

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 086865

2017 DEC 21 AM 11:29

MICHAEL B. BROWN
RECORDER

BEACON POINTE - UNIT 1A

BOOK 111 PAGE 02

PLANNED UNIT DEVELOPMENT AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

FILED OFFERED FOR TOWN COUNCIL
FINAL ACCEPTANCE FOR TOWN

DEC. 21 2017

LAKE COUNTY RECORDS

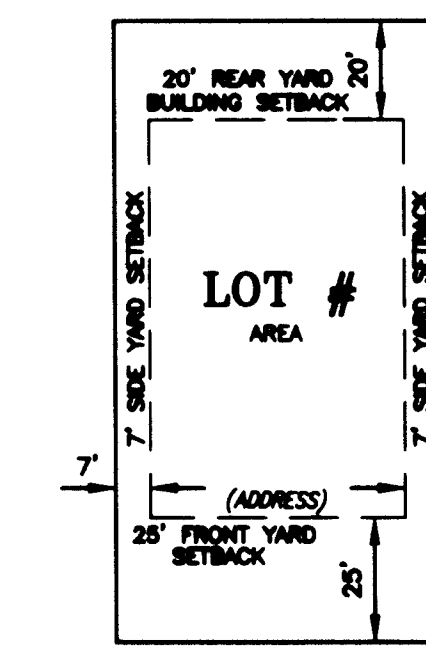
SUBJECT PARCEL INFORMATION:
TAX ID:
45-15-27-351-004-000-014

BEACON POINTE OF CEDAR LAKE, LLC
WARRANTY DEED
DOC. NO. 2017 015887
REC. 3/10/17

TOTAL PARCEL AREA:
85,716 sq. ft. ±
1.97 acres

SUBDIVIDER:
BEACON POINTE OF CEDAR LAKE, LLC
P.O. BOX 677
ST. JOHN, IN 46373

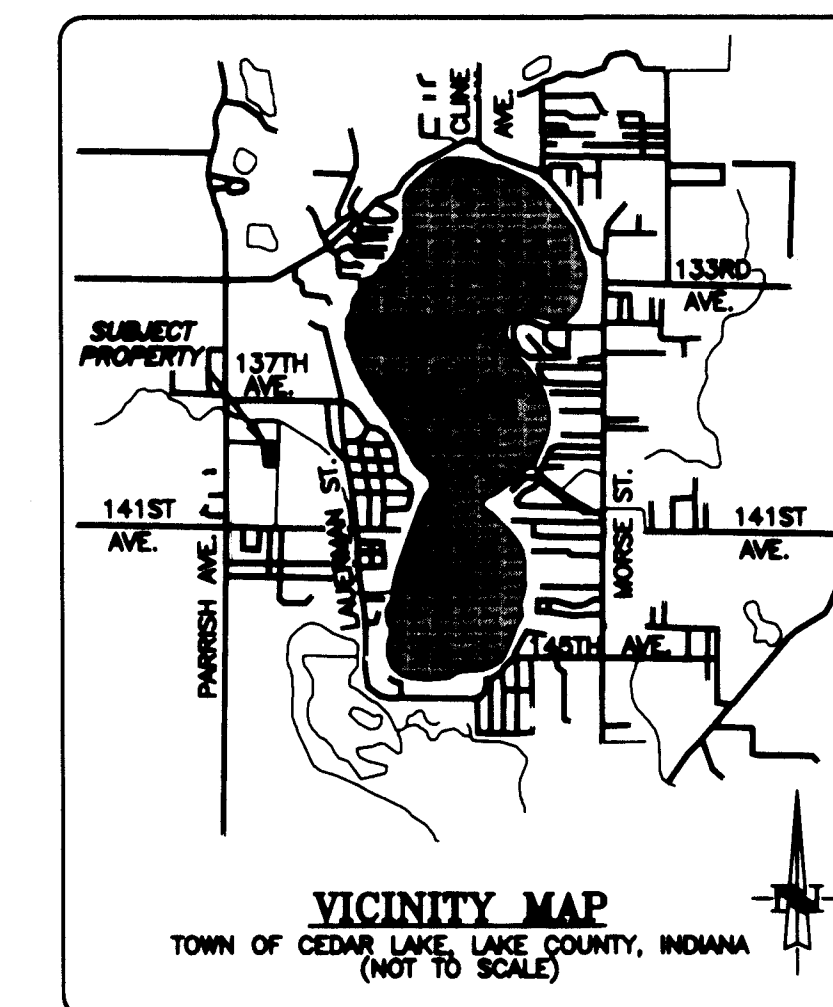
ENGINEER AND SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307



TYPICAL LOT BUILDING SETBACK LINES (NOT TO SCALE)

NOTES:

- 1.) DVG TEAM, INC. WAS FORMERLY DOING BUSINESS AS PLUMB, TUCKETT AND ASSOCIATES, INC.
- 2.) IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INDIVIDUAL LOT MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THEREFORE, ONLY THE PERIMETER OF THE SUBDIVISION IS MONUMENTED. THE SETTING OF THE INDIVIDUAL LOT MONUMENTS IS HEREBY DELAYED UNTIL AFTER CONSTRUCTION IS COMPLETE OR UP TO TWO YEARS AFTER RECORDATION OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-180).



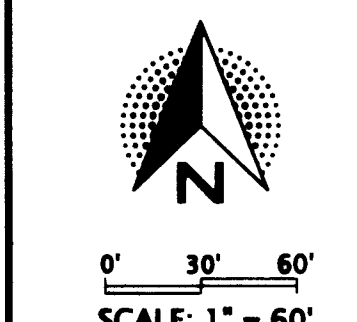
LEGEND

- IRS DVG: 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120" UNLESS OTHERWISE NOTED
- IRF DVG: 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM 0120" UNLESS OTHERWISE NOTED
- BLDG.: BUILDING SETBACK
- D. & U.: DRAINAGE AND PUBLIC UTILITY EASEMENT
- ESMT.: EASEMENT
- UTIL.: UTILITY
- DRNG.: DRAINAGE
- EX.: EXISTING
- SQ. FT.: SQUARE FEET
- P.B.: PLAT BOOK
- P.C.: PAGE

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

REVISIONS AND NOTES:
DATE:

BEACON POINTE, UNIT 1A
FINAL PLAT
CEDAR LAKE, INDIANA
PT. OF THE S.W. 1/4, SEC. 27-34-9



BEACON POINTE OF CEDAR LAKE, LLC	
© COPYRIGHT 2017 DVG TEAM, INC.	
FILE NO.	
DATE	12-18-17
COUNTY, STATE	LAKE, IN
JOB NO.	517540

PARCEL DESCRIPTION:

A PARCEL OF LAND BEING PART OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, LYING SOUTH OF THE CENTERLINE OF SLEEPY HOLLOW DITCH AND WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE MONON RAILROAD, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT A IN BEACON POINT UNIT 1 PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 110, PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID SOUTHEAST CORNER BEING THE INTERSECTION OF THE SOUTHERNMOST LINE OF SAID OUTLOT A AND SAID WESTERLY RIGHT OF WAY LINE OF THE MONON RAILROAD; THENCE NORTH 87 DEGREES 48 MINUTES 34 SECONDS WEST, 61.02 FEET ALONG SAID SOUTHERNMOST LINE OF OUTLOT A TO A WESTERLY LINE OF SAID OUTLOT A AND THE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE WEST LINES OF SAID OUTLOT A: 1.) NORTH 01 DEGREES 31 MINUTES 37 SECONDS EAST, 68.31 FEET; 2.) NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 62.65 FEET; 3.) NORTH 05 DEGREES 38 MINUTES 56 SECONDS WEST, 223.85 FEET; 4.) NORTH 04 DEGREES 13 MINUTES 29 SECONDS WEST, 54.09 FEET; 5.) NORTH 01 DEGREES 55 MINUTES 33 SECONDS WEST, 54.09 FEET TO THE SOUTHEAST CORNER OF LOT 18 IN SAID BEACON POINT UNIT 1 PLANNED UNIT DEVELOPMENT; THENCE SOUTH 89 DEGREES 13 MINUTES 50 SECONDS WEST, 190.00 FEET ALONG THE SOUTH LINE OF SAID LOT 18 AND THE WEST EXTENSION THEREOF TO THE WEST LINE OF BREAKWATER LAKE AS SHOWN ON SAID BEACON POINT UNIT 1 PLAT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 1530.00 FEET, AND A CHORD THAT BEARS SOUTH 03 DEGREES 12 MINUTES 33 SECONDS EAST, 130.25 FEET; THENCE SOUTH 130.29 FEET ALONG SAID CURVE; THENCE SOUTH 05 DEGREES 38 MINUTES 56 SECONDS EAST, 244.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 370.00 FEET, AND A CHORD THAT BEARS SOUTH 00 DEGREES 17 MINUTES 49 SECONDS EAST, 69.02 FEET; THENCE SOUTH 69.12 FEET ALONG SAID CHORD; THENCE SOUTH 84 DEGREES 56 MINUTES 42 SECONDS EAST, 185.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.97 ACRES MORE OR LESS.

DEED OF DEDICATION:

IT, THE UNDERSIGNED, BEACON POINTE OF CEDAR LAKE, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BEACON POINTE - UNIT 1A, PLANNED UNIT DEVELOPMENT, 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.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

FRONT YARD BUILDING SETBACK LINES ARE 25', REAR YARD BUILDING SETBACKS ARE 20', AND SIDE YARD SETBACK ARE 7' PER CEDAR LAKE TOWN COUNCIL ACTION ON THE BEACON POINTE PLANNED UNIT DEVELOPMENT ON FEBRUARY 21, 2017 CASE (022) NUMBER 1256.

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" AND "APPURTENANT DRAINAGE EASEMENT" FOR THE PURPOSES OF HANDLING STORM WATER RUNOFF.

UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT" AND "APPURTENANT UTILITY EASEMENT".

NO ACCESS EASEMENT: THERE ARE STRIPS OF GROUND LABELED AS "NO-ACCESS EASEMENT" TO WHICH NO VEHICULAR ACCESS IS ALLOWED ACROSS.

BEACON POINTE OF CEDAR LAKE, LLC

Paul E. Schilling (Signature)
Frank E. Schilling (Printed Name)

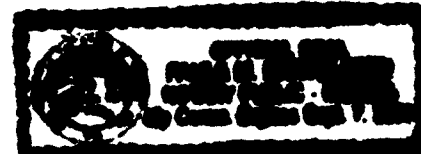
ACKNOWLEDGMENT

COUNTY OF LAKE] SS:
STATE OF INDIANA]

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Paul E. Schilling*, 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 19 DAY OF DECEMBER, 2017.

Paula M. Bastoni (Signature)
PRINTED NAME: PAULA M. BASTONI

NOTARY PUBLIC
RESIDENT OF LAKE COUNTY
COMMISSION EXPIRES: 9-7-23



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 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 20 DAY OF DECEMBER, 2017.

Greg Hanko (Signature)
GREG HANKO, PRESIDENT

TIM KUBAK, SECRETARY

111/02

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 DRAINAGE 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 (Signature)
DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042

DATE: DECEMBER 18, 2017

SURVEYOR'S CERTIFICATION:

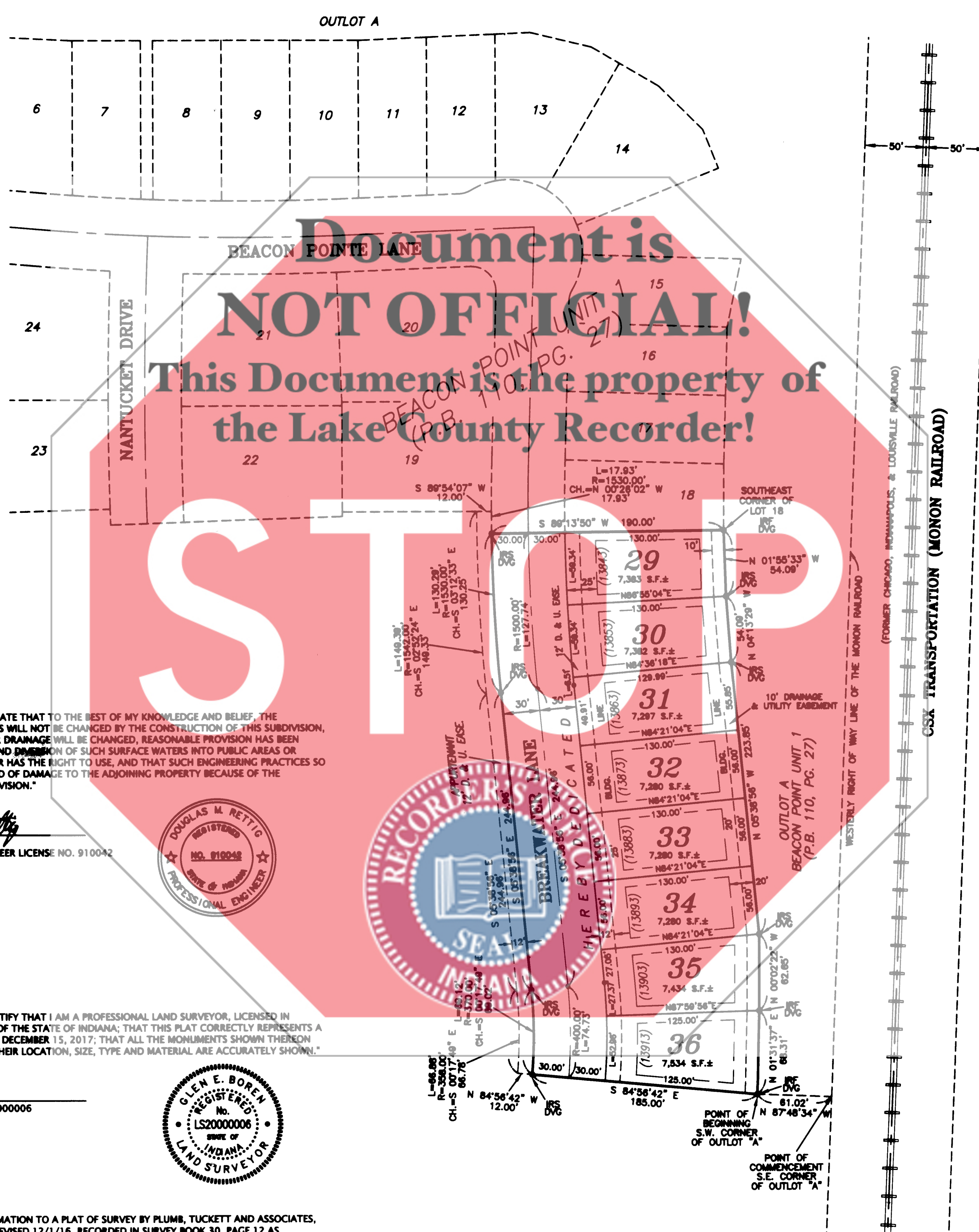
"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 15, 2017; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

Glen E. Boren (Signature)
GLEN E. BOREN, P.S. NO. LS20000006



REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, INC., JOB NO. 516268, LAST REVISED 12/1/16, RECORDED IN SURVEY BOOK 30, PAGE 12 AS DOCUMENT NUMBER 2017 029039 ON MAY 12, 2017 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

2017-086865



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