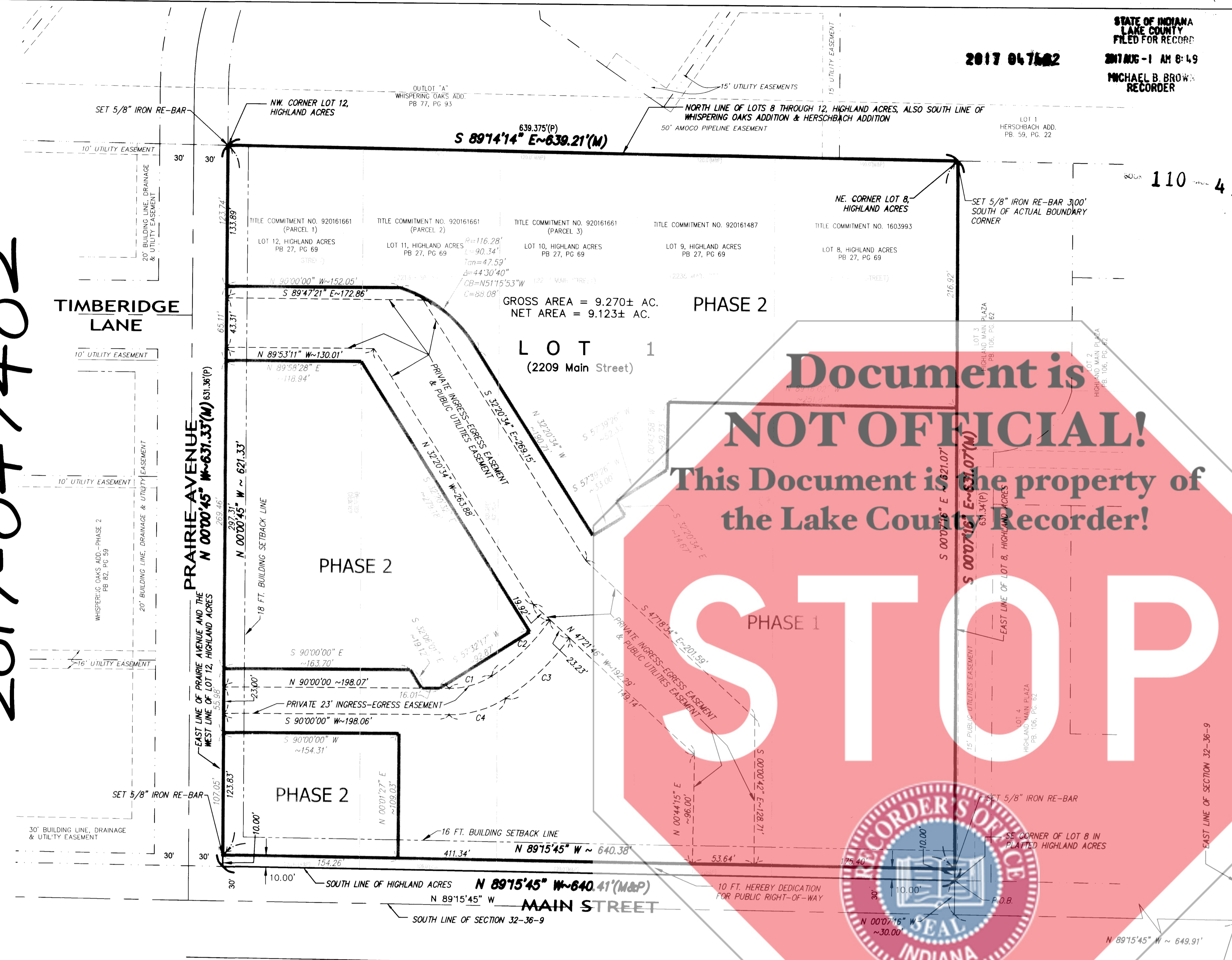


2017-047402

FILE NO: Z:\2017-5030 Main Street & Prairie - Highland.dwg 7/19/2017 12:16:23 PM CDT



2017 047402

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
AUG-1 AM 8:49  
MICHAEL B. BROWN  
RECORDER

CARDINAL CAMPUS  
A PLANNED UNIT DEVELOPMENT, IN THE TOWN  
OF HIGHLAND, LAKE COUNTY, INDIANA  
BEING A RESUBDIVISION OF LOTS 8 THRU 12, HIGHLAND ACRES

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1603993 DATED JULY 07, 2016)  
Lot No. Eight (8), as marked and laid down on the recorded plat of Highland Acres, Addition to the Town of Highland, Lake County, Indiana, as the same appears of record in Plat Book 27, page 69, in the Office of the Recorder of Lake County, Indiana.

LEGAL DESCRIPTION (AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920161487 DATED JUNE 10, 2018)  
Lot 9 in Highland Acres in the Town of Highland, as per Plat thereof, recorded in Plat Book 27, Page 69 in the Office of the Recorder of Lake County, Indiana.

LEGAL DESCRIPTIONS (AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920161661 DATED JULY 1, 2016)  
PARCEL 1  
Lot 12, Highland Acres, in the Town of Highland, as shown in Plat Book 27, Page 69, in Lake County, Indiana.

PARCEL 2  
Lot 11, Highland Acres, in the Town of Highland, as shown in Plat Book 27, Page 69, in Lake County, Indiana.

PARCEL 3  
Lot 10 in Highland Acres in the Town of Highland, as per Plat thereof, recorded in Plat Book 27, Page 69, in the Office of the Recorder of Lake County, Indiana.

LEGAL DESCRIPTION:  
DESCRIPTION: Part of the Southeast Quarter of Section 32, Township 36 North, Range 9 West of the Second principal Meridian, being more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 89°15'45" West, along the South line of said Southeast Quarter, a distance of 649.91 feet; thence North 00°07'16" West, a distance of 30.00 feet to the point of beginning, also being the Southeast corner of Lot 8 in Highland Acres an Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 27, page 69 in the Office of the Recorder of Lake County, Indiana; thence North 89°15'45" West, along the south line of said Highland Acres, a distance of 640.41 feet to a point on the East line of Prairie Avenue (60 feet wide) and the West line of Lot 12 in said Highland Acres, a distance of 631.33 to the Northwest corner of said Lot 12; thence South 89°14'14" East, along the North line of Lots 8 through 12 of said Highland Acres, also being the South line of Whispering Oaks Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 77, page 93 in the Office of the Recorder of Lake County, Indiana, and Herschbach Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 59, page 22 in the Office of the Recorder of Lake County, Indiana, a distance of 639.21 feet to the Northeast corner of Lot 8 in said Highland Acres; thence South 00°07'16" East, along the East line of Lot 8 in said Highland Acres, a distance of 631.07 feet, to the point of beginning, containing 9.270 acres, more or less, all in the Town of Highland, Lake County, Indiana

STATE OF INDIANA } \$  
COUNTY OF LAKE }

The undersigned, CG Indiana Holdings LLC, an Indiana limited liability company, owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This subdivision shall be known as CARDINAL CAMPUS, a Planned Unit Development in the Town of Highland, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building 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.

Dated this 28th day of July, 2017

CG Indiana Holdings LLC  
Claude Gendreau  
Attest: \_\_\_\_\_

STATE OF INDIANA } \$  
COUNTY OF LAKE }

Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Claude Gendreau 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 28th day of July, 2017

My Commission Expires: May 26, 2018  
County of Residence: Lake Notary Public

STATE OF INDIANA } \$  
COUNTY OF LAKE }

Submitted to, approved and accepted by the Plan Commission of the Town of Highland, Lake County, Indiana, this 17th day of July, 2017

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
President Secretary

Front and side yard building set-back lines are hereby established as shown on this Plat, between which line 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 easement 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 titles subject to the rights of public utilities.

Easements for Public Utilities are hereby granted to Northern Indiana Public Service Company, AT&T, the Town of Highland, Cable Television Companies and any other companies identified, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with the normal use, operation or maintenance of any such utility, equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.

A Private Ingress-Egress Easement in the areas shown in this Plat is hereby created for access to owners, tenants, clients, licensees and invitees of this subdivision.

STATE OF INDIANA } \$  
COUNTY OF LAKE }

I, Gary P. Torrenge, 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 herein was surveyed September 15, 2016 and recorded January 10, 2017 in Survey Book 29, Page 51 as Instrument Number 2017 001712 in the Office of the Recorder of Lake County, Indiana, 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.

Witness my hand and Seal this 19th day of July, 2017 A.D.

TORRENGA ENGINEERING, INC.

Gary P. Torrenge - Registered Land Surveyor #50514

PLAT'S AREA  
45-07-32-475-011-000-02 L  
TO  
-015

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.07'	68.00'	32°55'25"	N 73°32'17" E	38.54'
C2	71.51'	178.41'	22°57'52"	N 45°35'39" E	71.03'
C3	77.28'	201.41'	21°59'06"	S 46°05'02" W	76.81'
C4	52.29'	91.00'	32°55'25"	S 73°32'17" W	51.57'

NOTE:  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, MAP NUMBER 18089C0138E, EFFECTIVE DATE JANUARY 18, 2012.

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

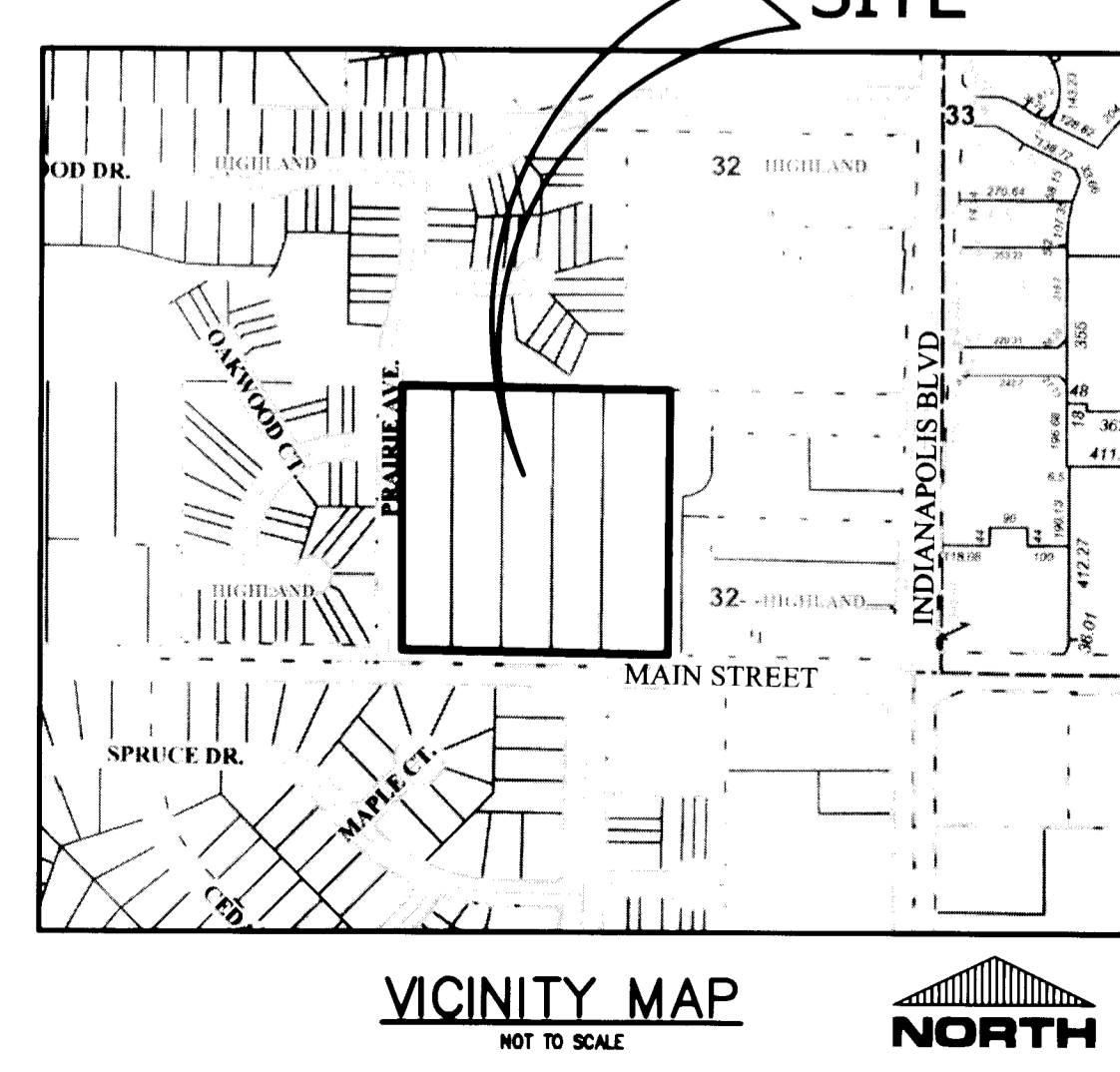
CARDINAL CAMPUS  
A P.U.D. IN THE TOWN OF HIGHLAND,  
LAKE COUNTY, INDIANA  
FINAL PLAT

CLIENT: Torrenge Design Forum  
403 W. St. Charles  
Lombard, Illinois 60148

JOB NO: 2017-5030  
SCALE: 1" = 50'

REVISIONS:  
DATE: 07-19-2017

SHEET  
1 OF 1



110/41

