800K 109 ms 25

LOCATION MAP

## PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC.700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS: APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION

## OWNER'S CONSENT

THE UNDERSIGNED, INDIANA LAND TRUST COMPANY, NOT PERSONALLY BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 1, 2005 AND KNOWN AS TRUST NO. 5632, IS THE 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 HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PROVIDENCE BANK SUBDIVISION. ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SET—BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THESE ARE STRIPS OF GROUND 10 FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

DATEL THIS DAY OF \_\_\_\_\_\_, A.D., 2016.

BY: INDIANA LAND TRUST COMPANY AS TRUSTEE OF TRUST NO. 5632

BY:

RILLY GOVE, THE OFF

NOTARY PUBLIC

STATE OF INDIANA )

COUNTY OF LAKE )

SUSAN R ZERANTE Notary Fulbric SEAL State of Indiana My Commission Expires January 21, 2023

AFORESAID, DO HEREBY CERTIFY THAT

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 THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 13 DAY OF \_\_\_\_\_\_\_, A.D., 2016.

9800 CONNECTICUT SUITE B2900

CROWN POINT, INDIANA 46307

Nomey Public P. Juant

FINAL PLAT

# PROVIDENCE BANK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

AUG 0 8 2016

2016 054142

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF ST. JOHN AND PUBLIC UTILITY COMPANIES, INCLUDING SBC 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 PROVIDENCE BANK SUBDEMISSION 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 SAPINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR CURBS, PAVEMENT, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

B.S.L. = BUILDING SETBACK LINE

#### STORM WATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF ST. JOHN AND THE COUNTY OF LAKE, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORM WATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORM WATER 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 GRANTEES. 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.

THE STORMWATER MANAGEMENT AREA IS A PRIVATE FACILITY TO BE MAINTAINED BY THE LAND OWNER. THE TOWN OF ST JOHN AND THE COUNTY OF LAKE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY INSPECTION, MAINTENANCE AND/OR REPAIR TO THE FACILITIES.

# SURVEYOR'S NOTES

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.

2.THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3.CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED MAY 12, 2016. THIS SURVEY WILL BE RECORDED FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION IN ACCORDANCE WITH 865 IAC 1-12-12.

4.MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18 APON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062".

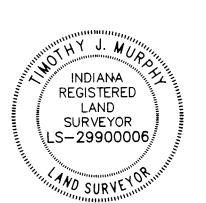
## SURVEYOR CERTIFICATE STATE OF ILLINOIS )

COUNTY OF DuPAGE)

I, TIMOTHY J. MURPHY, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT OF SUBDIVISION CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON MAY 12, 2016; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 29TH DAY OF JUNE, 2016.





GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx:630.691.8585 manhar Shringers - Water & Waster Englishers - Waster Englisher

PROVIDENCE BANK SUBDIVISION
TOWN OF ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: PJT

PROJ. ASSOC:: TJM

DRAWN BY: PJT

DATE: 06/14/16

SCALE: 1"=40'

SHEET

OF

OF

LMISJIN01

Document is This Docume 1015t Avenue property of 3631 the Lake County Recorder! TO THE TOWN OF ST. JOHN POINT OF BEGINNING OUND MAG NAIL AT THE NORTHEAST CORNER OF SECTION 1 PER MONUMENT ENTER OF PIPELINE EASEMENT = N 39°09'47" E 92.30' /\$ 89°52'36" E 300.25' CORD B-28/29 2254013.30 836211.02 15' STORM SEWER EASEMENT EASEMENT P N 88'46'02" W EASEMENT HEREBY GRANTED 1'' = 40'

2016-054142