CARDINAL GROVE ADDITION

TO THE CITY OF HOBART
LAKE COUNTY, INDIANA

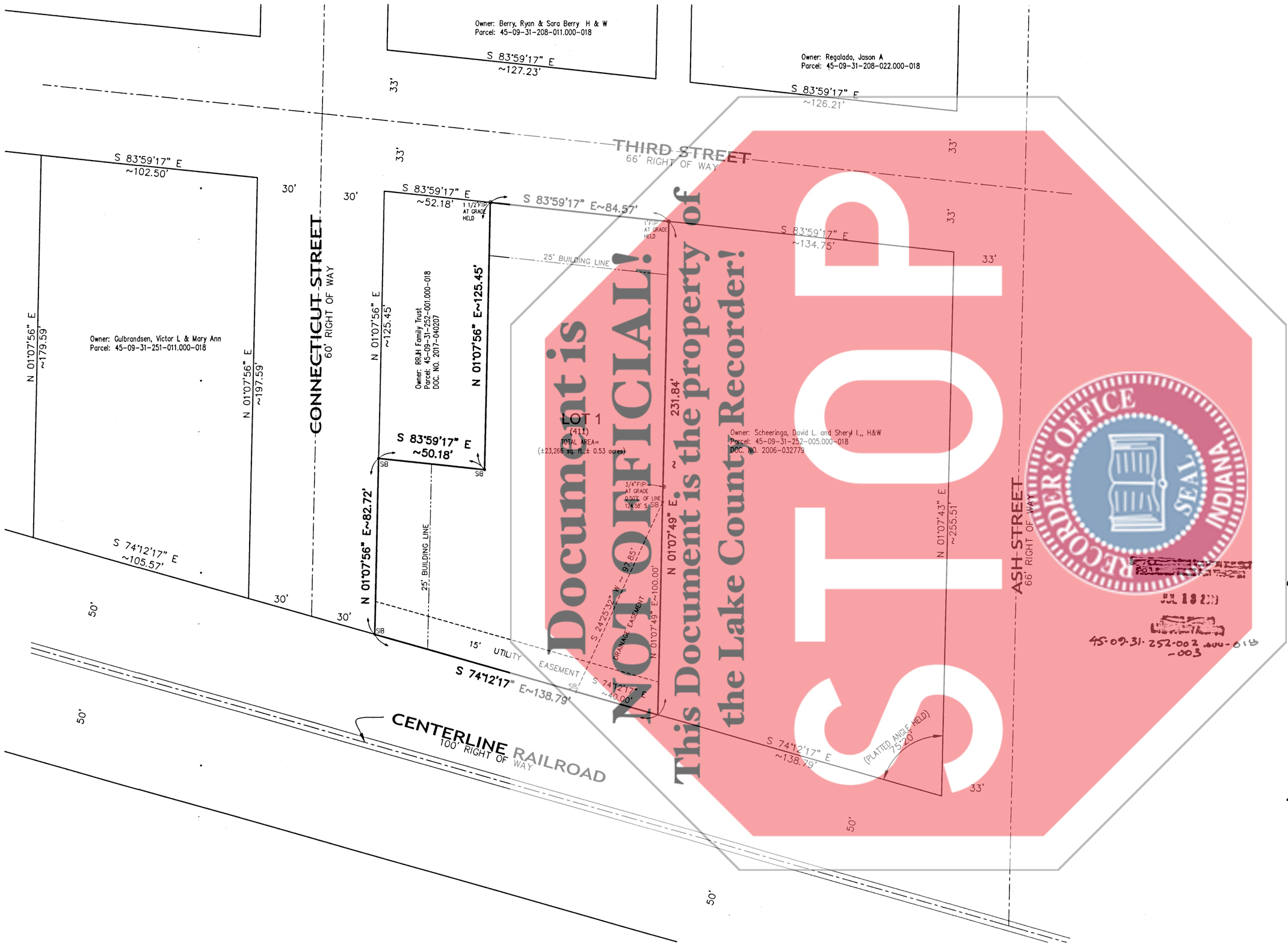
2019 043888

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2019 JUL 18 PM 12:15
MICHAEL B. BROWN
RECORDER

DESCRIPTION OF PROPERTY: (taken from Warranty Deed, Instrument number 2017 050061):
Lot 2, Except the West 50 feet by Parallel lines of the North 125 feet by Parallel line, Block 17 in Hobart Park Addition to Hobart, as per plat thereof, recorded April 18, 1916 in Plat Book 12 Page 30, in the Office of the Recorder of Lake County, Indiana, also excepting the West 115.00 feet of the North 125.00 feet thereof, in Block 17, in Hobart Park Addition, To the City of Hobart, as per plat thereof, recorded in Plat Book 12 page 30, in the Office of the Recorder of Lake County Indiana.

COMBINED DESCRIPTION OF SUBDIVIDED PROPERTY :
Lot 2, Except the West 50 feet by Parallel lines of the North 125 feet by Parallel line, Block 17 in Hobart Park Addition to Hobart, as per plat thereof, recorded April 18, 1916 in Plat Book 12 Page 30, in the Office of the Recorder of Lake County, Indiana.

112 page 47



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RECORDER'S OFFICE SEAL INDIANA

JUL 18 2019

45-09-31-252-002.000-018
-003

2019-043888

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

112/47

STATE OF INDIANA) §
COUNTY OF LAKE)

It, the undersigned, John Kalinawski, owner of the real estate shown and described hereon, does hereby certify that it has laid off, platted, and subdivided said real estate in accordance with the hereon drawn. This subdivision shall be known and designated as Cardinal Grove Addition to the City of Hobart, Lake County, Indiana. All streets, alleys, and other public lands shown and not heretofore dedicated are hereby dedicated to the Public. 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.

UTILITY EASEMENTS:
An easement is hereby granted to the City of Hobart, all public utility companies including Frontier, Northern Indiana Public Service Company and Indiana-American Water Company, and private companies where they have a certificate of territorial authority to render service, severally and their respective successors and assigns, to install, place and maintain sewers; water mains, gas mains, conduits, poles and wires, both overhead and underground with all necessary braces, guys, anchors, and other appliances, in, upon, 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 services, including the right to use the streets where necessary, and to overhang 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 of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent building shall be place on said easements, but some may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements for such public utility purpose.

DRAINAGE EASEMENTS:
An easement is hereby granted to the City of Hobart for the installation of a drainage swale, ditch, or waterway upon and along the strip or strips of land designated on the plat and marked "Drainage Easement" for the purpose of handling the storm water run-off.

Witness my hand and seal this 12 day of July, 2019.

John Kalinowski

STATE OF INDIANA) §
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared John Kalinowski, and acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purposes therein expressed.

Witness my hand and Notarial Seal this 12 day of July, 2019.

My Commission Expires: 8/5/23
County of Residence: Lake

Notary Public

Jay A. Rupcich
NOTARY PUBLIC
Lake County, State of Indiana
Commission Number: 671264
My Commission Expires August 5, 2023

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in the document, unless required by law."

Name
John Stuart Allen

Surveyor's Certificate

This is a newly created parcel taken from the parent tracts as described in a Warranty Deed, Dated the 7th day of August, 2017 and recorded in the Office of the Lake County Recorder as Instrument Number 2017-050061. The purpose of this survey was to create a subdivision as shown on this plat.

I, John Stuart Allen, do hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the property described hereon was surveyed May 07, 2019 and recorded May 09, 2019 in Survey Book 33, Page 40 as Instrument Number 2019-027228 in the Office of the Recorder of Lake County, Indiana, and subdivided by myself or under my direct supervision and that this plat is a representation of said survey and subdivision, and to the best of my knowledge and belief that said survey conforms to the requirements as set forth under Title 865 IAC, Rule 12.

Date: JULY 11, 2019

STATE OF INDIANA }
COUNTY OF LAKE } §

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN
REGISTERED
No.
LS29900011
STATE OF
INDIANA
LAND SURVEYOR

STATE OF INDIANA) §
COUNTY OF LAKE)

Under authority provided by I.C. 36-7-4-700, enacted by the General Assembly of the State of Indiana, all Acts amendatory thereto, and an Ordinance adopted by the City of Hobart, Indiana, this plat was given approval by the City of Hobart as follows:

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

STATE OF INDIANA) §
COUNTY OF LAKE)

Submitted to, approved and accepted by the Board of Public Works and Safety of the City of Hobart, Lake County, Indiana, this 17th day of July, 2019.

Brian Snedegar, Mayor

Rich Lain

Tom Ehrhardt

PLAN COMMISSION CERTIFICATE:

STATE OF INDIANA) §
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the City of Hobart, Lake County, Indiana this 11th day of July, 2019.

Plan Commission Petition Number: PC 19 - 14

President: Maria Galka

Secretary: Jason Spain

CITY ENGINEER CERTIFICATE:

This is to certify that the final plat, plans, profiles and specifications for all improvements and installations have been examined and approved by the undersigned.

Phillip Grajek, - Hobart City Engineer

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

CARDINAL GROVE ADDITION
TO THE CITY OF HOBART, LAKE COUNTY, INDIANA
FINAL PLAT
PART OF THE LOT 2 IN HOBART PARK ADDITION TO HOBART
BEING A PART OF THE NW 1/4, SEC. 31, T36N, R07W

DATE: May 28, 2019

CLIENT: John and Amy Kalinowski

JOB NO: 2019-0196
DRAWN: JSA

SCALE: 1"=30'

SHEET 1 OF 1

FILE NO: Z:\Hobart Park Addition 12-30\dwg\2019-0196 SUB.dwg 5/28/2019 1:42:19 PM CDT