

2016-034906

BOOK 109 PAGE 12

HUNTER'S GLEN NORTH - PHASE 1

AN ADDITION TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA

109/12

2016 034906

2016 JUN -7 AM 9:46
MICHAEL J. BROWN
RECORDER

851

DEED OF DEDICATION:

IT, THE UNDERSIGNED, CVP DEVELOPMENT COMPANY, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO CERTIFY THAT IT HAS 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 HUNTER'S GLEN NORTH - PHASE 1, AN ADDITION TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA. ALL STREETS, 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, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE UNLESS SAID BUILDING OR STRUCTURE PREEXISTS THIS PLAT.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF MERRILLVILLE, ALL PUBLIC UTILITY COMPANIES INCLUDING SEC. NORTHERN INDIANA PUBLIC SERVICE COMPANY, AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES AND WIRES, BOTH OVERHEAD AND UNDERGROUND WITH ALL NECESSARY BRACES, BUYS, ANCHORS AND OTHER APPLIANCES, IN, UPON, ALONG, UNDER AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH STORM SEWER, WATER, GAS, ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES 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 BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR ROADS, PARKING LOTS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE AND THE TOWN OF MERRILLVILLE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY, UPON AND ALONG THE STRIPS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF. **SANITARY SEWER EASEMENT:** ALL EASEMENTS DESIGNATED ON THE PLAT AND MARKED AS "UTILITY EASEMENT" ARE ALSO HEREBY GRANTED TO THE MERRILLVILLE CONSERVANCY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS IN, UPON, ALONG, UNDER AND OVER SAID STRIPS OF LAND FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWER TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES 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 BUILDING SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR ROADS, PARKING LOTS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES. NO FENCES SHALL BE PLACED IN OR ACROSS EASEMENTS CONTAINING SANITARY SEWERS. THE GRANTEE SHALL REPAIR ANY PERMANENT SURFACE MATERIAL AND/OR STRUCTURES INSTALLED AT THE TIME OF DISTURBANCE, IF THESE NEED TO BE REMOVED TO INSTALL, REPAIR, OR MAINTAIN THEIR PUBLIC UTILITY INFRASTRUCTURE.

NO ACCESS EASEMENT: THERE ARE STRIPS OF GROUND DESIGNATED ON THE PLAT AND MARKED "NO ACCESS EASEMENT" AND UPON, ALONG, OR ACROSS THE STRIPS OF LAND THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS.

DEVELOPMENTAL SIGN EASEMENT: THERE IS AN AREA OF GROUND DESIGNATED ON THE PLAT AND MARKED "DEVELOPMENTAL SIGN EASEMENT" TO WHICH IS HEREBY RESERVED FOR THE PLACEMENT OF ONE SIGN CONTAINING THE NAME OF THE DEVELOPMENT AND LANDSCAPING AROUND SAID SIGN, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT TO MAINTAIN THE SIGN AND LANDSCAPING.

LANDSCAPE EASEMENT: THERE ARE STRIPS OF GROUND DESIGNATED ON THE PLAT AND MARKED "LANDSCAPE EASEMENT" WHERE UPON, ALONG, OR ACROSS THE STRIPS, AN EARTHEN LANDSCAPED BERM SHALL BE PLACED FOR THE BENEFIT AND ENJOYMENT OF THE DEVELOPMENT, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS TO MAINTAIN THE LANDSCAPING AND BERMS.

CVP DEVELOPMENT COMPANY, INC.

Craig Van Prooyen
CRAIG VAN PROOYEN, PRESIDENT

WITNESS MY HAND AND SEAL THIS 20TH DAY OF MAY, 2016.

NOTARY

STATE OF INDIANA)
COUNTY OF LAKE) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CRAIG VAN PROOYEN AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF May 2016

NOTARY PUBLIC *Chanda C. Wilson*

MY COMMISSION EXPIRES May 22, 2022

OWNER AND SUBDIVIDER:
CVP DEVELOPMENT COMPANY, INC.
P.O. BOX 120
CROWN POINT, IN 46307

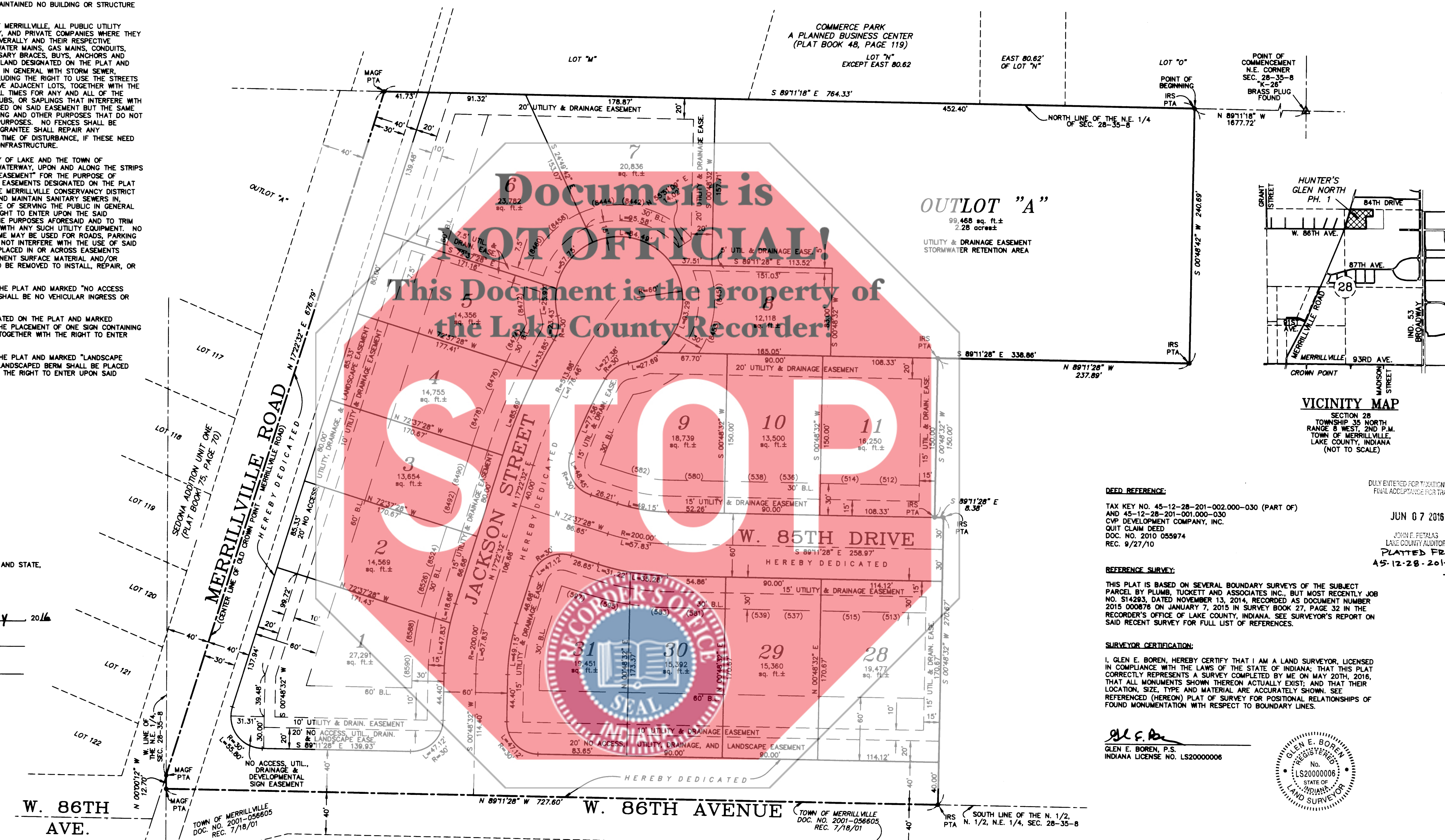
ENGINEER:
D.V.G., INC.
11065 BROADWAY, SUITE D
CROWN POINT, IN 46307

SURVEYOR:
PLUMB, TUCKETT AND ASSOCIATES, INC.
64 WEST 67TH PLACE
MERRILLVILLE, IN 46410

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE NORTH 89 DEGREES 11 MINUTES 18 SECONDS WEST, 240.89 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 240.89 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 18 SECONDS WEST (BASIS OF BEARINGS IS ASSUMED), 1677.72 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 8.36 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 237.89 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 18 SECONDS EAST, 8.36 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 237.89 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 42 SECONDS WEST, 150.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 18 SECONDS WEST, 270.87 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, 727.80 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, 727.80 FEET ALONG SAID SOUTH LINE TO THE CENTER LINE OF OLD CROWN POINT-MERRILLVILLE ROAD (NOW MERRILLVILLE ROAD); THENCE NORTH 17 DEGREES 22 MINUTES 32 SECONDS EAST, 676.79 FEET ALONG SAID CENTER LINE TO SAID NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 18 SECONDS EAST, 784.33 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 10.85 ACRES MORE OR LESS.

DECLARATION OF RESTRICTIVE COVENANTS
RECORDED AS DOCUMENT NUMBER: 2016 034905



DEED REFERENCE:

TAX KEY NO. 45-12-28-201-002.000-030 (PART OF)
AND 45-12-28-201-001.000-030
CVP DEVELOPMENT COMPANY, INC.
QUIT CLAIM DEED
DOC. NO. 2010 055974
REC. 9/27/10

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 07 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR
PLATTED FROM
45-12-28-201-001.000-030
-002

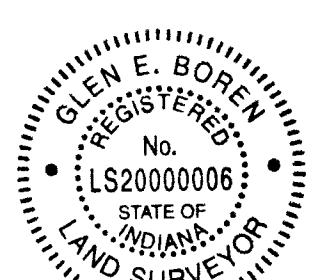
REFERENCE SURVEY:

THIS PLAT IS BASED ON SEVERAL BOUNDARY SURVEYS OF THE SUBJECT PARCEL BY PLUMB, TUCKETT AND ASSOCIATES INC., BUT MOST RECENTLY JOB NO. S14293, DATED NOVEMBER 13, 2014, RECORDED AS DOCUMENT NUMBER 2015 000878 ON JANUARY 7, 2015 IN SURVEY BOOK 27, PAGE 32 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA. SEE SURVEYOR'S REPORT ON SAID RECENT SURVEY FOR FULL LIST OF REFERENCES.

SURVEYOR CERTIFICATION:

I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MAY 20TH, 2016; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. SEE REFERENCED (HEREON) PLAT OF SURVEY FOR POSITIONAL RELATIONSHIPS OF FOUND MONUMENTATION WITH RESPECT TO BOUNDARY LINES.

Glen E. Boren
GLEN E. BOREN, P.S.
INDIANA LICENSE NO. LS20000006



PLAN COMMISSION APPROVAL STATEMENT:

UNDER AUTHORITY PROVIDED BY I.C. 36-7-4-700 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE TOWN OF MERRILLVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN PLAN COMMISSION OF MERRILLVILLE, LAKE COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE TOWN PLAN COMMISSION AT A MEETING HELD

PRESIDENT: *Shawn Pettit*
(PRINTED NAME: SHAWN PETTIT)
SECRETARY: *Diane R. Dering*
(PRINTED NAME: DIANE R. DERING)

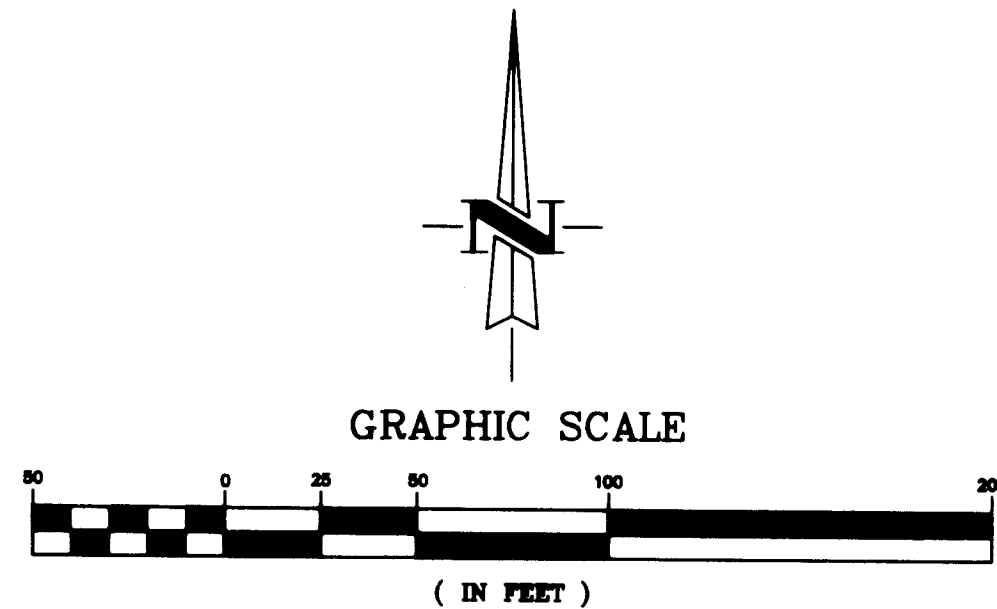
TOWN ENGINEER CERTIFICATION:

I, *Shawn Pettit*, TOWN ENGINEER FOR THE TOWN OF MERRILLVILLE, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE TOWN OF MERRILLVILLE STANDARDS AND ORDINANCES. HOWEVER, THENCE TOWN ENGINEER AND THE TOWN OF MERRILLVILLE, DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.

SIGNATURE: *Shawn Pettit*
MERRILLVILLE TOWN ENGINEER
(PRINTED NAME: Shawn Pettit)

- IRS PTA - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED *219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-59*
- MAGP PTA - "MAG" NAIL FOUND WITH METAL WASHER STAMPING PTA 219-736-0555 ID NO. 00-59.

- PH - PHASE
- DR - DRAIN
- EASE - EASEMENT
- B.L. - BUILDING LINE
- (XXXX) - ADDRESS



PLOT SCALE: 1"=50'

HUNTER'S GLEN NORTH - PH. 1
FINAL PLAT
MERRILLVILLE
INDIANA
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. S10190
SECTION: 28-35-8

HUNTER'S GLEN NORTH - PH. 1
FINAL PLAT
MERRILLVILLE, INDIANA
REF. NAME: CVP DEVELOPMENT COMPANY, INC.

Plumb Tuckett & Associates
SURVEYORS-ENGINEERS
64 West 67th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com