

2017-011106

2017 011106

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD 109 90  
2017 FEB 22 PM 1:56  
MICHAEL B. BROWN  
RECORDER

# GREAT OAKS ACRES STORAGE

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

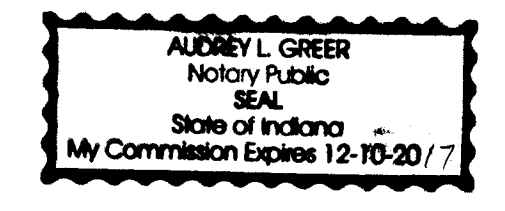
Legal Description:  
Part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 9 West of the Second Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 21; thence South 89° 36' 45" East, along the North line of said Southwest Quarter of Section 21, a distance of 668.41 feet to the point of beginning; thence continuing South 89° 36' 45" East, a distance of 280.00 feet; thence South 00° 02' 55" West, a distance of 295.30 feet; thence South 51° 19' 50" East, a distance of 323.10 feet; thence South 89° 45' 40" East, a distance of 334.18 feet to the West right-of-way line of CSX Transportation Railroad; thence South 05° 17' 06" East, along said right-of-way line, a distance of 646.92 feet to the North line of Vanco's Second Addition, as recorded in Plat Book 33, page 6 in the Office of the Recorder of Lake County, Indiana; thence North 89° 41' 54" West, along said North line, a distance of 670.15 feet; thence South 00° 02' 27" East, a distance of 240.04 feet; thence North 89° 34' 27" West, a distance of 212.20 feet; thence South 00° 02' 27" East, a distance of 145.40 feet; thence North 89° 34' 27" West, a distance of 212.26 feet; thence South 00° 02' 22" East, a distance of 9.36 feet; thence North 89° 34' 27" West, a distance of 249.71 feet; thence North 00° 00' 22" West, a distance of 204.00 feet; thence North 89° 34' 27" West, a distance of 249.73 feet to the West line of Northwest Quarter of the Southwest Quarter of said Section 21; thence North 00° 00' 27" West, along said West line, a distance of 50.00 feet; thence South 89° 34' 27" East, a distance of 499.40 feet; thence North 00° 00' 27" West, a distance of 281.26 feet; thence South 89° 34' 27" East, a distance of 222.80 feet; thence North 00° 04' 22" West, a distance of 502.07 feet; thence North 89° 45' 40" West, a distance of 53.70 feet; thence North 00° 02' 55" East, a distance of 496.86 feet to the point of beginning, containing 21.722 acres, more or less, all in the Town of Cedar Lake, Lake County, Indiana.

STATE OF INDIANA } \$  
COUNTY OF LAKE }  
I, the undersigned, Richard Hens, 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 herein. This Subdivision shall be known and designated as Great Oaks Acres Storage, 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.

Signature: Richard Hens ATTEST: Matthew LaCasse  
Name: Member Name: MATTHEW LA CASSE

STATE OF INDIANA } \$  
COUNTY OF LAKE }  
Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Richard Hens and Matthew LaCasse, known to me to be the same person who signed the above certificate and acknowledged to me that they executed the foregoing certificate as their free and voluntary acts and deeds.

Witness my hand and Notarial Seal this 22nd day of Feb, 2017



My Commission Expires: 12-10-17 Notary Public: Audrey L Greer  
County of Residence: LAKE

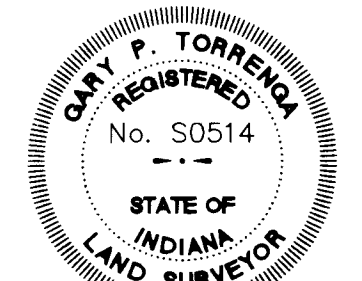
STATE OF INDIANA } \$  
COUNTY OF LAKE }  
Under the authority provided by Indiana Code 36-7-4-700 (Sec. 700-799), as amended from time to time, and an Ordinance adopted by the Town of Cedar Lake, Lake County, Indiana, this plat was given approval by the Town of Cedar Lake as follows:

Approved by Town Plan Commission at a meeting held 12/21/16  
President: [Signature] Secretary: [Signature]

Front, side, and rear 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 erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described hereafter, 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 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 title subject to the rights of public utilities.

STATE OF INDIANA } \$  
COUNTY OF LAKE }  
I, Gary P. Torrenge, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described herein and subdivided same as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.

Witness my hand and Seal this 4th day of January, 2017

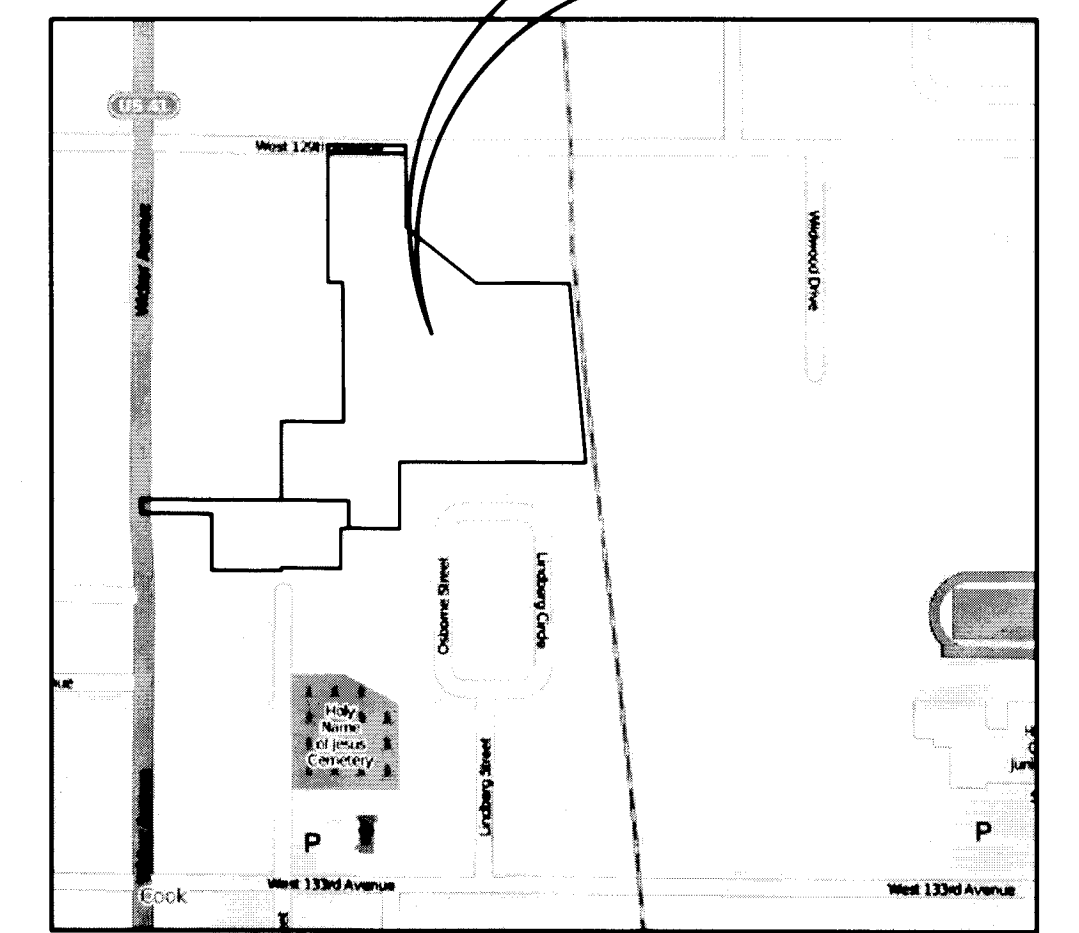


TORRENGA ENGINEERING, INC.  
Gary P. Torrenge - Registered P.E. #18376 and L.S. #S0514

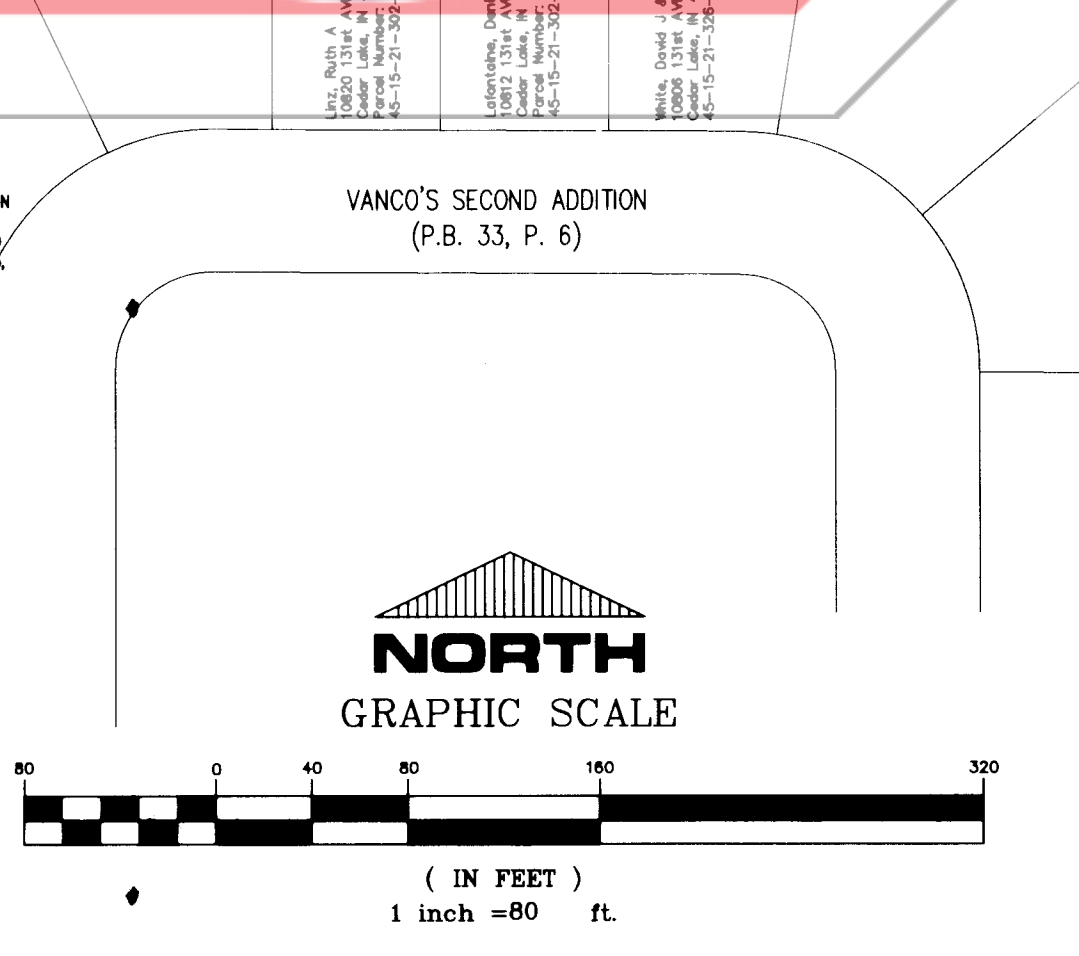
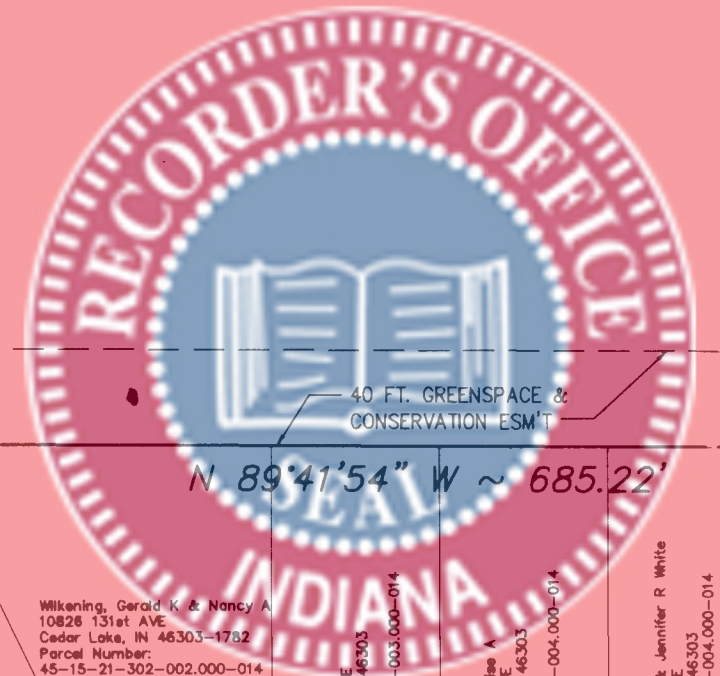
- NOTES:
- 1) THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN). THERE ARE NO FLOODWAYS AND FLOODWAY FRINGES ON THIS PROPERTY, AS TAKEN FROM FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, MAP NUMBER 180089C0239E, EFFECTIVE DATE JANUARY 18, 2012.
  - 2) FOR COVENANTS & LOT RESTRICTIONS SEE DOCUMENT NO. 2016 087347 RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ON DECEMBER 22, 2016.

Legend:  
IB Fnd - 5/8" Dia. Iron Bar Found  
IB Set - 5/8" Iron Bar Set  
IP Fnd - Iron Pipe Found

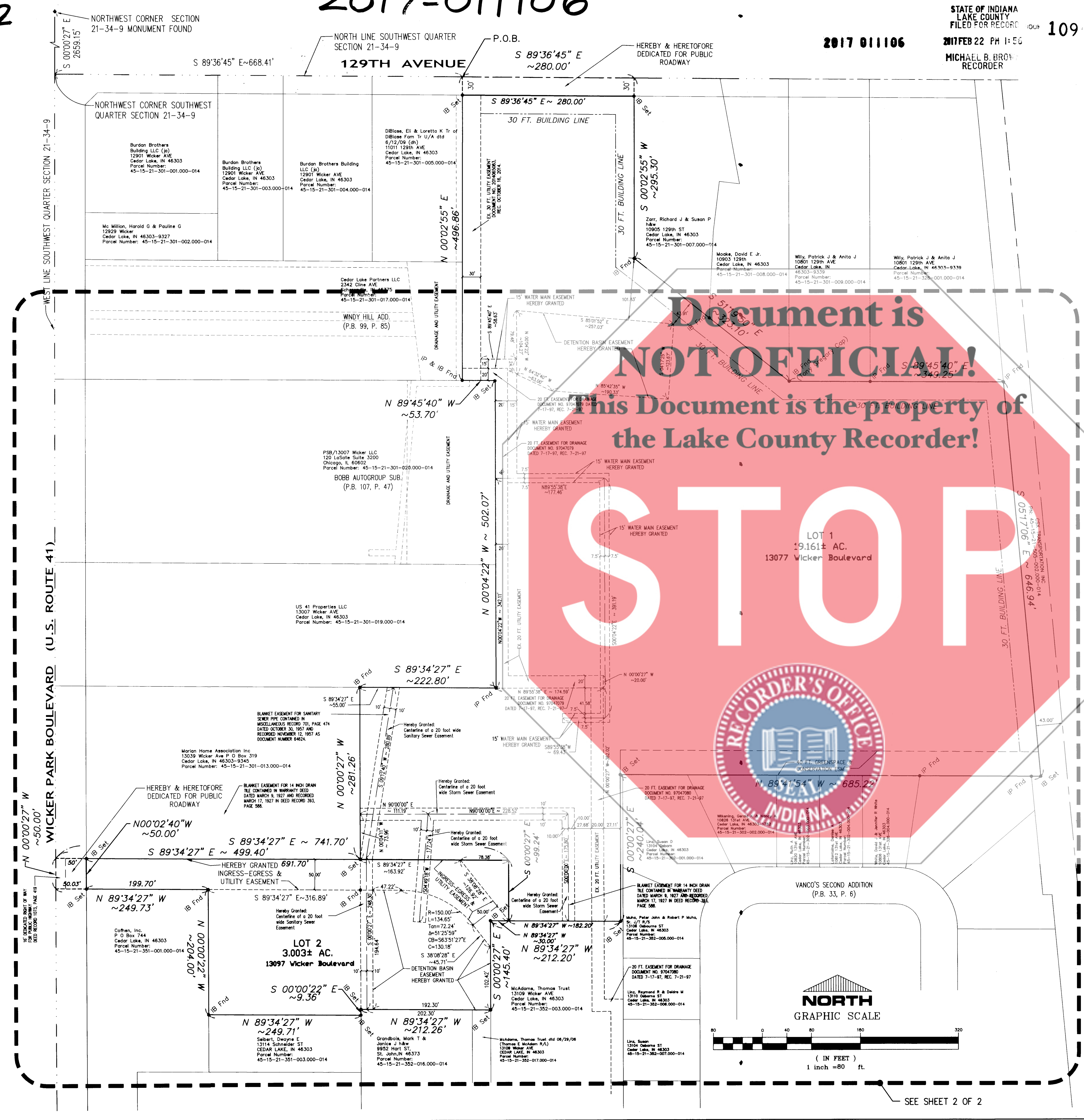
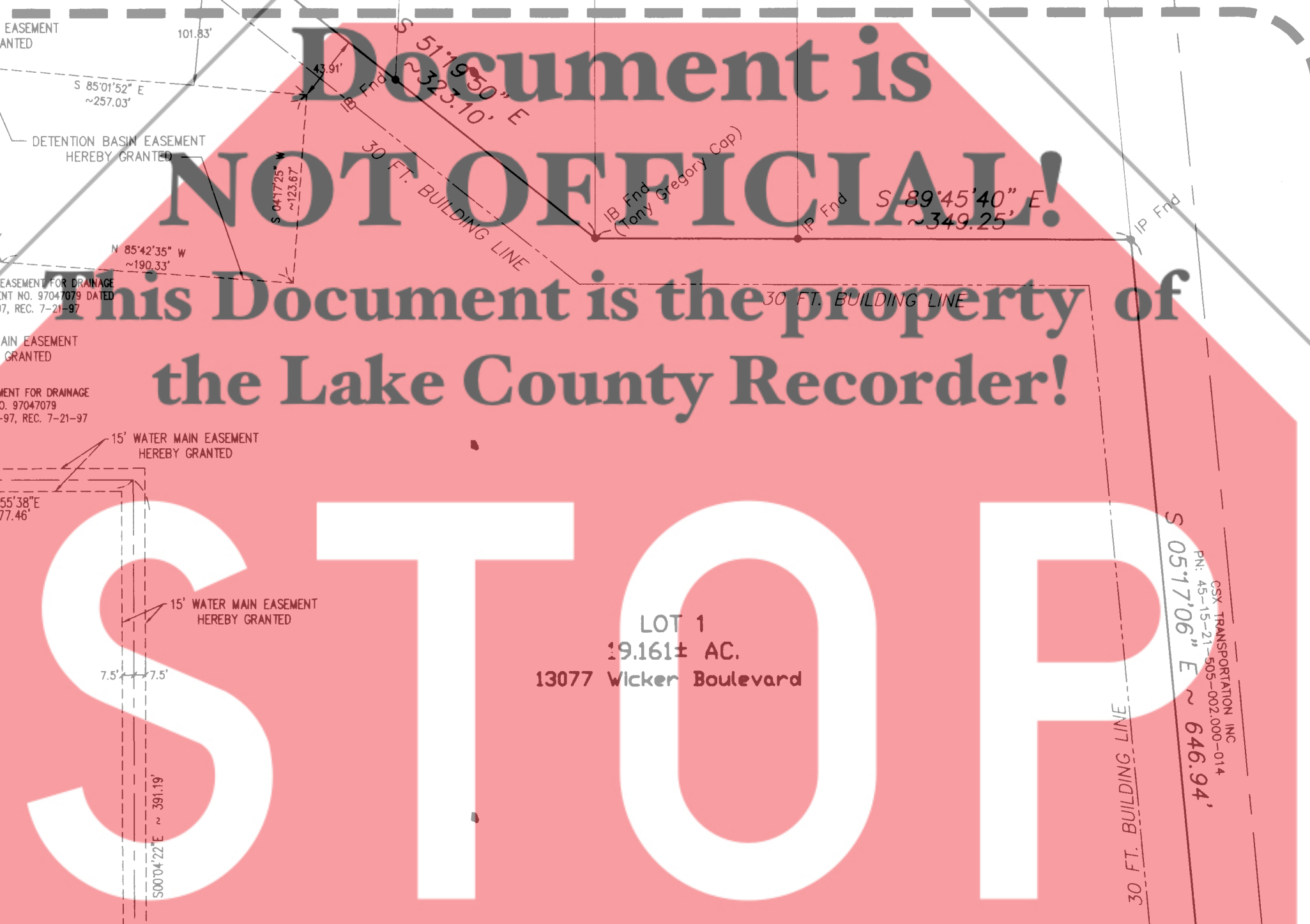
109/90



VICINITY MAP  
NOT TO SCALE



SEE SHEET 2 OF 2



FILE NO: 21-2016-5002 Great Oaks Acres - Cedar Lake.dwg 11/11/2016 10:49:52 AM CDT

TORRENGA ENGINEERING, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
website: www.torrenge.com  
Tel. No.: (219) 836-8918

GREAT OAKS ACRES STORAGE  
AN ADDITION TO THE TOWN OF  
CEDAR LAKE, LAKE COUNTY, INDIANA  
FINAL PLAT

CLIENT:  
Henn & Sons Construction  
13733 Wicker Ave.  
Cedar Lake, Indiana 46303

REVISIONS:  
01-04-2017  
11-15-2016  
DATE: 11-01-2016

JOB NO: 2016-5002  
SCALE: 1" = 80'

SHEET  
1 OF 2

