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2016 056045

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 AUG 18 AM 9:53
MICHAEL B. BROWN
RECORDER

FINAL PLAT OF GREYSTONE OF ST. JOHN - UNIT 1, BLOCK 1

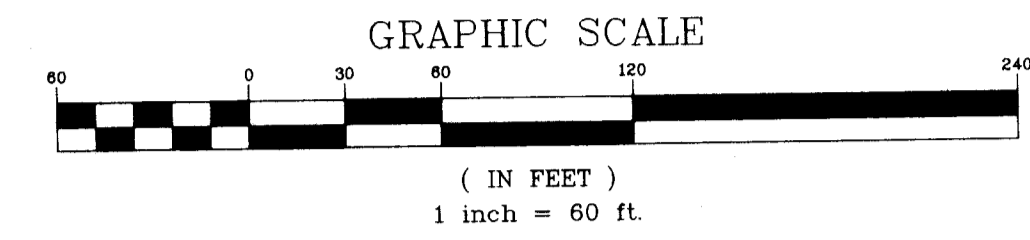
BOOK 109 PAGE 29

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH,
RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

UNSUBDIVIDED LAND

45-15-06-100-001.000-015
THOMAS P. STEFANIAK JR & DIANE FRITZ

2016-056045
109/29



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA STATE
PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83) ADJUSTED TO
GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK)
GNSS METHODS USING THE TRIMBLE VRS NOW NETWORK.

ABBREVIATIONS

P.U.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
[10370] = PROPERTY ADDRESS

PIN

PROPERTY AREA

OUTLOT C AREA = 259,192 SQUARE FEET (5.950 ACRES)
ROW AREA = 144,144 SQUARE FEET (3.309 ACRES)
LOT AREA = 217,477 SQUARE FEET (4.993 ACRES)
TOTAL AREA = 620,813 SQUARE FEET (14.252 ACRES)

OWNER/DEVELOPER

CWS HOLDINGS, LLC
P.O. BOX 877
ST. JOHN, INDIANA 46373

PLAN COMMISSION APPROVAL

STATE OF INDIANA)
COUNTY OF LAKE) SS
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

AT A MEETING HELD ON THE 3RD DAY OF August 2016.

Michael S. ...
PRESIDENT
Steven L. ...
SECRETARY

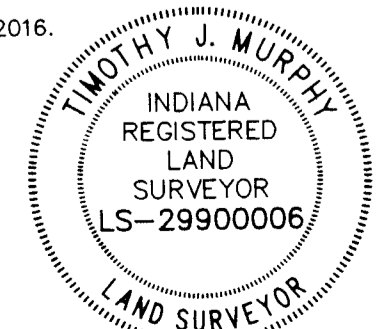
SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

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;
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 2ND DAY OF AUGUST, 2016.

Timothy J. Murphy
TIMOTHY J. MURPHY, P.E.
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006



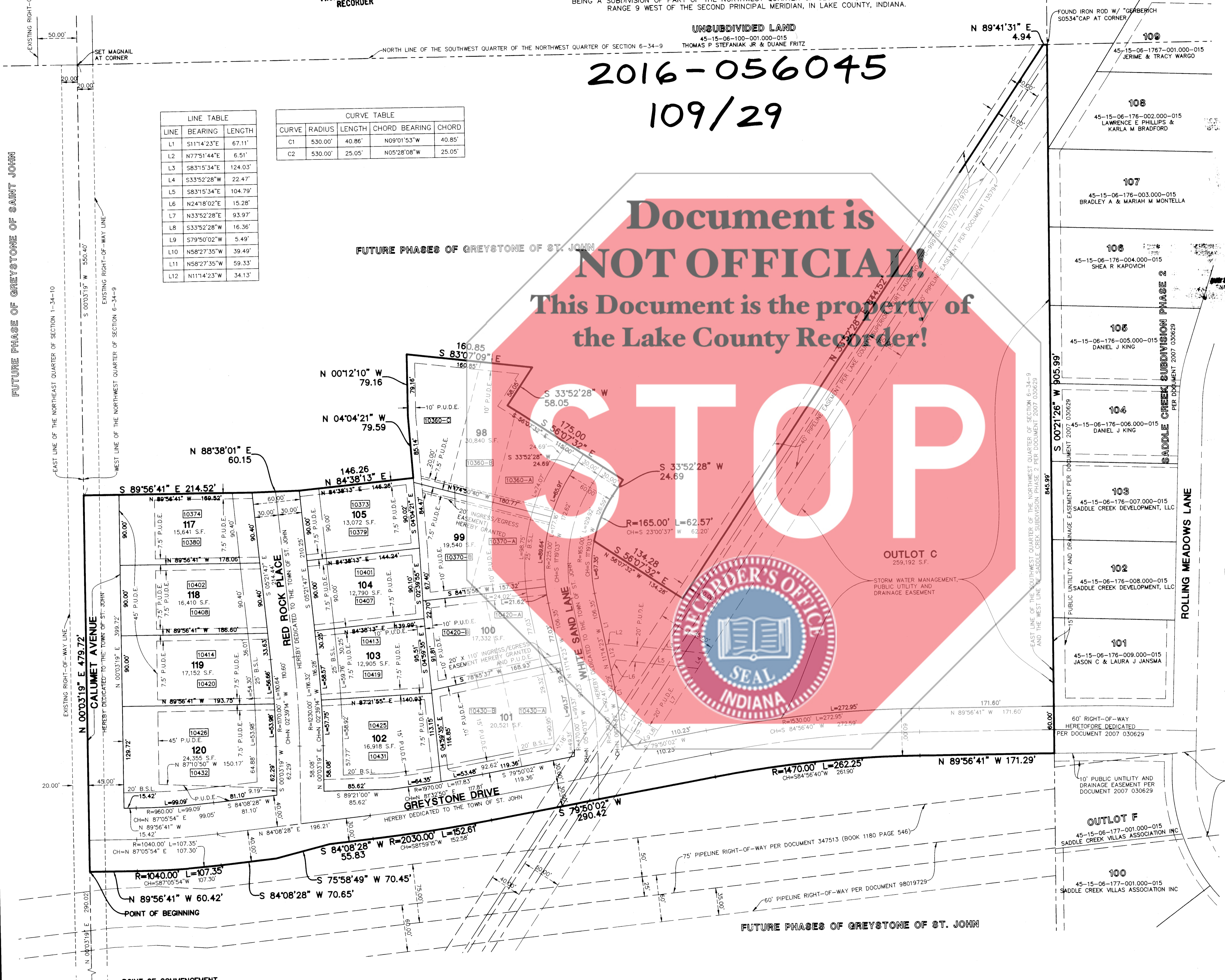
LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°14'23"E	67.11'
L2	N77°51'44"E	6.51'
L3	S83°15'34"E	124.03'
L4	S33°52'28"W	22.47'
L5	S83°15'34"E	104.79'
L6	N24°18'02"E	15.28'
L7	N33°52'28"E	93.97'
L8	S33°52'28"W	16.36'
L9	S79°50'02"W	5.49'
L10	N58°27'35"W	39.49'
L11	N58°27'35"W	59.33'
L12	N11°14'23"W	34.13'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	530.00'	40.86'	N09°01'53"W	40.85'
C2	530.00'	25.05'	N05°28'08"W	25.05'

FUTURE PHASE OF GREYSTONE OF SAINT JOHN

FUTURE PHASES OF GREYSTONE OF ST. JOHN

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Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148
Construction Management • Environmental Remediation • Landscaping • Planning

GREYSTONE OF ST. JOHN - UNIT 1 BLOCK 1
TOWN OF ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. NO.: BDM
DRAWN BY: TJM
DATE: 07/13/16
SCALE: 1"=60'
SHEET 1 OF 2
SCDSJN01

