

2017 001719

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 JAN 10 PM 2:21

MICHAEL B. BROWN  
RECORDER

145TH  
AVE.

N.W. CORNER  
S.E. 1/4  
SEC. 35-34-9

# KORS HOMESTEAD

## AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

### 2017-001719

#### LEGAL DESCRIPTION:

PARCEL 1: LOTS 1, 2 AND 14 IN BLOCK 1 IN PLAT "D", THE SHADES, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

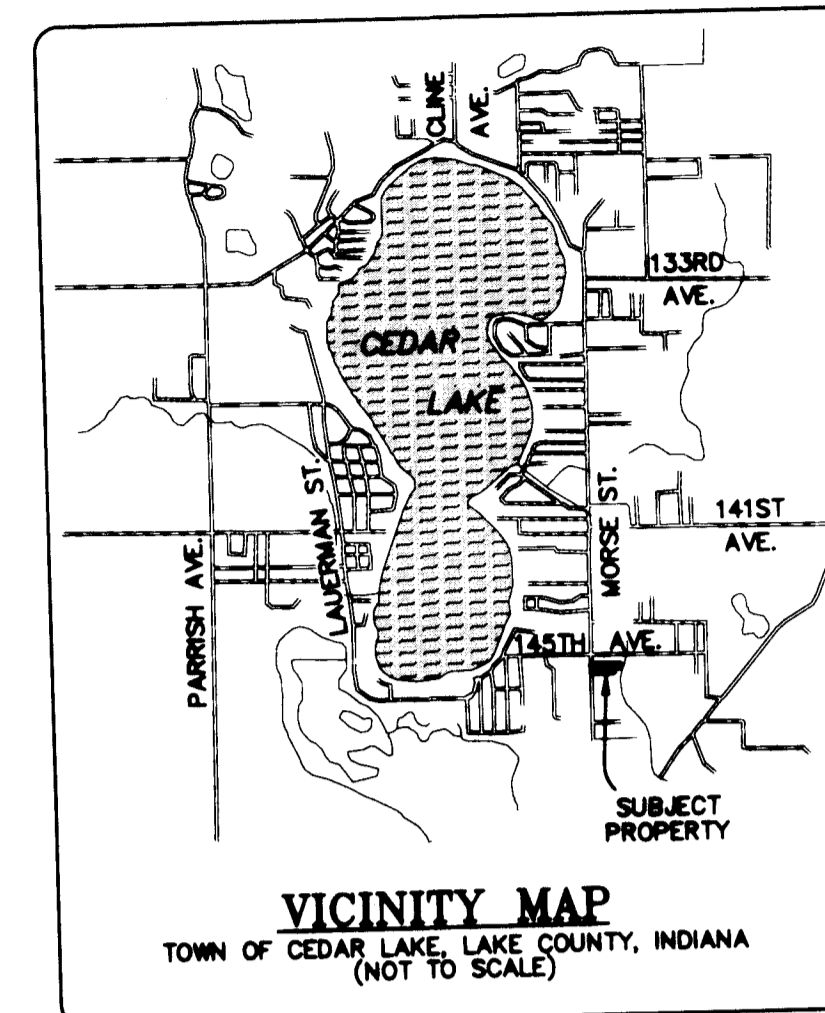
PARCEL 2: LOTS 1 AND 2, BLOCK 2, IN PLAT "D", THE SHADES, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 158 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE EAST 485 FEET, THENCE SOUTH 56.5 FEET, THENCE WEST 485 FEET, THENCE NORTH 56.5 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 4: LOTS 25 TO 28 BOTH INCLUSIVE, BLOCK 2 IN PLAT "D", THE SHADES IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 5: A 30 FOOT WIDE STRIP OF LAND BEING ALL OF CEDARVILLE TERRACE (A STREET) LYING BETWEEN LOTS 1, 2, AND 14 IN BLOCK 1 AND LOTS 25, 26, AND 27 IN BLOCK 2 IN PLAT "D", THE SHADES IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 6: A 14 FOOT WIDE STRIP OF LAND BEING THE WEST HALF OF CLAREMONT STREET (NOW BELL STREET) ADJOINING LOTS 1, 2, AND 28, IN BLOCK 2 IN PLAT "D", THE SHADES IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



**SUBDIVIDER:**  
DONALD E. KORS, JR.  
14507 MORSE STREET  
CEDAR LAKE, INDIANA 46303

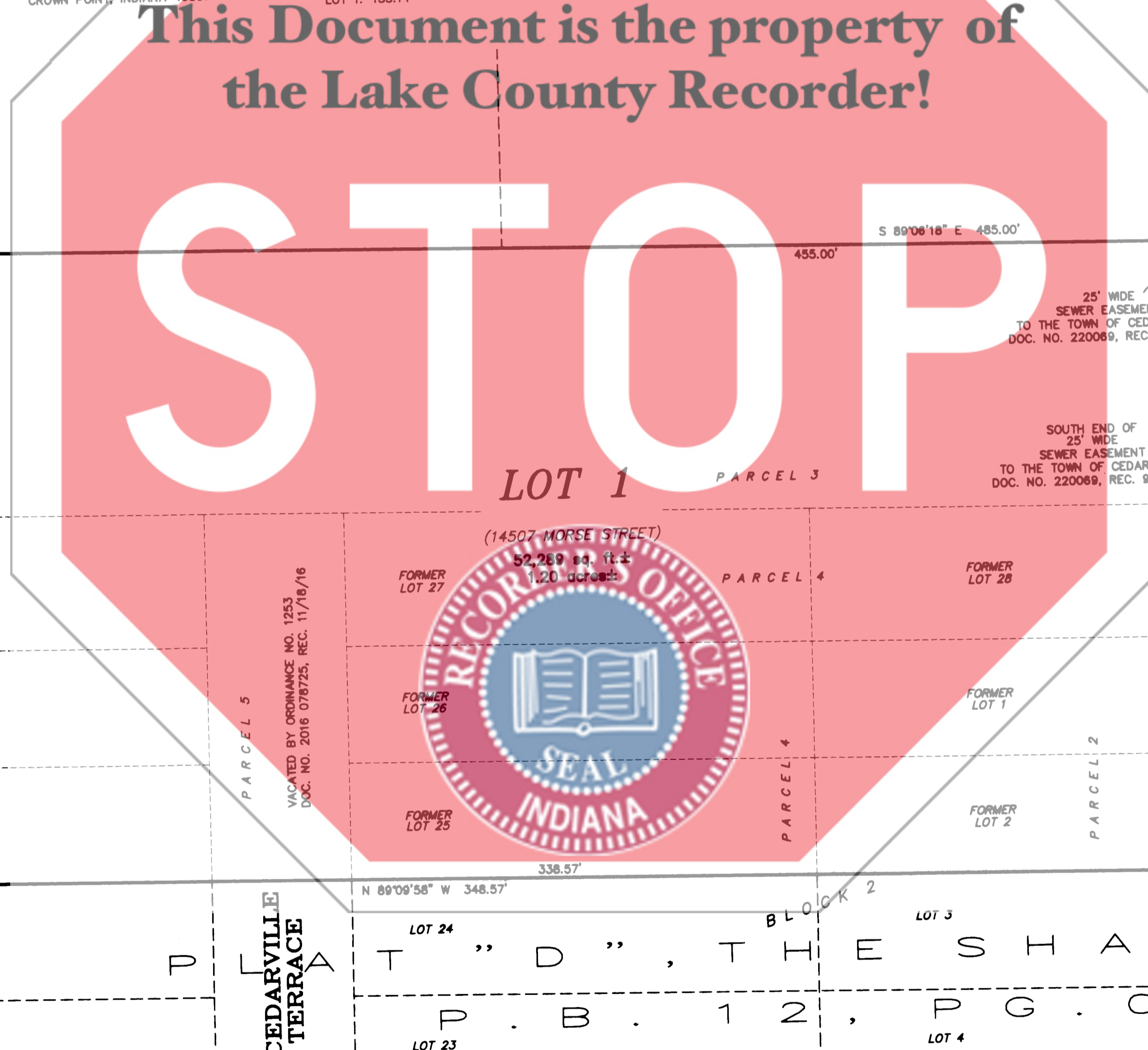
**SURVEYOR:**  
PLUMB, TUCKETT AND ASSOCIATES, INC.  
64 W. 67TH PL.  
MERRILLVILLE, INDIANA 46410

**ENGINEER:**  
D.V.G. INC.  
11065 BROADWAY, SUITE D  
CROWN POINT, INDIANA 46307

**OWNER'S INFORMATION:**  
FORMER TAX ID. NO.'S:  
45-15-35-435-001-000-043  
45-15-35-434-018-000-043  
45-15-35-401-005-000-043

**PARCELS 1-4:**  
TRUSTEES DEED, INDIVIDUAL/CORPORATE  
DONALD E. KORS, JR.  
DOC. NO. 2006 085180  
REC. 9/29/08

**LOT WIDTH ALONG BUILDING LINE:**  
LOT 1: 135.14'



**STOP**

This Document is the property of the Lake County Recorder!

#### DEED OF DEDICATION:

I, THE UNDERSIGNED, DONALD E. KORS, JR., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS KORS HOMESTEAD, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

**DRAINAGE EASEMENT:** AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSES OF HANDLING STORM WATER RUNOFF.

**UTILITY EASEMENT:** AN EASEMENT IS HEREBY 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, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT".

*Donald E. Kors, Jr.*  
DONALD E. KORS, JR.

#### ACKNOWLEDGMENT

COUNTY OF Lake  
STATE OF Indiana ] ss:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD E. KORS, JR., AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS December DAY OF 2016.

*Michelle Diane Bakker*  
MICHELLE DIANE BAKKER  
NOTARY PUBLIC  
RESIDENT OF Lake COUNTY  
COMMISSION EXPIRES: 9/11/21

#### PLAN COMMISSION CERTIFICATE:

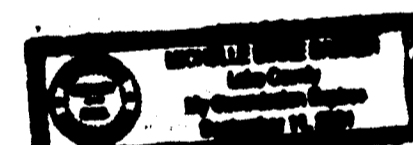
COUNTY OF LAKE ] ss:  
STATE OF INDIANA ]

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-700), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS December DAY OF 2016.

*Greg Parker*  
GREG PARKER, PRESIDENT

*Brooke Faber*  
BROOKE FABER, SECRETARY



#### LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- MAGF - MAG NAIL FOUND WITH WASHER STAMPED "219-736-0555"
- PTA - PLUMB, TUCKETT AND ASSOCIATES ID. NO. 00-59"
- IRF - 5/8" REBAR FOUND WITH PINK PLASTIC CAP STAMPED "219-736-0555"
- PLUMB, TUCKETT AND ASSOCIATES ID. NO. 00-59"
- PG. - PAGE
- P.B. - PLAT BOOK
- DOC. - DOCUMENT
- REC. - RECORD/RECORDED
- P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.
- ID. - IDENTIFICATION



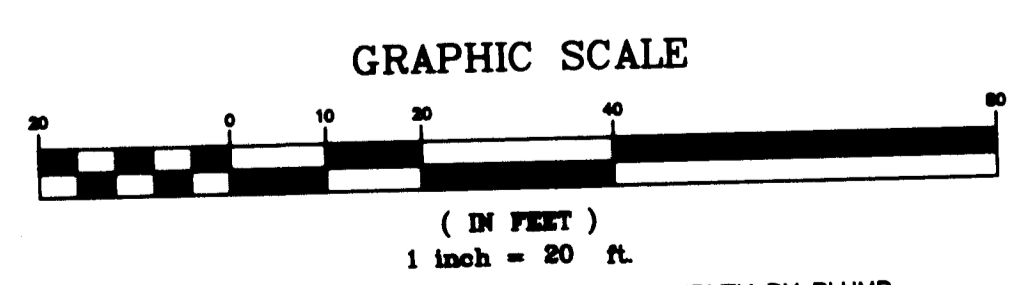
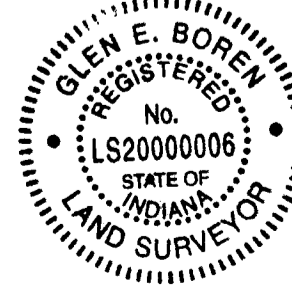
**ENGINEER'S CERTIFICATION:**  
"I, RUSSELL J. POZEN, P.E., OF D.V.G. INC. (1106 BROADWAY, SUITE D, CROWN POINT, INDIANA, (219) 862-7710), STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION."

*Russell J. Pozen*  
RUSSELL J. POZEN, P.E.  
INDIANA LICENSE NO. 10910867  
DATE: 12/15/16

#### SURVEYOR'S CERTIFICATION:

"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 5, 2016; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

*Glen E. Boren*  
GLEN E. BOREN, P.S. NO. LS20000006



REFERENCE BOUNDARY INFORMATION TO PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC., JOB NO. S16286, DATED 10/5/16, RECORDED IN SURVEY BOOK 29, PAGE 37 AS DOCUMENT NUMBER 2016 083131 ON DECEMBER 8, 2016 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BASIS OF BEARINGS: ASSUMED

PLOT SCALE: 1"=20'

FINAL PLAT  
KORS  
HOMESTEAD  
CEDAR LAKE, IN

DRAWING NUMBER  
**1**

SHEET: 1 OF: 1

JOB NO. S16286  
SECTION: 35-34-9

Plumb  
Tuckett  
& Associates

SURVEYORS • ENGINEERS  
64 West 67th Place • Merrillville, IN 46410  
(219) 736-0555 • FAX (219) 769-0178  
www.plumbtuckett.com

FINAL PLAT  
KORS HOMESTEAD  
14507 MORSE STREET  
CEDAR LAKE, INDIANA 46303

REVISIONS	TOWN REVIEW COMMENTS	VACATION INFO. ADDED
1	10/21/16	
2	12/09/16	

DRAWN BY: G.B.  
DATE: 10/7/16

CHECKED BY: G.B.  
DATE: 10/7/16

COMPILED BY: G.B.  
PLUMB, TUCKETT & ASSOCIATES  
ALL RIGHTS RESERVED