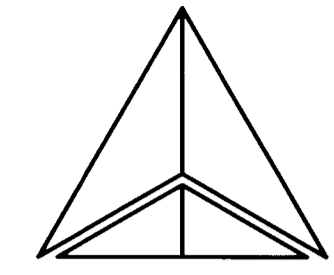


COPPER CREEK, UNIT 4

BOOK 109 PAGE 58

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-WAY LINES HAVE A 12 FOOT UTILITY EASEMENT ADJACENT THERETO AS SHOWN ON THE PLAT.



NORTH

SCALE: 1" = 100'

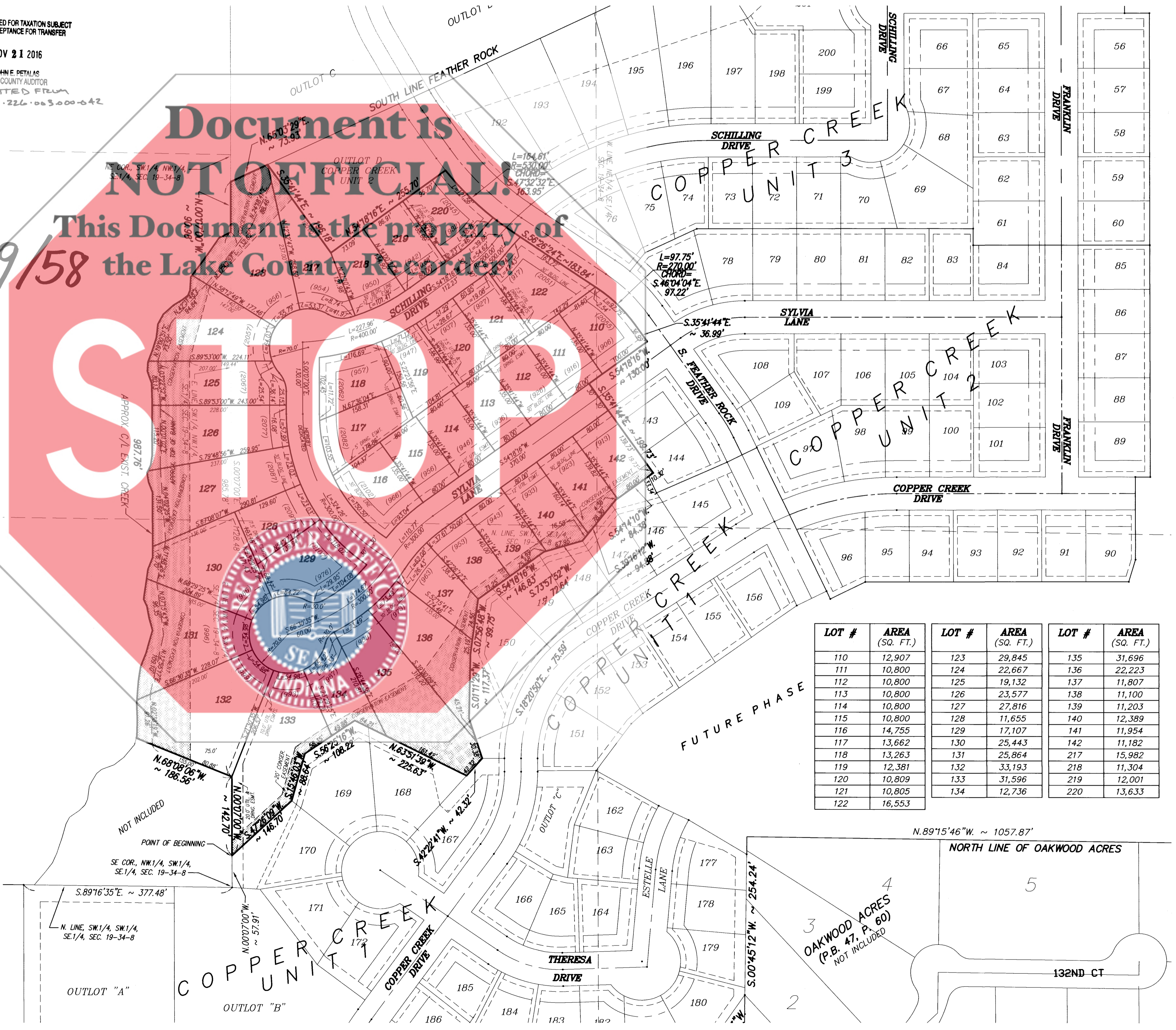
LEGAL DESCRIPTION: Part of the East Half of Section 19, Township 34 North, Range 8 West of the 2nd Principal Meridian, in Crown Point, Center Township, Lake County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of Outlot A in COPPER CREEK, UNIT 1, an Addition to the City of Crown Point, as per plat thereof recorded in Plat Book 107, Page 32, in the Office of the Recorder of Lake County, Indiana, thence South 89°16'35" East, along the North line of said Outlot A and also the North line of Outlot B in said Unit 1, a distance of 377.48 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 19; thence North 00°07'00" West, along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 19, a distance of 57.91 feet to the Point of Beginning; thence continuing North 00°07'00" West, along the last described line, a distance of 142.70 feet; thence North 68°08'06" West, a distance of 186.56 feet, more or less, to the centerline of an existing creek; thence Northerly and Northeasterly, along the centerline of said creek, a distance of 987.76 feet, more or less, to a point on the East line of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 19, said point lies 1128.48 feet North of the point of beginning; thence North 00°07'00" West, along the East line of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 19, a distance of 90.98 feet to the Southwest corner of Outlot C in FEATHER ROCK, PHASE 1, an Addition to the City of Crown Point, as per plat thereof recorded in Plat Book 96, Page 36, in the Office of the Recorder of Lake County, Indiana; thence North 65°03'29" East, along the Southerly line of said Outlot C, a distance of 73.93 feet to the Northwest corner of Outlot D in COPPER CREEK, UNIT 2, an Addition to the City of Crown Point, as per plat thereof recorded in Plat Book 108, Page 25, in the Office of the Recorder of Lake County, Indiana, thence Southerly and Easterly along the Westerly boundary line of said COPPER CREEK, UNIT 2 the following 8 courses: South 35°41'44" East, along the West line of said Outlot D, a distance of 196.18 feet; thence North 54°18'16" East, along the South line of said Outlot D, a distance of 255.70 feet to the Southeast corner of said Outlot D; thence Southeasterly, along the Westerly right-of-way line of Feather Rock Drive, on a non-tangent curve concave to the Northeast and having a radius of 530.00 feet, an arc distance of 164.61 feet (the chord of which bears South 47°32'32" East, a distance of 163.95 feet); thence South 56°26'24" East, a distance of 183.84 feet; thence Southeasterly along a curve concave to the Southwest and having a radius of 270.00 feet an arc distance of 97.75 feet (the chord of which bears South 46°04'04" East, a distance of 97.22 feet); thence South 35°41'44" East, a distance of 36.99 feet; thence South 54°18'16" West, along the Northerly right-of-way line of Sylvia Lane, a distance of 130.00 feet; thence South 35°41'44" East, a distance of 199.73 feet to a point of deflection in the West line of Lot 144 in said COPPER CREEK, UNIT 2; thence South 54°18'16" West, along the extended rear line of Lot 146 in said COPPER CREEK, UNIT 1, a distance of 84.38 feet; thence Southerly and Westerly along the Northerly boundary line of said COPPER CREEK, UNIT 1, the following 11 courses: South 39°16'12" West, a distance of 94.88 feet; thence South 73°57'52" West, a distance of 72.64 feet; thence South 54°18'16" West, a distance of 146.83 feet; thence South 07°56'48" West, a distance of 99.75 feet; thence South 01°11'29" West, a distance of 117.37 feet; thence South 18°20'50" East, a distance of 75.59 feet; thence South 42°22'41" West, a distance of 42.32 feet; thence North 63°51'39" West, a distance of 225.63 feet; thence South 56°25'16" West, a distance of 108.22 feet; thence South 15°46'03" West, a distance of 88.64 feet; thence South 47°26'09" West, a distance of 146.70 feet to the Point of Beginning.

Said parcel contains 16.685 Acres, more or less.

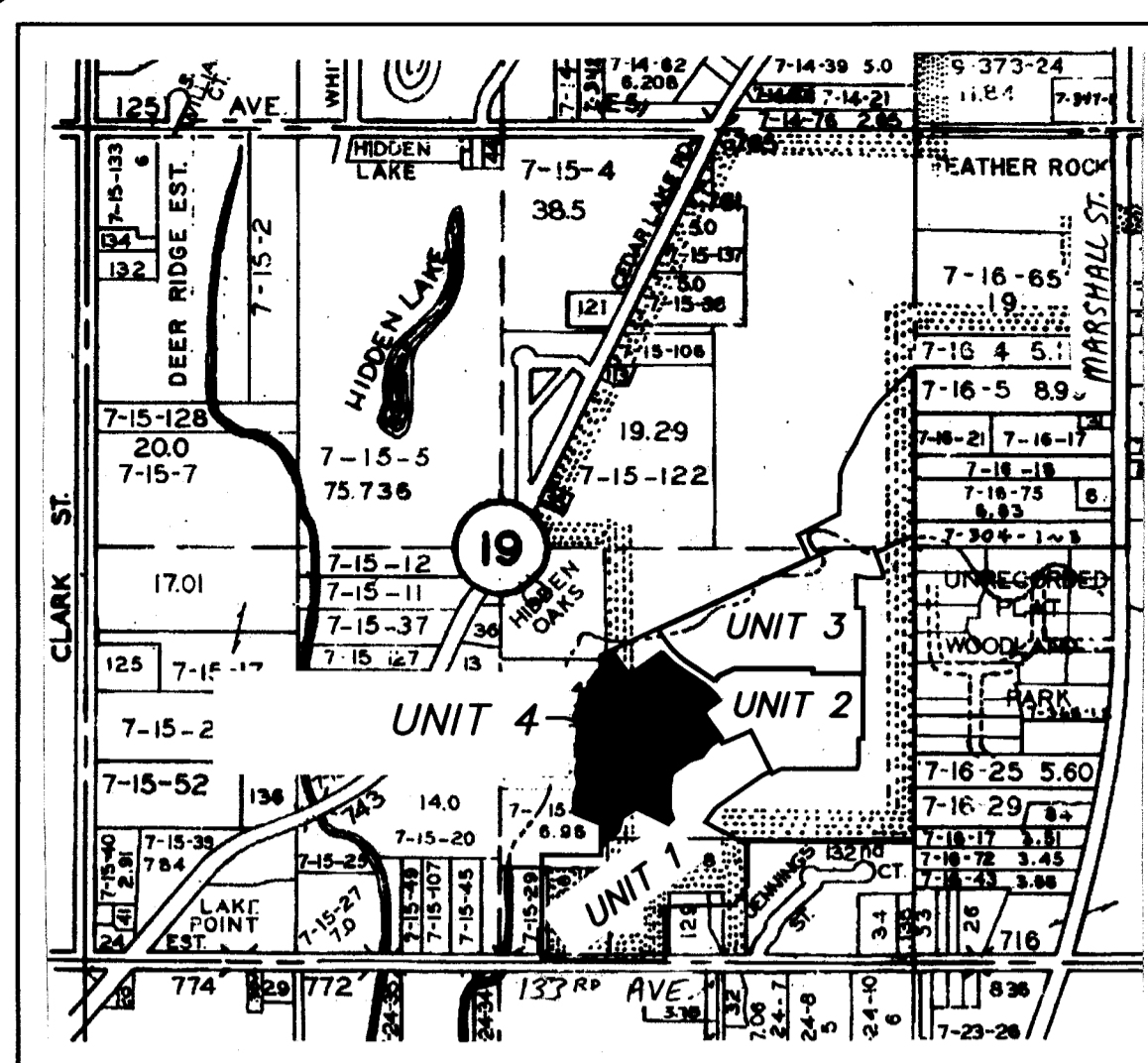
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
NOV 21 2016
JOHN E. BULLOCK
LAKE COUNTY AUDITOR
PLATTED FROM
45-16-19-226-003.000-042

109/58

2016-078932



LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
110	12,907	123	29,845	135	31,696
111	10,800	124	22,667	136	22,223
112	10,800	125	19,132	137	11,807
113	10,800	126	23,577	138	11,100
114	10,800	127	27,816	139	11,203
115	10,800	128	11,655	140	12,389
116	14,755	129	17,107	141	11,954
117	13,662	130	25,443	142	11,182
118	13,263	131	25,864	217	15,982
119	12,381	132	33,193	218	11,304
120	10,809	133	31,596	219	12,001
121	10,805	134	12,736	220	13,633
122	16,553				



VICINITY MAP

STATE OF INDIANA) SS
COUNTY OF LAKE)
IT, MCF'S DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, THAT IT HAS CAUSED THE SAME TO BE SURVEYED, 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 "COPPER CREEK, UNIT 4" AN ADDITION TO THE CITY OF CROWN POINT, INDIANA. ALL STREETS AND ALLEYS OR OTHER PUBLIC RIGHT-OF-WAYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT FOR PUBLIC USE.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT AND TO ALL PUBLIC UTILITY COMPANIES, INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, TOGETHER WITH ANY PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, SEVERALLY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, REPAIR AND REPLACE ANY SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES, AND WIRES, EITHER OVERHEAD OR UNDERGROUND, TOGETHER WITH ALL NECESSARY BRACES, GUYS AND ANCHORS OR OTHER APPLIANCES, IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED BY DASHED LINES UPON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV 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 SAID EASEMENTS 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 UPON SAID EASEMENTS BUT SAME MAY BE USED FOR LAWNS, GARDENS AND LANDSCAPING OR OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER DRAINAGE, CONVEYANCE AND DETENTION FACILITIES INCLUDING DETENTION BASINS, SWALES, DITCHES, WATERWAYS AND CONDUITS BOTH ABOVE AND BELOW GROUND, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE COLLECTION, TRANSPORTATION, STORAGE AND DISCHARGE OF THE STORM WATER RUNOFF.

CONSERVATION EASEMENT: THERE ARE STRIPS OR PARCELS OF REAL ESTATE SHOWN ON THE PLAT AND DESIGNATED "CONSERVATION EASEMENT"; THESE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF CROWN POINT AND THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION FOR THE EXPRESS PURPOSE OF PROTECTING THE DELINEATED AND DESIGNATED FEDERAL WETLANDS CONTAINED THEREIN, NO FILLING OR GRADING OR RE-GRADING WORK OR MECHANIZED LAND CLEARING OR TREE REMOVAL MAY BE CONDUCTED AND NO BUILDINGS OR STRUCTURES MAY BE ERRECTED WITHIN SAID EASEMENTS.

WITNESS MY HAND AND SEAL THIS 10th DAY OF October, 2016.

Frank E. Schilling
MCF'S DEVELOPMENT, LLC

STATE OF INDIANA) SS
COUNTY OF LAKE)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DID PERSONALLY KNOW TO ME TO BE THE SAME PERSON WHO SIGNED THE ABOVE CERTIFICATE, AND DID SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 10th DAY OF October, 2016

COUNTY OF RESIDENCE: Lake
James Schaefer 10-3-22
NOTARY PUBLIC) MY COMMISSION EXPIRES

STATE OF INDIANA) SS
COUNTY OF LAKE)
SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, THIS 10th DAY OF October, 2016.
John E. Bullock PRESIDENT
Paul Schaefer SECRETARY

STATE OF INDIANA) SS
COUNTY OF LAKE)
I HEREBY CERTIFY THAT I HAVE CHECKED AND APPROVED THE ENGINEERING PLANS AND DETAILS FOR THE ABOVE NAMED SUBDIVISION.
William R. Koslowski
WILLIAM KOSLOWSKI, ENGINEERING SUPERINTENDENT

STATE OF INDIANA) SS
COUNTY OF LAKE)
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 I HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PLAT HEREON DRAWN AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

DATED THIS 18TH DAY OF APRIL, 2016.

John E. Bullock
JOHN E. BULLOCK - INDIANA LAND SURVEYOR NO. S-0512



COPPER CREEK, UNIT 4
AN ADDITION TO THE CITY OF
CROWN POINT, IN
PT. SEC. 19-34-8

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

NO.	DATE	REVISIONS
1	04/18/16	REVISIONS
2	10/22/16	REVISIONS

DATE: 04/18/16
DRAWN/CHECKED BY: DMR/JEB
FIELD BOOK:
CLIENT: MCF'S DEV.
JOB NO.: 964-16
SHEET NO.: 1 OF 1
FILE NO.: 11-86.3