BIANCHI'S ADDITION

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

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 067052

2017 OCT -3 PM 1:24

MICHAEL B. BROWN
RECORDER

110 - 71

OCT 03 2017

PARCEL DESCRIPTIONS:

PARCEL 1:
THAT PART OF GOVERNMENT LOT 1 IN SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA THAT LIES WITHIN THE FOLLOWING DESCRIBED TRACT, TO-WIT: BEGINNING AT A POINT ON THE SHORE OF CEDAR (CLEAR) LAKE 645.11 FEET DUE WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 13 DEGREES 30 MINUTES WEST, 186 FEET TO THE CENTER OF A PUBLIC HIGHWAY KNOWN AS LAKE SIDE DRIVE; THENCE SOUTHWESTERLY IN THE CENTER OF SAID HIGHWAY 100 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF LOT 17 IN WHALEY'S CEDAR LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 10; THENCE SOUTHEASTERLY AT AN ANGLE OF 104 DEGREES 28 MINUTES MEASURED FROM EAST TO SOUTH FROM THE CENTER OF SAID HIGHWAY (AND ALONG THE EASTERLY LINE OF SAID LOT 17), A DISTANCE OF 99.75 FEET TO AN IRON PIPE; THENCE CONTINUE SOUTHERLY AT AN ANGLE OF 173 DEGREES 42 MINUTES (MEASURED FROM NORTH, EAST TO SOUTH) FROM THE LAST DESCRIBED LINE, (AND ALONG THE EASTERLY LINE OF SAID LOT 17), A DISTANCE OF 45 FEET TO AN IRON PIPE ON THE SHORE OF CEDAR (CLEAR) LAKE; THENCE EAST ON THE SHORE OF CEDAR (CLEAR) LAKE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTHERLY 30 FEET THEREOF.

PARCEL 2:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SHORE OF CEDAR LAKE, 595.11 FEET DUE WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER, RUNNING THENCE NORTH 13 DEGREES 30 MINUTES WEST, A DISTANCE OF 212.70 FEET, MORE OR LESS, TO THE CENTER LINE OF PUBLIC HIGHWAY (HEREAFTER CALLED 1ST COURSE), THENCE WESTERLY ALONG CENTER LINE OF SAID HIGHWAY 50 FEET; THENCE PARALLEL WITH 1ST COURSE SOUTH 13 DEGREES 30 MINUTES EAST 186.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHEAST QUARTER AND WHICH IS ALSO THE SHORE LINE OF CEDAR LAKE TO A POINT 50 FEET WEST OF THE PLACE OF BEGINNING, THENCE EAST 50 FEET TO THE PLACE OF BEGINNING.

DEED OF DEDICATION:

WE, THE UNDERSIGNED, JEFFREY & LIZA BIANCHI, 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 PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BIANCHI ADDITION, 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.

FRONT YARD BUILDING SETBACK 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.

JEFFREY & LIZA BIANCHI

(SIGNATURE) Jeff Bianchi
(PRINTED NAME)

(SIGNATURE) Liza Rainey-Bianchi
(PRINTED NAME)

ACKNOWLEDGMENT

COUNTY OF Lake]
STATE OF Indiana] SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, 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 21st DAY OF September, 2017.

(SIGNATURE) Tammy L Bilgri

PRINTED NAME: Tammy L Bilgri
NOTARY PUBLIC
RESIDENT OF Lake COUNTY

MY COMMISSION EXPIRES: 2-23-23

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 26th DAY OF September, 2017.

GREG PARKER, PRESIDENT

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."

DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042
DATE: 9/26/17

DOUGLAS M. RETTIG REGISTERED NO. 910042 STATE OF INDIANA PROFESSIONAL ENGINEER

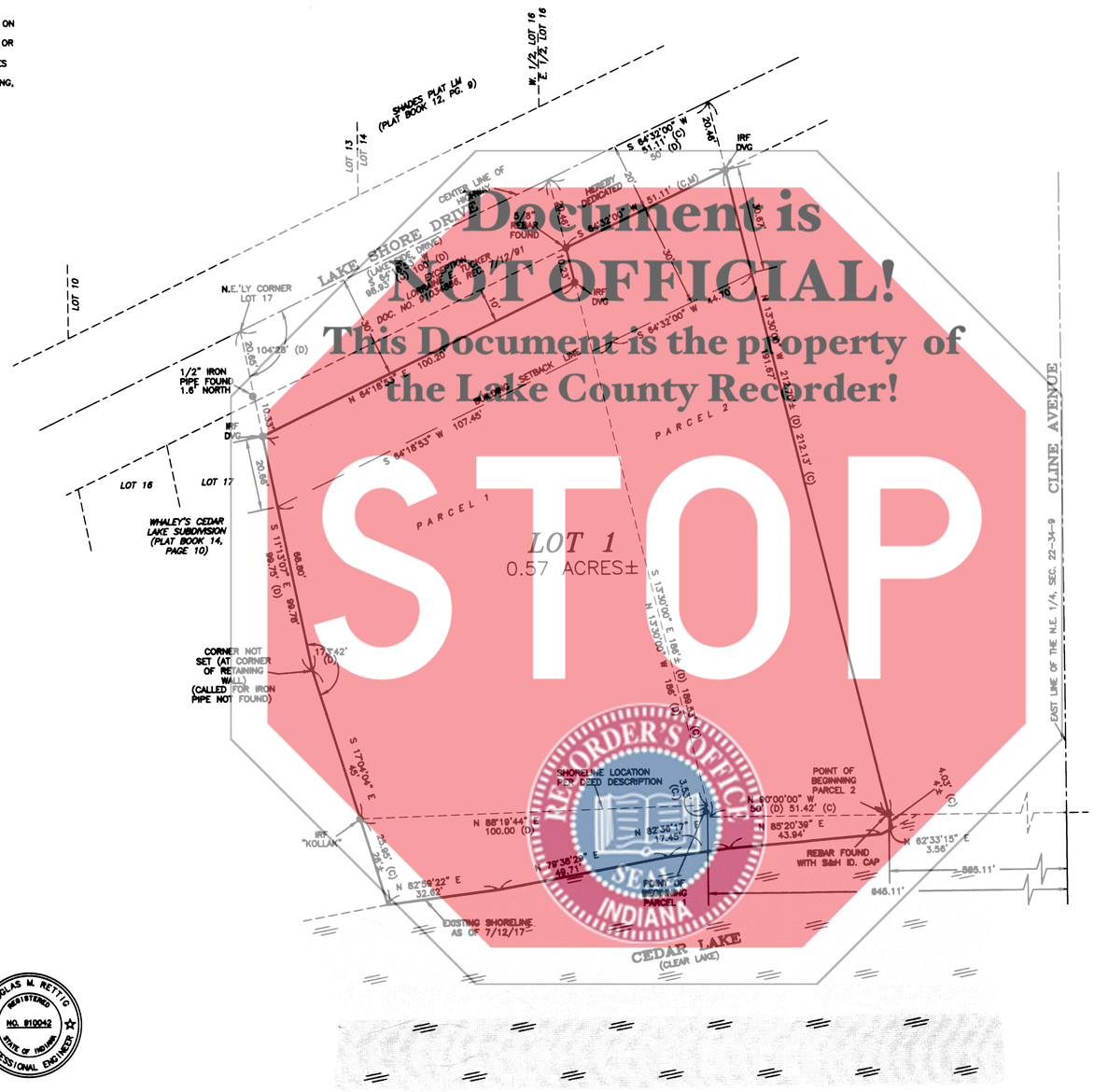
SURVEYOR'S CERTIFICATION:

"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 SEPTEMBER 18, 2017; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

GLEN E. BOREN, P.S. NO. LS20000006

GLEN E. BOREN REGISTERED No. LS20000006 STATE OF INDIANA LAND SURVEYOR

REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY OF THE SUBJECT PARCEL BY DVG TEAM, INC., JOB NO S17633, DATED SEPTEMBER 7, 2017, RECORDED IN SURVEY BOOK 30, PAGE 55 AS DOCUMENT NUMBER 2017 062833 ON SEPTEMBER 14, 2017 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID SURVEY AND THIS PLAT.



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STOP

IRF DVG - 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120"

IPF - IRON PIPE FOUND
"KOLLAK" - ANTHONY KOLLAK, P.S.
"S&H" - S&H ENGINEERS
D. - DIMENSION PER RECORD DEED
C. - CALCULATED DIMENSION

SUBJECT PARCEL INFORMATION:

TAX ID. 45-15-22-286-003.000-014

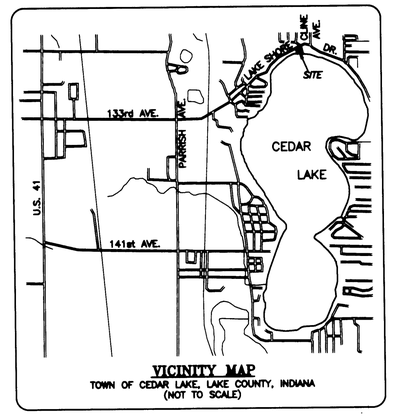
PARCEL 1
JEFFREY & LIZA BIANCHI TRUSTEE'S DEED
DOC. NO. 2009-053916
REC. 8/5/09

PARCEL 2
JEFFREY & LIZA BIANCHI PERSONAL REPRESENTATIVES DEED
DOC. NO. 2015-014092
REC. 3/13/15

TOTAL LOT 1 AREA:
24,841 sq. ft.± TO EXISTING SHORELINE ON 7/12/17
0.57 acres±

SUBDIVIDER:
JEFFREY BIANCHI
8209 LAKESHORE DR.
CEDAR LAKE, IN 46303

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



VICINITY MAP
TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
(NOT TO SCALE)

DVG
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

BIANCHI'S ADDITION
FINAL PLAT
8209 LAKESHORE DRIVE
CEDAR LAKE, INDIANA 46303

N
0' 10' 20'
SCALE: 1" = 20'

JEFFREY BIANCHI

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\17633\FINAL PLAT.DWG	
FB/PG	FILE NO. 17-1044
DRAWN BY	DATE 8/18/17
SECTION 22-34-9	COUNTY, STATE LAKE, IN
JOB NO. S17633	

2017-067052

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