

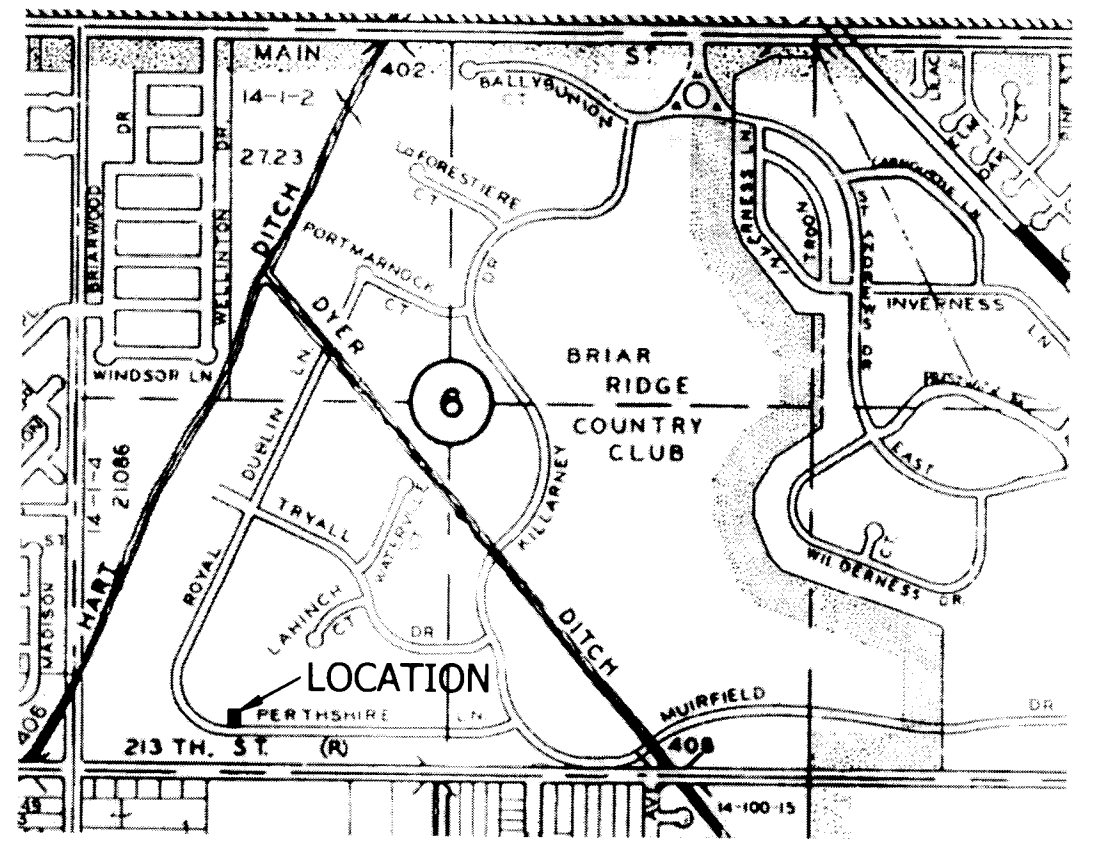
2585

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 OCT 17 PM 1:00
MICHAEL B. BRIT
RECORDER

2017 070272

~ BLOCK 4 OF UNIT 12 ~
BRIAR RIDGE COUNTRY CLUB ADDITION
A PLANNED UNIT DEVELOPMENT TO THE TOWN OF DYER, LAKE COUNTY, INDIANA

#004 110 PAGES 76



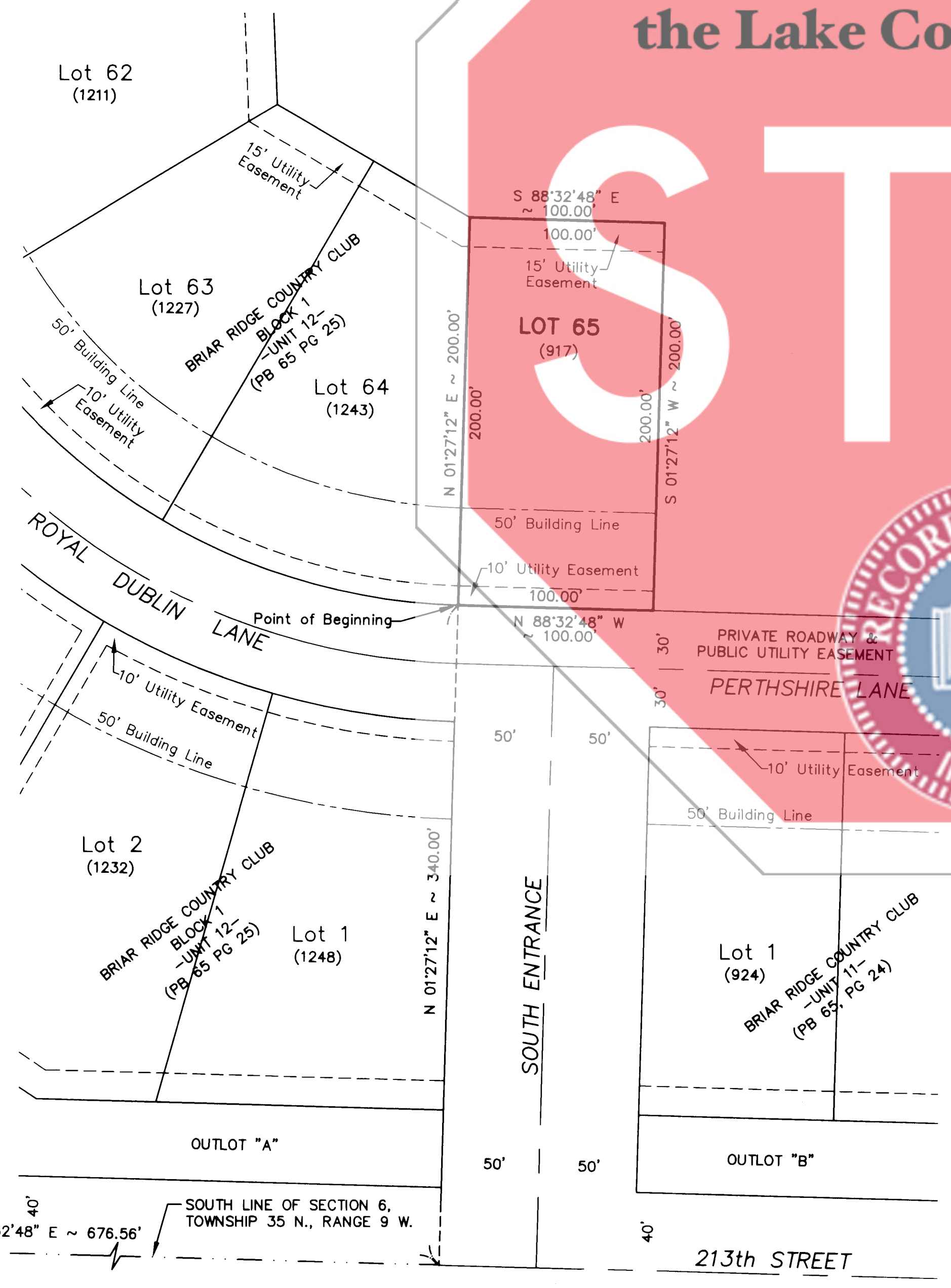
VICINITY MAP

DESCRIPTION: Being a Subdivision of that part of the South Half of Fractional Section 6, Township 35 North, Range 9 West of the Second Principal Meridian described as follows:
Commencing at the Southwest corner of said Fractional Section 6; thence South 88°32'48" East, along the South line of said Fractional Section 6, a distance of 676.56 feet; thence North 01°27'12" East, a distance of 340.00 feet, to the Point of Beginning of this description; thence North 01°27'12" East, along the Eastern line of Lot 64 in Block 1 of Unit 12, Briar Ridge Country Club, a Planned Unit Development in Dyer, Indiana, as shown in Plat Book 65, page 25 in the Office of the Recorder of Lake County, Indiana, a distance of 200.00 feet; thence South 88°32'48" East, a distance of 100.00 feet; thence South 01°27'12" West, a distance of 200.00 feet, to the Northerly right of way line of Perthshire Lane (60 feet wide); thence Westerly along said right of way line, North 88°32'48" West, a distance of 100.00 feet, to the Point of Beginning, containing 0.459 acres more or less, all in the Town of Dyer, Lake County, Indiana.

2017-070272

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

STOP



SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 35 N., RANGE 9 W.

S 88°32'48" E ~ 676.56'

213th STREET

110/76

State of Indiana) §
County of Lake)
I, Briar Ridge Country Club, LLC, does hereby certify that it is the Owner of the property herein above described, and that of its own free will and accord has caused said property to be surveyed and subdivided into lots, blocks and private roads as herein shown.

This subdivision shall be known and designated as BLOCK 4 OF UNIT 12, BRIAR RIDGE COUNTRY CLUB ADDITION, A Planned Unit Development in the Town of Dyer, Indiana. Front building lines are hereby established as shown on the plat hereon; between which lines and the roadway right-of-way lines, no building shall be erected or maintained.

Briar Ridge Country Club, LLC
Mark S. Heaney
Mark S. Heaney, President

State of Indiana) §
County of Lake)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Mark S. Heaney and Jennifer R. King personally known to me to be the same persons who signed the attached certificate, and acknowledged to me that they executed the same as his free act and deed.

Witness my hand and Notarial Seal this 22nd day of September 2017.
My Commission expires: Feb 4, 2023

County of Residence: Lake
Ann Marie Matovina
Ann Marie Matovina
Notary Public

State of Indiana) §
County of Lake)

Under the authority provided by Chapter 174 Acts of 1947, enacted by the General Assembly of the State of Indiana, and an Ordinance adopted by the Town Board of the Town of Dyer, Indiana, this plat was given approval by the Town of Dyer as follows:

Approved by the Town Plan Commission at a meeting held September 18, 2017.
Jeff Salk President
Debra K... Secretary

EASEMENTS AND ROADWAYS

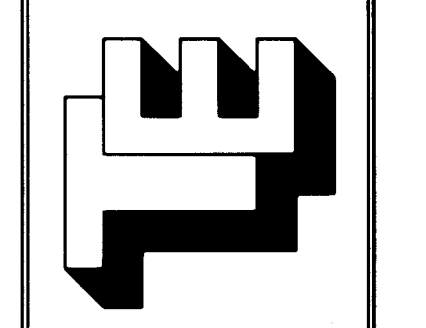
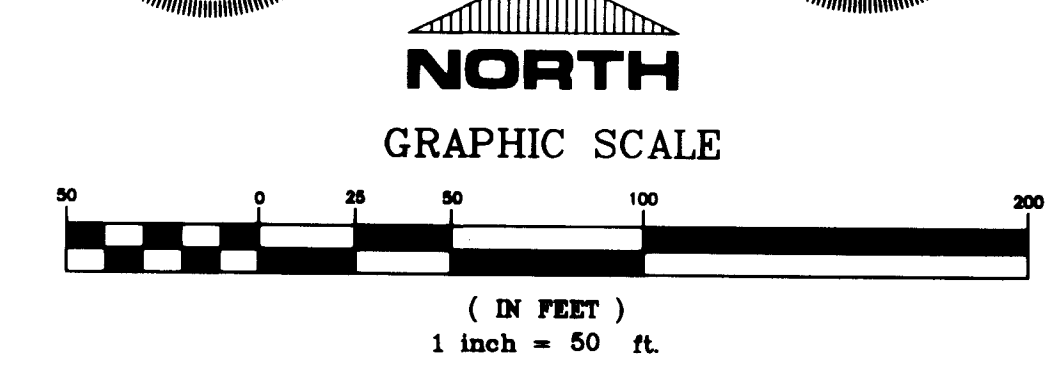
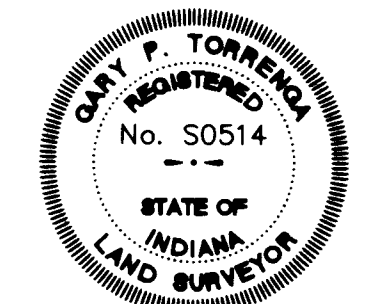
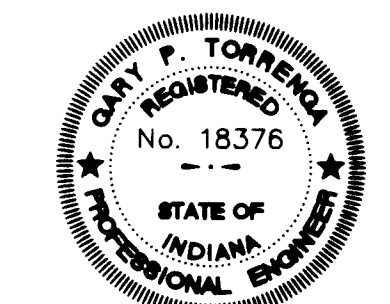
- 1. Easements for public utilities are hereby granted to Northern Indiana Public Service Company, SBC, the Town of Dyer and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns; to install, lay, erect, construct, renew, repair, operate and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along and over those strips of ground designated on the plat by dotted lines and marked "easement" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all times for any normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easement but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easement for said public utility and drainage purposes.
- 2. Those areas designated as roadways or right-of-way on this plat are not dedicated to the public, but remain private. Easements for the use of such roadways or right-of-way are granted to Northern Indiana Public Service Company, SBC for the purpose of exercising the rights granted in paragraph (1) above, and to the Town of Dyer for the purpose of providing police and fire protection, the performing of other governmental functions, and the exercising of the rights granted in paragraph (1) above.
- 3. The real estate herein platted is subject to the terms, provisions, and encumbrances contained in that certain Declaration of Conventions, Conditions and Restrictions for Briar Ridge Country Club Addition dated the 30th day of July 1987, and recorded on the 3rd day of August, 1987, in the Recorder's Office of Lake County as Instrument No. 931406.

State of Indiana) §
County of Lake)

I, Gary P. Torrenga, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana; that I have made a survey of the land shown and described hereon and subdivided same as shown on the plat hereon drawn; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown.

Witness my hand and Seal this 21st day of September 2017.

TORRENGA ENGINEERING, INC.
Gary P. Torrenga
Gary P. Torrenga - President
Registered Engineer #18376
Registered Land Surveyor #S0514



TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
website: www.torrenga.com
Tel. No.: (219) 896-9918

BRIAR RIDGE COUNTRY CLUB
FINAL PLAT
BLOCK 4 OF UNIT 12

09-15-2017
REVISIONS:
DATE: 03-08-2017

CLIENT:
BRIAR RIDGE CC, LLC
123 COUNTRY CLUB DRIVE
SCHEERVILLE, IN 46375
219-322-3660
JOB NO:
SCALE: 1"=50'

SHEET
1 OF 1