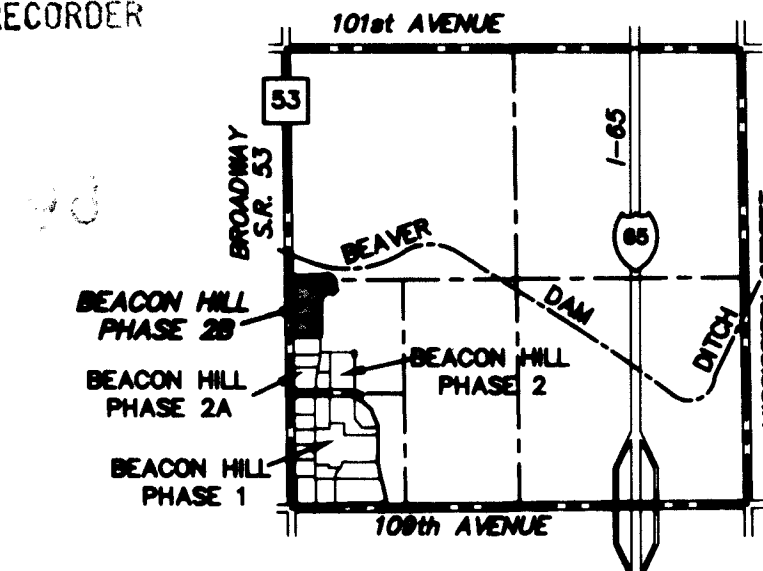


2017-085587

BEACON HILL - PHASE 2B
AN ADDITION TO THE
CITY OF CROWN POINT, LAKE COUNTY, INDIANA

2017 085587

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC 15 PM 1:30
MICHAEL B. BOREN
RECORDER



VICINITY MAP
SEC. 3 TWP. 34 N. R. 8 W. 2ND P.M.
CROWN POINT, INDIANA
(NOT TO SCALE)



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

DEDICATION STATEMENT:

WE, I-65 BEACON HILL PARTNERS, LLC, AND THE CITY OF CROWN POINT, INDIANA, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, AND 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 HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BEACON HILL - PHASE 2B, AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. FRONT AND SIDEYARD BUILDING LINES ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

OUTLOTS: OUTLOTS A AND B ARE HEREBY GRANTED TO THE CITY OF CROWN POINT AND THE PROPERTY OWNERS ASSOCIATION AS A UTILITY AND DRAINAGE EASEMENT FOR PURPOSES OF STORM WATER MANAGEMENT. OWNERSHIP OF OUTLOTS A AND B SHALL BE GRANTED TO THE PROPERTY OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH ALL CITY OF CROWN POINT ORDINANCES. IN THE EVENT THE CITY OF CROWN POINT DEEMS ACQUIRING OUTLOT A OR B OR BOTH IS IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE PROPERTY OWNERS ASSOCIATION SHALL GRANT OUTLOT A OR B OR BOTH AND THE RESPONSIBILITY FOR ITS MAINTENANCE TO THE CITY OF CROWN POINT WITHOUT COST TO THE CITY.

UTILITY EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND 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 OVERLAP 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, GARDENS, SHRUBS, LANDSCAPING, AND/OR OTHER PURPOSES WHICH INTERFERE WITH THE USE OF SAID EASEMENT SHALL BE PLACED ON SAID EASEMENT.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

BLANKET UTILITY EASEMENT:

A BLANKET EASEMENT FOR PUBLIC UTILITIES SHALL EXIST OVER NON-BUILDING AREAS OF EACH LOT, AT LOCATIONS DESIGNATED BY THE OWNER OF THE PROPERTY SUBJECT TO THE BLANKET EASEMENT, UNTIL IMPROVEMENTS ARE CONSTRUCTED; AT WHICH TIME, PERMANENT AND SPECIFIC EASEMENTS WILL BE GRANTED AND PLACED OF RECORD OVER AS-BUILT UTILITY IMPROVEMENTS AT LOCATIONS DESIGNATED BY THE OWNERS OF THE PROPERTY SUBJECT TO THE EASEMENTS.

INGRESS-EGRESS EASEMENT:

AN INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR ACCESS TO EACH LOT IN THE SUBDIVISION OVER AND ACROSS THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS/EGRESS EASEMENT"

NO ACCESS EASEMENT:

THERE ARE STRIPS OF GROUND DESIGNATED ON THIS PLAT AS "NO ACCESS EASEMENT" TO WHICH THERE SHALL BE NO VEHICULAR ACCESS ACROSS SAID STRIPS.

DATED THIS 21 DAY OF November, 2017.

I-65 BEACON HILL PARTNERS, LLC

Signature of Robert Rossman
(Printed Name)

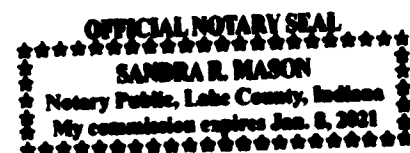
110/98

STATE OF INDIANA } S.S.
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED [Name] AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF November, 2017.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: 1/8/21
COUNTY OF RESIDENCE: LAKE



CITY OF CROWN POINT, INDIANA

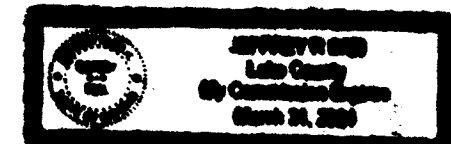
Signature of David D. Urah
(Printed Name)

STATE OF INDIANA } S.S.
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED [Name] AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF December, 2017.

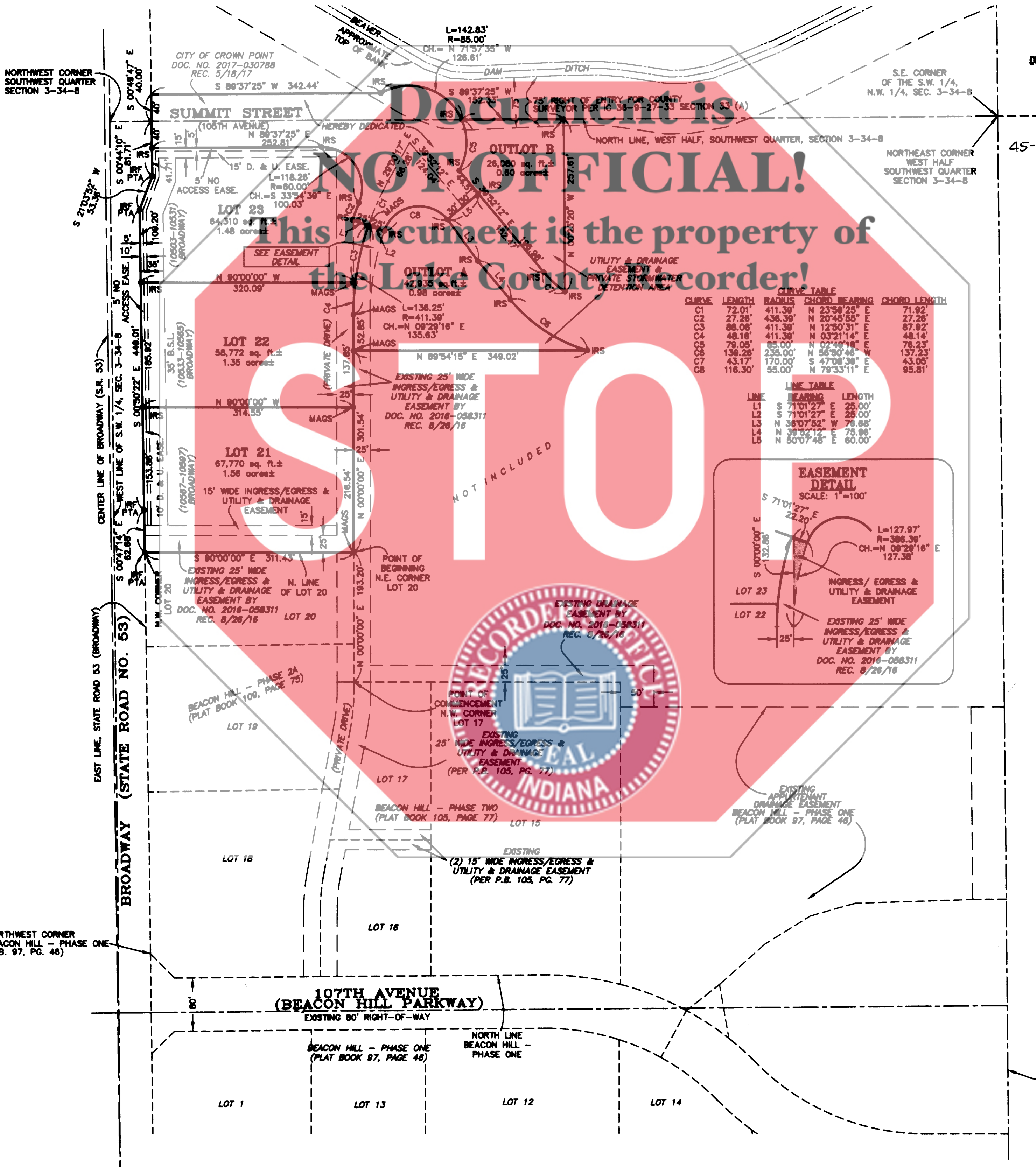
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: March 31, 2024
COUNTY OF RESIDENCE: LAKE



PARCEL DESCRIPTION:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 17 IN BEACON HILL - PHASE TWO, AS SHOWN IN PLAT BOOK 105, PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS IS PER SAID BEACON HILL - PHASE TWO PLAT), 193.20 FEET TO THE NORTHEAST CORNER OF LOT 20 IN BEACON HILL - PHASE 2A, AS SHOWN IN PLAT BOOK 109, PAGE 75 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 301.54 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 348.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 235.00 FEET, AND A CHORD THAT BEARS NORTH 56 DEGREES 50 MINUTES 48 SECONDS WEST, 137.23 FEET; THENCE NORTHWESTERLY 139.28 FEET ALONG SAID CURVE; THENCE NORTH 36 DEGREES 52 MINUTES 12 SECONDS WEST, 75.96 FEET; THENCE NORTH 36 DEGREES 07 MINUTES 52 SECONDS WEST, 78.88 FEET; THENCE NORTH 50 DEGREES 07 MINUTES 48 SECONDS EAST, 80.00 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 12 SECONDS EAST, 182.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, AND A CHORD THAT BEARS SOUTH 47 DEGREES 08 MINUTES 30 SECONDS EAST, 43.08 FEET; THENCE SOUTHEASTERLY 43.12 FEET ALONG SAID CURVE; THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST, 257.61 FEET TO THE NORTH LINE OF SAID WEST HALF; THENCE SOUTH 86 DEGREES 37 MINUTES 25 SECONDS WEST, 182.33 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED TO THE CITY OF CROWN POINT, INDIANA IN DOCUMENT NUMBER 2017-030788, RECORDED ON MAY 18, 2017 IN SAID RECORDER'S OFFICE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 85.00 FEET, AND A CHORD THAT BEARS NORTH 71 DEGREES 57 MINUTES 35 SECONDS WEST, 128.61 FEET; THENCE WEST 142.83 FEET ALONG SAID CURVE BEING THE NORTHEASTERLY LINE OF SAID CITY OF CROWN POINT PARCEL TO THE NORTH LINE OF SAID CITY OF CROWN POINT PARCEL; THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, 342.44 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF BROADWAY (STATE ROAD 53); THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE EAST LINES OF SAID BROADWAY:

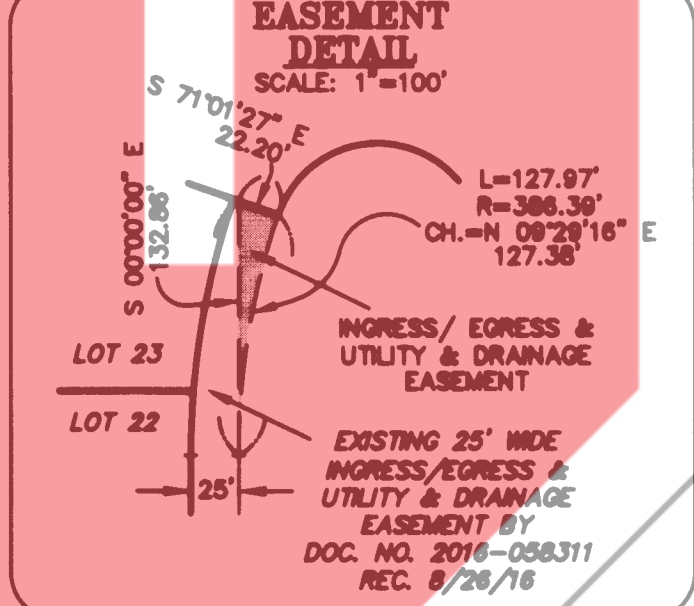
- 1.) SOUTH 00 DEGREES 48 MINUTES 47 SECONDS EAST, 40.00 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;
2.) SOUTH 00 DEGREES 44 MINUTES 10 SECONDS EAST, 81.71 FEET;
3.) SOUTH 21 DEGREES 03 MINUTES 52 SECONDS WEST, 53.36 FEET;
4.) SOUTH 00 DEGREES 50 MINUTES 22 SECONDS EAST, 448.01 FEET;
5.) SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST, 82.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 311.43 FEET ALONG THE NORTH LINE OF SAID LOT 20 TO THE POINT OF BEGINNING, CONTAINING 7.21 ACRES MORE OR LESS.



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Table with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curve data for C1 through C8.

Table with columns: LINE, BEARING, LENGTH. Lists line data for L1 through L4.



DUTY ENTITLED FOR TRANSFER SUBJECT TO RECORDER'S REVIEW FOR TRANSFER
DEF. 16 2017
JOHN E. BOREN
LAKE COUNTY RECORDER
45-16-03-100-011,000-042
300-013
300-014

THERE ARE RECIPROCAL EASEMENTS AND OPERATING COVENANTS THAT AFFECT THIS DEVELOPMENT AND ARE RECORDED AS DOCUMENT NUMBER 2012 058897 ON AUGUST 29, 2012 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ENGINEERING DEPARTMENT
STATE OF INDIANA } S.S.
COUNTY OF LAKE
I, M. Scott Ponce, ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY 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.

THIS 11th DAY OF December, 2017, A.D.
M. Scott Ponce
ENGINEERING SUPERINTENDENT
M. Scott Ponce
(Printed Name)

SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF CROWN POINT, INDIANA THIS 17th DAY OF December, 2017.

BY: [Signature]
(Printed Name)
ATTEST: [Signature]
(Printed Name)

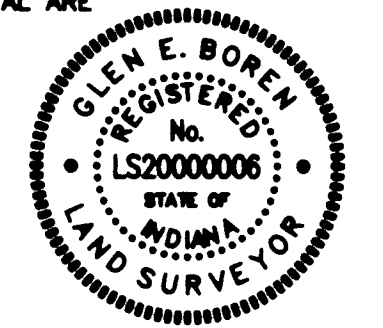
- SURVEY NOTES:
1.) SURVEY REFERENCE A PLAT OF SUBDIVISION OF BEACON HILL - PHASE ONE, RECORDED IN PLAT BOOK 97, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA WHICH IS REFERENCED TO AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY BY PLUMB, TUCKETT & ASSOCIATES, INC., JOB NO. 80-448, DATED JULY 11, 2008, RECORDED IN SURVEY BOOK 12, PAGE 36 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
2.) SURVEY REFERENCE A PLAT OF SUBDIVISION OF BEACON HILL - PHASE TWO, RECORDED IN PLAT BOOK 109, PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
3.) SURVEY REFERENCE A PLAT OF SUBDIVISION OF BEACON HILL - PHASE 2A, RECORDED IN PLAT BOOK 105, PAGE 75 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

- IRS - 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120"
• IRF - 5/8" REBAR FOUND WITH PINK PLASTIC CAP STAMPED "219-736-0866 PLUMB, TUCKETT & ASSOCIATES ID. NO. 00-58"
• MAGS - "MAG" NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC FIRM -0120"
D. & U. - DRAINAGE AND UTILITY
B.S.L. - BUILDING SETBACK LINE
P.C. - PLAT BOOK
D.C. - DOCUMENT
P.O.B. - POINT OF BEGINNING

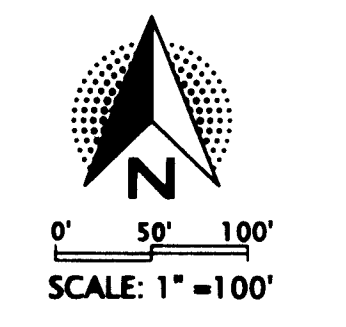
STATE OF INDIANA } S.S.
COUNTY OF LAKE

I, GLEN E. BOREN, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON NOVEMBER 17, 2017; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

[Signature]
GLEN E. BOREN, P.S.
INDIANA LICENSE NO. LS20000008
DATE OF PLAT: NOVEMBER 21, 2017



BEACON HILL - PHASE 2B
SECONDARY PLAT
CROWN POINT, INDIANA, PT. SEC. 3-34-8



I-65 BEACON HILL PARTNERS
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FILE NO. 16-R-1047
DATE 5/25/17
COUNTY, STATE LAKE, IN
JOB NO. S17552