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ENGINEERS & LAND SURVEYO NAD, MUNSTER, INDIANA 463

RRENGA CONSULTING 907 RIDGE 1 (219) 836-8918

INDIANA, MAP NUMBER 18089C0169E, EFFECTIVE DATE JANUARY 18, 2012.

LAKE PARK A PLANNED UNIT DEVELOPMENT TO THE CITY OF HOBART, LAKE COUNTY, INDIANA

LEGAL DESCRIPTION: Part of the East 1/2 of the Northeast 1/4 in Section 6, Township 35 North, Range 7 West of the Second Principal Meridian, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Section 6; thence North 90°00'00" West, a distance of 30.00 feet; thence South 01°16'50" East, a distance of 30.00 feet to the point of beginning, said point being the intersection of the southern right of way of 10th Street and the western right of way of South Lake Park Avenue; thence South 01°16'50" East, along said western right of way of Lake Park Avenue, a distance of 206.78 feet, to a point of curve in said right of way; thence Southwest along a curve which is concave to the southeast, having a radius of 291.03 feet (the chord of which bears South 03°46'43" West, a chord distance of 56.70 feet), an arc distance of 56.79 feet, thence continuing along said westerly right of way line, South 01°16'50" East, a distance of 431.62 feet; thence North 67°15'59" West, a distance of 478.60 feet; thence North 01°16'50" West, a distance of 45.00 feet; thence North 90°00'00" West, a distance of 189.45 feet; thence North 01°16'50" West, a distance of 464.99 feet, to the southern right of way line of said 10th Street; thence North 90°00'00" East, along said southern right of way line, a distance of 631.74 feet, to the point of beginning

CERTIFICATE OF MAINTENANCE RESPONSIBILITY

By acceptance of the plat, the City of Hobart assumes no liability for the maintenance on drainage swales, ditches and tiles, roadside ditches, private storm and sanitary sewers, septic systems, retention and detention ponds, overflow pipes, and park areas found on the entire plat. STATE OF INDIANA) § COUNTY OF LAKE)

It, LAKE PARK II, LLC, as owner of the real estate shown and described herein, does 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 LAKE PARK, a Planned Unit Development to the City of Hobart, Lake County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated are hereby dedicated to the Public. Front and side yard building setback lines are to comply with local Zoning Codes and any established Declaration of Covenants, Easements, Conditions and Restrictions, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

SANITARY EASEMENT: An easement is hereby granted to the City of Hobart, to install, place and maintain sanitary sewers, along and over the strips of land designated on the plat and marked "SANITARY EASEMENT", for the purpose of serving the public in general with sanitary sewer, including the right to use the streets where necessary, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid. No permanent building shall be place 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 public utility purpose. Additionally, in any "SANITARY EASEMENT" area, pavement for drives and parking may be installed.

DRAINAGE AND UTILITY EASEMENTS: An easement is hereby granted to the City of Hobart for the installation of drainage swales, ditches, pipes or waterways upon and along the strip or strips of land designated on the plat and marked "Drainage & Utility Easement" for the purpose of handling the storm water run-off. Additionally, in any "DRAINAGE" AND UTILITY" easement area, pavement for drives and parking may be installed.

the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Ronda Shrewsbury Weybright, President personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes herein set forth.

STATE OF INDIANA) COUNTY OF LAKE)

his is to certify that all subdivision improvements and installations required are in place and this plat has been examined for compliance with the Hobert Municipal Code and is

City Engineer, Hobart, Indiana: STATE OF INDIANA

COUNTY OF LAKE

COUNTY OF LAKE)

COUNTY OF LAKE)

Under authority provided by I.C. 36-7-4-700, enacted by the General Assembly of the State of Indiana, all Acts amendatory thereto, and an Ordinance adopted by the City of Hobart, Lake County, Indiana, this plat was given approval by the City of Hobart as follows:

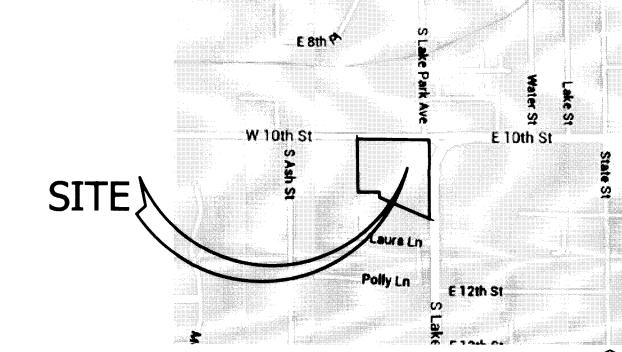
STATE OF INDIANA) §

I, Gary P. Torrenga, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that I have prepared this Final Plat based upon an ALTA Survey of the land shown and described herein performed by Torrenga Surveying, LLC, dated May 16, 2016 and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown were actually set, and that their locations, size, type and description are accurately shown.

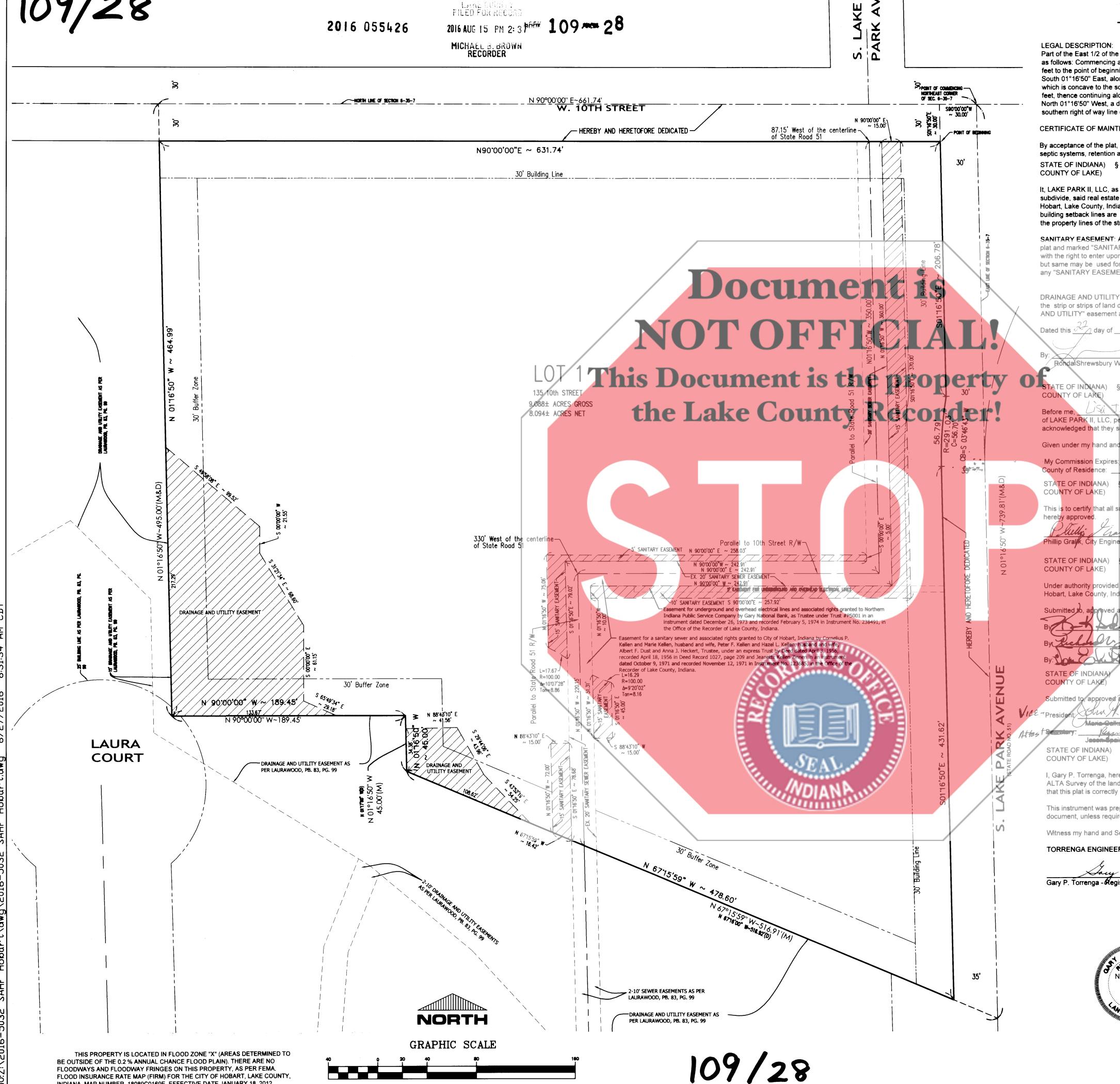
This instrument was prepared by Gary P. Torrenga, and I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Witness my hand and Seal this 2/5 day of July, 20/6 A.D.





SHEET 1 of 1



(IN FEET) 1 inch = 40 ft.