

2017 011287

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 FEB 23 AM 10:53  
MICHAEL B. BRONKHORST  
RECORDER

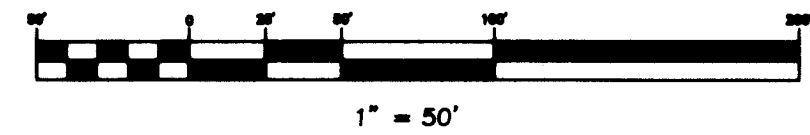
SECONDARY PLAT  
OF  
THE GATES OF ST. JOHN  
UNIT 10 K

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34  
NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

2017-011287

109 91

GRAPHIC SCALE



BASIS OF BEARINGS

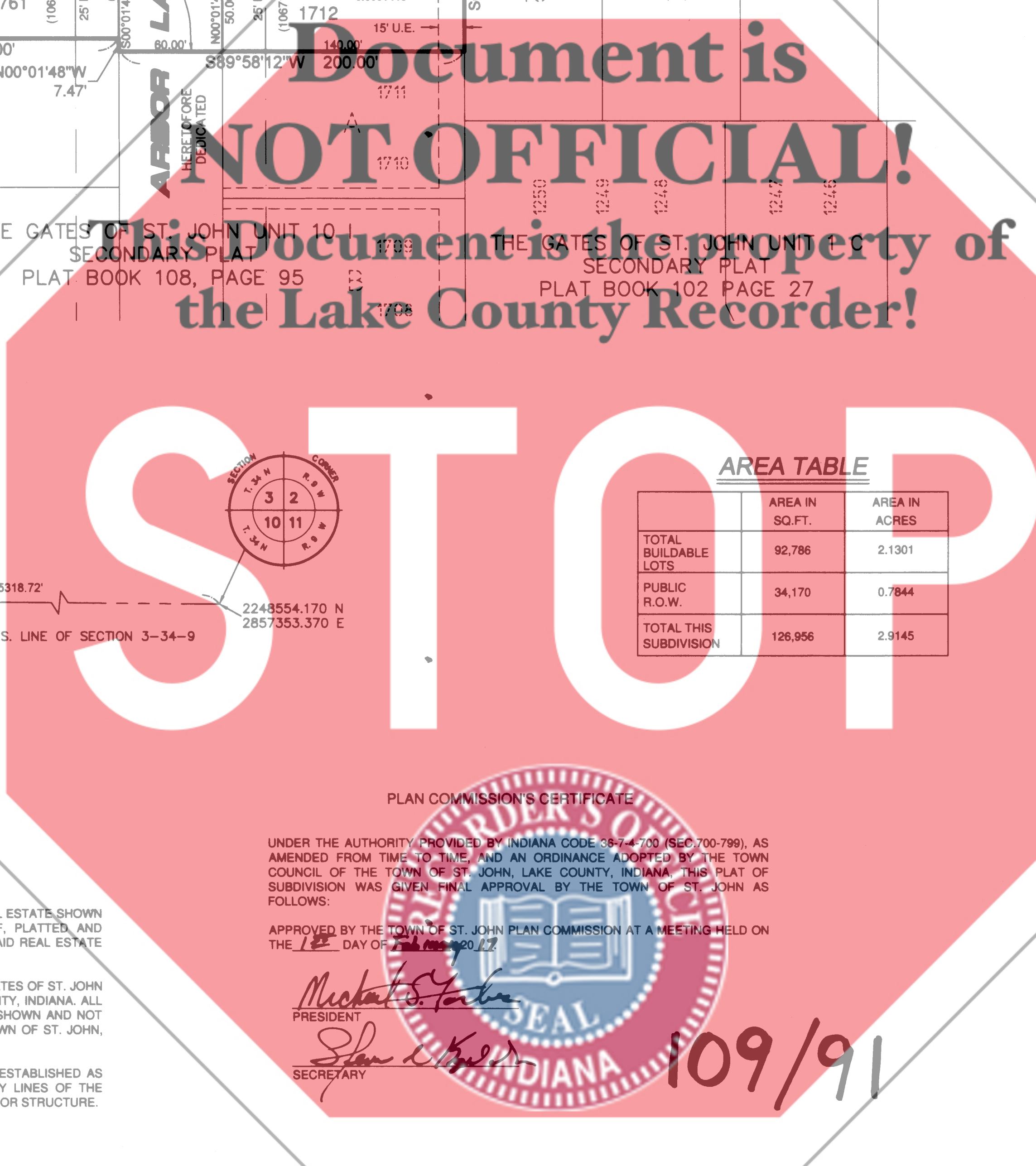
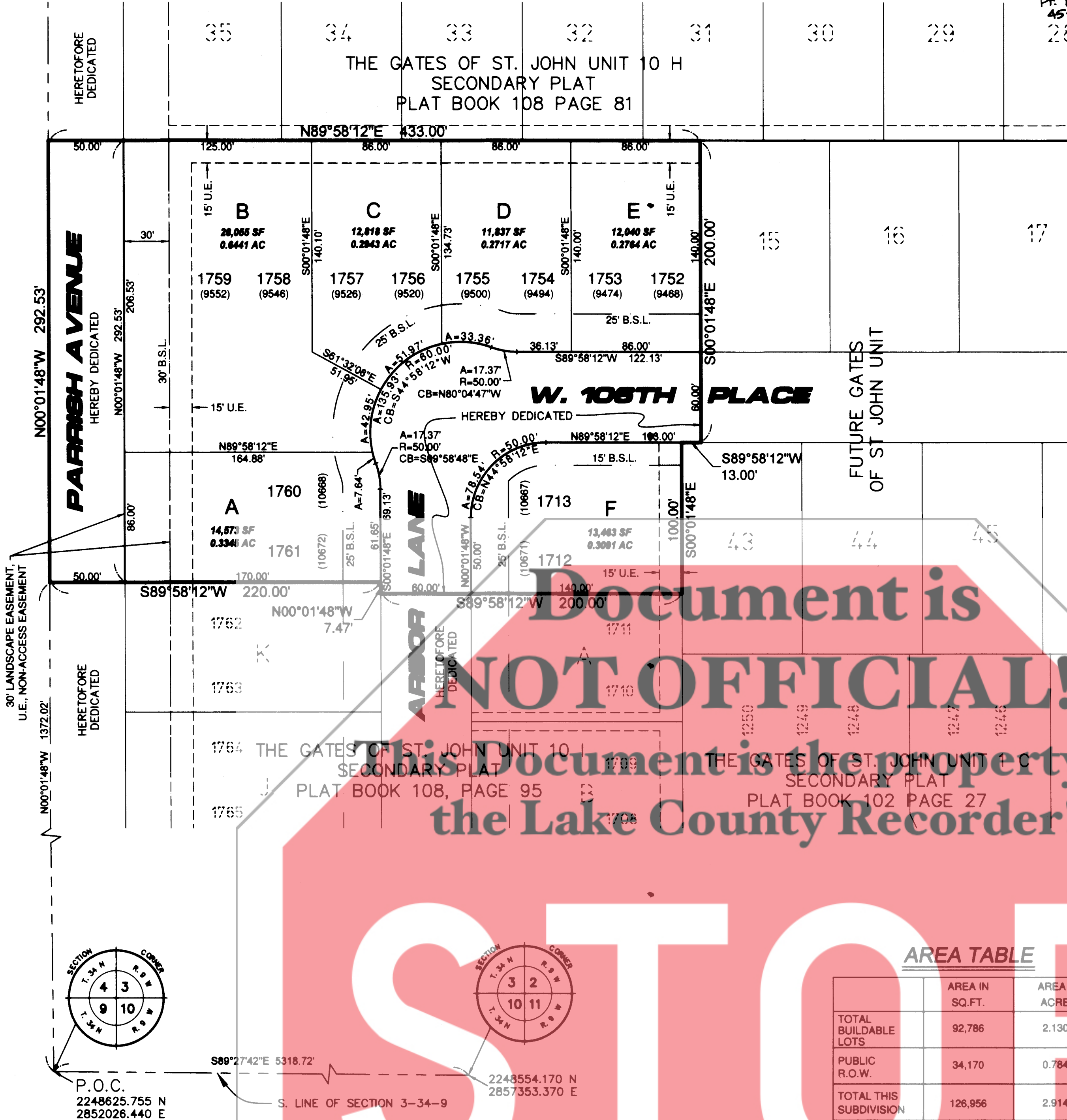
ASSUMED THE SOUTH LINE OF SECTION 34-35-9  
TO BE: S 89° 43' 22" E

LEGEND

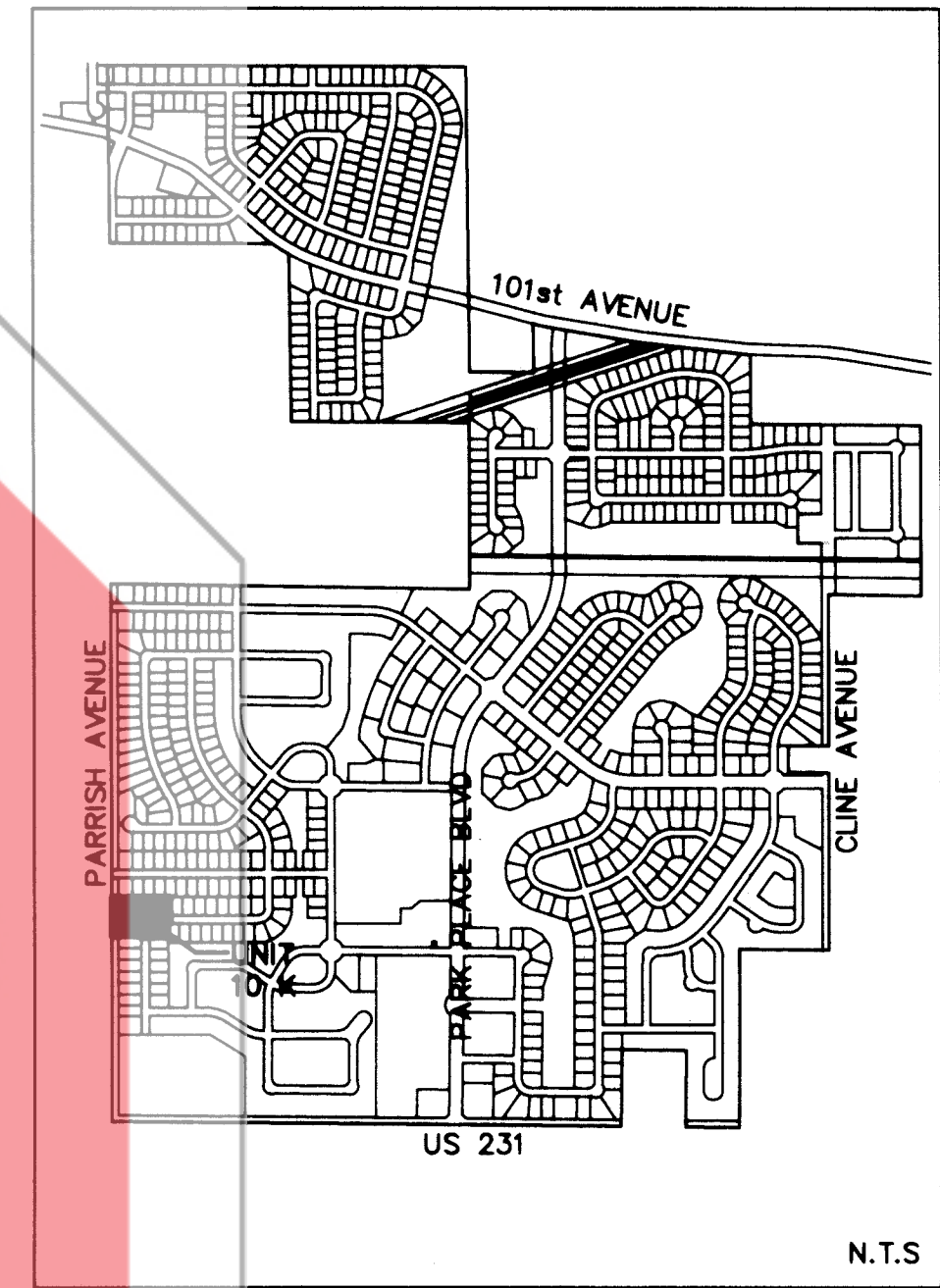
- SECTION CORNER
FOUND DISK IN CONCRETE
FOUND ROW MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND IRON PIPE
FOUND IRON BAR
FOUND BRASS MONUMENT
SET TRVERSE POINT
SET PK NAIL
SET IRON PIPE
SET MONUMENT
SET MONUMENT

ABBREVIATIONS

- N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
SF SQUARE FEET
AC ACRES
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(1234) ADDRESS
MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
[INFO] INFORMATION TAKEN FROM DEED
[EXEMPT] EXCEPTION TO BLANKET EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. IMPROVED & EXPRESS EASEMENT
B.S.L. BUILDING SETBACK LINE



OVERALL SITE



AREA TABLE

Table with 3 columns: Category, Area in Sq. Ft., Area in Acres. Rows include Total Buildable Lots, Public R.O.W., and Total This Subdivision.

OWNER'S CERTIFICATE

STATE OF IN
COUNTY OF LAKE

WE, THE UNDERSIGNED, BLB ST. JOHN LLC, OWNERS OF THE REAL ESTATE SHOWN AND HEREIN, DO HEREBY CERTIFY THAT WE 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 THE GATES OF ST. JOHN - UNIT 10 K, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. 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, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK 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.

BLB ST. JOHN LLC
ITS MANAGER
BY: [Signature]

TITLE
DATED THIS 17th DAY OF Feb, 2017

NOTARY CERTIFICATE

STATE OF IN
COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John L. [Signature] AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF Feb, 2017

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/21/23 A RESIDENT OF LAKE COUNTY
[Signature]
PRINTED SIGNATURE

NOTES:

- 1. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.
2. ALL LOTS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE GATES OF ST. JOHN HOMEOWNERS ASSOCIATION RECORDED AS DOC. 2006 006335.

PLAN COMMISSION'S CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE § 36-7-700 (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:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 17th DAY OF Feb, 2017

[Signature]
PRESIDENT
[Signature]
SECRETARY

UTILITY EASEMENT PROVISIONS (U.E.)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN AND HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGEWAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND WIRES, EITHER OVERHEAD OR UNDERGROUND, IN AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO 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 MAYBE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH UTILITY PURPOSES.

LANDSCAPE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS TO BE RESERVED FOR AND GRANTED TO THE HOMEOWNER ASSOCIATION AND TO ITS SUCCESSORS AND ASSIGNS, IN UPON, ACROSS, UNDER, OVER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "LANDSCAPE EASEMENT" ON THE ANNEXED PLAT FOR THE PURPOSE OF THE PLACEMENT OF TREES, SHRUBS, BUSHES, LAWNS, OTHER FORMS OF VEGETATION AND BERMS, NO PERMANENT BUILDINGS, STRUCTURES, DRIVEWAYS, OR APPURTENANCES CONSTRUCTED FOR VEHICULAR ACCESS SHALL BE PLACED ON SAID EASEMENT, HOWEVER FENCES MAY BE PLACED WITHIN SAID EASEMENT IN ACCORDANCE WITH A SITE PLAN APPROVED BY THE TOWN OF ST. JOHN. THERE SHALL BE NO REMOVAL OR DESTRUCTION OF TREES AND PLANTS WITHIN THE EASEMENT AREA, EXCEPT TO THE EXTENT THAT SUCH ACTIVITIES ARE UNDERTAKEN TO REMOVE DEAD OR DISEASED TREES OR PLANTS AND/OR IN ACCORDANCE WITH A LANDSCAPING MAINTENANCE PLAN APPROVED BY THE TOWN OF ST. JOHN. NO TERM OR CONDITION CONTAINED IN THIS EASEMENT RELATING TO LANDSCAPING SHALL LIMIT OR PRECLUDE THE EXERCISE OF ANY RIGHTS GRANTED PURSUANT TO ANY OTHER EASEMENT RESERVED AND/OR GRANTED ON THE ANNEXED PLAT FOR ANY OTHER PURPOSE. LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN FULL CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES OF THE TOWN OF ST. JOHN.

FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA & UNINCORPORATED AREAS, MAP NO. 18069C0241E EFFECTIVE DATE JANUARY 18, 2012.

OWNER & SUBDIVIDER

BLB ST. JOHN, L.L.C.
3500 UNION AVENUE
STEGER, IL 60475

LEGAL DESCRIPTION

THAT PART OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION, 1372.02 FEET TO THE NORTHWEST CORNER OF THE GATES OF ST. JOHN UNIT 10 I, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 292.53 FEET TO THE SOUTHWEST CORNER OF THE GATES OF ST. JOHN UNIT 10 H; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID UNIT 10H, 433.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 200.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 13.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST, 100.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 10 I; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID UNIT 10 I: 1) SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 200.00 FEET; 2) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 7.47 FEET; 3) SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, 220.00 FEET TO THE PLACE OF BEGINNING; CONTAINING 2.9145 ACRES, MORE OR LESS; ALL IN LAKE COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA }
COUNTY OF LAKE } SS

I, ANTHONY J. STRICKLAND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS 9th DAY OF FEBRUARY, A.D., 2017

[Signature]
ANTHONY J. STRICKLAND
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20600143
MY LICENSE EXPIRES ON JULY 31, 2018



7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BLB ST. JOHN LLC
3500 UNION AVENUE
STEGER, ILLINOIS 60475
808-756-0860

Table with columns: NO., DATE, REVISION, DESCRIPTION. Rows show revisions from 2016/12/06 to 2017/02/16.

SECONDARY PLAT

THE GATES OF ST. JOHN UNIT 10 K

DRAFTING COMPLETED: 11-15-16 DRAWN BY: MLP PROJECT MANAGER: AJS SHEET NO. 1 of 1
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 50'

Project No: 03206
Group No: VP0435

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