GREYSTONE OF ST. JOHN - UNIT 1, BLOCK 1

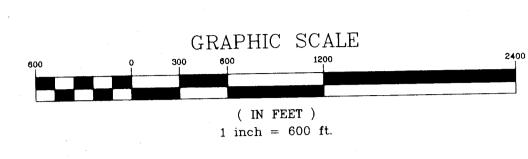
FINAL PLAT

BOOK 109 AKGE 29

2016 AUG 18 AM 9: 53 MICHAEL B. BROWN RECORDER

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

2016-056045



# 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.

EVERTIFIED FOR TAXAMONEUR. FO 45-15-06-100-002.000-015

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 677 ST. JOHN, INDIANA 46373

#### FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18089C0220E HAVING AN EFFECTIVE DATE OF JANUARY 18, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREAS DESIGNATED AS ZONE X (UNSHADED) AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

## 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, 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.

SURVEYOR CERTIFICATE STATE OF ILLINOIS

COUNTY OF DuPAGE )

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.



THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GREYSTONE OF ST. JOHN — UNIT 1 BLOCK 1 . 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, 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

FOUND BRASS PLUG AT THE NORTHWEST CORNER OF SECTION

PER MONUMENT RECORD A-28 & 29

2152.65

N 89**°**46'06" E

-CORNER ESTABLISHED FROM

A-30 (NO MONUMENT SET)

TIES PER MONUMENT RECORD

2189.70

S 89°52'13"

OWNER'S NAME AND ADDRESS CWS HOLDINGS, LLC P.O. BOX 677 ST. JOHN, INDIANA 46373

2016 056045

FRANK E. SCHILLING, MEMBER PRINTED NAME AND TITLE

DATED THIS \_\_\_\_\_\_, A.D., 2016.

NOTARY PUBLIC STATE OF INDIANA

COUNTY OF LAKE

OWNER'S CONSENT

, Jane Lumberger AND STATE AFORESAID, DO HEREBY CERTIFY THAT FRANK E. SCHILLING WHO IS 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 TO DAY OF AVAUST, A.D., 2016.

THE UNDERSIGNED, CWS HOLDINGS, LLC, 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

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

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.

Pare Lemberger 10-3-22

### 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 GREYSTONE OF ST. JOHN SUBDIVISION 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 CURBS, PAVEMENT, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

#### 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

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:

PLAN COMMISSION APPROVAL

COUNTY OF LAKE )

DU

INDIANA SUBDIVI

ST OF

ST

PROJ. MGR.: BDM PROJ. ASSOC.: TJM DRAWN BY: PJT 07/13/16 1"=600' SCALE: SHEET

OF

RNER OF SECTION 31 BY TIES

FROM CORNER RECORD C-28

NER ESTABLISHED FROM- TO

PER MONUMENT RECORD

(NO MONUMENT SET)

39'43'59" W 2655.65

(7.29' EAST)

LEGAL DESCRIPTION THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 290.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 479.72 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.52 479.72 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.52 479.72 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.15 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 13 SECONDS EAST, A DISTANCE OF 79.59 FEET; THENCE NORTH 00 NORTH 04 DEGREES 04 MINUTES 21 SECONDS WEST, A DISTANCE OF 79.16 FEET; THENCE SOUTH 83 DEGREES DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF 160.85 FEET; THENCE SOUTH 33 DEGREES 52 O7 MINUTES 09 SECONDS EAST, A DISTANCE OF 58.05 FEET; THENCE SOUTH 56 DEGREES 07 MINUTES MINUTES 28 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 33 DEGREES 52 MINUTES 28 SECONDS EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 33 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 33 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 24.69 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 165.00 FEET, AN ARC DISTANCE OF 62.57 FEET,

SECTION 6; THENCE NORTH 89 DEGREES 41 MINUTES OF SECTION 6; THE SOUTHWEST QUART DISTANCE OF 4.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID CORNER ALSO BEING ON THE WEST LINE NORTHWEST QUARTER OF SAID SECTION 6, SAID CORNER ALSO BEING ON THE WEST LINE CREEK SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2007 030629; THENCE SOUTH OF CREEK SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2007 030629; THENCE SOUTH OF CREEK SUBDIVISION WEST, ALONG SAID WEST LINE, A DISTANCE OF 905.99 FEET; THEN MINUTES 26 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 171.29 FEET TO A POINT OF

CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE NORTH, 71 DEGREES 05 MINUTES 54 SECONDS AN ARC DISTANCE OF 107.35 FEET, A CHORD BEARING SOUTH 87 DEGREES 56 MINUTES 41 WEST AND A CHORD DISTANCE OF 107.30 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 60.42 FEET TO THE POINT OF BEGINNING.

the Lake County Recorder! QUARTER CORNER OF SECTION 1 FOUND MAG NAIL AT THE COMMON SECTION PER MONUMENT RECORD 1/4 AB-28 CORNER PER MONUMENT RECORD B-28/29

W. 101ST AVENUE

-FOUND 1/2" IRON PIPE INSIDE IRON PIPE AT THE WEST QUART CORNER OF SECTION 1 N 89\*44'07"

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION

FOUND MAG NAIL AT THE SOUTH

MONUMENT RECORD 1/4 AB-30

QUARTER CORNER OF SECTION 1 PER

S 89°46'31" W

2646.03

S 89'48'55" W/ N 89'48'55" E FOUND SHEERED BRAS PLUG 7 8 PER MONUMENT RECORD C-30 12 7

FOUND MAG NAIL AT THE SOUTHEAST CORNER OF SECTION 1, AND THE SOUTHWEST CORNER OF SECTION 6 PER MONUMENT RECORD B-30

GREYSTONE OF ST. JOHN

JUNIT 1 BLOCK 1

N 89°43'59" E

LOCATION MAP AND SECTION DETAIL