

# SECONDARY PLAT EMERALD CROSSING, UNIT 5 A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN

BOOK 110 58

2017 057763

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 AUG 25 AM 11:01

MICHAEL B. SMITH  
RECORDER

NE COR., W.1/2, NE.1/4, SEC. 1-34-10



OK 10/25/22

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
AUG 24 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
PLATTED FROM  
45-14-01-100-015,000-013  
-200-015

FUTURE LOTS

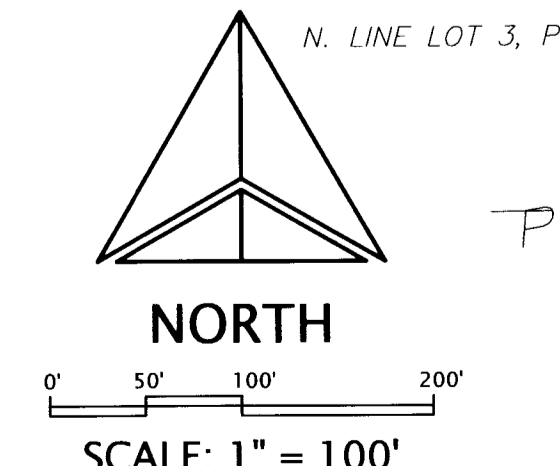
FUTURE LOTS

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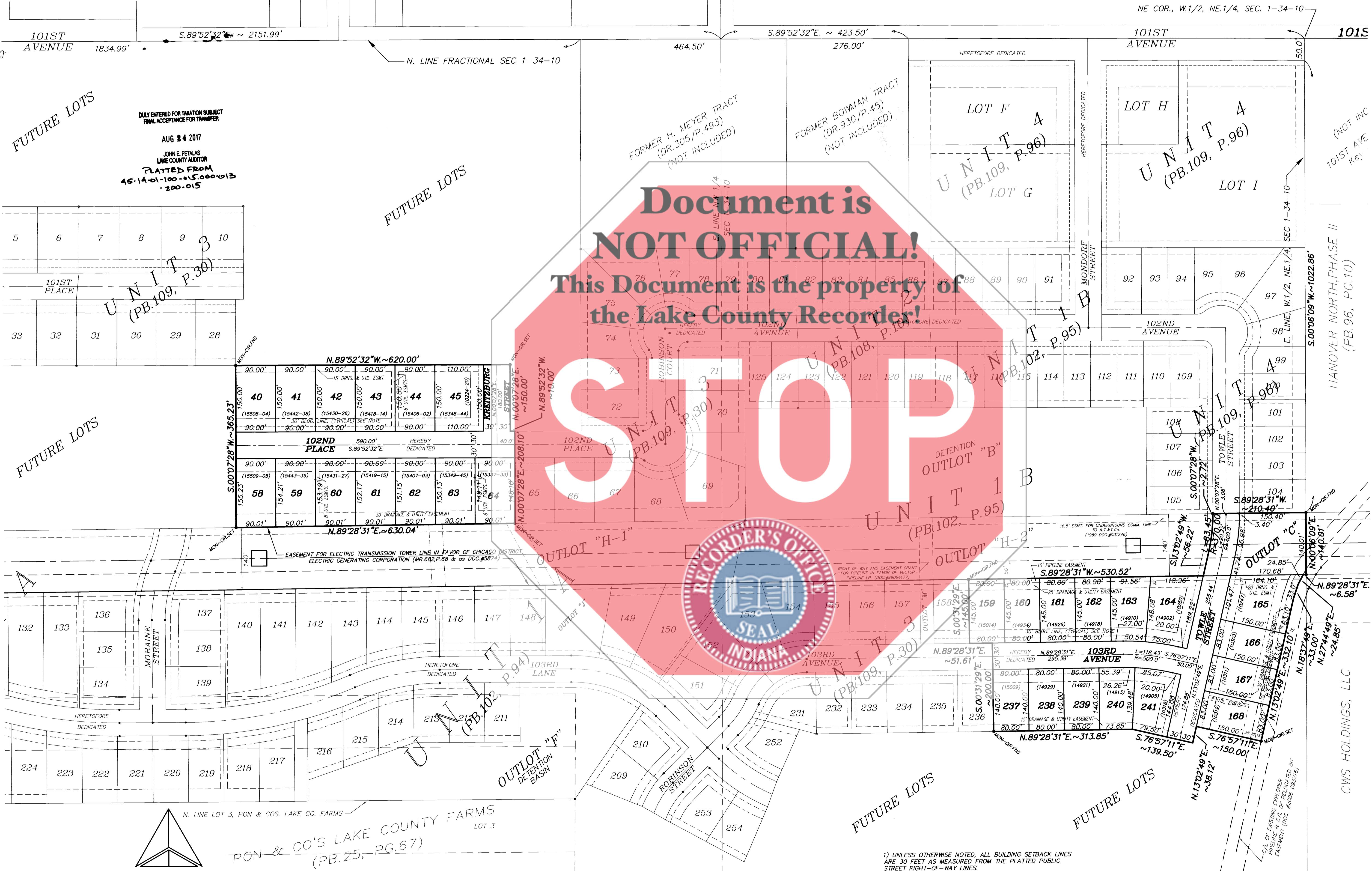
FUTURE LOTS

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FUTURE LOTS



Explanations: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurement upon the plat.



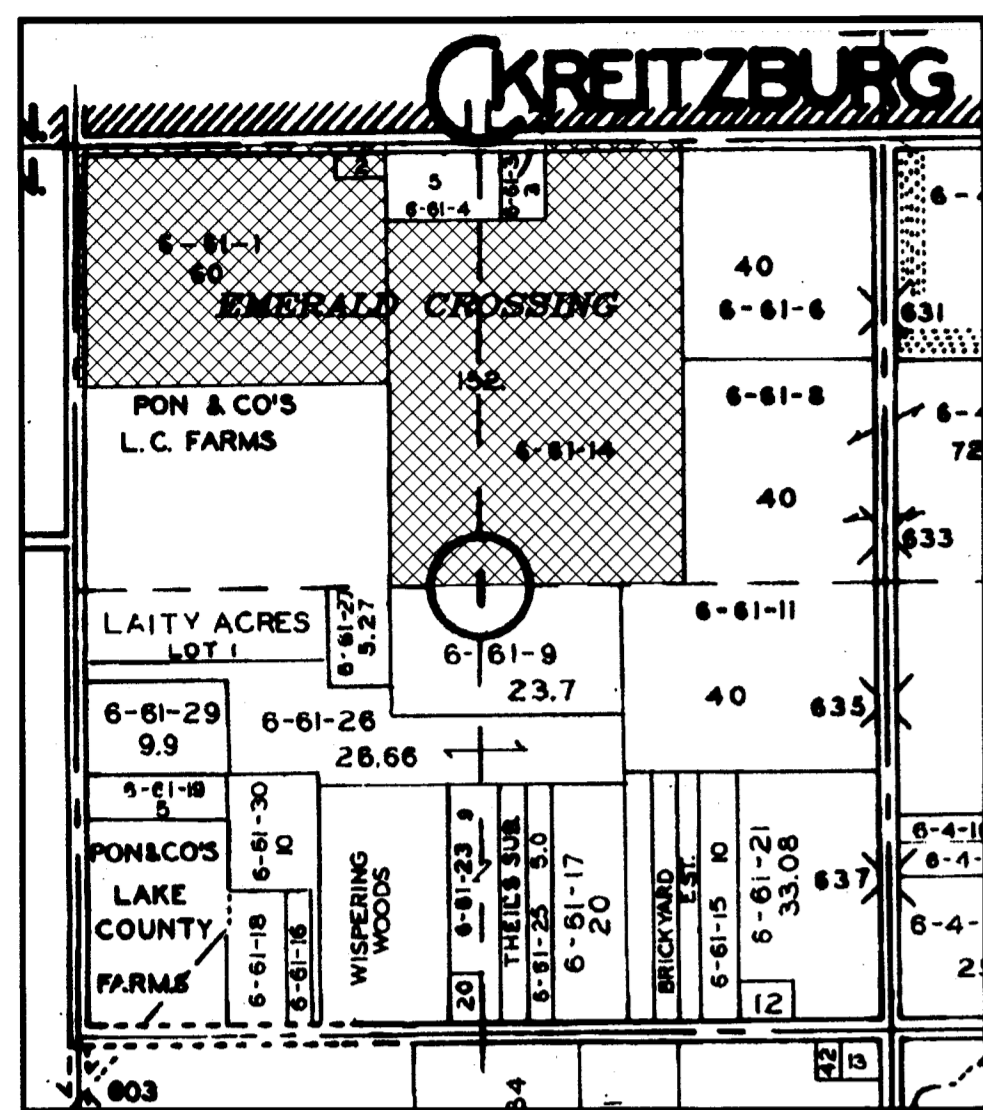


**SECONDARY PLAT  
EMERALD CROSSING, UNIT 5  
A SUBDIVISION OF HANOVER TOWNSHIP, LAKE COUNTY, IN**

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SECTION 1-34-10

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45-1A-01-100-015-000-013  
-20-015

**LEGAL DESCRIPTION OF EMERALD CROSSING UNIT 5 (WEST PARCEL)**

DESCRIPTION: That part of the Northwest Quarter and the West Half of the Northeast Quarter of Fractional Section 1, Township 34 North, Range 10 West of the Second Principal Meridian in Lake County, Indiana, described as follows: Beginning at the Southeast corner of Lot 28 in EMERALD CROSSING, UNIT 3, a Subdivision of Hanover Township, Lake County, Indiana, as per record plat thereof shown in Plat Book 109, Page 30, in the Office of the Recorder of Lake County, Indiana; thence S.00°07'28"W, a distance of 365.23 feet to a point on the North line of Outlot H-1 in EMERALD CROSSING, UNIT 1A, a Subdivision of Hanover Township, Lake County, Indiana, as per record plat thereof shown in Plat Book 102, Page 94, in the Office of the Recorder of Lake County, Indiana; thence N.89°28'31"E, along said North line, a distance of 630.04 feet to the Southwest corner of Lot 65 in said EMERALD CROSSING, UNIT 3; thence N.00°07'28"E, along the West line of said Lot 65 and said line extended North, a distance of 208.10 feet; thence N.89°52'32"W, a distance of 10.00 feet; thence N.00°07'28"E, a distance of 150.00 feet; thence N.89°52'32"W, a distance of 620.00 feet to the Point of Beginning.

This parcel contains 5.196 Acres, more or less.

**LEGAL DESCRIPTION OF EMERALD CROSSING UNIT 5 (EAST PARCEL)**

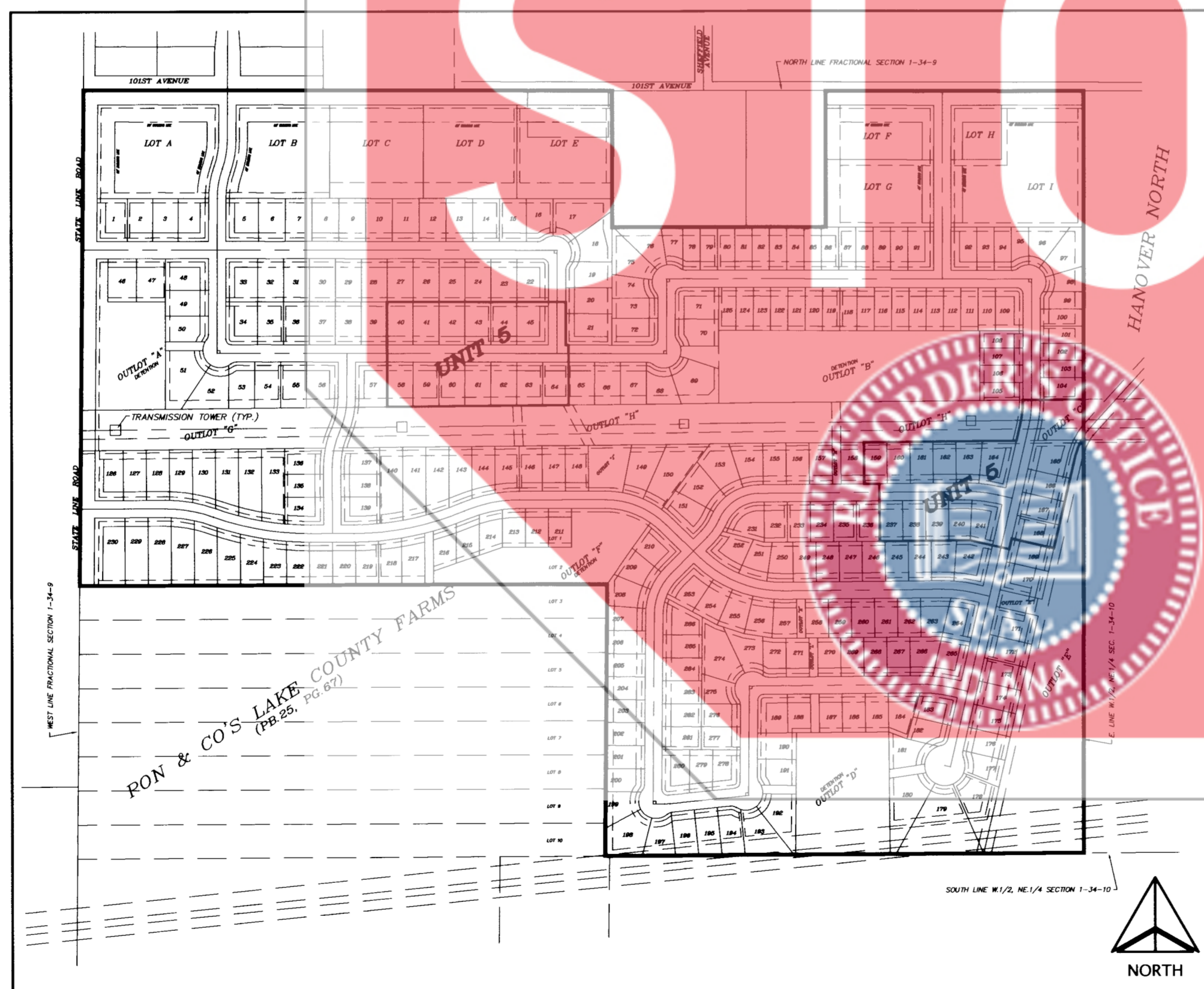
DESCRIPTION: That part of the West Half of the Northeast Quarter of Fractional Section 1, Township 34 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Northeast corner of the West Half of the Northeast Quarter of said Fractional Section 1, also being the Northeast corner of Emerald Crossing, Unit 1B, as per plat thereof recorded in Plat Book 102, page 95, in the Office of the Recorder of Lake County; thence S.00°06'09"W, along the East line of the West Half of the Northeast Quarter of said Section 1, also being the East line of said Emerald Crossing, Unit 1B, 50.00 feet to the South right-of-way line of East Avenue as shown on said Emerald Crossing, Unit 1B; thence continuing S.00°06'09"W, along said East line, a distance of 1022.86 feet to the true Point of Beginning hereof; thence S.89°28'31"W, a distance of 210.40 feet to the Northeast corner of Outlot H-2 in said Emerald Crossing Unit 1B; thence S.00°07'28"W, along the East line of said Outlot H-2, a distance of 272 feet; thence Southerly, along a curve concave to the West and having a radius of 370.00 feet an arc distance of 83.45 feet; thence S.13°02'49"W, a distance of 56.22 feet to the Southeast corner of said Outlot H-2; thence S.89°28'31"W, along the South line of said Outlot H-2, a distance of 530.52 feet; thence S.00°31'29"E, a distance of 145.00 feet; thence N.89°28'31"E, a distance of 51.61 feet; thence S.00°31'29"E, a distance of 200.00 feet; thence N.89°28'31"E, a distance of 313.85 feet; thence S.76°57'11"E, a distance of 139.50 feet; thence N.13°02'49"E, a distance of 38.12 feet; thence S.76°57'11"E, a distance of 150.00 feet; thence N.13°02'49"E, a distance of 332.10 feet; thence N.13°37'49"E, a distance of 33.00 feet; thence N.27°44'49"E, a distance of 24.85 feet; thence N.89°28'31"E, a distance of 6.58 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 1; thence N.00°06'09"E, along said East line, a distance of 140.00 feet to the Point of Beginning.

This parcel contains 6.153 acres, more or less.

- UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ARE 30 FEET AS MEASURED FROM THE PLATTED PUBLIC STREET RIGHT-OF-WAY LINES.
- UNLESS OTHERWISE SHOWN, ALL PUBLIC STREET RIGHT-OF-WAYS HAVE A 12 FOOT RIGHT OF WAY AND UTILITY EASEMENT ADJACENT TO BOTH SIDES OF THE STREET.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNER MONUMENTS SHOWN ARE 5/8" CAPPED IRON REBARS SET IN CONCRETE. SECONDARY MONUMENTATION CONSISTS OF "MAG" SURVEY NAILS SET AT KEY LOCATIONS ALONG THE CENTERLINES OF THE PUBLIC STREETS AS SHOWN. IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THEREFORE, ONLY THE PERIMETER OF THE SUBDIVISION IS MONUMENTED. THE SETTING OF THE INDIVIDUAL LOT MONUMENTS ARE HEREBY DELAYED UNTIL AFTER CONSTRUCTION IS COMPLETE OR UP TO TWO YEARS AFTER RECORDATION OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-18(1).

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
40	13,500	159	11,600
41	13,500	160	11,600
42	13,500	161	11,600
43	13,500	162	11,600
44	13,500	163	12,312
45	16,500	164	16,665
58	13,500	165	18,130
59	13,500	166	12,450
60	13,500	167	12,450
61	13,500	168	12,450
62	13,500	237	11,200
63	13,500	238	11,200
64	13,500	239	11,200
OUTLOT C	22,037	240	10,880
		241	13,217

LOT AREAS



STATE OF INDIANA)  
COUNTY OF LAKE) SS

THE UNDERSIGNED, EMERALD CROSSING DEVELOPMENT, 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 HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS EMERALD CROSSING, UNIT 5, A SUBDIVISION WITHIN UNINCORPORATED HANOVER TOWNSHIP, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO LAKE COUNTY FOR USE AS PUBLIC STREET RIGHT-OF-WAYS. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINES OF THE STREET NO NEW BUILDINGS OR STRUCTURES SHALL BE ERRECTED OR MAINTAINED.

WITNESS MY HAND THIS 15<sup>th</sup> DAY OF August, 2017.

EMERALD CROSSING DEVELOPMENT, LLC.

*Todd M. Olthof*  
Todd M. Olthof, President of OD Enterprises Inc., Its General Manager

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND TO 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, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL 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, SHRUB, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

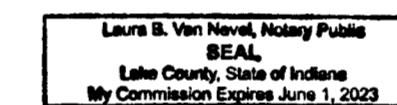
DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.

STATE OF INDIANA)  
COUNTY OF LAKE) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED TODD M. OLTHOF, WHO DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY AND AND NOTARIAL SEAL THIS 15<sup>th</sup> DAY OF August, 2017.

*Laure B. Van Hove*  
NOTARY PUBLIC



6/1/23  
MY COMMISSION EXPIRES

STATE OF INDIANA)  
COUNTY OF LAKE) SS

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF LAKE AS FOLLOWS:

APPROVED BY THE LAKE COUNTY PLAN COMMISSION AT A MEETING HELD ON August 16, 2017

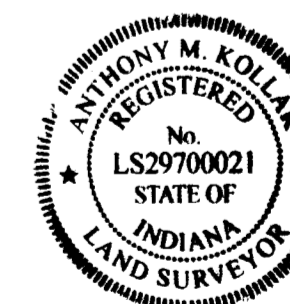
*Bill Emerson Jr.*  
PRESIDENT - BILL EMERSON, JR.

*Ned Kovachevich*  
EXECUTIVE SECRETARY - NED KOVACHEVICH

BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

THIS IS TO CERTIFY THAT I HAVE CHECKED AND VERIFIED THE BOUNDARY CLOSURE OF THE ABOVE SUBDIVISION.

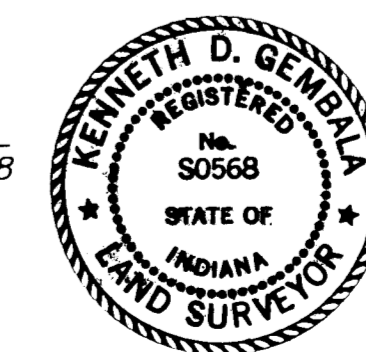
*Bill Emerson Jr.*  
FOR BILL EMERSON, JR., LAKE COUNTY SURVEYOR



STATE OF INDIANA)  
COUNTY OF LAKE) SS

I, KENNETH GEMBALA, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT IS BASED UPON A SURVEY COMPLETED ON SEPTEMBER 20, 2013 AND RECORDED AS DOCUMENT NUMBER 2017 017641 IN SURVEY RECORD BOOK 29, PAGE 78; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Kenneth Gembala*  
KENNETH GEMBALA, REGISTERED INDIANA PS #S0568



I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

*Kenneth Gembala*  
Kenneth Gembala - Indiana Professional Surveyor # S0568

OWNER/DEVELOPER:  
EMERALD CROSSING DEV., LLC  
8051 WICKER AVENUE  
SUITE A  
ST. JOHN, IN 46373

DVG # LTI 290-17  
REVISIONS AND NOTES: DATE:

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SECONDARY PLAT  
EMERALD CROSSING, UNIT 5  
HANOVER TOWNSHIP, LAKE CO., IN  
PT. N. 1/2 OF FRAC. SEC. 1-34-10

SCALE: 1"=100'  
DESIGN BY: DMR  
DRAWN BY: DMR  
DATE: 06/30/17

LTI FILE:  
9-48.8  
FIELD BOOK: