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SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 6D

BEING A PLAT OF PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE
COUNTY, INDIANA.

110-72

2017-067935

2017 067935

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT -5 PM 12:43

MICHAEL B. BROWN
RECORDER

UTILITY EASEMENT PROVISIONS (UE)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN AND HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND WIRES, IN AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SANITARY SEWERS, STORM SEWERS, DRAINAGE WATER, GAS, ELECTRIC CABLE AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT, BUT SAME MAYBE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR SUCH UTILITY PURPOSES.

DRAINAGE AND DETENTION EASEMENT PROVISIONS (DE)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE SWALES, STORM SEWER, STORM WATER DETENTION BASINS AND CONTROL DEVICES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } S.S.

WE, THE UNDERSIGNED, CALATLANTIC HOMES OF INDIANA, INC., OWNERS OF THE REAL ESTATE SHOWN AND 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 AS THE GATES OF ST. JOHN UNIT 6D, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN BUILDING LINES AND FRONT SETBACK LINES OF THE STREET. THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

CALATLANTIC HOMES OF INDIANA, INC.
BY: *Alan E. Eriksson*
OPERATIONAL V.P. PRESIDENT

DATED AT KANE COUNTY, ILLINOIS,
THIS 15 DAY OF SEPTEMBER, A.D. 2017.

NOTARY PUBLIC

Lisa A. Schmuldt, A NOTARY PUBLIC IN AND FOR SAID COUNTY

DO HEREBY CERTIFY THAT *Alan E. Eriksson* IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE

FOREGOING CERTIFICATE AS SUCH *Operational V.P.* PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 15th DAY OF September, A.D. 2017

NOTARY PUBLIC *Lisa A. Schmuldt*

COMMISSION EXPIRES 3-1-20

OFFICIAL SEAL
LISA A. SCHMULDT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/01/20

PLAN COMMISSION CERTIFICATE

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 ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION AT A MEETING HELD ON THE 15th DAY OF September, 2017.

PRESIDENT *Michael S. Smith*

SECRETARY *John K. Bales*

PLAN COMMISSION APPROVAL

PRESIDENT *Spencer*

SECRETARY *Spencer*



PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT A IN THE GATES OF ST. JOHN UNIT 6C, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2016 AS DOCUMENT NUMBER 2016-054642; THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE SOUTH LINE OF THE GATES OF ST. JOHN UNIT 6C: 1) NORTH 83 DEGREES 44 MINUTES 51 SECONDS EAST, 139.39 FEET; 2) SOUTHERLY ALONG A NONTANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 570.00 FEET, HAVING A CHORD BEARING OF SOUTH 07 DEGREES 44 MINUTES 19 SECONDS EAST, FOR AN ARC DISTANCE OF 29.56 FEET; 3) SOUTH 88 DEGREES 53 MINUTES 15 SECONDS EAST, 349.69 FEET TO THE WEST LINE OF THE GATES OF ST. JOHN UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2006 AS DOCUMENT NUMBER 2006-090272; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE WEST LINE OF THE GATES OF ST. JOHN UNIT 5: 1) SOUTH 19 DEGREES 37 MINUTES 10 SECONDS WEST, 23.12 FEET; 2) SOUTH 39 DEGREES 00 MINUTES 04 SECONDS WEST, 249.95 FEET; 3) SOUTHERLY ALONG A NONTANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF SOUTH 25 DEGREES 24 MINUTES 03 SECONDS EAST, FOR AN ARC DISTANCE OF 89.35 FEET; 4) SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 71.50 FEET; 5) THENCE SOUTHWESTERLY ALONG A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, HAVING A CHORD BEARING OF SOUTH 45 DEGREES 28 MINUTES 53 SECONDS WEST, FOR AN ARC DISTANCE OF 79.31 FEET TO THE NORTH LINE OF THE GATES OF ST. JOHN UNIT 10B, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2007 AS DOCUMENT NUMBER 2007-012752; THENCE NORTH 89 DEGREES 14 MINUTES 04 SECONDS WEST, 85.46 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE GATES OF ST. JOHN UNIT 10B; THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 80.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE GATES OF ST. JOHN UNIT 10F, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 07, 2013 AS DOCUMENT NUMBER 2013-010615; THENCE NORTH 89 DEGREES 14 MINUTES 04 SECONDS WEST, 95.98 FEET ALONG SAID NORTH LINE, THENCE A NORTHERLY ALONG SAID NORTH LINE, BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 210.00 FEET, HAVING A CHORD BEARING OF NORTH 83 DEGREES 48 MINUTES 48 SECONDS WEST, FOR AN ARC DISTANCE OF 39.98 FEET TO A NORTHWESTERLY LINE OF SAID UNIT 10 F, THENCE SOUTH 39 DEGREES 36 MINUTES 07 SECONDS WEST, 208.46 FEET ALONG SAID WEST LINE, THENCE NORTH 50 DEGREES 23 MINUTES 53 SECONDS WEST, 140.00 FEET, THENCE NORTH 39 DEGREES 36 MINUTES 07 SECONDS EAST, 44.00 FEET, THENCE NORTH 50 DEGREES 17 MINUTES 13 SECONDS WEST, 113.19 FEET, THENCE NORTH 46 DEGREES 44 MINUTES 31 SECONDS WEST, 86.99 FEET, THENCE NORTH 40 DEGREES 37 MINUTES 31 SECONDS WEST, 72.33 FEET, THENCE NORTH 34 DEGREES 33 MINUTES 17 SECONDS WEST, 73.77 FEET, THENCE NORTH 28 DEGREES 35 MINUTES 57 SECONDS WEST, 73.77 FEET, THENCE NORTH 22 DEGREES 38 MINUTES 37 SECONDS WEST, 73.77 FEET, THENCE NORTH 16 DEGREES 41 MINUTES 17 SECONDS WEST, 73.77 FEET, THENCE NORTH 10 DEGREES 43 MINUTES 57 SECONDS WEST, 73.77 FEET, THENCE NORTH 05 DEGREES 31 MINUTES 02 SECONDS WEST, 18.44 FEET TO THE POINT OF BEGINNING.

RECORDED

OCT 06 2017

LAKE COUNTY RECORDER

AREA TABLE:		
UNIT 6D	AREA IN SF	AREA IN AC
BUILDABLE LOTS	293,005	6.726
RIGHT OF WAY	80,346	1.844
TOTAL AREA	373,351	8.571



STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I, RUSSELL W. OLSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED AND SUBDIVIDED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August, 2017

Russ W. Olsen

RUSSELL W. OLSEN, PLS
INDIANA PROFESSIONAL LAND SURVEYOR NO. 21600002
LICENSE EXPIRES, JULY 31, 2018

110/72

Mackie Consultants, LLC
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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: **CALATLANTIC GROUP, INC.**
1141 EAST MAIN STREET SUITE 108
EAST DUNDEE, ILLINOIS 60118
PH: 224-293-3100 F: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY	SCALE
	DESIGNED	AJM	
	DRAWN	KMF	
	APPROVED	RPO	
	DATE	04-28-17	
	SCALE	1"=50'	

SECONDARY PLAT THE GATES OF ST. JOHN - UNIT 6D ST. JOHN, INDIANA

SHEET
2 OF 2
PROJECT NUMBER: 2765
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