN REVIEW COMMENTS	DSR
08/13/15	REVISED SIGN EASEMENT	DSR

FINAL PLAT PENNINGTON SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 35 NORTH,
RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 144 IN HEARTHSTONE SUBDIVISION-PHASE 2, BEING A SUBDIVISION RECORDED MAY 11, 2006 AS DOCUMENT NO. 2006-040084; THENCE SOUTH 00 DEGREES 13 MINUTES 33 SECONDS EAST, 1322.84 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CORINNE DRIVE AS DEDICATED BY DOCUMENT NO. 2004-099740 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN LINCOLN WOODS SUBDIVISION RECORDED IN PLAT BOOK 27, PAGE 85; THENCE NORTH 88 DEGREES 50 MINUTES 14 SECONDS WEST, 395.91 FEET ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID LINCOLN WOODS SUBDIVISION TO THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 88 DEGREES 48 MINUTES 19 SECONDS WEST, 262.98 FEET ALONG THE NORTH LINE OF SAID LINCOLN WOODS SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF ROCKWELL SUBDIVISION PHASE 2 RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-032395; THENCE NORTH 00 DEGREES 13 MINUTES 28 SECONDS WEST, 1322.49 FEET ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID ROCKWELL SUBDIVISION PHASE 2 AND THE EAST LINE OF ROCKWELL SUBDIVISION-PHASE 4, RECORDED JUNE 19, 2006 AS DOCUMENT NO. 2006 052354, TO THE NORTHEAST CORNER OF LOT 23 IN SAID ROCKWELL SUBDIVISION-PHASE 4; THENCE SOUTH 88 DEGREES 50 MINUTES 52 SECONDS EAST, 262.97 FEET ALONG A SOUTH LINE OF ROCKWELL SUBDIVISION-PHASE 2 TO THE COMMON CORNER OF SAID ROCKWELL SUBDIVISION-PHASE 2 AND SAID HEARTHSTONE SUBDIVISION-PHASE 2; THENCE SOUTH 88 DEGREES 51 MINUTES 36 SECONDS EAST, 395.88 FEET ALONG THE SOUTH LINE OF SAID HEARTHSTONE SUBDIVISION-PHASE 2 TO THE POINT OF BEGINNING.

108/62

PAID BY DEED FOR TAXATION SUBJECT
FULL ACCEPTANCE FOR TAXES

OCT 20 2015

JOHN E. PETALAS
LAKE COUNTY RECORDER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE TOWN OF DYER 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, UPON, UNDER, OVER OR ALONG THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" 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 GRANTEE. 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 THE TOWN OF DYER 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, GUYES, 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" (P.U.D.E.) FOR THE PURPOSE OF SERVING THE PENNINGTON 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.

DRAINAGE EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE TOWN OF DYER TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH DRAINAGE SWALES AND STORM SEWERS IN, UPON, UNDER, OVER AND ALONG THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "DRAINAGE EASEMENT" (D.E.) 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 GRANTEE. 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.

DEDICATION OF OUTLOTS

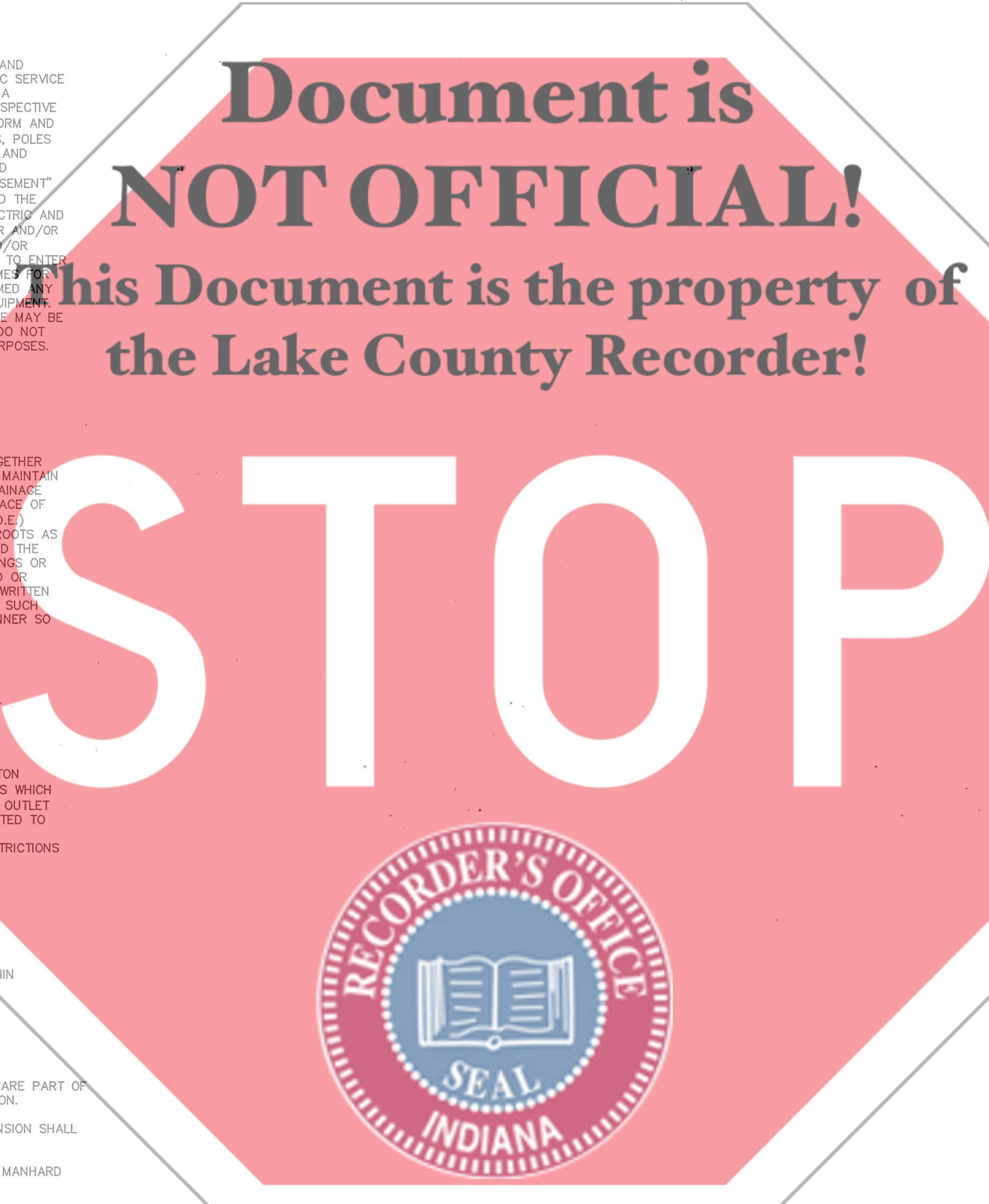
OUTLOTS A AND B ARE HEREBY DEDICATED AND CONVEYED TO THE PENNINGTON HOMEOWNERS ASSOCIATION (H.O.A.). THE H.O.A. SHALL MAINTAIN THE OUTLOTS WHICH MAY INCLUDE BUT NOT LIMITED TO RETENTION/DETENTION PONDS OR BASINS, OUTLET STRUCTURES, EMERGENCY SPILLWAYS AND ALL APPURTENANCES SOLELY RELATED TO THE FUNCTIONAL OPERATION OF THE DETENTION FACILITY, SUBJECT TO THE PENNINGTON DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

SIGN EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE PENNINGTON HOMEOWNERS ASSOCIATION FOR THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SIGNS AND ASSOCIATED FACILITIES INCLUDING ANY LANDSCAPING WITHIN THOSE AREAS DESIGNATED ON THE PLAT.

SURVEYOR'S NOTES

- 1. THIS SUBDIVISION CONSISTS OF LOTS 1-41, OUTLOT A AND OUTLOT B AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF PENNINGTON SUBDIVISION.
- 2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- 3. CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED AUGUST 26, 2014 AND RECORDED AS DOCUMENT NO. 2015 070363.
- 4. MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18.
- 5. THE ASSOCIATION SHALL MAINTAIN AND KEEP IN GOOD REPAIR ALL PORTIONS OF THE COMMON AREA, WHICH RESPONSIBILITY SHALL INCLUDE THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY CUL-DE-SAC ISLANDS WITHIN A DEDICATED RIGHT-OF-WAY WHICH HAVE NOT BEEN DESIGNATED AS AN "OUTLOT" UPON ANY APPLICABLE PLAT OF SUBDIVISION, INCLUDING SNOWPLOWING IN THE CUL-DE-SACS, SHALL BE PERFORMED BY THE ASSOCIATION IN CONNECTION WITH SUCH CUL-DE-SAC-ISLANDS. THE ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR SNOW REMOVAL IN THE EYEBROW AREAS.



DEDICATION CERTIFICATE

THE UNDERSIGNED, PENNINGTON DEVELOPMENT LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PENNINGTON SUBDIVISION, AN ADDITION TO THE TOWN OF DYER, LAKE COUNTY, STATE OF INDIANA. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE, EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT. ALL EASEMENTS SHOWN THEREON SHALL INURE TO THE BENEFIT OF THE TOWN AND THE PUBLIC OR QUASI-MUNICIPAL UTILITIES. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN, WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGHOUT DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY THE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEAL
THIS 20 DAY OF October, A.D., 2015.

PENNINGTON DEVELOPMENT, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373

TODD M. OLTROF
PRESIDENT OF OD ENTERPRISES INC.
IT'S GENERAL MANAGER

NOTARY PUBLIC

STATE OF INDIANA)
COUNTY OF LAKE)

I, Laura B. Van Navel, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTROF, 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 20 DAY OF October, A.D., 2015.

NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OF AMENDMENTS THERETO ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF DYER, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TOWN PLAN COMMISSION OF DYER, LAKE COUNTY, INDIANA

AT A MEETING HELD ON October 19, A.D., 2015.

Scott Cearing
CHAIRMAN
Scott Cearing
PRINTED NAME
Roger C Tackma Jr.
PRINTED NAME

SURVEYOR'S 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 HEREOF DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.

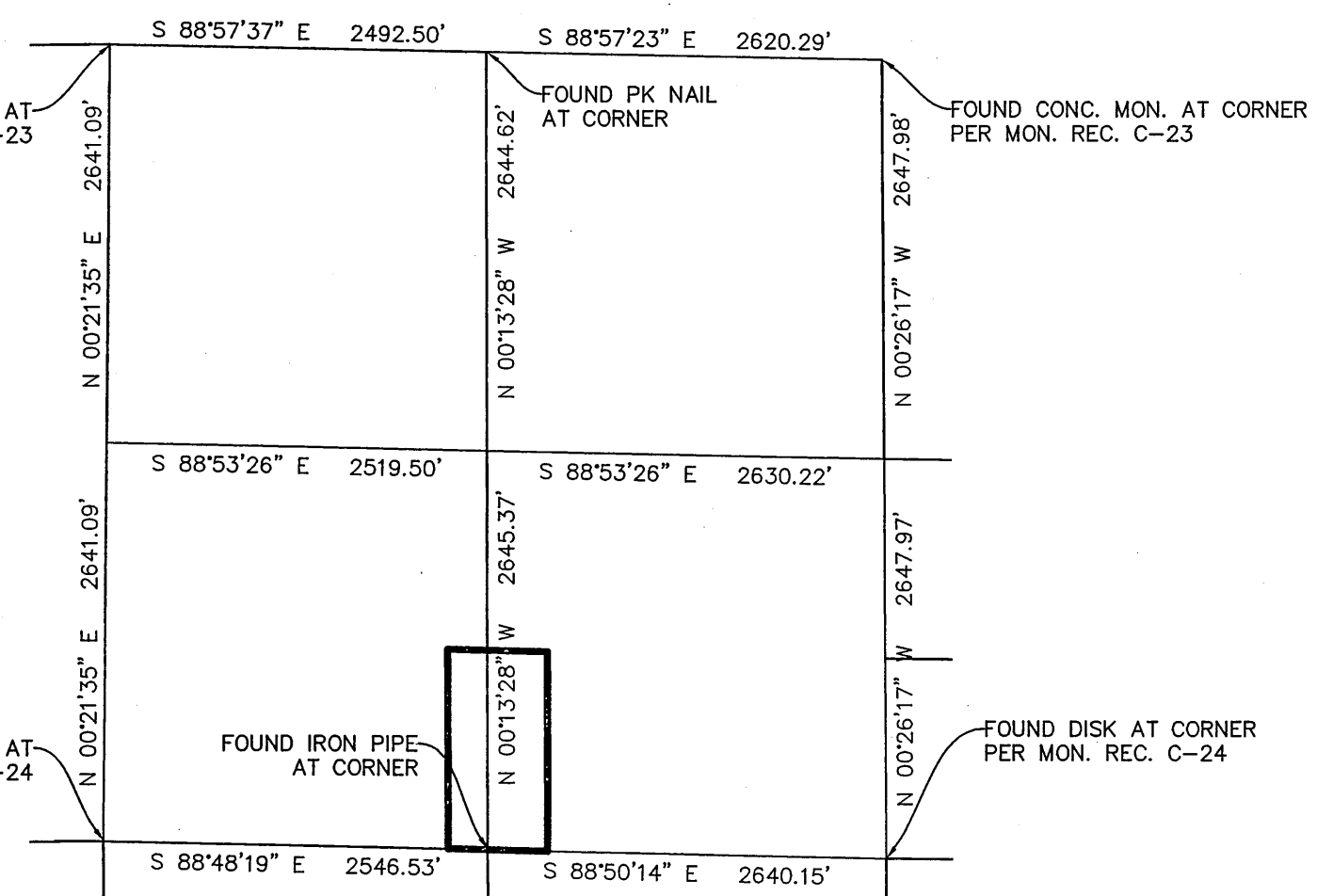
WITNESS MY HAND AND SEAL THIS 14TH DAY OF OCTOBER, A.D. 2015.

Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR NO. LS2900006



OWNER/DEVELOPER

PENNINGTON DEVELOPMENT, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373



7-35-9 SECTION BREAKDOWN

THE BEARINGS FOR THIS SUBDIVISION ARE BASED ON THE ROCKWELL SUBDIVISION AND THE HEARTHSTONE SUBDIVISION AND ARE ON AN ASSUMED BASIS.

DATE	REVISIONS	DRAWN BY
10/06/15	CLIENT REVIEW COMMENTS	DSR
10/01/15	TOWN REVIEW COMMENTS	DSR
08/13/15	REVISED SIGN EASEMENT	DSR