

109/13

# FINAL PLAT THE REGENCY-UNIT NO. 1 PHASE 3 2016 034921

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

## 2016-034921

### PROPERTY DESCRIPTION

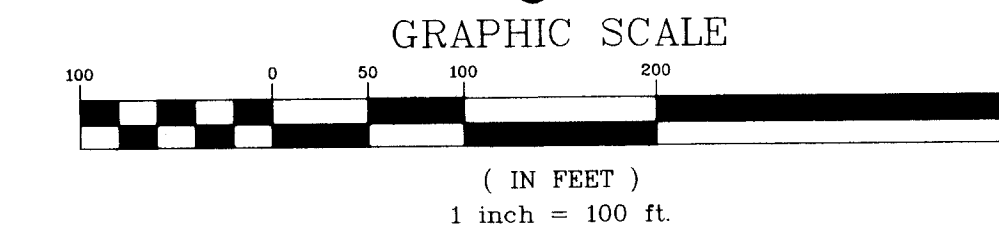
THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 A DISTANCE OF 282.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 222.01 FEET TO A NORTHEAST CORNER OF OUTLET F IN THE REGENCY UNIT 1 PHASE 2 SUBDIVISION RECORDED AS DOCUMENT NO. 2015 072610; THENCE SOUTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID OUTLET F, A DISTANCE OF 194.26 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 52 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLET F AND ALONG AN EAST RIGHT-OF-WAY LINE OF RUTLEDGE STREET PER DOCUMENT 2015 072610, A DISTANCE OF 188.50 FEET TO A BEND IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 45 MINUTES 08 SECONDS WEST, ALONG A SOUTH LINE OF SAID RUTLEDGE STREET, A DISTANCE OF 19.25 FEET; THENCE NORTH 00 DEGREE 14 MINUTES 52 SECONDS EAST, ALONG AN EAST LINE OF SAID RUTLEDGE STREET, A DISTANCE OF 33.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 127TH PLACE PER DOCUMENT NO. 2008-086694; THENCE SOUTH 89 DEGREES 45 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 212.00 FEET TO THE POINT OF BEGINNING.

2016 034921  
MORNING RECORD

109 PAGE 13



#### LEGEND

- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- S.F. = SQUARE FEET
- 1234 = PROPERTY ADDRESS

#### 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 "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE REGENCY-UNIT NO.1 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.

#### PLAN COMMISSION CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE ) SS  
SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.  
THIS 9<sup>th</sup> DAY OF May 2016.  
*[Signature]*  
PRESIDENT  
*[Signature]*  
SECRETARY

#### CITY ENGINEER

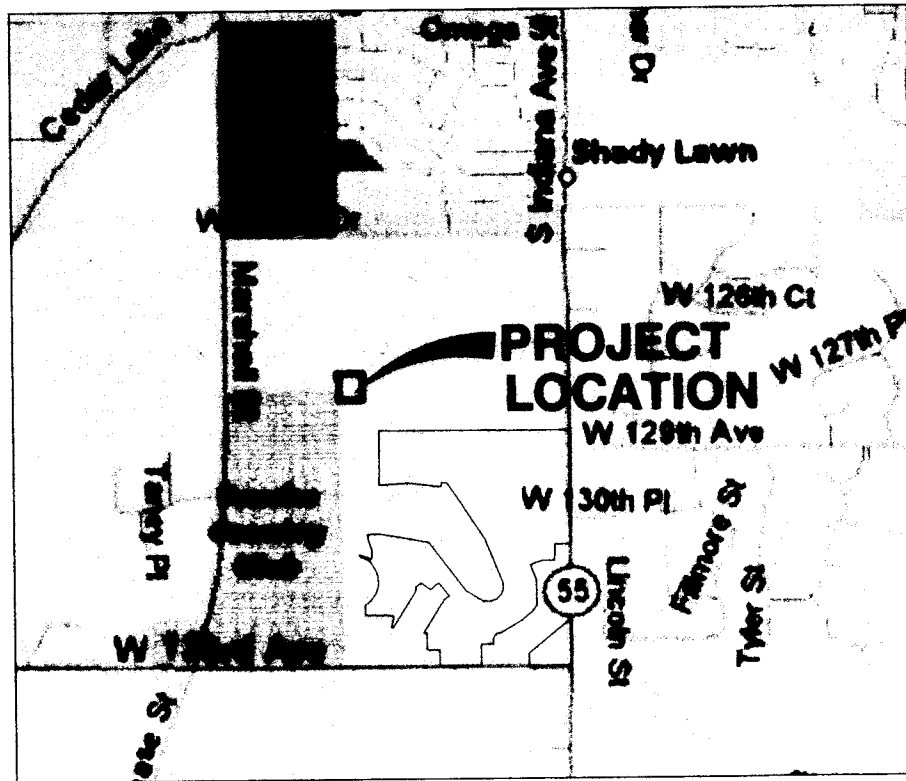
STATE OF INDIANA )  
COUNTY OF LAKE ) SS  
I, *William R. Kozlowski*, ENGINEER FOR THE CITY OF CROWN POINT, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE CITY ENGINEER AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.  
THIS 1<sup>st</sup> DAY OF June A.D., 2016.  
*William R. Kozlowski*  
ENGINEER

#### SURVEYOR CERTIFICATE

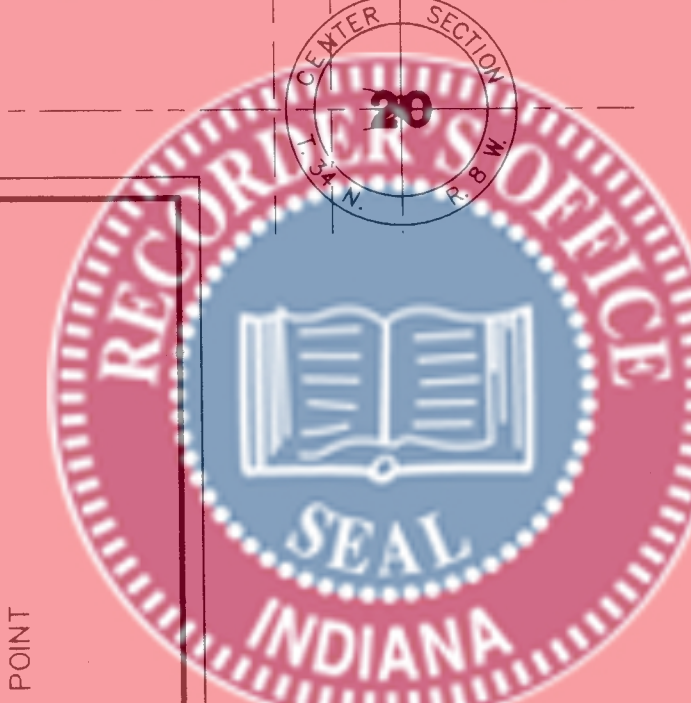
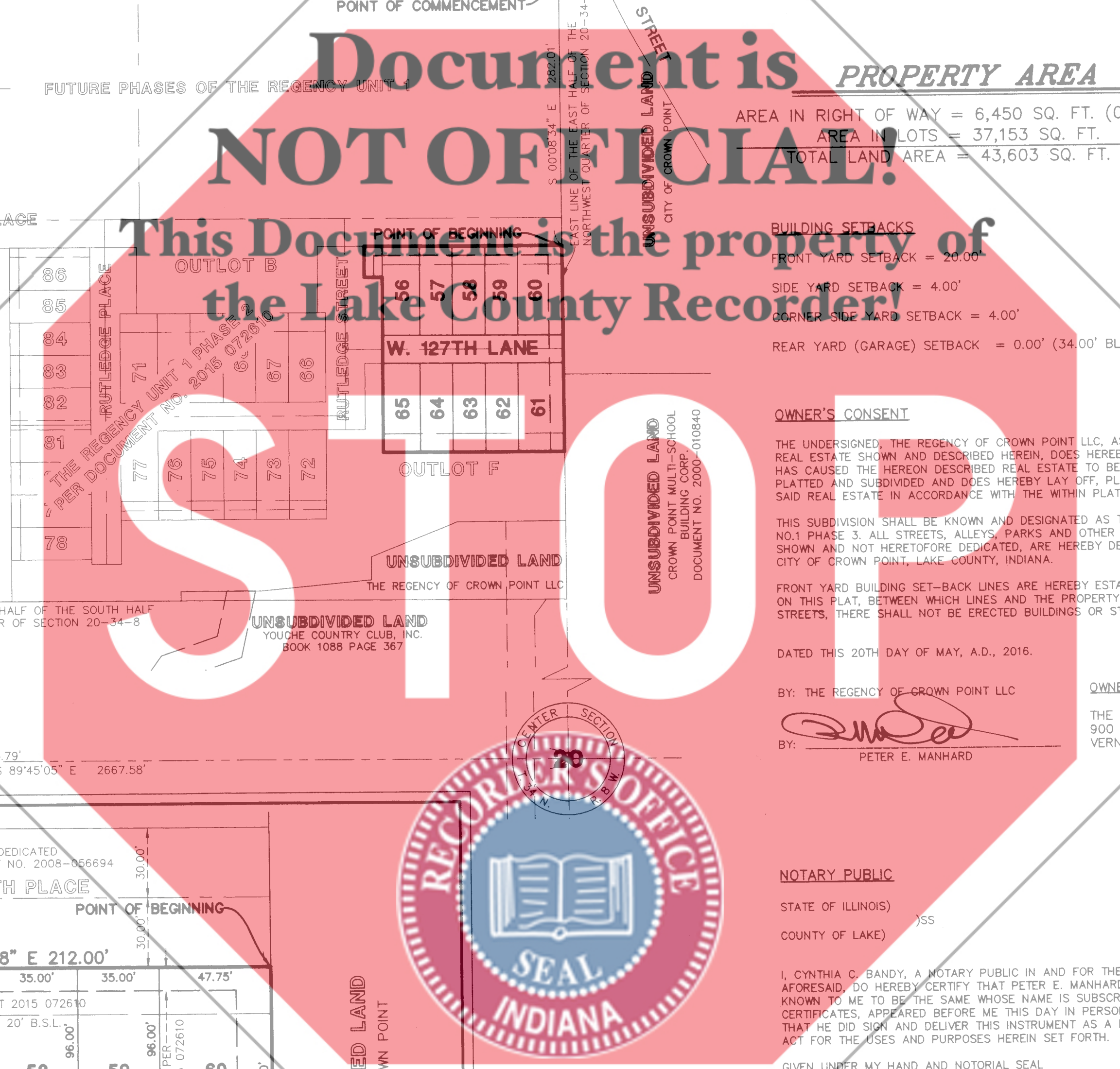
STATE OF INDIANA )  
COUNTY OF DU PAGE ) SS  
I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION COMPLETED UNDER MY SUPERVISION.  
WITNESS MY HAND AND SEAL THIS 20TH DAY OF MAY, 2016.  
*Timothy J. Murphy*  
TIMOTHY J. MURPHY, L.L.S.  
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006

#### SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 10 LOTS AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL PHASES OF THE REGENCY UNIT 1.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- CROSS REFERENCE IS HEREBY MADE TO AN ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED MAY 17, 2007 AND RECORDED JULY 2, 2007 AS DOCUMENT NO. 2007 053725 BOOK 17 PAGE 54.
- 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.



LOCATION MAP



PROPERTY AREA  
AREA IN RIGHT OF WAY = 6,450 SQ. FT. (0.148 ACRES)  
AREA IN LOTS = 37,153 SQ. FT. (0.853 ACRES)  
TOTAL LAND AREA = 43,603 SQ. FT. (1.001 ACRES)

BUILDING SETBACKS  
FRONT YARD SETBACK = 20.00'  
SIDE YARD SETBACK = 4.00'  
CORNER SIDE YARD SETBACK = 4.00'  
REAR YARD (GARAGE) SETBACK = 0.00' (34.00' BLDG-BLDG)

OWNER'S CONSENT  
THE UNDERSIGNED, THE REGENCY OF CROWN POINT LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE LAID OFF, PLATTED AND SUBDIVIDED AND DEES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE REGENCY-UNIT NO.1 PHASE 3. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DESIGNATED, ARE HEREBY DEDICATED, TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.

FRONT YARD BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERRECTED BUILDINGS OR STRUCTURES.

DATED THIS 20TH DAY OF MAY, A.D., 2016.

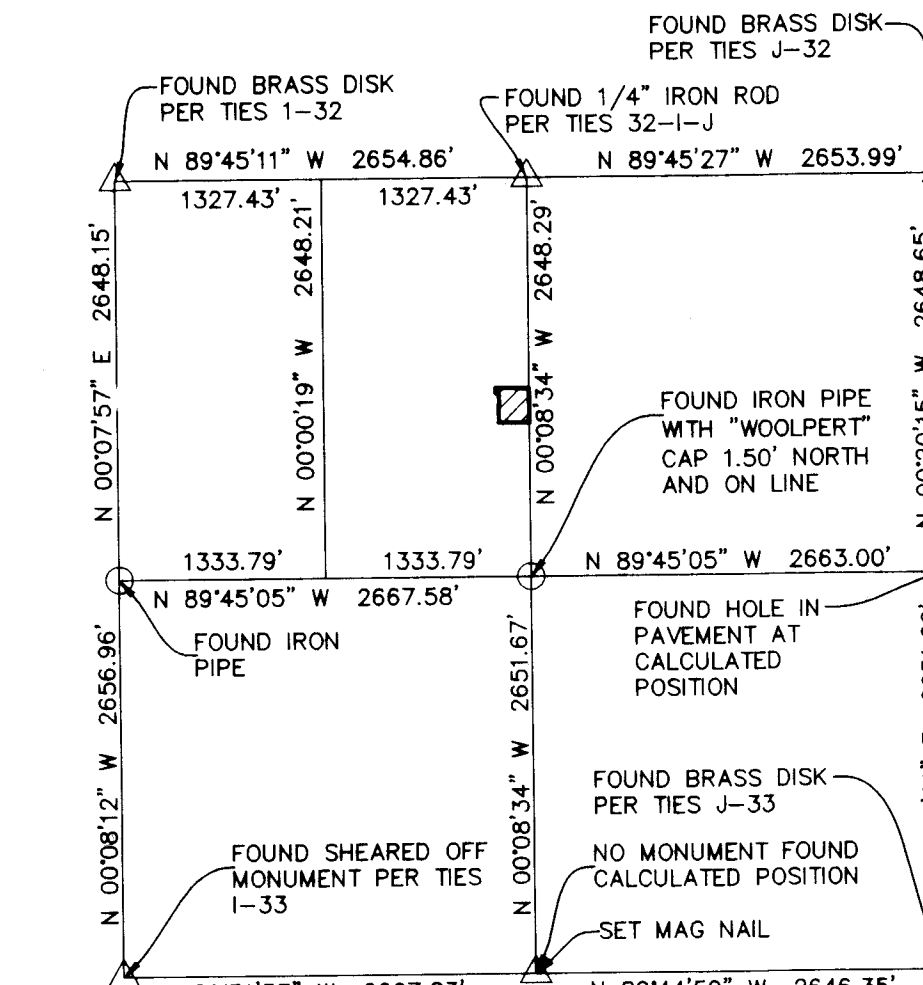
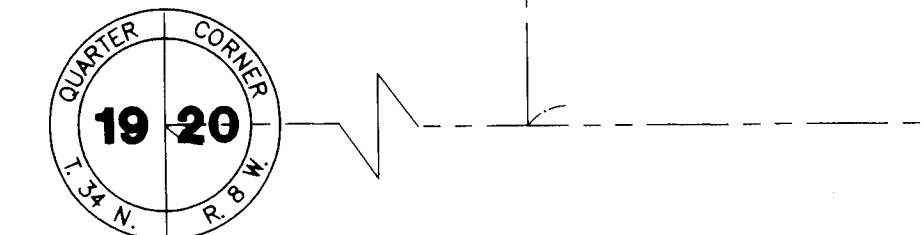
BY: THE REGENCY OF CROWN POINT LLC  
*[Signature]*  
PETER E. MANHARD

OWNER  
THE REGENCY OF CROWN POINT LLC  
900 WOODLANDS PARKWAY  
VERNON HILLS, ILLINOIS 60061

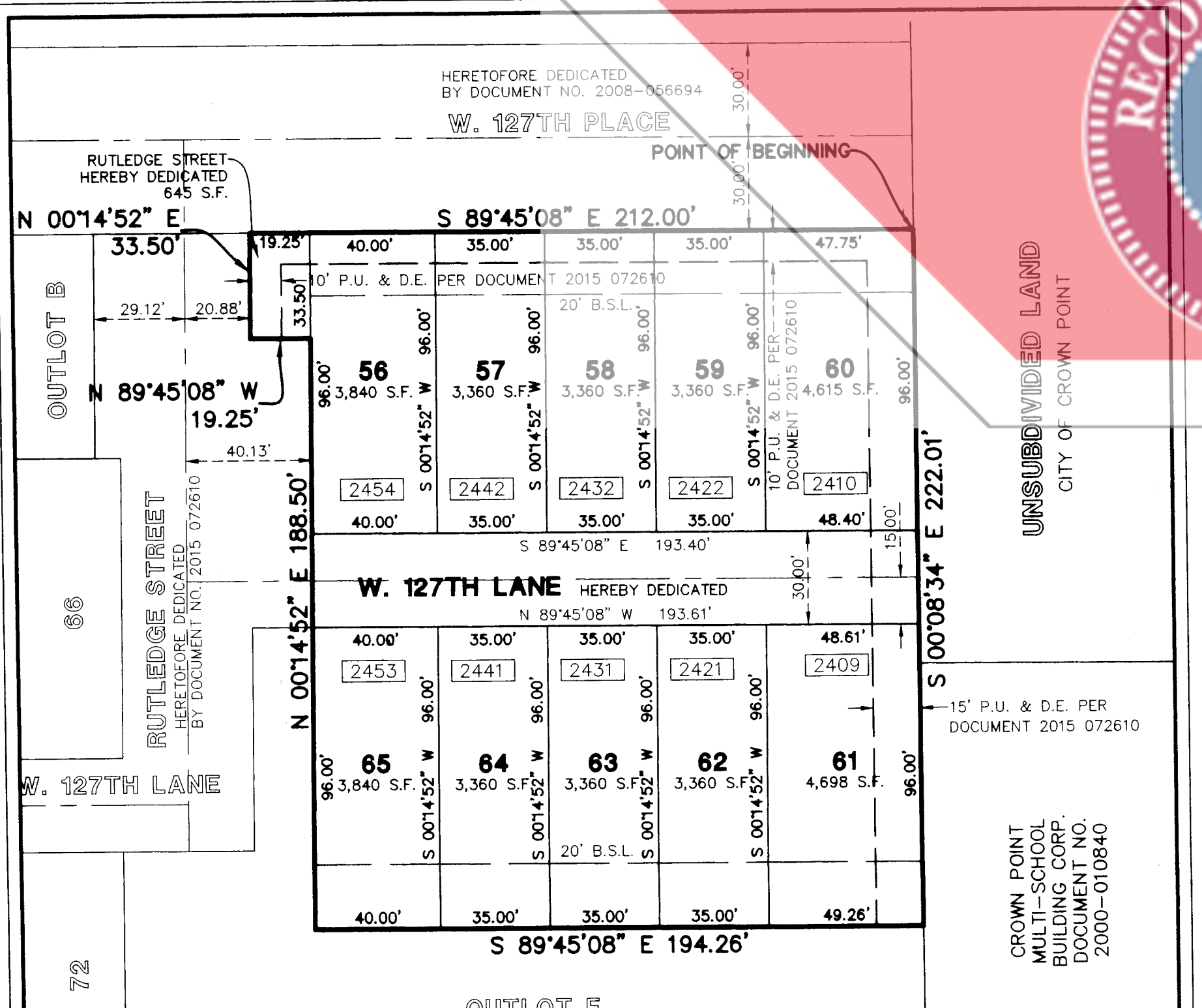
NOTARY PUBLIC  
STATE OF INDIANA )  
COUNTY OF LAKE ) SS  
I, CYNTHIA C. BANDY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PETER E. MANHARD, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATES, APPEARED BEFORE ME THIS 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 NOTORIAL SEAL  
THIS 20TH DAY OF MAY, A.D., 2016.  
*Cynthia C. Bandy*  
NOTARY PUBLIC

SUBDIVIDER  
PROVIDENCE REAL ESTATE DEVELOPMENT, LLC.  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148

DEDICATION NOTE  
1. ALL STREETS, ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT FOR STREETS, SIDEWALKS, DRAINAGE, TOWN OWNED UTILITIES, AND PUBLIC UTILITIES OPERATING UNDER FRANCHISE FROM THE CITY OF CROWN POINT.



SECTION BREAKDOWN 20-34-8 (PER ALTA SURVEY RECORDED AS DOCUMENT 2007-053725)



LOT DETAIL SCALE: 1" = 40'

Manhard CONSULTING LTD  
200 Springer Drive, Lombard, IL 60148  
Professional Engineers • Water & Wastewater Engineers • Surveyors • Environmental Scientists • Landscape Architects • Planners

THE REGENCY UNIT 1-PHASE 3  
CITY OF CROWN POINT, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. NO.: BDM  
PROJ. ASSOC.: TJM  
DRAWN BY: PJT  
DATE: 05/20/16  
SCALE: 1"=100'  
SHEET 1 OF 1  
MBCPI 4547