

# CEDAR LAKE ATF SUBDIVISION

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

### 2017-049856

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 AUG -9 PM 2:15  
MICHAEL B. BRON  
RECORDER



1155 Troutwine Road  
Crown Point, IN 46307  
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www.dvgteam.com

DATE	REVISIONS AND NOTES
6/18/17	ADDRESS
6/27/17	UPDATED SURVEY MONUMENTS

**PARCEL DESCRIPTION:**  
PART OF THE EAST 525 FEET OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, (ASSUMED BEARING), 427.78 FEET ALONG THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 320.00 FEET; THENCE CONTINUING, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 43.15 FEET TO THE EAST LINE EXTENDED NORTH OF A PARCEL DESCRIBED TO RAYMOND, RUTH, MARTIN AND ANNA MAGER IN A TRUSTEE'S DEED RECORDED APRIL 13, 1995 AS DOCUMENT NUMBER 95020352; THENCE CONTINUING, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 41.15 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF A CURVE THAT IS CONCAVE SOUTHERLY WITH A RADIUS OF 190.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 35 MINUTES 04 SECONDS WEST, 35.86 FEET AN ARC LENGTH OF 35.91 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 26.83 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED TO UTILITIES, INC. IN A TRUSTEE'S DEED RECORDED MARCH 16, 2001 AS DOCUMENT NUMBER 2001-019110; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 85.00 FEET ALONG THE NORTH LINE OF SAID UTILITIES, INC. PARCEL, TO THE WEST LINE OF SAID EAST 525.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 81.21 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED TO SVT, LLC IN A LIMITED LIABILITY COMPANY WARRANTY DEED RECORDED APRIL 13, 2012 AS DOCUMENT NUMBER 2012-024929 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 76.51 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF UTOPIA BUSINESS PARK UNIT 1 AS RECORDED IN PLAT BOOK 35, PAGE 108; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 20.00 FEET ALONG THE SOUTH LINE OF SAID UTOPIA BUSINESS PARK UNIT 1 TO THE SOUTHEAST CORNER OF SAID UTOPIA BUSINESS PARK UNIT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 86.53 FEET ALONG THE EAST LINE OF SAID UTOPIA BUSINESS PARK UNIT 1 TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED TO WICKER IN DOCUMENT NO. 918154, RECORDED MAY 20, 1987; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID WICKER PARCEL, 185.00 FEET TO THE SOUTHEAST CORNER OF SAID WICKER PARCEL AND A LINE THAT IS 320 FEET WEST OF AND PARALLEL WITH THE FEET TO THE SOUTHEAST CORNER OF SAID WICKER PARCEL AND A LINE THAT IS 320 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 164.85 FEET ALONG SAID 320 FOOT PARALLEL LINE TO THE NORTHEAST CORNER OF SAID SVT, LLC PARCEL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 205.00 FEET ALONG THE NORTH LINE OF SAID SVT, LLC PARCEL TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES MORE OR LESS, ALL DOCUMENTS AND PLATS RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**DEED OF DEDICATION:**  
IT, THE UNDERSIGNED, CEDAR LAKE VENTURES ONE, LLC 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 CEDAR LAKE REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. ALL STREETS, ALLEYS AND EASEMENTS AT SUBDIVISION, 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.

**BUILDING SETBACK LINES** ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

**DRAINAGE EASEMENT:** AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSES OF HANDLING STORM WATER RUNOFF.

**UTILITY EASEMENT:** AN EASEMENT IS HEREBY 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 PRIOR AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT".

CEDAR LAKE VENTURES ONE, LLC  
*[Signature]* MEMBER  
*[Signature]* ROSSMANN  
MEMBER

**ACKNOWLEDGMENT**  
COUNTY OF Laake  
STATE OF Indiana ] ss:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kelly S. Drake AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 24th DAY OF July, 2017.

*[Signature]*  
KELLY S. DRAKE  
NOTARY PUBLIC  
STATE OF INDIANA  
My Commission Expires May 22, 2019

COMMISSION EXPIRES: 05/22/2019

**PLAN COMMISSION CERTIFICATE:**  
COUNTY OF LAKE  
STATE OF INDIANA ] ss:  
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 COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:  
APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS 6th DAY OF June, 2017.

*[Signature]*  
GREG PARKER, PRESIDENT

*[Signature]*  
TIM KUBIAK, SECRETARY

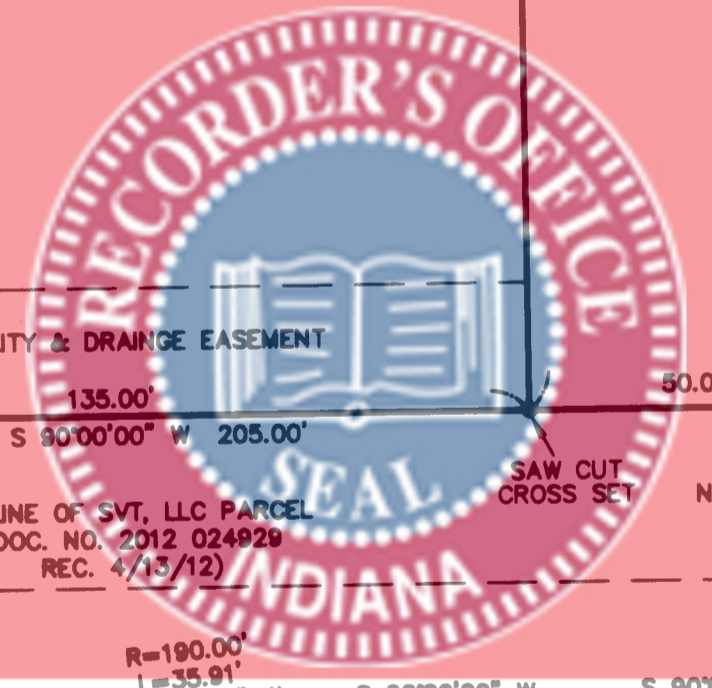
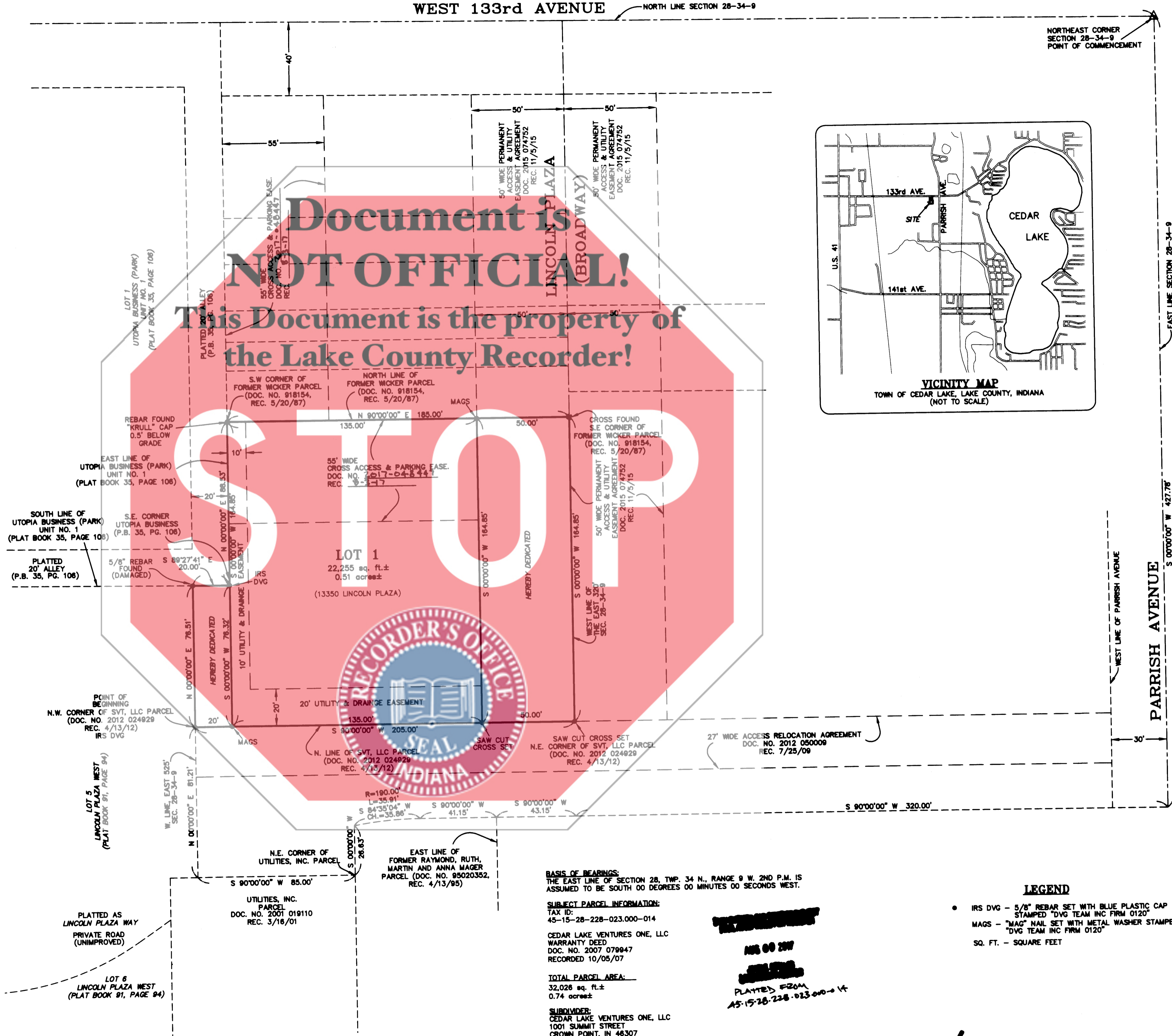
**ENGINEER'S CERTIFICATION:**  
"I, DOUGLAS M. RETTIG, P.E. STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION."

*[Signature]*  
DOUGLAS M. RETTIG, P.E.  
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042  
DATE: 6/27/17

**SURVEYOR'S CERTIFICATION:**  
"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JUNE 23, 2017; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

*[Signature]*  
GLEN E. BOREN, P.S. NO. LS20000006

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC., JOB NO. S07122, DATED 2/28/06, RECORDED AS DOCUMENT NUMBER 2006 015115 ON 2/29/06 IN SURVEY RECORD BOOK 18, PAGE 45. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.



**BASIS OF BEARINGS:**  
THE EAST LINE OF SECTION 28, TWP. 34 N., RANGE 9 W. 2ND P.M. IS ASSUMED TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST.

**SUBJECT PARCEL INFORMATION:**  
TAX ID: 45-15-28-228-023.000-014  
CEDAR LAKE VENTURES ONE, LLC  
WARRANTY DEED  
DOC. NO. 2017 079847  
RECORDED 10/05/07

**TOTAL PARCEL AREA:**  
32,028 sq. ft. ±  
0.74 acres ±

**SUBDIVIDER:**  
CEDAR LAKE VENTURES ONE, LLC  
1001 SUMMIT STREET  
CROWN POINT, IN 46307

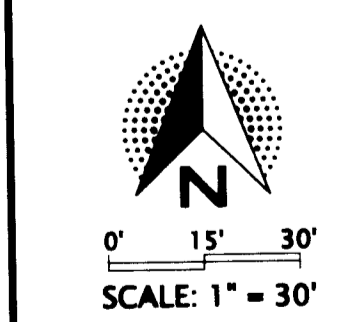
**ENGINEER AND SURVEYOR:**  
DVG TEAM, INC.  
1155 TROUTWINE ROAD  
CROWN POINT, IN 46307

**LEGEND**  
• IRS DVG - 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120"  
MAGS - "MAG" NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC FIRM 0120"  
SQ. FT. - SQUARE FEET

**STAMP:**  
NO. 00 207  
PLATTED FROM  
45-15-28-228-023.000-014

110/44

CEDAR LAKE ATF SUBDIVISION  
FINAL PLAT  
CEDAR LAKE, INDIANA 46303  
PT. N.E. 1/4, SEC. 28-34-9



ROSSMAN

FILE NO.	DATE
17-1019	6/5/17
28-34-9	COUNTY, STATE LAKE, IN
JOB NO.	517564

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