

BIANCHI'S ADDITION FIRST AMENDMENT

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

2017 006864

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC 21 AM 11:26
MICHAEL B. BROWN
RECORDER

000213



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Crown Point, IN 46307
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www.dvgteam.com

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.

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 SOUTHWEST 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, EXCEPT THE NORTH 20 FEET THEREOF.

(PARCEL 1 AND PARCEL 2 BEING ALL OF LOT 1 IN BIANCHI'S ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA AS SHOWN IN PLAT BOOK 110, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, AND ALL OF THE LAND DESCRIBED IN A WARRANTY DEED IN DOCUMENT NUMBER 2017 081767, RECORDED ON DECEMBER 1, 2017)

DEED OF DEDICATION:

WE, THE UNDERSIGNED, JEFFREY & LIZA BIANCHI (A.K.A. LIZA L. 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'S ADDITION FIRST AMENDMENT, 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 Bianchi
JEFFREY BIANCHI

Liza Bianchi
LIZA BIANCHI (A.K.A. LIZA L. BIANCHI)

ACKNOWLEDGMENT

COUNTY OF lake
STATE OF Indiana] ss:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Jeffrey Bianchi and Liza Bianchi, and DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED, WITH MY HAND AND NOTARIAL SEAL THIS 17th DAY OF November, 2017.

Jessica Chick
PRINTED NAME: Jessica Chick
NOTARY PUBLIC
RESIDENT OF Lake COUNTY
COMMISSION EXPIRES: NOV. 17, 2023

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE] ss:
STATE OF INDIANA]

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME AND THEREAFTER 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:

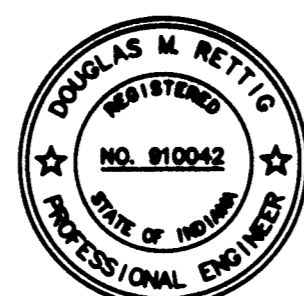
APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS 30th DAY OF December, 2017.

Greg Parker
GREG PARKER, PRESIDENT
Tim Kubiak
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."

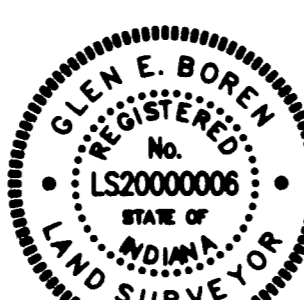
Douglas M. Rettig
DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 010042
DATE: 12/11/17



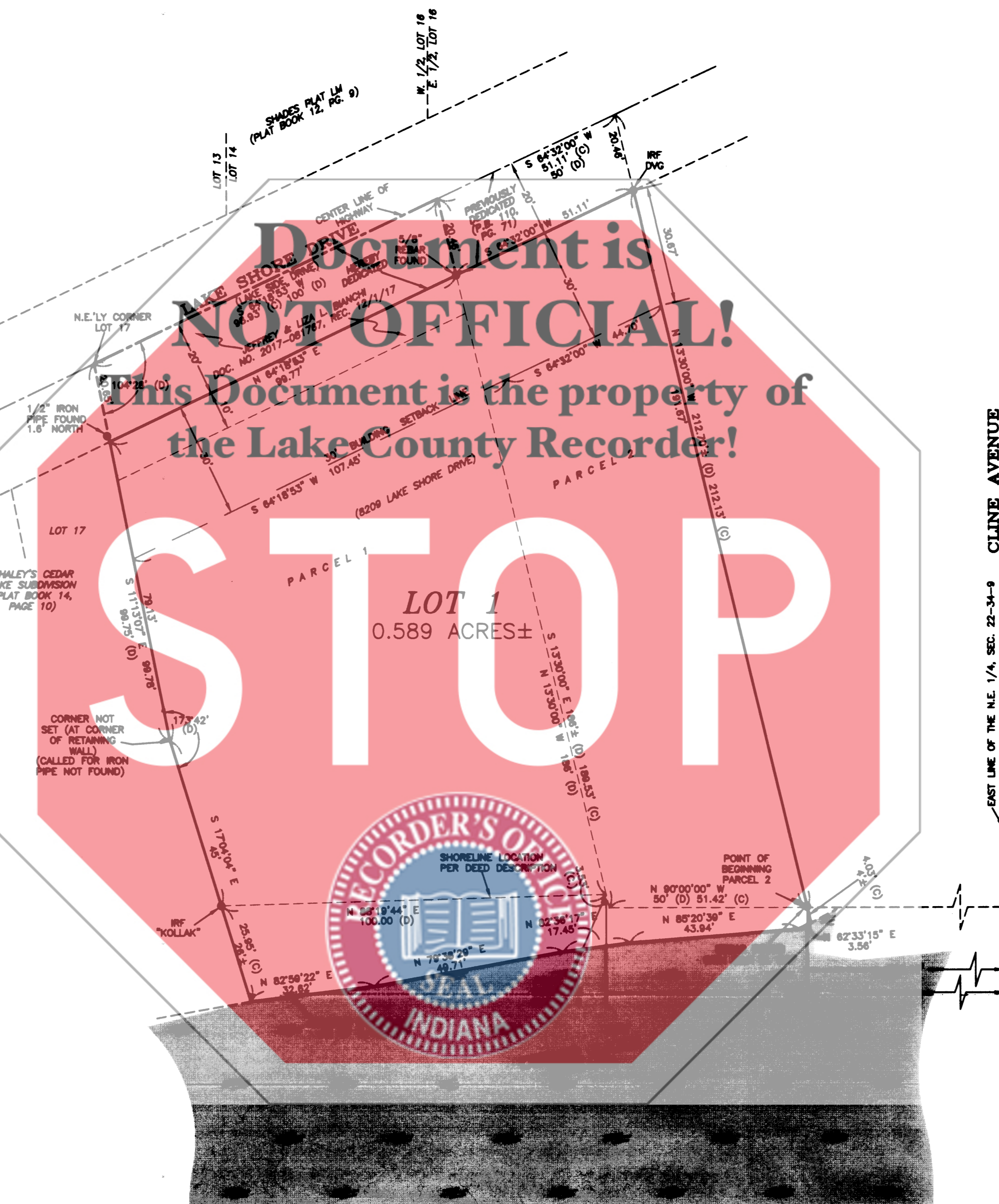
SURVIDOR'S CERTIFICATION:

"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 DECEMBER 11, 2017, WITH THE FIELD WORK COMPLETED 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
GLEN E. BOREN, P.S. NO. LS20000006



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 082833 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.



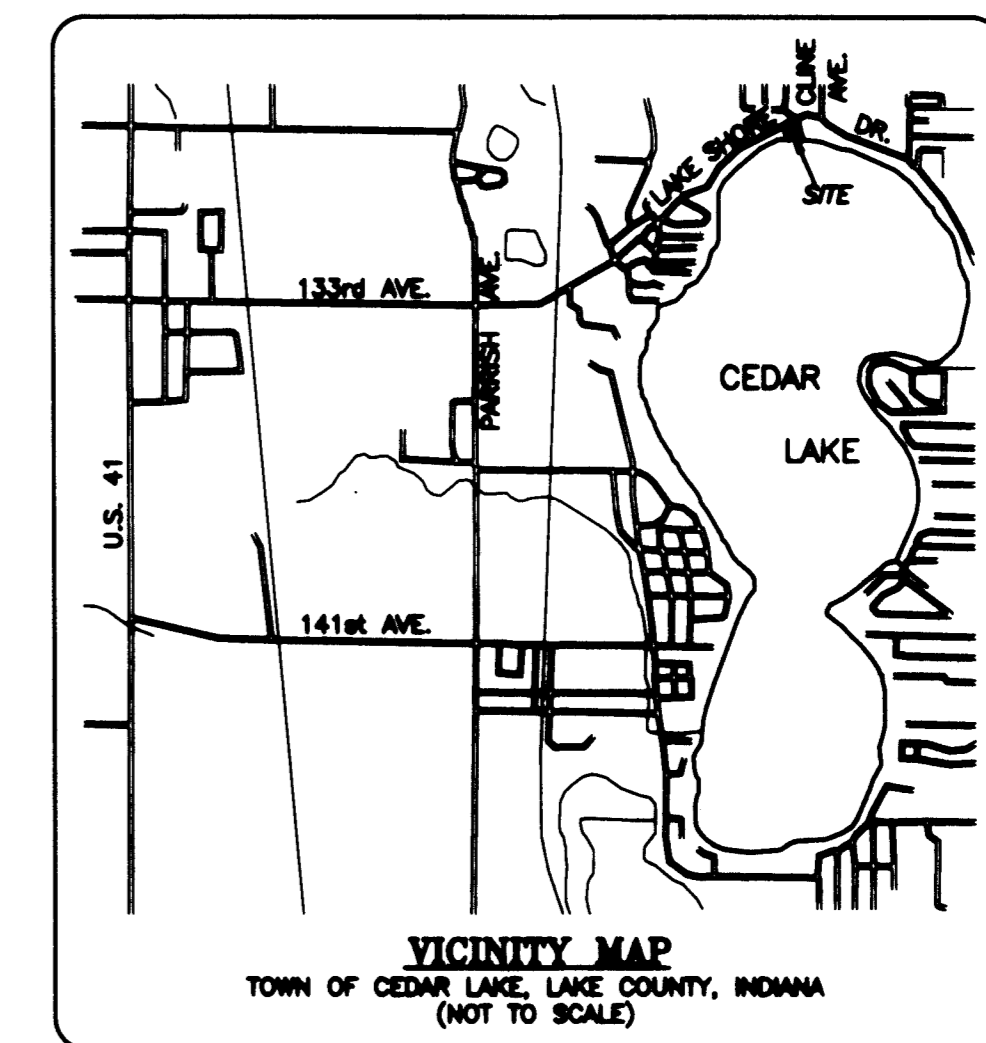
SUBJECT PARCEL INFORMATION:
TAX ID: 45-15-22-268-003.000-014
PARCEL 1: JEFFREY & LIZA BIANCHI TRUSTEE'S DEED, DOC. NO. 2008-053916, REC. 8/5/09
PARCEL 2: JEFFREY & LIZA BIANCHI PERSONAL REPRESENTATIVES DEED, DOC. NO. 2015-014082, REC. 3/13/15
JEFFREY & LIZA L. BIANCHI WARRANTY DEED, DOC. NO. 2017-081767, REC. 12/1/17

TOTAL LOT 1 AREA:
25,841 sq. ft. ± TO EXISTING SHORELINE ON 7/12/17
0.589 acres ±

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

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

- IRF DVG - 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
- IRF - IRON PIPE FOUND
- "KOLLAK" - ANTHONY KOLLAK, P.S.
- "S&H" - S&H ENGINEERS
- D - DIMENSION PER RECORD DEED
- C - CALCULATED DIMENSION
- P.B. - PLAT BOOK
- PG. - PAGE
- A.K.A. - ALSO KNOW AS



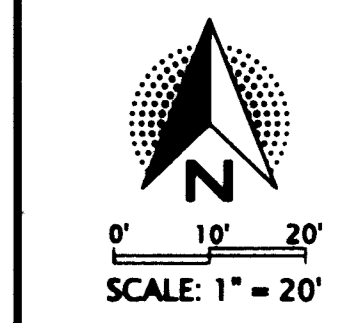
111/01

2017-086864

REVISIONS AND NOTES:

| DATE | REVISIONS AND NOTES |
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BIANCHI'S ADDITION FIRST AMENDMENT
FINAL PLAT
8209 LAKE SHORE DRIVE
CEDAR LAKE, INDIANA 46303



JEFFREY BIANCHI

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17633 AMENDED FINAL PLAT.DWG

| FILE/PC | FILE NO. |
|---------|----------|
| | 17-1044 |

| DRAWN BY | DATE |
|----------|----------|
| | 12/11/17 |

| SECTION | COUNTY, STATE |
|---------|---------------|
| 22-34-9 | LAKE, IN |

JOB NO. S17633