

1:2

CASH

# FINAL PLAT THE REGENCY-UNIT NO. 2-PHASE 5

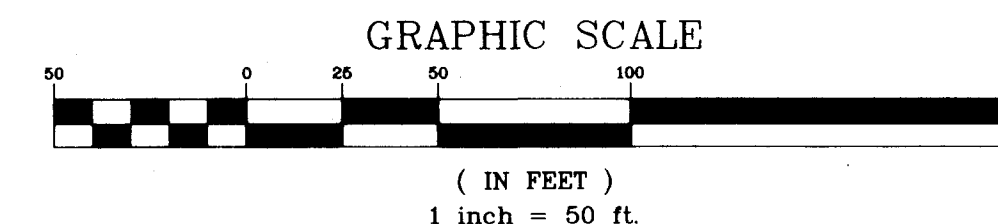
2017 050451

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, INDIANA.

## 2017-050451

BOOK 110 PAGE 45

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 AUG 11 PM 2:04  
MICHAEL B. BROWN  
RECORDER



**LEGEND**  
B.S.L. = BUILDING SETBACK LINE  
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
S.F. = SQUARE FEET  
1234 = PROPERTY ADDRESS

### OWNER/SUBDIVIDER

THE REGENCY OF CROWN POINT LLC  
900 WOODLANDS PARKWAY  
VERNON HILLS, ILLINOIS 60061

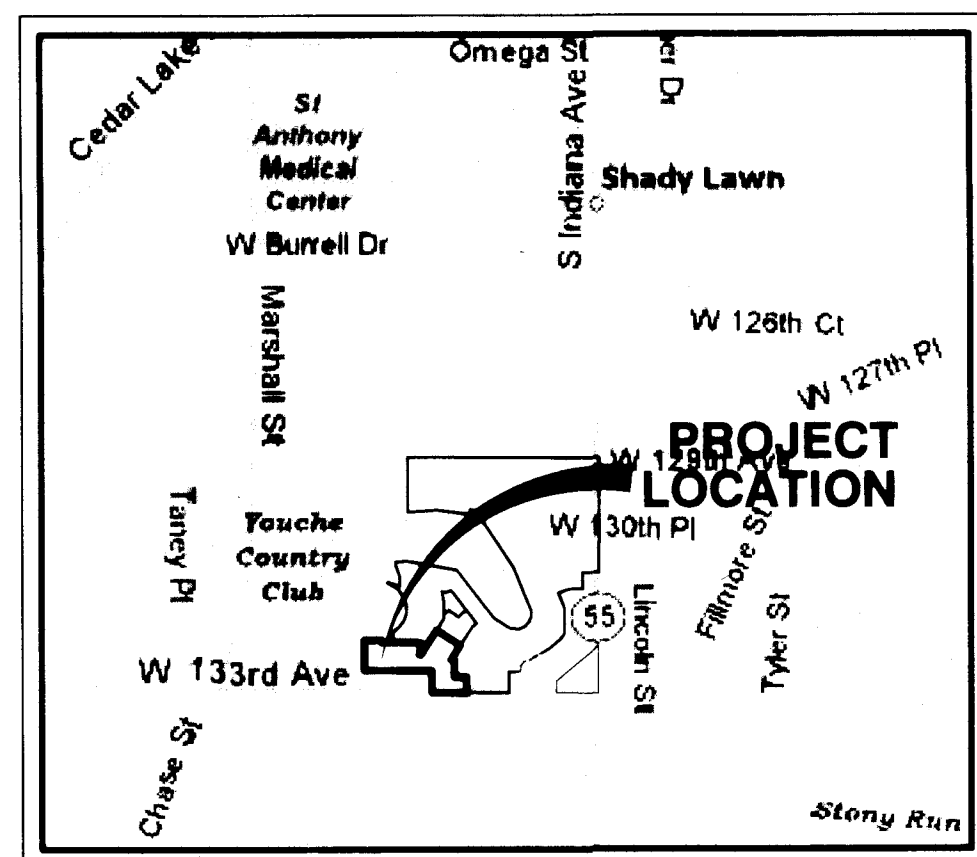
DATE	
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**Manhard CONSULTING LTD**  
7000 Burnham Drive, Lombard, IL 60148  
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE REGENCY - UNIT NO. 2 - PHASE 5  
CITY OF CROWN POINT, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: **BM**  
PROJ. ASSOC.: **TM**  
DRAWN BY: **PJT**  
DATE: **03/13/17**  
SCALE: **1" = 50'**

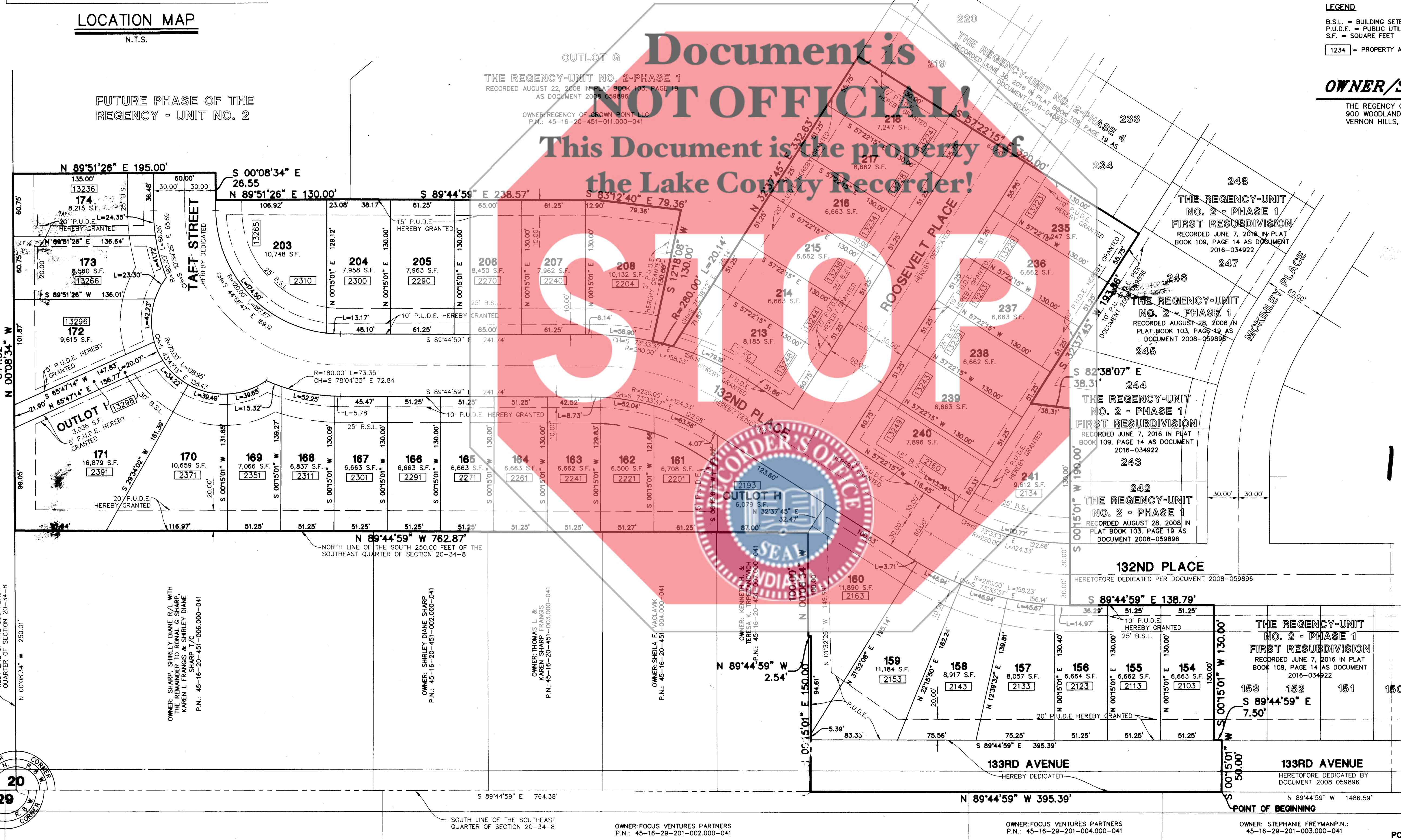
SHEET **1** OF **2**  
MBCPI 4547



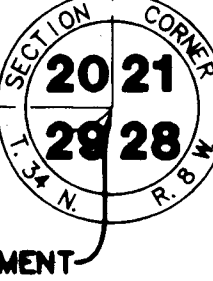
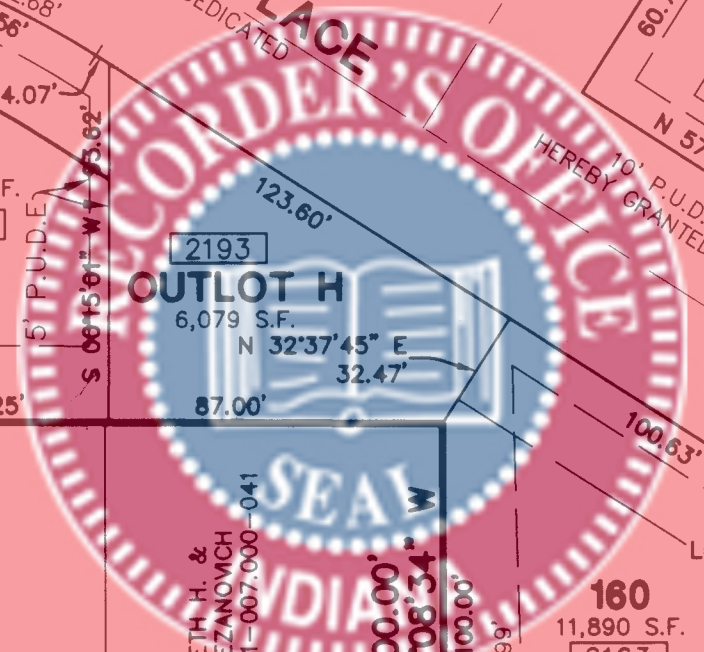
**LOCATION MAP**  
N.T.S.

FUTURE PHASE OF THE REGENCY - UNIT NO. 2

UNSUBDIVIDED LAND  
OWNER: YOCHE COUNTRY CLUB  
P.N.: 45-16-20-328-003.000-041



110/45



OWNER: FOCUS VENTURES PARTNERS  
P.N.: 45-16-29-201-002.000-041

POINT OF COMMENCEMENT

July 10, 2017 10:29 Doc: 2017-050451-1.dwg User: j... Updated By: j...

2:2

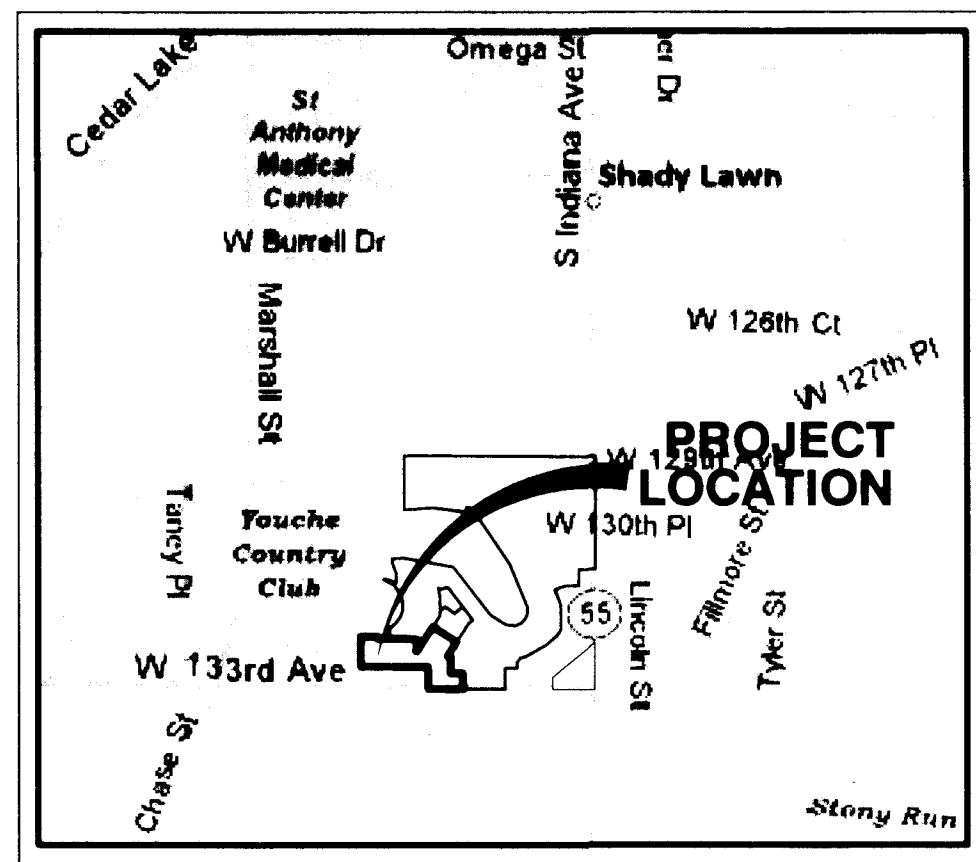
FINAL PLAT

# THE REGENCY-UNIT NO. 2-PHASE 5 2017 050451

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, INDIANA.

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STATE OF INDIANA  
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LOCATION MAP  
N.T.S.

BOOK 110 PAGE 45

### PROPERTY DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 1488.59 FEET ALONG THE SOUTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 395.39 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 254 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 762.87 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 344.33 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, A DISTANCE OF 195.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 46.99 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT G IN THE REGENCY - UNIT NO. 2 - PHASE 1 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2008 AS DOCUMENT 2008 059896; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, 238.57 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 40 SECONDS EAST, 79.36 FEET; THENCE SOUTH 12 DEGREES 18 MINUTES 08 SECONDS WEST, 130.00 FEET TO A NON-TANGENT CURVE; THENCE 20.14 FEET EASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING SOUTH 75 DEGREES 38 MINUTES 12 SECONDS EAST AND A CHORD DISTANCE OF 20.14 FEET TO A POINT ON THE TANGENT LINE; THENCE NORTH 32 DEGREES 37 MINUTES 45 SECONDS EAST, A DISTANCE OF 332.00 FEET; THENCE SOUTH 57 DEGREES 22 DEGREES 15 MINUTES EAST, 320.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 246 PER SAID REGENCY - UNIT NO. 2 - PHASE 1 SUBDIVISION; THENCE SOUTH 52 DEGREES 37 MINUTES 45 SECONDS WEST, ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF LOTS 245 AND 244 IN SAID REGENCY - UNIT NO. 2 - PHASE 1 SUBDIVISION, A DISTANCE OF 193.86 FEET TO THE WESTERLY CORNER OF SAID LOT 244; THENCE SOUTH 82 DEGREES 38 MINUTES 07 SECONDS EAST, A DISTANCE OF 38.31 FEET TO THE CORNER OF SAID LOT 244; THENCE SOUTH 00 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 190.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOT 246 PER SAID REGENCY - UNIT NO. 2 - PHASE 1 SUBDIVISION; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 138.79 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 01 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

### ENGINEERING DEPARTMENT

STATE OF INDIANA )  
COUNTY OF LAKE )  
M. Scott Redinger )  
ENGINEERING SUPERINTENDENT

I, M. Scott Redinger, ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT, HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERAL IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE ENGINEERING SUPERINTENDENT AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.

DATED THIS 22<sup>ND</sup> DAY OF August, A.D., 2017.

### ENGINEERING SUPERINTENDENT

### PLAN COMMISSION CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE )  
SUBMITTED TO, APPROVED AND ADVERTISED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, INDIANA, THIS 22<sup>ND</sup> DAY OF August, 2017.

PRESIDENT  
SECRETARY

### OWNER'S CONSENT

WE, THE UNDERSIGNED, THE REGENCY OF CROWN POINT LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED 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 WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE REGENCY-UNIT NO. 2 PHASE 5. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA. FRONT YARD BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

DATED THIS 19TH DAY OF JULY, A.D., 2017.

BY: THE REGENCY OF CROWN POINT LLC  
BY: PETER E. MANHARD  
OWNER  
THE REGENCY OF CROWN POINT LLC  
900 WOODLANDS PARKWAY  
VERNON HILLS, ILLINOIS 60061

### NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
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 CERTIFICATES, 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 19TH DAY OF JULY, A.D., 2017.

Cynthia C. Bandy  
NOTARY PUBLIC  
"OFFICIAL SEAL"  
CYNTHIA C. BANDY  
A NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/18/2016

### OWNER/SUBDIVIDER

THE REGENCY OF CROWN POINT LLC  
900 WOODLANDS PARKWAY  
VERNON HILLS, ILLINOIS 60061

### PROPERTY AREA

LOT AREA = 321,088 SQUARE FEET (7.372 ACRES)  
OUTLOT AREA = 9,115 SQUARE FEET (0.209 ACRES)  
RIGHT-OF-WAY AREA = 105,433 SQUARE FEET (2.420 ACRES)  
TOTAL LAND AREA = 435,636 SQUARE FEET (10.001 ACRES)

### BUILDING SETBACKS

FRONT YARD SETBACK = 25.00' (LOTS 154-168, 174, 203-208 & 213-241)  
FRONT YARD SETBACK = 30.00' (LOTS 169-173)  
REAR YARD SETBACK = 30.00' (ALL LOTS)  
SIDE YARD SETBACK = 5.50' (11.00' BLDG-BLDG)  
CORNER SIDE YARD SETBACK = 15.00' (LOTS 213 AND 240)

### LEGEND

P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
S.F. = SQUARE FEET  
B.S.L. = BUILDING SETBACK LINE  
1234 = PROPERTY ADDRESS

### SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 40 LOTS AND 2 OUTLOT AND IS AN INTEGRAL PART OF AND OVERALL NUMBERING SYSTEM TO EMBRACE ALL OF THE REGENCY - UNIT NO. 2 SUBDIVISION.
- 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 (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN. THE EXISTING 6 FOOT RECREATIONAL TRAIL EASEMENT LOCATED ON OUTLOT C PER DOCUMENT 2008-059896 HAS NOT BEEN SHOWN.
- CROSS REFERENCE IS HEREBY MADE TO AN ALTA SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED JUNE 7, 2007 AND RECORDED JULY 2, 2007 AS DOCUMENT NO. 2007 053724 BOOK 17 PAGE 53.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18 APON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062".

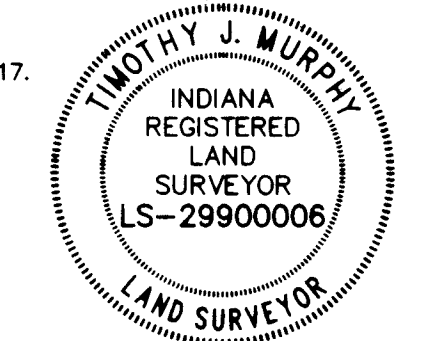
### SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )  
TIMOTHY J. MURPHY )  
REGISTERED LAND SURVEYOR

I, TIMOTHY J. MURPHY, 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 MANHARD CONSULTING ON JUNE 7, 2007 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 19TH DAY OF JULY, A.D., 2017.

Timothy J. Murphy  
TIMOTHY J. MURPHY, L.S.  
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006



THE REGENCY - UNIT NO. 2 - PHASE 5  
CITY OF CROWN POINT, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. NO.: BDM  
PROJ. ASSOC.: TJM  
DRAWN BY: PJT  
DATE: 03/13/17  
SCALE: 1" = 50'  
SHEET  
2 OF 2  
MBCPI 4547

110/45