

1:2

2016-056579

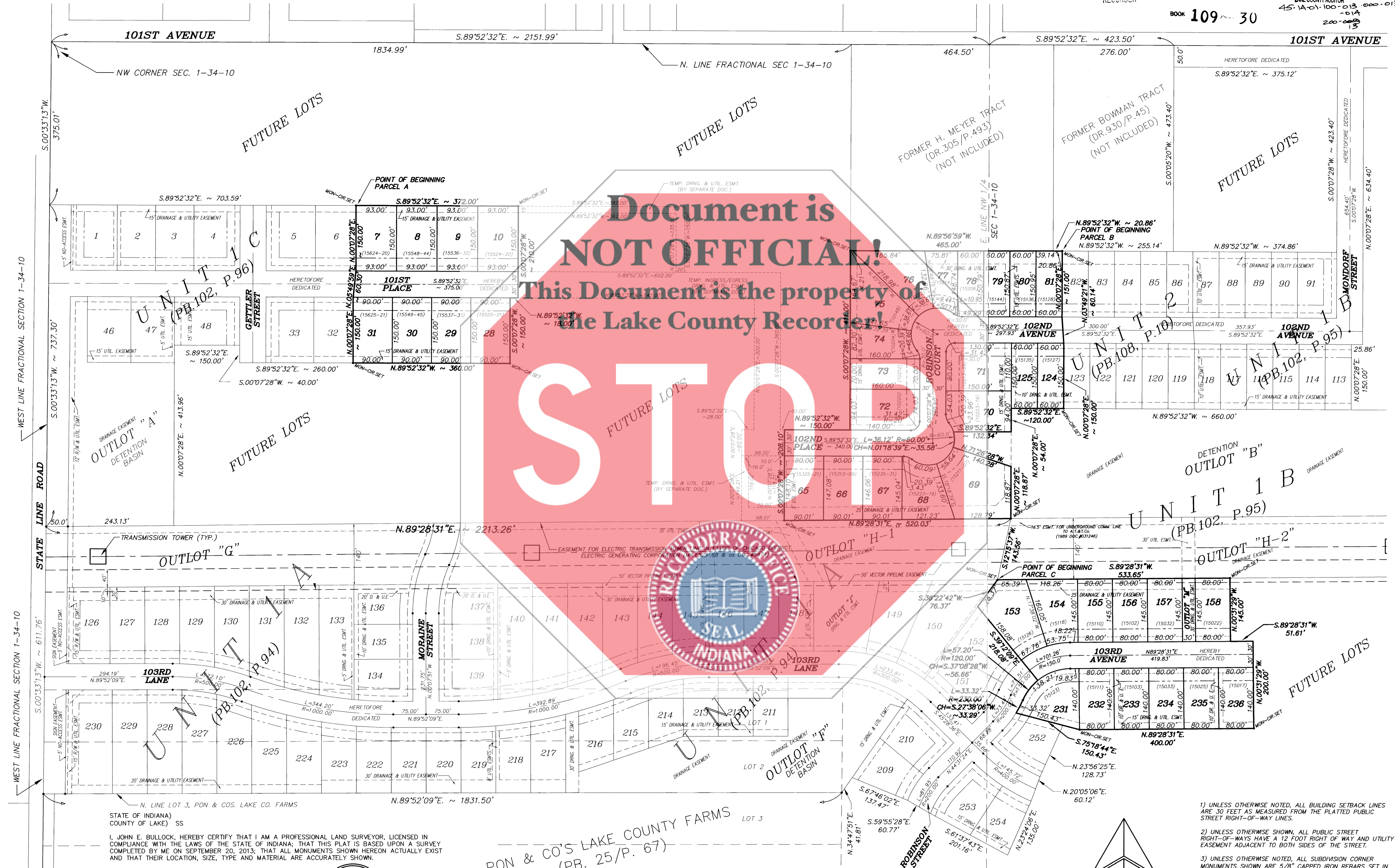
SECONDARY PLAT
EMERALD CROSSING, UNIT 3
A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN

2016 056579

STATE OF INDIANA
FILED FOR RECORD
MICHAEL J. BULLOCK
RECORDER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
AUG 19 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-1A-01-100-013-000-013

BOOK 109 30

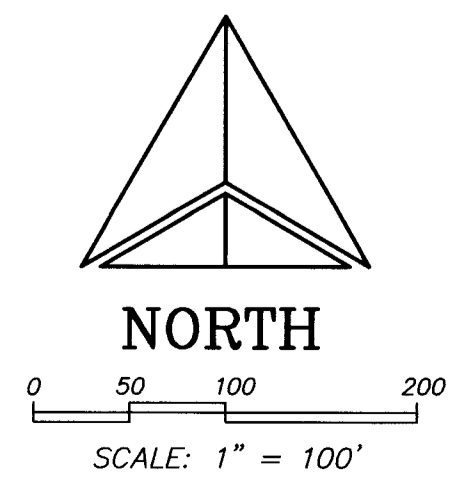


STATE OF INDIANA
COUNTY OF LAKE) SS
I, JOHN E. BULLOCK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT IS BASED UPON A SURVEY COMPLETED BY ME ON SEPTEMBER 20, 2013; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

John E. Bullock
JOHN E. BULLOCK, REGISTERED INDIANA PLS #50512



PON & CO'S LAKE COUNTY FARMS
(PB. 25/P. 67)



- 1) UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ARE 30 FEET AS MEASURED FROM THE PLATTED PUBLIC STREET RIGHT-OF-WAY LINES.
- 2) UNLESS OTHERWISE SHOWN, ALL PUBLIC STREET RIGHT-OF-WAYS HAVE A 12 FOOT RIGHT OF WAY AND UTILITY EASEMENT ADJACENT TO BOTH SIDES OF THE STREET.
- 3) UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNER MONUMENTS SHOWN ARE 5/8" CAPPED IRON REBAR'S SET IN CONCRETE. SECONDARY MONUMENTATION CONSISTS OF "MAC" SURVEY NAILS SET AT KEY LOCATIONS ALONG THE CENTERLINES OF THE PUBLIC STREETS AS SHOWN. ALL LOT CORNERS WILL BE MARKED WITH A 5/8" CAPPED IRON REBAR WITHIN THE STATUTORY TIME LIMIT OF 2 YEARS FROM THE DATE OF RECORDATION.

LAND TECHNOLOGIES, INC.
CIVIL ENGINEERING & LAND SURVEYING
8015 Cleveland Place Merrillville, Indiana 46410
PHONE: (219) 769-7728 FAX: (219) 769-7731

SECONDARY PLAT
EMERALD CROSSING, UNIT 3
HANOVER TOWNSHIP, LAKE CO., IN
PT. N.1/2 OF FRACTIONAL SEC. 1-34-10

NO.	DATE	REVISIONS

DATE: 04/25/16
DRAWN/CHECKED BY: DMR/JEB
FIELD BOOK:
CLIENT: EMER. CROSS.
JOB NO.: 276-16
SHEET NO.: 1 OF 2
FILE NO.: 9-48.6

Handwritten notes: 5335100, 45, 5335100, 42000

Handwritten note: 881

109/30

2:2

109/30

SECONDARY PLAT EMERALD CROSSING, UNIT 3 A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN

2016 056579

STATE OF INDIANA
LAKE COUNTY
RECORDERS OFFICE
2016 AUG 19 PM 1:40
MICHAEL J. BROWN
RECORDER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2016

JOHN E. BULLOCK
LAKE COUNTY AUDITOR

BOOK 109 PAGE 30

STATE OF INDIANA
COUNTY OF LAKE) SS

THE UNDERSIGNED, EMERALD CROSSING DEVELOPMENT, LLC., 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 HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS EMERALD CROSSING, UNIT 3, A SUBDIVISION WITHIN UNINCORPORATED HANOVER TOWNSHIP, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO LAKE COUNTY FOR USE AS PUBLIC STREET RIGHT-OF-WAYS. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET NO NEW BUILDINGS OR STRUCTURES SHALL BE ERRECTED OR MAINTAINED.

WITNESS MY HAND THIS 28th DAY OF July, 2016.

EMERALD CROSSING DEVELOPMENT, LLC.

Todd M. Olthof
Todd M. Olthof, President of OD Enterprises Inc., Its General Manager

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND TO 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, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL 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, SHRUB, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.

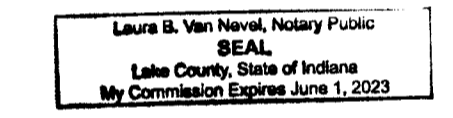
STATE OF INDIANA
COUNTY OF LAKE) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED TODD M. OLTHOF, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY AND NOTARIAL SEAL THIS 28th DAY OF July, 2016.

Todd M. Olthof
NOTARY PUBLIC

June 1, 2023
MY COMMISSION EXPIRES



STATE OF INDIANA
COUNTY OF LAKE) SS

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON July 20, 2016

Gerry Scheub
PRESIDENT - GERRY SCHEUB

Ned Kovachevich
EXECUTIVE SECRETARY - NED KOVACHEVICH

BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

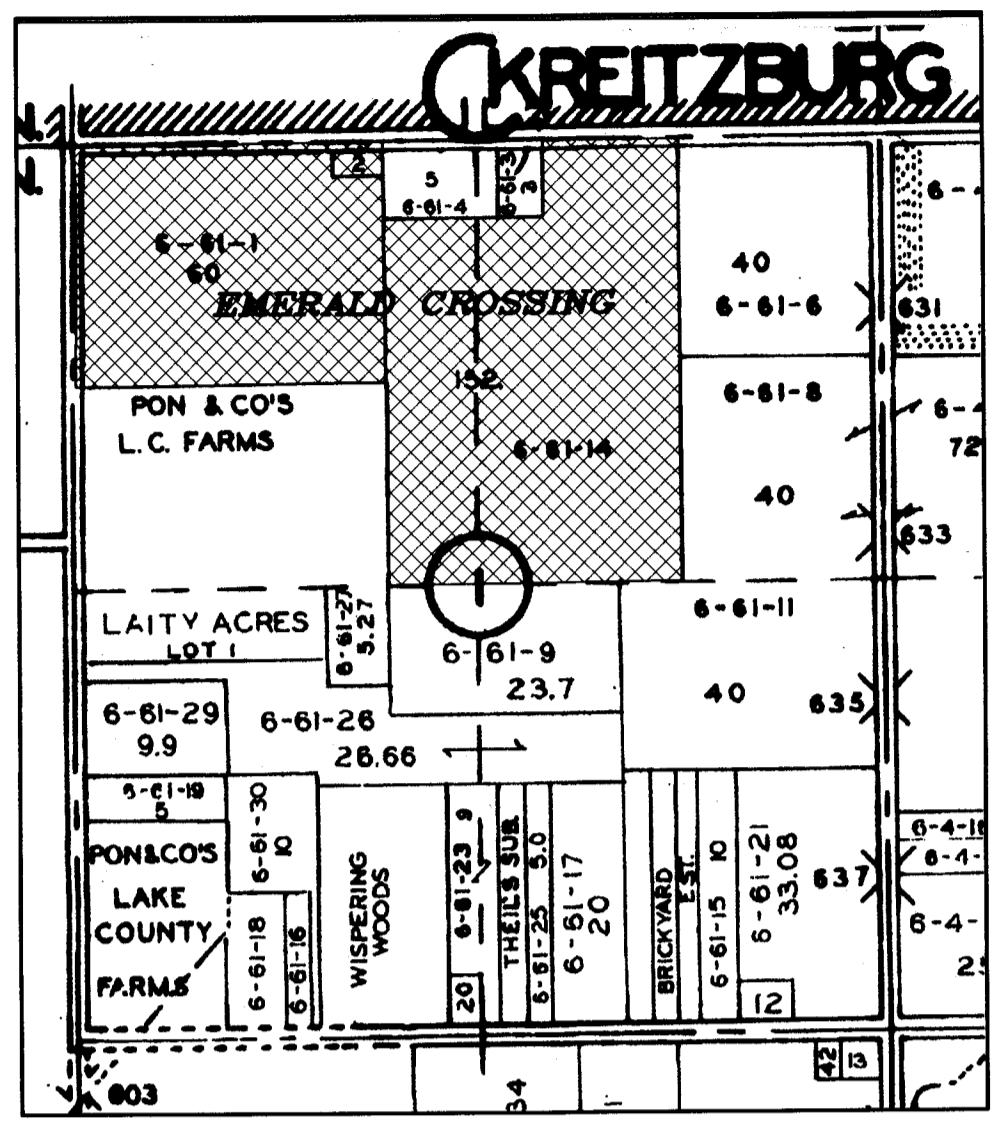
THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE SUBDIVISION.

Anthony M. Kull 8/18/2016
FOR BILL EMERSON, JR., LAKE COUNTY SURVEYOR

STATE OF INDIANA
COUNTY OF LAKE) SS

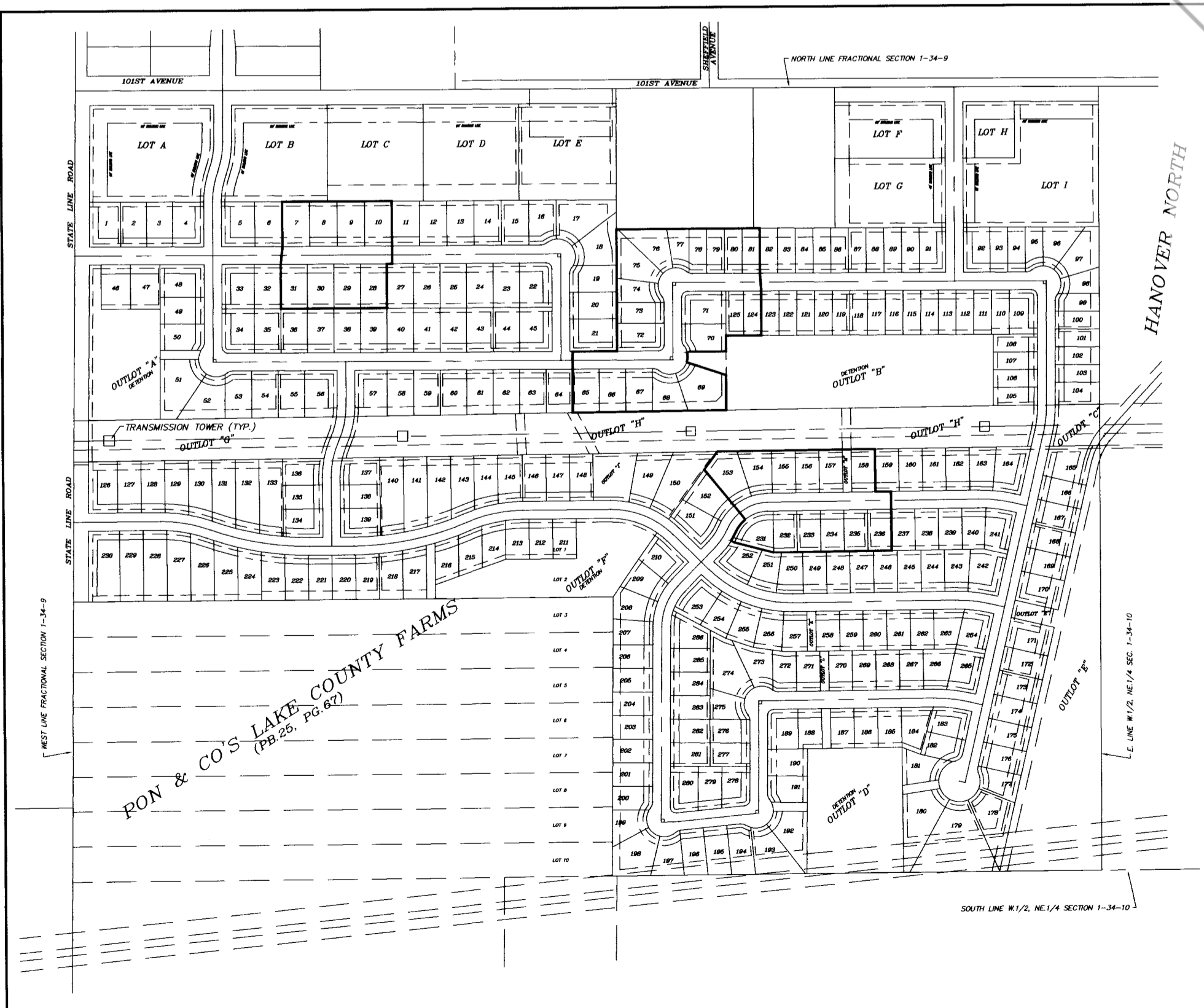
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John E. Bullock
JOHN E. BULLOCK, REGISTERED INDIANA PLS #50512



SECTION 1-34-10

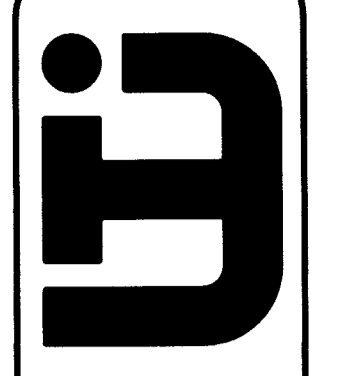
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LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
7	13,950	77	8,257
8	13,950	78	9,038
9	13,950	79	9,050
10	13,950	80	9,055
28	13,500	81	9,059
29	13,500	124	9,000
30	13,500	125	9,000
31	13,500	153	17,030
65	13,283	154	14,061
66	13,191	155	11,600
67	13,099	156	11,600
68	13,111	157	11,600
69	21,494	158	11,600
70	13,784	231	13,910
71	16,414	232	11,200
72	14,959	233	11,200
73	11,200	234	11,200
74	10,759	235	11,200
75	15,710	236	11,200
76	14,651		

LOT AREAS

2016-056579



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		EMERSON

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CLIENT EMER. CROSS.
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SHEET NO. 2 OF 2
FILE NO. 9-48.6