

FILE NO: Z:\2015-5028 Turnberry at Trail Creek.dwg - Unit 3 Phase 1 Final Plat.dwg 7/17/2017 9:16:52 AM CDT

2017 048755

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 AUG -4 AM 10:23
MICHAEL B. BROWN
RECORDER

LINE	LENGTH	BEARING
L1	21.81'	N 71°53'21" E
L2	11.08'	S 60°56'52" W
L3	185.00'	S 60°56'52" W
L4	91.62'	N 29°03'08" W
L5	197.81'	S 61°52'15" W
L6	189.40'	N 00°33'53" W
L7	185.00'	N 89°26'07" E
L8	115.00'	N 00°33'53" W
L9	141.28'	N 89°26'07" E
L10	645.00'	N 29°03'08" W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	66.84'	350.00'	10°56'29"	N 66°24'07" E	66.74'
C2	155.47'	100.00'	89°04'37"	S 73°35'26" E	140.28'
C3	108.97'	100.00'	62°26'08"	N 30°33'11" E	103.66'
C4	32.42'	100.00'	18°34'27"	S 81°16'49" E	32.28'

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NORTH LINE OF NE. 1/4 OF SECTION 11-35-9
NE. CORNER, NE. 1/4, SEC. 11-35-9
N 89°39'39" E ~20.85'
NW. CORNER, NW. 1/4, SEC. 12-35-9
S 00°33'53" E ~767.44'
S 00°33'53" E ~767.11'

TURNBERRY AT TRAIL CREEK UNIT THREE, PHASE ONE

A PLANNED UNIT DEVELOPMENT IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA

Legal Description:
That part of the Northwest Quarter of Section 12 and the Northeast Quarter of Section 11, Township 35 North, Range 9 West of the Second Principal Meridian in Lake County Indiana, and being more particularly described as follows:
Commencing at the Northeast corner of said Section 11; thence South 00°33'53" East, along the East line of said Section 11, a distance of 767.44 feet; thence North 89°26'07" East, a distance of 20.85 feet to the point of beginning; thence South 00°33'53" East, a distance of 422.44 feet; thence South 61°52'15" West, a distance of 649.94 feet to the Easterly line of a 99 foot wide right of way for Northern Indiana Public Service Company (previously known as the Chicago and Erie railroad right of way) as recorded in Deed Record #034038 in the Office of the Recorder of Lake County, Indiana; thence North 29°03'08" West, along said Easterly line, a distance of 977.06 feet; thence North 60°56'52" East, a distance of 210.00 feet; thence South 29°03'08" East, a distance of 37.36 feet; thence North 60°56'52" East, a distance of 120.00 feet; thence South 29°03'08" East, a distance of 654.98 feet; thence North 61°52'15" East, a distance of 20.05 feet; thence North 18°00'33" East, a distance of 232.27 feet to a point on a curve; thence Southeast along said curve, concave to the Northeast, having a radius of 75.00 feet (the chord of which bears South 76°00'21" East, a chord distance of 10.50 feet), an arc distance of 10.51 feet; thence North 00°33'53" West, a distance of 88.73 feet; thence North 89°26'07" East, a distance of 320.00 feet to the point of beginning containing 11.48 acres more or less, all in the Town of Griffith, Lake County, Indiana.

STATE OF INDIANA)
COUNTY OF LAKE)

It, the undersigned, Westpark Development, Inc., does hereby certify that it is the owner of the property herein above described and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and streets as hereon shown.

This subdivision shall be known and designated as TURNBERRY AT TRAIL CREEK UNIT THREE, PHASE ONE, a Planned Unit Development in the Town of Griffith, Lake County, Indiana. All streets and easements shown and not heretofore dedicated, are hereby dedicated to the Town of Griffith.

Front and side yard building setback lines are hereby established as shown on this plat. There are strip of grounds varying in width as shown on this plat and marked "EASEMENT", reserved for the use of public utilities for the installation of mains, poles, ducts, lines, and wires, subject at all times to the proper authorities and to easement herein reserved. No permanent or other structures are to be erected or maintained upon said strip of land, but owners of lots in this subdivision shall be take take their titles subject to the rights of the public utilities and to the rights of the other lots in the subdivision.

By: *Chris C. Kovich*
Chris C. Kovich
Title: President

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Chris C. Kovich, on behalf of Westpark Development, Inc., personally known to me to be the same person who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

Given under my hand and Notarial Seal this 21st day of July, 2017.
My Commission Expires: January 22, 2023
County of Residence: Lake Notary Public: *David H. ...*

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, enacted by the General Assembly of State of Indiana, and all Acts amendatory thereto adopted by the Town Council of the Town of Griffith, Lake County, Indiana, this plat was given Final Approval by a majority of the members of the Town Plan Commission of the Town of Griffith, Lake County, Indiana at a meeting held this 3rd day of August, 2017, A.D.

Donna M. ...
Donna M. ...
Secretary:

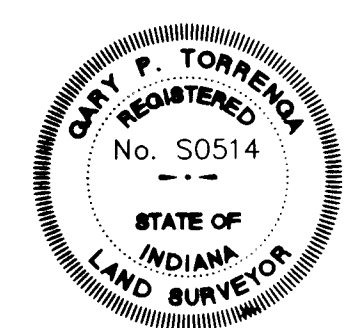
STATE OF INDIANA)
COUNTY OF LAKE)

I, Gary P. Torrenga, hereby certify that I am a 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 location, size, type and description are accurately shown.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

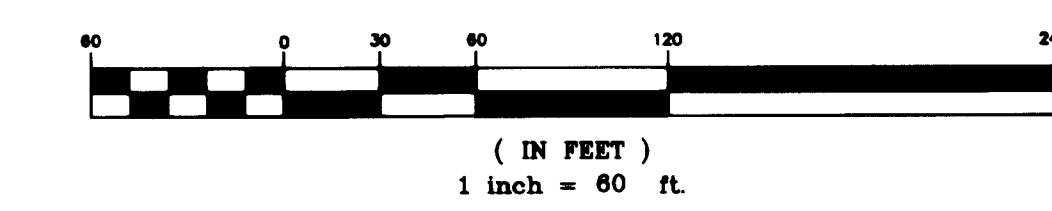
Witness my hand and Seal this 19th day of July, 2017.
TORRENKA ENGINEERING, INC.

Gary P. Torrenga
Gary P. Torrenga - Registered Land Surveyor #60514



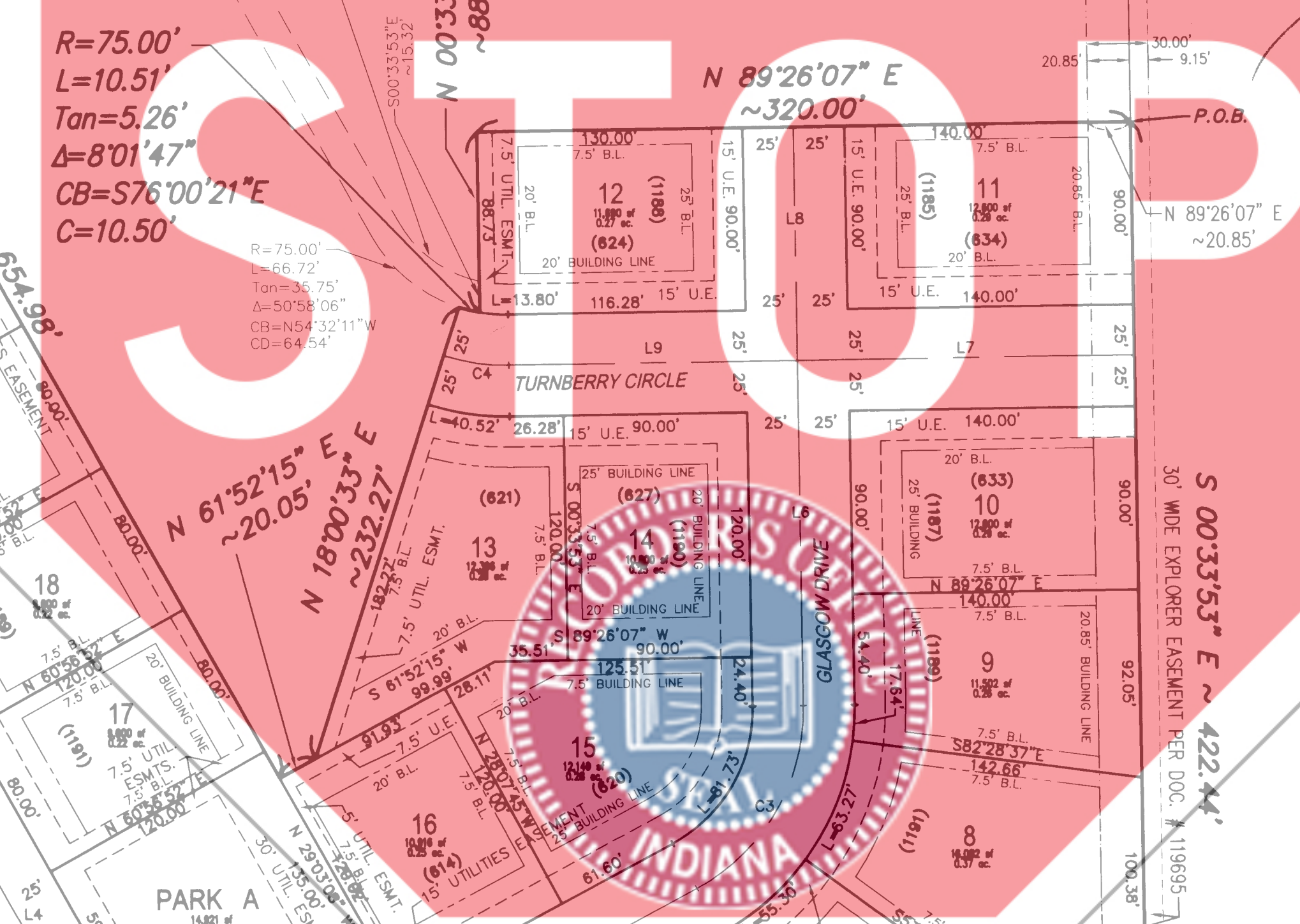
- Notes:
- This property is located in Flood Zone "X", areas determined to be outside of the 0.2 % annual chance floodplain, there are no floodways or floodway fringes in this property, as per FEMA Flood Insurance Rate Map (FIRM) for the Town of Griffith, Lake County, Indiana, Map Number 18089C0143E, effective date January 18, 2012.
 - This property is subject to Covenants and Restrictions of the Turnberry Community Association Inc. recorded in the Office of the Recorder of Lake County, Indiana, per document number 2017-048754 dated 8-4-2017.

AUG 04 2017
PLATED FROM
45-11-11-226-008-000-033
12-01-001



110/43

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



R=75.00'
L=10.51'
Tan=5.26'
Δ=8°01'47"
CB=S76°00'21"E
C=10.50'

N 61°52'15" E ~20.05'
N 18°00'33" E ~232.27'

N 89°26'07" E ~320.00'

N 00°33'53" W ~88.73'

S 61°52'15" W ~649.94'

S 61°52'15" W ~649.94'

S 61°52'15" W ~649.94'

S 61°52'15" W ~649.94'

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

TURNBERRY AT TRAIL CREEK
UNIT THREE, PHASE ONE
GRIFFITH, LAKE COUNTY, INDIANA
FINAL PLAT

REVISIONS:
DATE: 07-17-2017

CLIENT:
Ltd.
P.O. Box 897
Griffith, IN 46319
c/o Chris Kovich
JOB NO: 2015-5028
SCALE: 1" = 60'

SHEET
1 OF 1