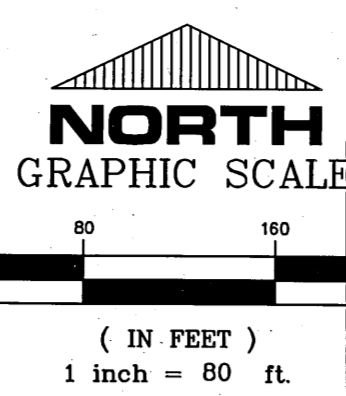


2015-073536

EDGEWATER - PHASE THREE, BLOCK 1
AN ADDITION TO THE CITY OF CROWN POINT,
LAKE COUNTY, INDIANA 108/65

727

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT 30 PM 1:56
MICHAEL B. BROWN
RECORDER



108/65

Legal Description:

Part of the Northeast Quarter of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, lying South of the Southerly right of way line of the Chicago and Erie Railroad (formerly the Chicago and Atlantic Railroad) and lying East of the East right of way line of Interstate I-65 by right of way grant recorded August 20, 1964 as Document Number 581403 in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 10; thence North 00° 07' 16" West along the East line of said Section 10, a distance of 385.29 feet, to a point lying on the Northerly property line of Lot 29 as shown in the plat of Edgewater - Phase One, an Addition to the City of Crown Point recorded in Plat Book 92, page 94 in the Office of the Recorder of Lake County, Indiana; thence North 00° 07' 16" West, a distance of 123.28 feet to the Northwest corner of Lot 30 in said Edgewater - Phase One; thence South 00° 47' 51" West, a distance of 32.38 feet, to the Northeast corner of Lot 31 in said Edgewater - Phase One; thence South 89° 52' 44" West, a distance of 125.00 feet, to the Northerly line of said Lot 50 and said line extended westerly, a distance of 10.79 feet, to the Northeast corner of Lot 50 in said Edgewater - Phase One, said point being the point of beginning of this description; thence South 89° 52' 44" West, along the Northerly line of said Lot 50 and said line extended westerly, a distance of 185.00 feet, to the West line of Tennessee Street (60 feet wide) as shown in said Edgewater - Phase One; thence North 00° 07' 16" West, along said West line of Tennessee Street, a distance of 57.88 feet, to the Northeastly most corner of Phase One in Condominiums at Edgewater, an Addition to the City of Crown Point, recorded in Plat Book 103, page 93 in the Office of the Recorder of Lake County, Indiana; thence North 00° 07' 16" East, along said West line of Tennessee Street, a distance of 123.85 feet; thence North 00° 07' 16" West, a distance of 482.21 feet; thence North 02° 08' 47" West, a distance of 115.99 feet; thence North 01° 09' 26" East, a distance of 184.21 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 35.00 feet, (with a chord bearing of North 02° 27' 07" West, a chord distance of 33.27 feet), an arc distance of 34.67 feet; thence North 30° 49' 51" West, a distance of 4.62 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 55.00 feet, (with a chord bearing of North 02° 27' 07" West, a chord distance of 12.51 feet), an arc distance of 12.51 feet; thence North 59° 10' 09" East, a distance of 144.43 feet; thence North 30° 49' 51" West, a distance of 23.39 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 115.50 feet, (with a chord bearing of North 51° 09' 49" West, a chord distance of 80.27 feet), an arc distance of 80.27 feet; thence North 18° 30' 13" East, a distance of 39.51 feet, to the Southerly right of way line of the aforesaid Chicago and Erie Railroad right of way line; thence South 71° 29' 47" East, a distance of 589.47 feet, to the point of beginning, containing 11.651 acres, more or less, and

Beginning at the Northwest corner of Lot 5 as shown in the aforesaid plat of Edgewater-Phase One; thence North 89° 52' 44" East, a distance of 55.00 feet, to the East line of the West 31-1/6th rods of the Northwest Quarter of Section 11, Township 34 North, Range 8 West of the Second Principal Meridian; thence North 00° 07' 16" West, along said East line of the West 31-1/6th rods of the Northwest Quarter of Section 11, a distance of 567.29 feet, to the Southerly right of way line of the aforesaid Chicago and Erie Railroad; thence North 71° 29' 47" West along said Southerly right of way line, a distance of 58.04 feet; thence South 00° 07' 16" East, a distance of 585.82 feet, to the point of beginning, containing 0.728 acres, more or less, all in the City of Crown Point, Indiana.

STATE OF Illinois)
COUNTY OF Rock)
It, the undersigned, RH of Indiana, L.P., owner of the real estate shown and described herein, does hereby certify that it has laid off, platted and subdivided, and does hereby lay off, plat and subdivide said real estate in accordance with the plat hereon. This subdivision shall be known and designated as EDGEWATER - PHASE THREE, BLOCK 1, an Addition to the City of Crown Point, Lake County, Indiana. 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.

Dated this 20th day of October, 2015.
RH of Indiana, L.P.
Omar Rodriguez-Caballero
Assistant Vice President

UTILITY EASEMENT
An easement is hereby granted to the City of Crown Point, Northern Indiana Public Service Company, A.T. & T., U.S. Cable, and their respective successors and assigns to install, place and maintain sanitary sewers, storm sewers, drainage ways, water mains, gas mains, conduits, cables, poles and wires, either overhead or underground, all in accordance with the prevailing standards and ordinances of the City of Crown Point, with all necessary appliances, in and over the parcels of land designated on the plat and marked "UTILITY EASEMENT", "ACCESS & UTILITIES EASEMENT", OR "DRAINAGE EASEMENT", for the purpose of serving the public in general with sanitary sewers, storm sewers, drainage, water, gas, electric and telephone services, together with the right to enter upon the said easements for public utilities at all times and for any and all of the purposes aforesaid and to trim and to keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easements, but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements for such utility purposes.

DRAINAGE EASEMENT / FACILITIES
An easement is granted to the City of Crown Point for the installation, operation and maintenance of drainage facilities that include drainage swales, storm sewers, storm water detention basins and control devices. The City shall own and maintain all storm sewers, structures, and retention/detention pond appurtenances considered public infrastructure and shall ensure all features of the drainage system are functional. All other property maintenance within the easements shall be the responsibility of the Owners of this real estate.

PUBLIC STREETS
All streets shown hereon, marked as "Public Street and Right of Way" and to the extent that they are not dedicated are hereby and heretofore dedicated to the City of Crown Point and to the public in general.

OUTLOT "E"
Outlot "E" (Park Area) shall be owned by Homeowner Association (HOA) until accepted or requested by the City of Crown Point under separate document.

STATE OF Illinois)
COUNTY OF Rock)
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Omar Rodriguez-Caballero, on behalf of RH of Indiana, L.P., personally known to be the same person who signed the certificate of petition hereon and acknowledged to me that he executed the same as his free and voluntary act.

Witness my hand and Notarial Seal this 20th day of October, 2015.

My Commission expires: 10/20/16
Rod Adams
Notary Public
County of Residence: Rock

STATE OF INDIANA)
COUNTY OF LAKE)
I, Tris Miles, P.E., City Engineer for the City of Crown Point, have reviewed and accepted the final engineering plans and this plat as being generally in conformance with the City of Crown Point standards and ordinances. However, the City Engineer and the City of Crown Point do not accept any liability for engineering or construction errors or omissions.

Witness my hand this 29th day of Oct, 2015.
Tris Miles
Tris Miles, P.E., City Engineer for the City of Crown Point

Submitted, accepted and approved by the Plan Commission of the City of Crown Point, Indiana this 14th day of Sept, 2015.

BY: [Signature]
President
ATTEST: [Signature]
Secretary

STATE OF INDIANA)
COUNTY OF LAKE)
I, Gary P. Torrenga, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.

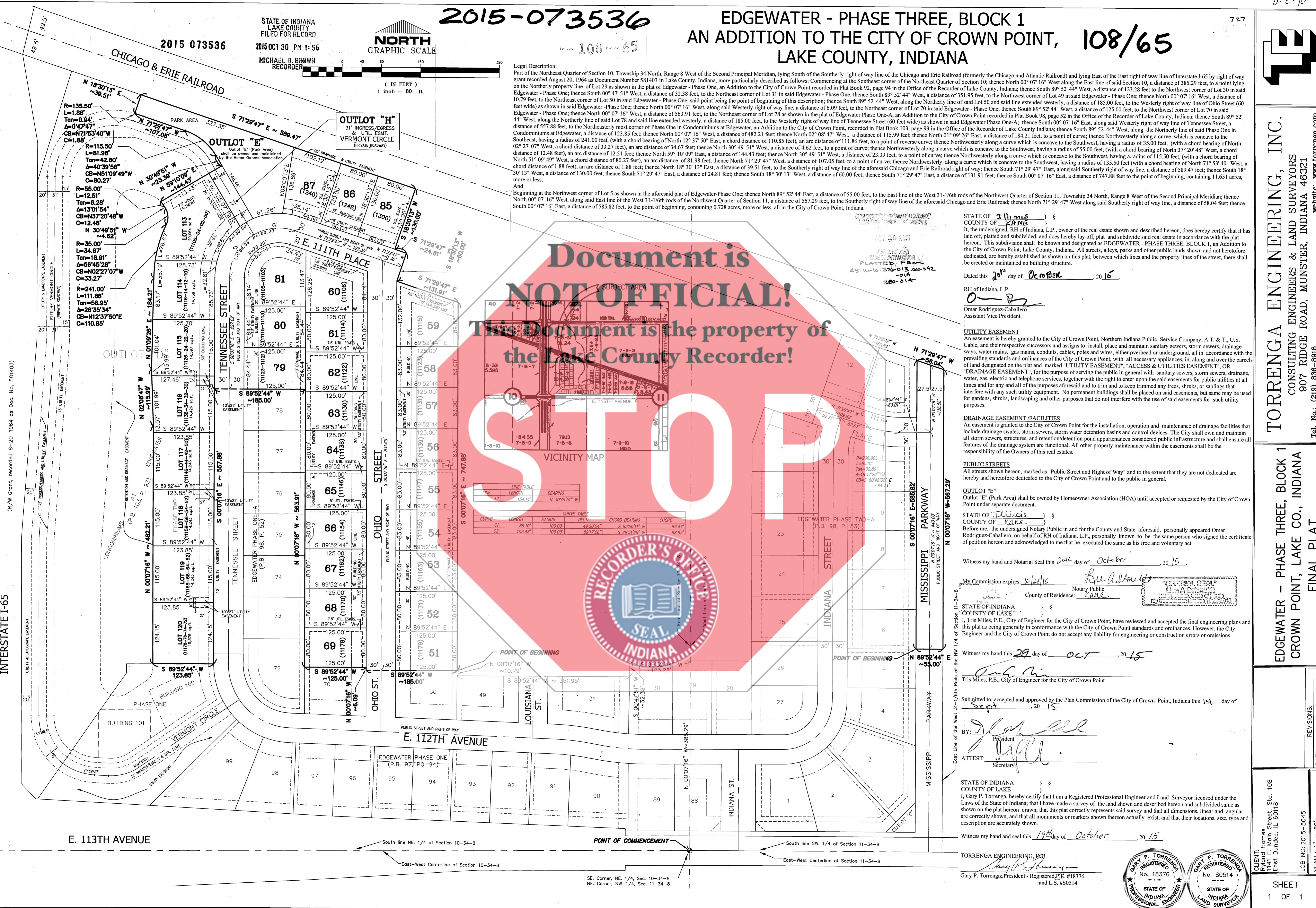
Witness my hand and seal this 19th day of October, 2015.
TORRENGA ENGINEERING, INC.
[Signature]
Gary P. Torrenga, President - Registered P.E. #18376
and L.S. #50514



VICINITY MAP

LINE	LENGTH	BEARING
C1	86.10'	100.00'
C2	103.48'	100.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	86.10'	100.00'	49°20'04"	S 81°30'11" W	83.47'
C2	103.48'	100.00'	59°17'26"	S 28°31'26" W	98.83'



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenga.com

EDGEWATER - PHASE THREE, BLOCK 1
CROWN POINT, LAKE CO., INDIANA
FINAL PLAT

CLIENT: Homes
1141 E. Main Street, Ste. 108
East Dundee, IL 60118
JOB NO: 2015-5045
SCALE: 1" = 80'
REVISIONS: DATE: 10-12-2015
SHEET 1 OF 1