

BEACON POINTE - UNIT 3

PLANNED UNIT DEVELOPMENT

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

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: BEGINNING AT THE SOUTHWEST CORNER OF LOT 77 IN BEACON POINTE - UNIT 2 PLANNED UNIT DEVELOPMENT AS SHOWN IN DOCUMENT NUMBER 2018 043073 RECORDED IN PLAT BOOK 111, PAGE 54 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET TO THE WEST LINE OF SAID BEACON POINTE - UNIT 2 PLANNED UNIT DEVELOPMENT, 40.00 FEET ALONG A SOUTHERLY LINE OF SAID BEACON POINTE - UNIT 2 DEGREES 00 MINUTES 00 SECONDS WEST, 700.21 FEET TO THE NORTH LINE OF LIBERTY DRIVE EXTENDED WEST, SAID NORTH LINE EXTENSION BEING A NORTHERLY LINE OF SAID BEACON POINTE - UNIT 2; THENCE THE FOLLOWING 20 COURSES AND DISTANCES ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID BEACON POINTE - UNIT 2:

- 1.) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 235.00 FEET;
- 2.) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET;
- 3.) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 130.00 FEET;
- 4.) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 25.00 FEET;
- 5.) NORTH 07 DEGREES 51 MINUTES 44 SECONDS EAST, 70.91 FEET;
- 6.) NORTH 17 DEGREES 45 MINUTES 18 SECONDS EAST, 75.28 FEET;
- 7.) NORTH 29 DEGREES 17 MINUTES 23 SECONDS EAST, 75.28 FEET;
- 8.) NORTH 37 DEGREES 59 MINUTES 06 SECONDS WEST, 25.00 FEET;
- 9.) NORTH 40 DEGREES 14 MINUTES 02 SECONDS EAST, 70.86 FEET;
- 10.) NORTH 33 DEGREES 34 MINUTES 19 SECONDS EAST, 52.49 FEET;
- 11.) NORTH 28 DEGREES 52 MINUTES 13 SECONDS EAST, 47.85 FEET;
- 12.) NORTH 17 DEGREES 10 MINUTES 06 SECONDS WEST, 25.00 FEET;
- 13.) NORTH 05 DEGREES 29 MINUTES 41 SECONDS EAST, 47.85 FEET;
- 14.) NORTH 05 DEGREES 38 MINUTES 56 SECONDS WEST, 69.29 FEET;
- 15.) SOUTH 84 DEGREES 21 MINUTES 04 SECONDS WEST, 16.31 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 830.00 FEET, AND A CHORD THAT BEARS SOUTH 88 DEGREES 33 MINUTES 24 SECONDS WEST, 121.73 FEET;
- 16.) WEST 121.84 FEET ALONG LAST SAID CURVE;
- 17.) NORTH 87 DEGREES 14 MINUTES 16 SECONDS WEST, 250.30 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS SOUTH 62 DEGREES 07 MINUTES 42 SECONDS WEST, 20.39 FEET;
- 18.) SOUTHWESTERLY 21.39 FEET ALONG LAST SAID CURVE TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF AN ARC CONCAVE NORTH, HAVING A RADIUS OF 60.00 FEET, AND A CHORD THAT BEARS NORTH 81 DEGREES 44 MINUTES 38 SECONDS WEST, 110.26 FEET;
- 19.) WEST 139.83 FEET ALONG LAST SAID CURVE;
- 20.) SOUTH 86 DEGREES 10 MINUTES 44 SECONDS WEST, 137.34 FEET TO THE POINT OF BEGINNING, CONTAINING 8.67 ACRES MORE OR LESS.

B112-P34

DEED OF DEDICATION:

IF, THE UNDERSIGNED, BEACON POINTE OF CEDAR LAKE, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT THIS WAS 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 3 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 ORDINANCE 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" 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 WIRING, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "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

Frank E. Scilling
(SIGNATURE)

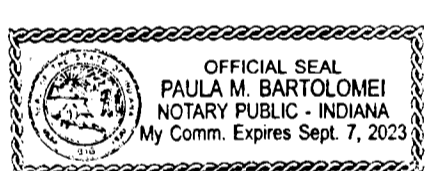
FRANK E. SCILLING
(PRINTED NAME) MEMBER

ACKNOWLEDGMENT

COUNTY OF LAKE
STATE OF INDIANA] ss:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED FRANK E. SCILLING 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 07th DAY OF MAY, 2019.

Paula M. Bartolomei
(SIGNATURE)



PRINTED NAME: PAULA M. BARTOLOMEI

NOTARY PUBLIC
RESIDENT OF LAKE COUNTY

COMMISSION EXPIRES: 9-7-23

PLAN COMMISSION CERTIFICATE:

COUNTY OF LAKE
STATE OF INDIANA] ss:

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 15th DAY OF MAY, 2019.

Glen E. Boren
(SIGNATURE)

GLEN E. BOREN, SECRETARY

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. 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
(SIGNATURE)

DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER NUMBER: 910042

DATE: MAY 3, 2019

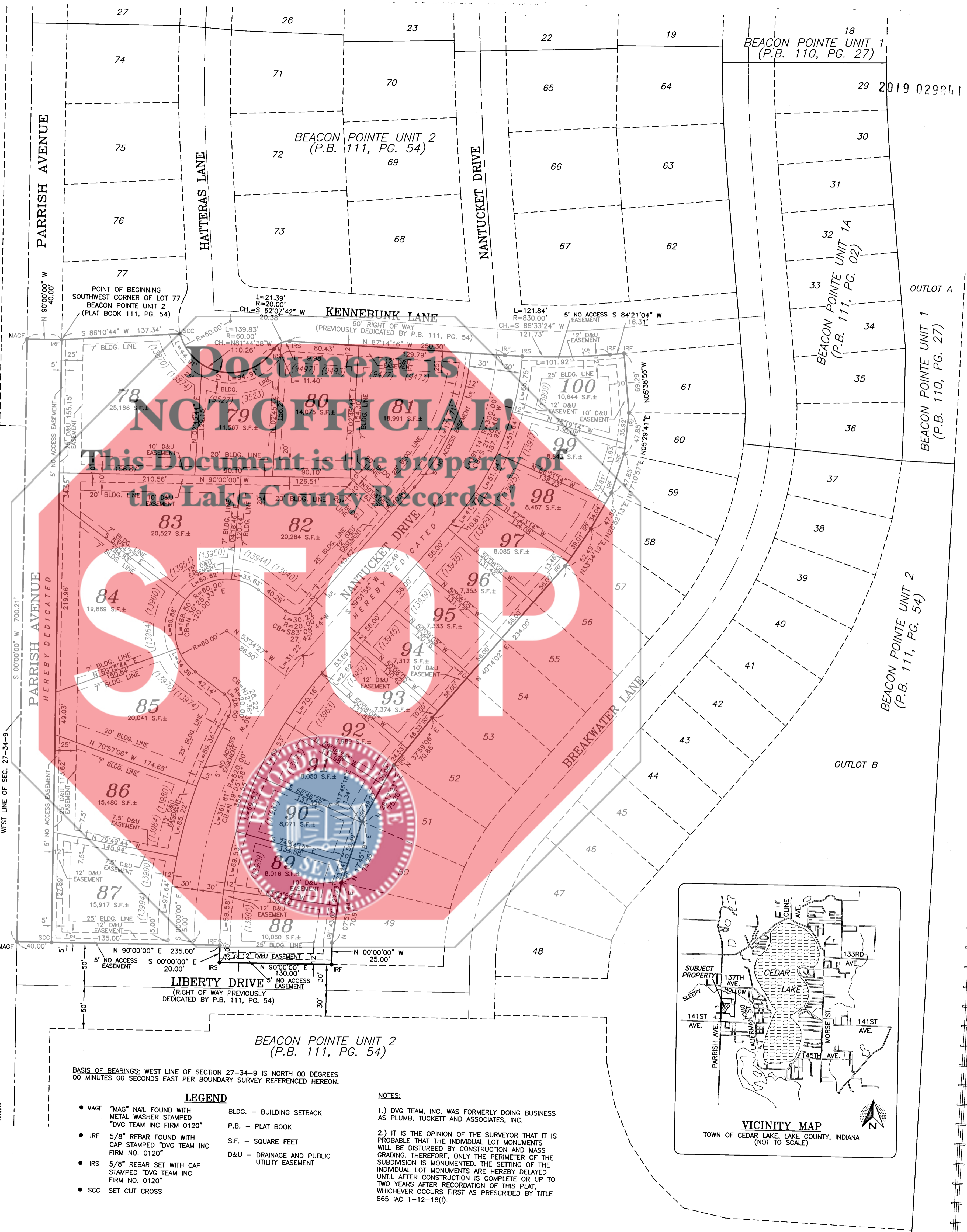
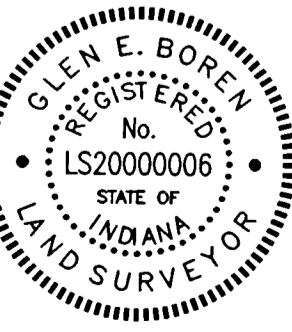
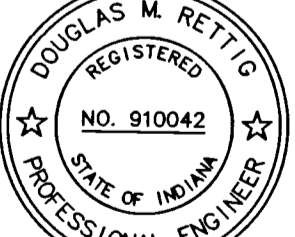
SURVEYOR'S CERTIFICATION:

"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 MAY 2, 2019; 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. S16268, 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.



BASIS OF BEARINGS: WEST LINE OF SECTION 27-34-9 IS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PER BOUNDARY SURVEY REFERENCED HEREON.

LEGEND

- MAGF "MAG" NAIL FOUND WITH METAL WASHER STAMPED "DVG TEAM INC FIRM 0120"
- IRF 5/8" REBAR FOUND WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
- IRS 5/8" REBAR SET WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120"
- SCC SET CUT CROSS
- BLDG. - BUILDING SETBACK
- P.B. - PLAT BOOK
- S.F. - SQUARE FEET
- D&U - DRAINAGE AND PUBLIC UTILITY EASEMENT

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 ARE 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 1-12-18(1).

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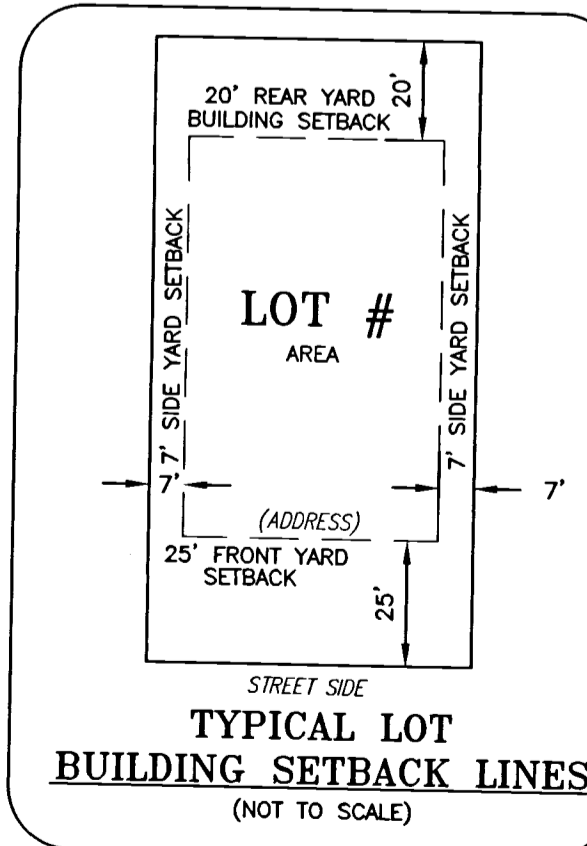
STATE OF INDIANA
LAKE COUNTY
PUBLIC RECORDS
2019 MAY 20 PM 12:41
MICHAEL D. BROWN

BOOK 112-34

DAILY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
MAY 20 2019
JOHN E. PETRAJAS
LAKE COUNTY AUDITOR
45-15-27-351-004.000-014

CSX TRANSPORTATION (MONON RAILROAD)
(FORMER CHICAGO, INDIANAPOLIS, & LOUISVILLE RAILROAD)

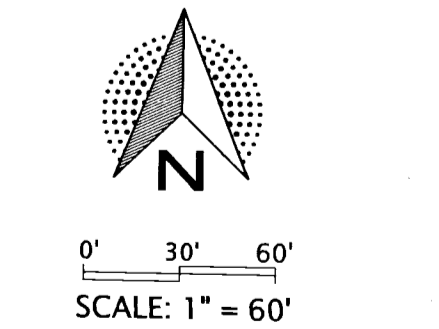
SUBJECT PARCEL INFORMATION:
TAX ID: 45-15-27-351-004.000-014
BEACON POINTE OF CEDAR LAKE, LLC
WARRANTY DEED
DOC. NO. 2017 015887
REC. 3/10/17
TOTAL PARCEL AREA:
377,467.98 sq. ft.±
8.67 acres±
SUBDIVIDER:
BEACON POINTE OF CEDAR LAKE, LLC
P.O. BOX 677
ST. JOHN, IN 46373
ENGINEER AND SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307



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

DATE	REVISIONS AND NOTES
5/3/19	TOWN REVIEW COMMENTS

BEACON POINTE, UNIT 3
FINAL PLAT
CEDAR LAKE, INDIANA
PT. OF THE S.W. 1/4, SEC. 27-34-9



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BEACON PNT UNIT 3 FINAL PLAT R-1.DWG	
FILE NO.	DATE
DRAWN BY	DATE
27-34-9	4/26/19
SECTION	COUNTY, STATE
JOB NO.	LAKE, IN
	S19-234