

1:2

2017 011835

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 FEB 27 AM 11:03
MICHAEL B. BROY
RECORDER

FINAL PLAT OF SUBDIVISION PROVIDENCE AT STONEGATE - PHASE 2

BOOK 109 92⁰⁰

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



UNSUBDIVIDED LAND
DOC. NO. 99087766
OWNER : RUDOLPH R. WOLAK & LORETTA G. WOLAK AS TRUSTEES OF THE WOLAK REVOCABLE TRUST

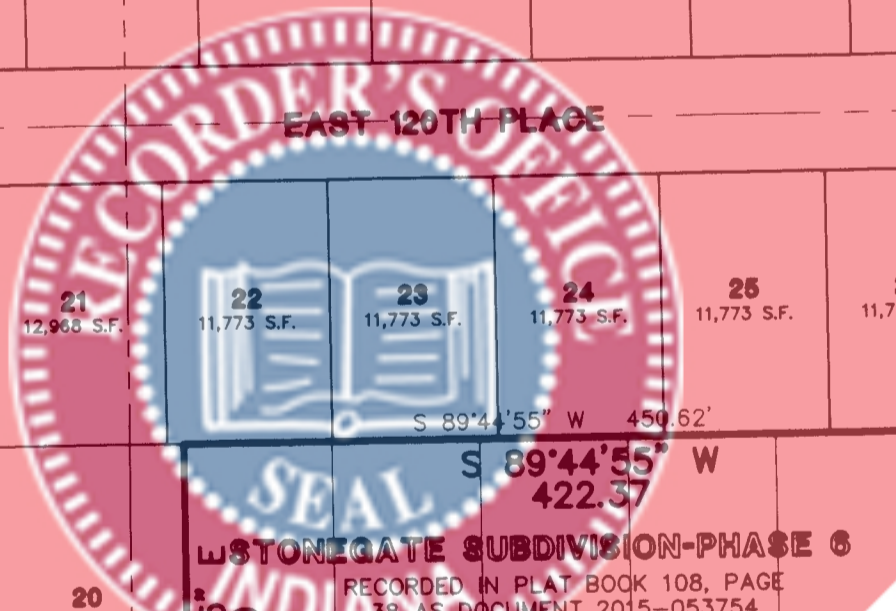
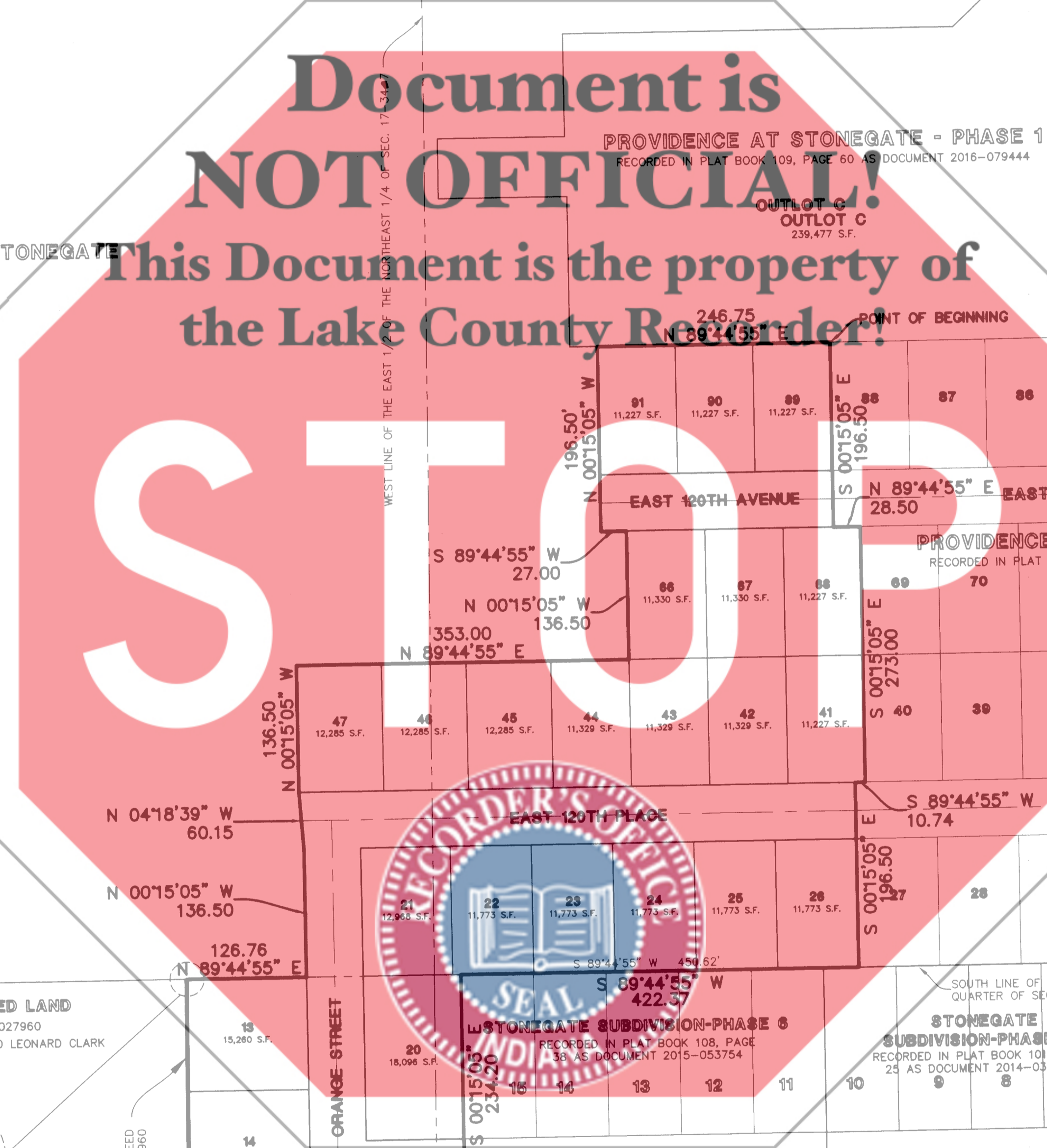
UNSUBDIVIDED LAND
DOC. NO. 95065913
OWNER : RUDOLPH R. WOLAK & LORETTA G. WOLAK AS TRUSTEES OF THE WOLAK REVOCABLE TRUST

UNSUBDIVIDED LAND
DOC. NO. 768987
OWNER : ROBERT & NORMA SMITH

UNSUBDIVIDED LAND
DOC. NO. 222639
OWNER : RAY D. & CHARLOTTE F. WEILER

2017-011835

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!



UNSUBDIVIDED LAND
DOC. NO. 342771
OWNER : THE LAKE REGION CHRISTIAN ASSEMBLY INC.

UNSUBDIVIDED LAND
DOC. NO. 342771
OWNER : THE LAKE REGION CHRISTIAN ASSEMBLY INC.

FUTURE PHASES OF PROVIDENCE AT STONEGATE

NOT INCLUDED
UNSUBDIVIDED LAND
DOC. NO. 2014-01894
OWNER : TOWN OF WINFIELD

LOT 2

LOT 1

LOT 1

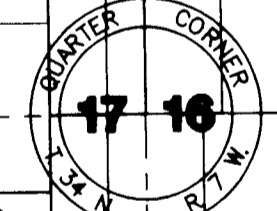
LOT 2

LOT 3

LOT 4

RANDOLPH ESTATES
REC. 8-26-97 AS DOC. 97056060

COUNTRY SEASONS SUBDIVISION
REC. 03-19-1990 IN BOOK 68 PAGE 18



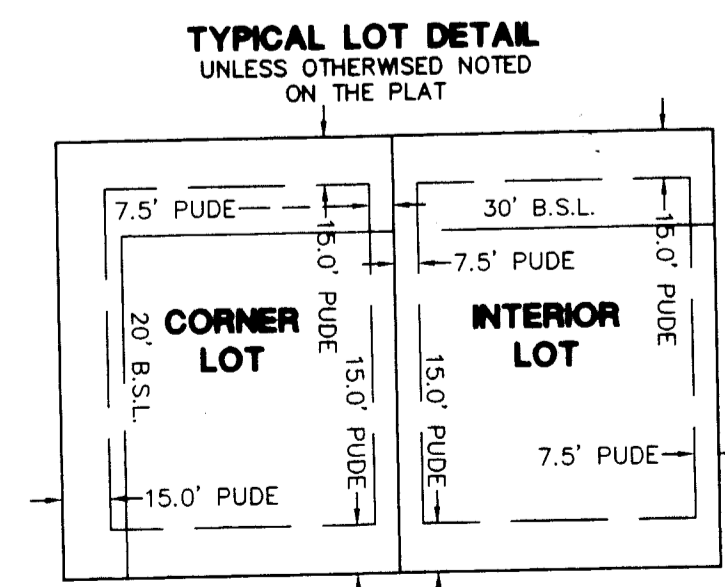
PREPARED FOR TRANSMISSION BY
PLATTED FOR RECORD
FEB 27 2018
45-17-17-426-001-000-047
200-010

PROPERTY AREA

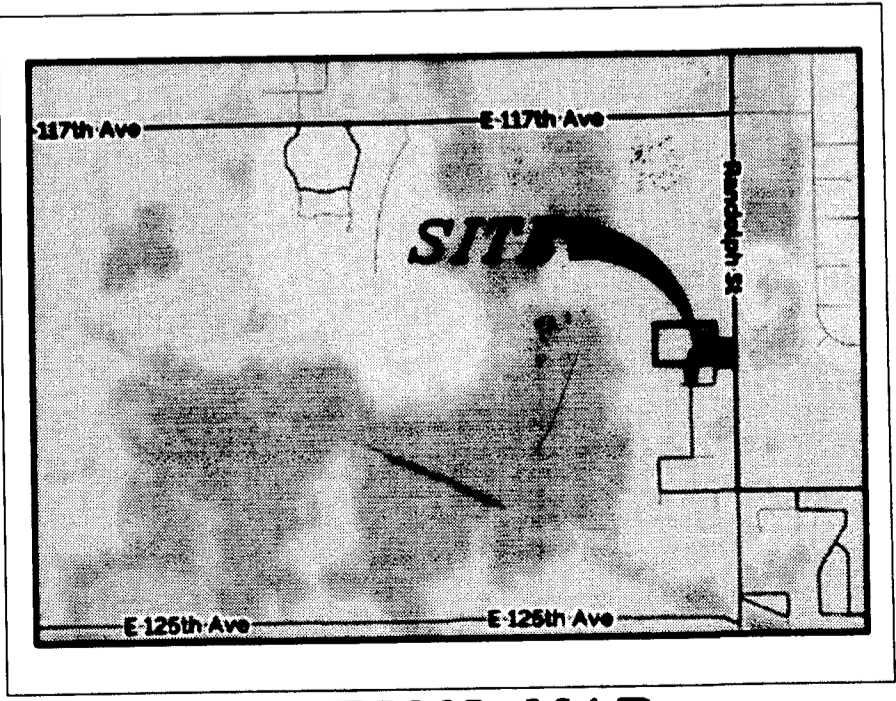
LOT AREA = 367,318 SQUARE FEET (8.433 ACRES)
OUTLOT D AREA = 1,303 SQUARE FEET (0.030 ACRES)
R.O.W. DEDICATION = 95,885 SQUARE FEET (2.201 ACRES)
TOTAL LAND AREA = 465,506 SQUARE FEET (10.664 ACRES)

BUILDING SETBACKS

FRONT YARD SETBACK = 30.00'
REAR YARD SETBACK = 40.00'
SIDE YARD SETBACK = 12.00'
CORNER SIDE YARD SETBACK = 20.00'

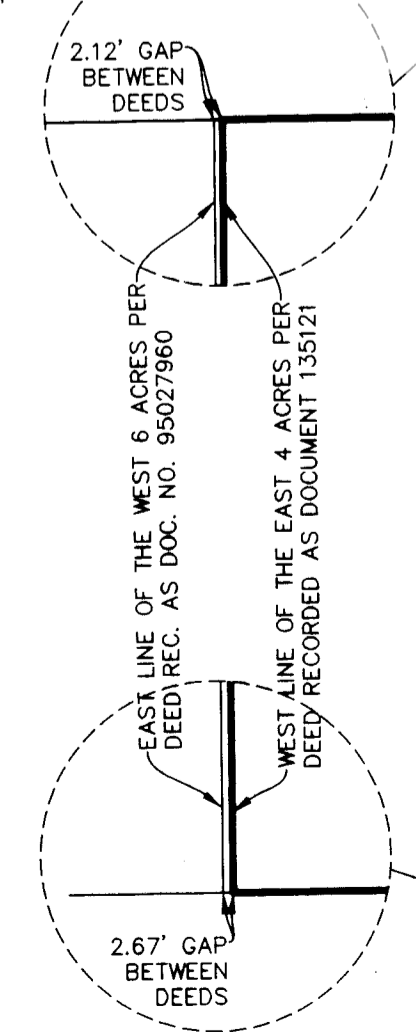


EASEMENT NOTES:
1. THIS DETAIL DOES NOT APPLY TO OUTLOTS; EASEMENTS ON OUTLOTS ARE AS SHOWN ON THE PLAT.
2. ALL LOTS SHALL HAVE A 15.00 FOOT PUDE ALONG ALL FRONT AND REAR LOT LINES UNLESS OTHERWISE SHOWN HEREON.
3. ALL LOTS SHALL HAVE A 7.50 FOOT PUDE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN HEREON.
4. SIDE AND REAR YARD EASEMENTS SHALL NOT EXTEND INTO TREE PRESERVATION AREA.



LOCATION MAP
(NOT TO SCALE)

109/92



SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17-34-7

Manhard CONSULTING LTD
700 Bringer Drive, Lombard, IL 60148
Tel: 630-261-8800
www.manhard.com
Professional Engineers • Surveyors • Environmental Scientists • Planners
Construction Managers • Landscape Architects

PROVIDENCE AT STONEGATE - PHASE 2
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MOR: BDM
PROJ. ASSOC: TMM
DRAWN BY: PJT
DATE: 01/06/17
SCALE: 1"=100'
SHEET 1 OF 2
M&W

FINAL PLAT OF SUBDIVISION PROVIDENCE AT STONEGATE - PHASE 2

2017 011835

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

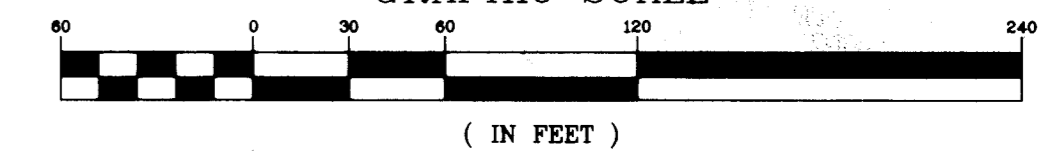
FEB 27 AM 11:00

MICHAEL B. BROD
RECORDER

BOOK 109 92

REGISTERED PROFESSIONAL SURVEYOR
FINAL PLAT FOR RECORD
FEB 27 2016
TIMOTHY J. MURPHY
LAND SURVEYOR

GRAPHIC SCALE



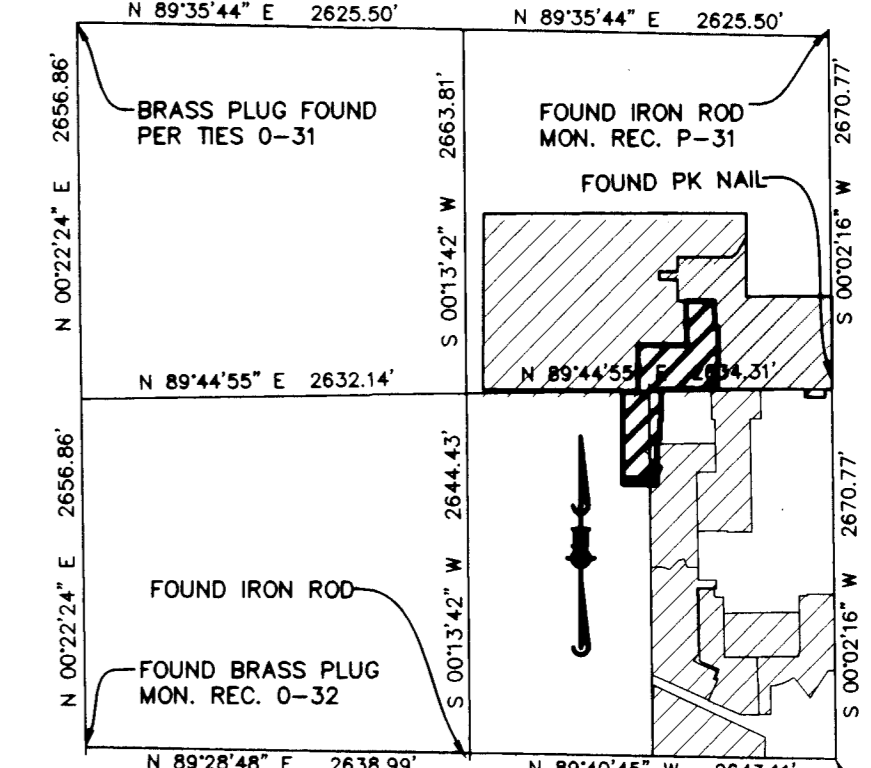
(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE ALTA SURVEY RECORDED AS DOCUMENT 2006-111865 AND BASED ON THE PREVIOUSLY RECORDED PHASES OF THE STONEGATE SUBDIVISION.

LEGEND

- B.S.L. = BUILDING SETBACK LINE
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT HEREBY GRANTED
- I.A.W.C. EASEMENT = INDIANA AMERICAN WATER COMPANY UTILITY EASEMENT PER DOCUMENT NO. 2016 079443
- 1234 = PROPERTY ADDRESS



SECTION BREAKDOWN
17-34-7
(PER ALTA SURVEY RECORDED AS DOCUMENT 2006-111865)

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 88 IN PROVIDENCE AT STONEGATE - PHASE 1, RECORDED NOVEMBER 22, 2016 IN PLAT BOOK 109 PAGE 60 AS DOCUMENT NUMBER 2016 079444; THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PROVIDENCE AT STONEGATE - PHASE 1, A DISTANCE OF 196.50 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 28.50 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 273.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 10.74 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 196.50 FEET TO A POINT ON THE NORTH LINE OF STONEGATE SUBDIVISION-PHASE 3A, RECORDED JUNE 5, 2014 IN PLAT BOOK 107 PAGE 25 AS DOCUMENT 2014 032363; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF STONEGATE SUBDIVISION-PHASE 6 RECORDED AUGUST 11, 2015 IN BOOK 108 PAGE 30 AS DOCUMENT NUMBER 2015 053754, A DISTANCE OF 422.37 FEET TO THE WESTERLY LINE OF SAID STONEGATE SUBDIVISION-PHASE 6; THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID STONEGATE SUBDIVISION-PHASE 6, A DISTANCE OF 234.20 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 10.61 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 136.94 FEET TO A NORTHWESTERLY CORNER OF STONEGATE SUBDIVISION-PHASE 5 RECORDED AUGUST 11, 2015 IN PLAT BOOK 108 PAGE 37 AS DOCUMENT 2015 053753; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID STONEGATE SUBDIVISION-PHASE 5, A DISTANCE OF 24.18 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 141.43 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE EASTERLY, CONTINUING ALONG SAID WESTERLY LINE, BEING A CURVE, CONGATE TO THE NORTHEAST, HAVING A RADIUS OF 280.00 FEET, AND CHORD BEARING SOUTH 61 DEGREES 22 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 29.32 FEET; THENCE SOUTH 25 DEGREES 37 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 59.86 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 70.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 262.38 FEET TO THE WEST LINE OF THE EAST 1/4 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS DESCRIBED IN DOCUMENT 135121; THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 60.15 FEET; THENCE NORTH 04 DEGREES 18 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 126.76 FEET; THENCE NORTH 00 DEGREES 06 SECONDS WEST, A DISTANCE OF 136.50 FEET; THENCE NORTH 04 DEGREES 18 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, A DISTANCE OF 196.50 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT C IN SAID PROVIDENCE AT STONEGATE - PHASE 1; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OUTLOT C, A DISTANCE OF 246.75 FEET TO THE POINT OF BEGINNING.

OWNER'S CONSENT

THE UNDERSIGNED, STONEGATE DEVELOPMENT OF WINFIELD, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE LAID OFF, PLATTED AND SUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PROVIDENCE AT STONEGATE - PHASE 2 SUBDIVISION. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERRECTED BUILDINGS OR STRUCTURES.

WITNESS OUR HANDS AND SEAL THIS 6TH DAY OF FEBRUARY, A.D. 2017.

BY: STONEGATE DEVELOPMENT OF WINFIELD, LLC

PETER MANHARD, MANAGER

OWNER/DEVELOPER
STONEGATE DEVELOPMENT
OF WINFIELD, LLC
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, CYNTHIA C. BANDY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PETER E. MANHARD, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 6TH DAY OF FEBRUARY, A.D., 2017.

Cynthia C. Bandy
NOTARY PUBLIC

"OFFICIAL SEAL"
CYNTHIA C. BANDY
A NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/18/2018

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE)

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4 ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF INDIANA, AND ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WINFIELD, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN AS FOLLOWS:

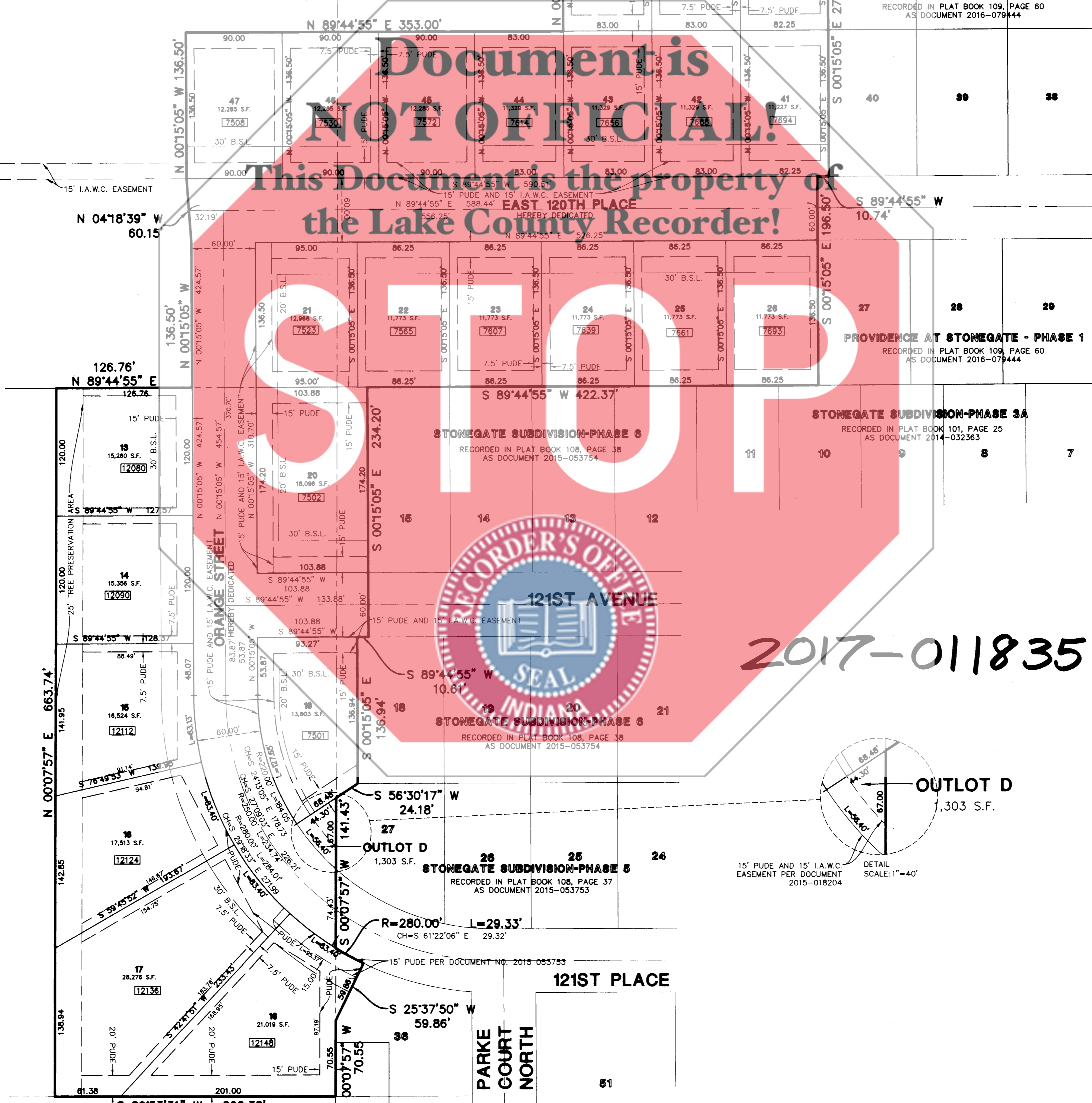
APPROVED BY THE WINFIELD PLAN COMMISSION AT A MEETING HELD ON
THE 26th DAY OF January, A.D. 2017.

WINFIELD PLAN COMMISSION

DERWINSKI, PRESIDENT

TIMOTHY J. MURPHY, SECRETARY

109/92



2017-011835

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROVIDENCE AT STONEGATE - PHASE 2
TOWN OF WINFIELD, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. NO.: BDM
PROJ. ASSOC.: JMM
DRAWN BY: PJT
DATE: 01/06/17
SCALE: 1"=60'
SHEET 2 OF 2
MBWI

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, INDIANA AMERICAN WATER COMPANY AND THE NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND 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 (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUDE" FOR THE PURPOSE OF SERVING THE STONEGATE SUBDIVISION AND THE PUBLIC IN GENERAL WITH SEWER (STORM AND SANITARY), GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE 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 ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 27 LOTS AND 1 OUTLOT AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL PHASES OF PROVIDENCE AT STONEGATE.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (0.00) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
- MONUMENTS TO BE SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18.
- CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD. ON DECEMBER 21, 2006 AND RECORDED AS DOCUMENT NUMBER 2006-111865. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF FEBRUARY, A.D. 2017.

Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR
LS-29900006

