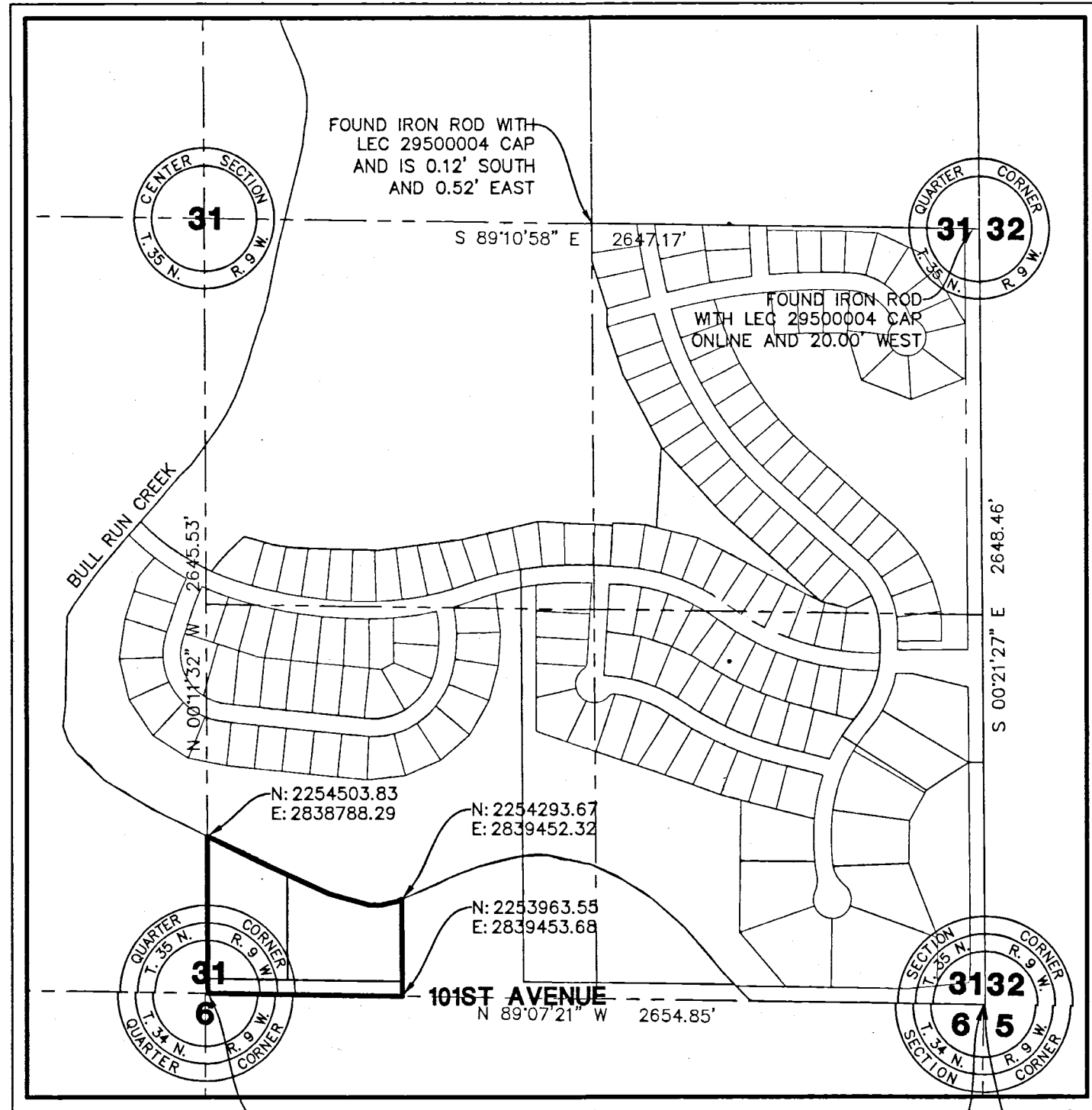


SECTION DETAIL

SCALE 1" = 500'



POINT OF BEGINNING
FOUND IRON PIPE 0.14\" SOUTH OF SOUTH QUARTER CORNER OF SECTION 31 PER MONUMENT RECORD C-29 (7.29\" WEST)
E: 2838790.07

OWNER'S CONSENT

THE UNDERSIGNED, PRESERVE, S.J., LLC, IS THE 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 THE PRESERVE - PHASE 3A. ALL STREETS, ALLEYS AND EASEMENTS, AS WELL AS PARK AREAS, SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

THERE ARE STRIPS OF GROUND WITH VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED \"EASEMENT\", 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 AND TO THE EASEMENTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

DATED THIS 3rd DAY OF September, A.D., 2019.

BY: Frank E. Schillig, member
PRINTED NAME AND TITLE

OWNER/DEVELOPER
PRESERVE, S.J., LLC
P.O. BOX 677
ST. JOHN, INDIANA 46313

NOTARY PUBLIC

STATE OF INDIANA }
COUNTY OF LAKE } SS

I, Margaret B. Hardin, a NOTARY PUBLIC IN AND FOR THE COUNTY AND

STATE AFORESAID, DO HEREBY CERTIFY THAT Frank E. Schillig, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF September, A.D., 2019.

Margaret B. Hardin
NOTARY PUBLIC

PLAN COMMISSION APPROVAL

STATE OF INDIANA }
COUNTY OF LAKE } 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 ST. JOHN, LAKE COUNTY, INDIANA, THIS PLAT OF SUBDIVISION WAS GIVEN FINAL APPROVAL BY THE TOWN OF ST. JOHN AS FOLLOWS:

APPROVED BY THE TOWN OF ST. JOHN PLAN COMMISSION

AT A MEETING HELD ON THE 4th DAY OF September, 2019.

Michael S. Forbes, PRESIDENT
Shelby K. Kulesh, SECRETARY

BOOK 112 PAGE 68

FINAL PLAT
OF
THE PRESERVE - PHASE 3A

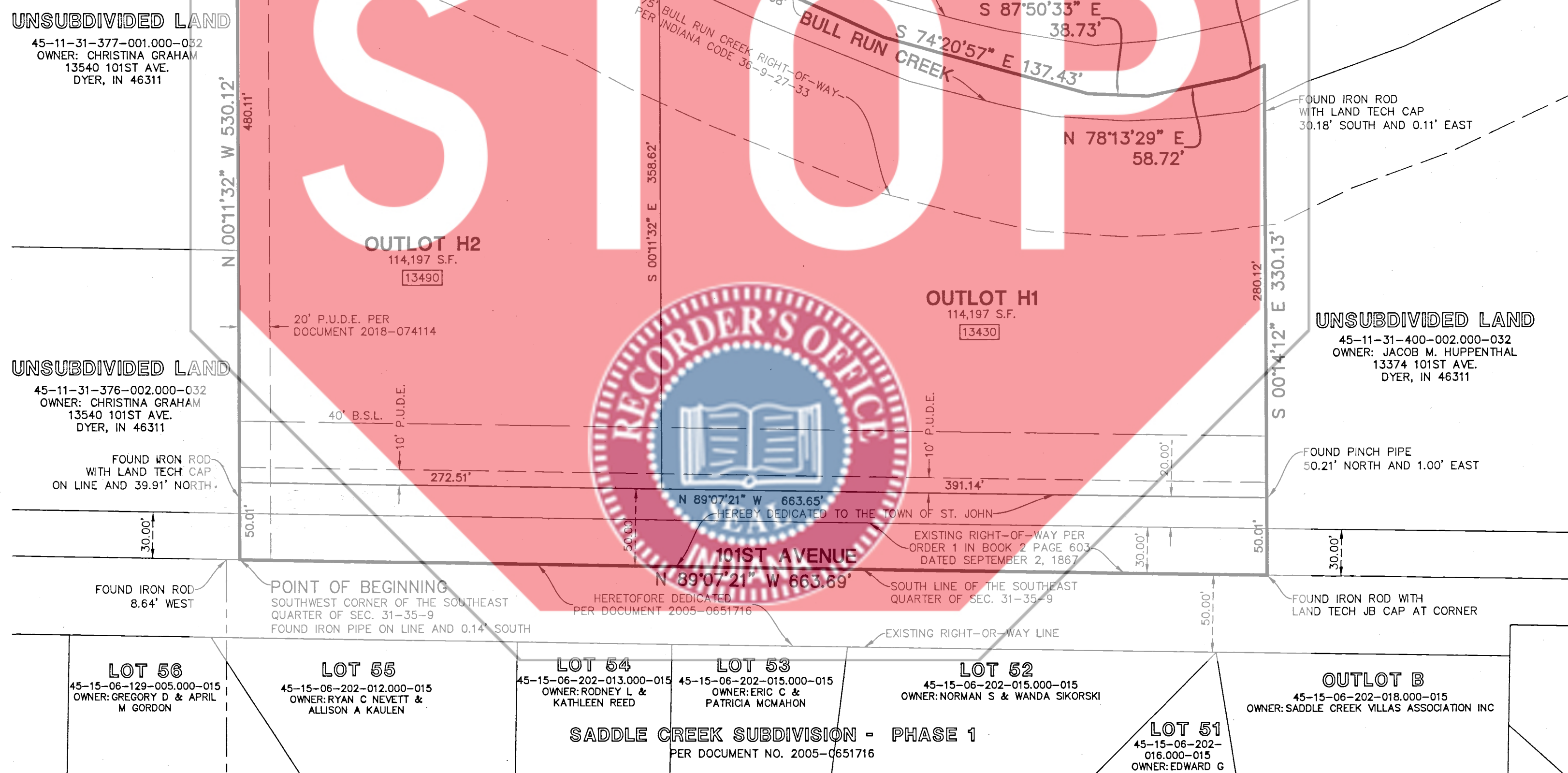
BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 530.12 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF BULL RUN CREEK; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE PRESERVE - PHASE 3, RECORDED AS DOCUMENT NUMBER 2018-074114; THENCE ALONG SAID CENTERLINE OF BULL RUN CREEK AND THE SOUTH LINE OF SAID PRESERVE - PHASE 3 FOR THE NEXT SIX (6) COURSES: (1) THENCE SOUTH 65 DEGREES 09 MINUTES 03 SECONDS EAST, A DISTANCE OF 204.68 FEET; (2) THENCE SOUTH 65 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 254.83 FEET; (3) THENCE SOUTH 74 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 137.43 FEET; (4) THENCE SOUTH 87 DEGREES 50 MINUTES 33 SECONDS EAST, A DISTANCE OF 38.73 FEET; (5) THENCE NORTH 78 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 58.72 FEET; (6) THENCE NORTH 66 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 19.49 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 330.13 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 07 MINUTES 21 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 663.69 FEET TO THE POINT OF BEGINNING.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder.

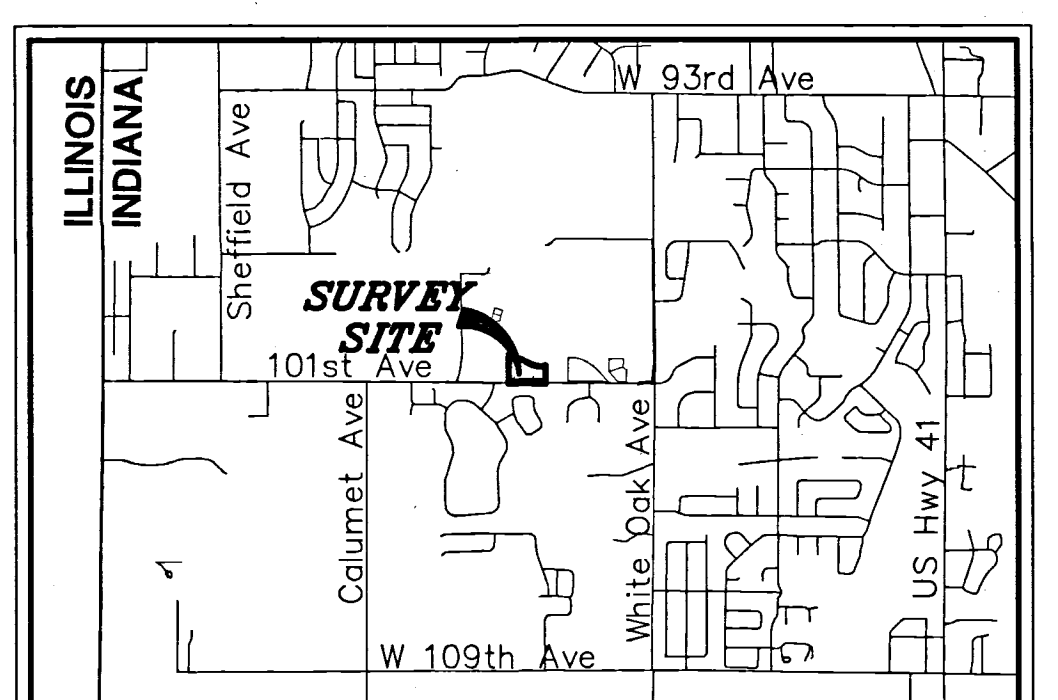


PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF ST. JOHN AND PUBLIC UTILITY COMPANIES, INCLUDING SBC AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND JOINTLY, INCLUDING THE RIGHT TO USE THE STREETS AND/OR ROADWAY EASEMENT AREAS WHERE NECESSARY, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE 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 BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

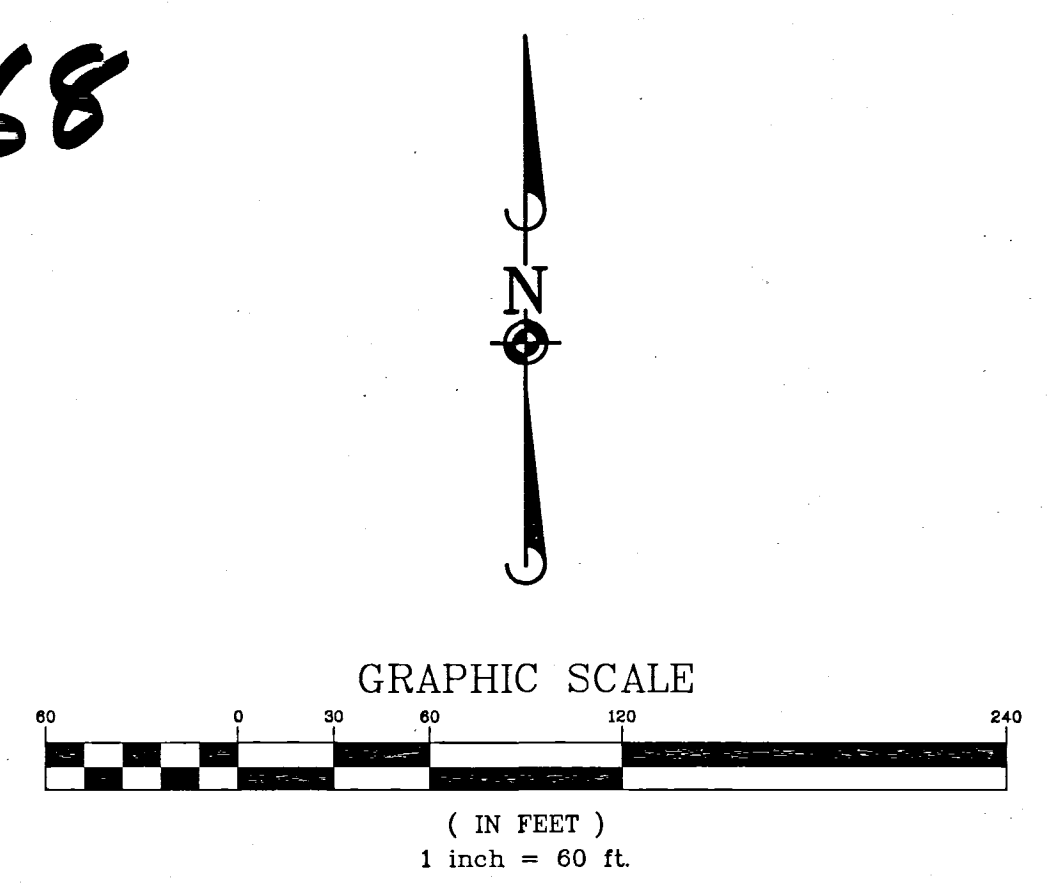
FLOOD HAZARD NOTE
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18089C0238E BOTH HAVING AN EFFECTIVE DATE OF JANUARY 18, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE AE, ZONE X (UNSHADED) IS DEFINED AS \"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\". ZONE AE IS DEFINED AS \"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE ELEVATIONS DETERMINED\". THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

2019-061484

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2019 SEP 10 PM 2:10
MICHAEL R. MURPHY
REGISTERED



LOCATION MAP - NOT TO SCALE



ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83) ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GNSS METHODS USING THE TRIMBLE VRS NOW NETWORK.

PIN'S

SEP 10 2019
45-11-31-400-001.000-035

PROPERTY AREA

OUTLOT H1 = 114,197 SQUARE FEET (2.622 ACRES)
OUTLOT H2 = 114,197 SQUARE FEET (2.622 ACRES)
RIGHT-OF-WAY AREA = 33,183 SQUARE FEET (0.762 ACRES)
TOTAL = 261,577 SQUARE FEET (6.005 ACRES)

SURVEYOR'S NOTES

- 1. THIS SUBDIVISION CONSISTS OF 2 OUTLOTS AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL OF THE PRESERVE SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD, DATED JULY 27TH, 2016 IN BOOK 31 PAGE 75 AS DOCUMENT 2018 015164 FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION. EXISTING MONUMENTS HAVE BEEN SHOWN BASED ON THIS SURVEY AND HAVE NOT BEEN VERIFIED FOR THIS SUBDIVISION.
5. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. MONUMENTS SET ARE 5/8\" DIAMETER BY 24\" LENGTH REBAR WITH A YELLOW CAP STAMPED \"MANHARD CONS. IN FIRM 0062\".

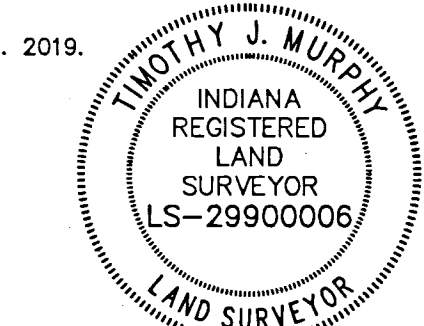
SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT OF SUBDIVISION CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF AUGUST, A.D. 2019.

Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR
INDIANA REGISTERED LAND SURVEYOR NO. LS2990006
LICENCE EXPIRES JULY 31, 2020



Manhard CONSULTING LTD
7200 S. State St., Suite 100, St. John, IN 46314
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Environmental Scientists • Environmental Architects • Planners
CONSTRUCTION MANAGERS • LANDSCAPE ARCHITECTS • PLANNERS

THE PRESERVE - PHASE 3A
ST. JOHN, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: TJM
PROJ. ASSOC.: JD
DRAWN BY: PGA
DATE: 08/09/19
SCALE: 1\" = 60\"
SHEET 1 OF 1
SCDSJN02