

B112-P98

833

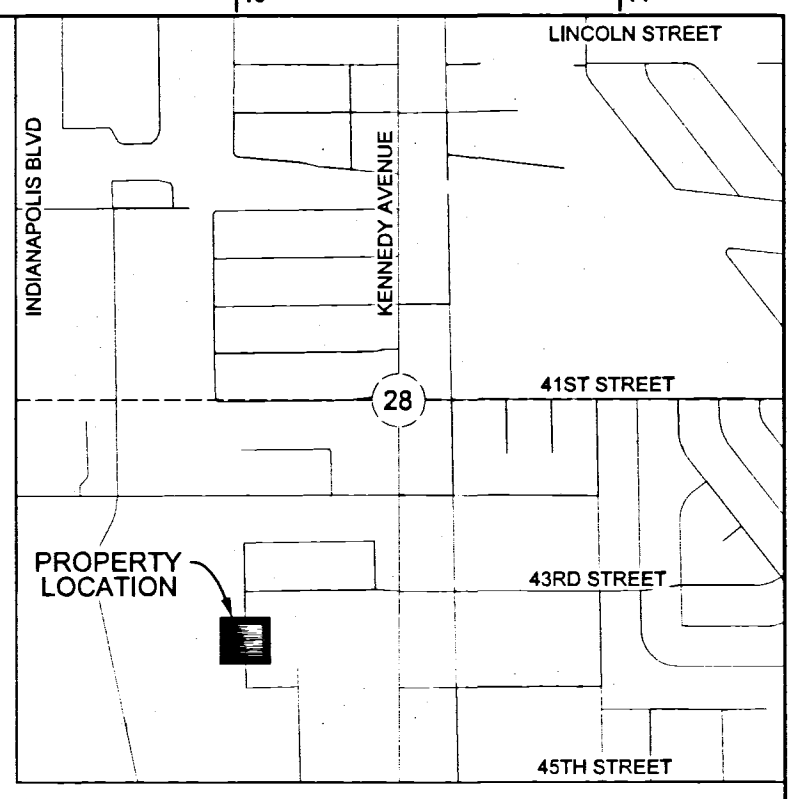
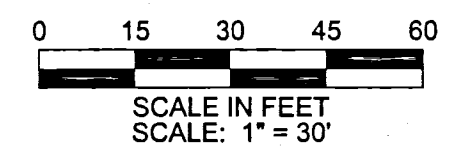
CALVARY PLACE

A RESUBDIVISION OF THE WEST 421 FEET OF CALVARY BAPTIST CHURCH ADDITION TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA

2019-083178

2019 Dec 3 1:00 PM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

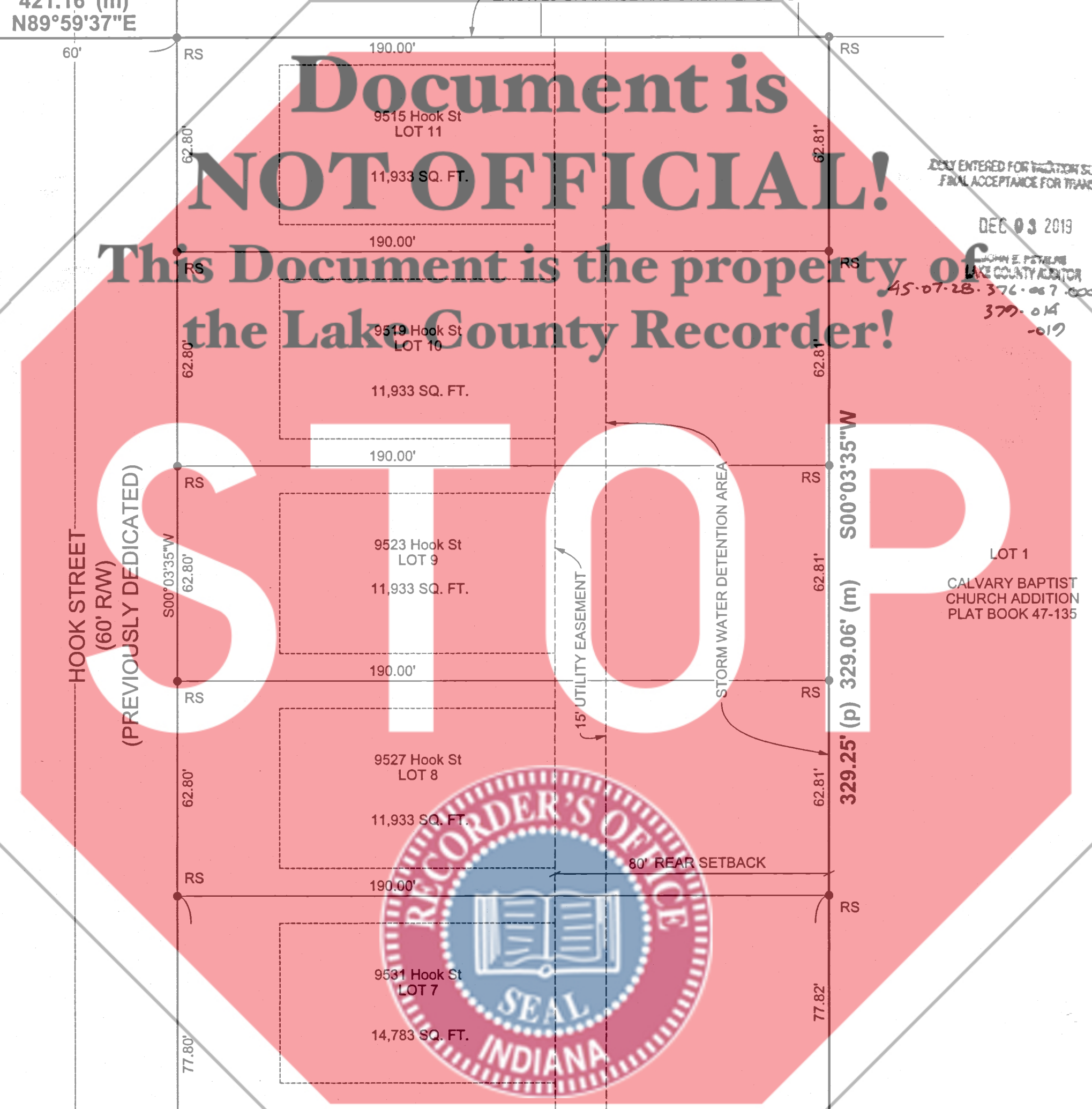
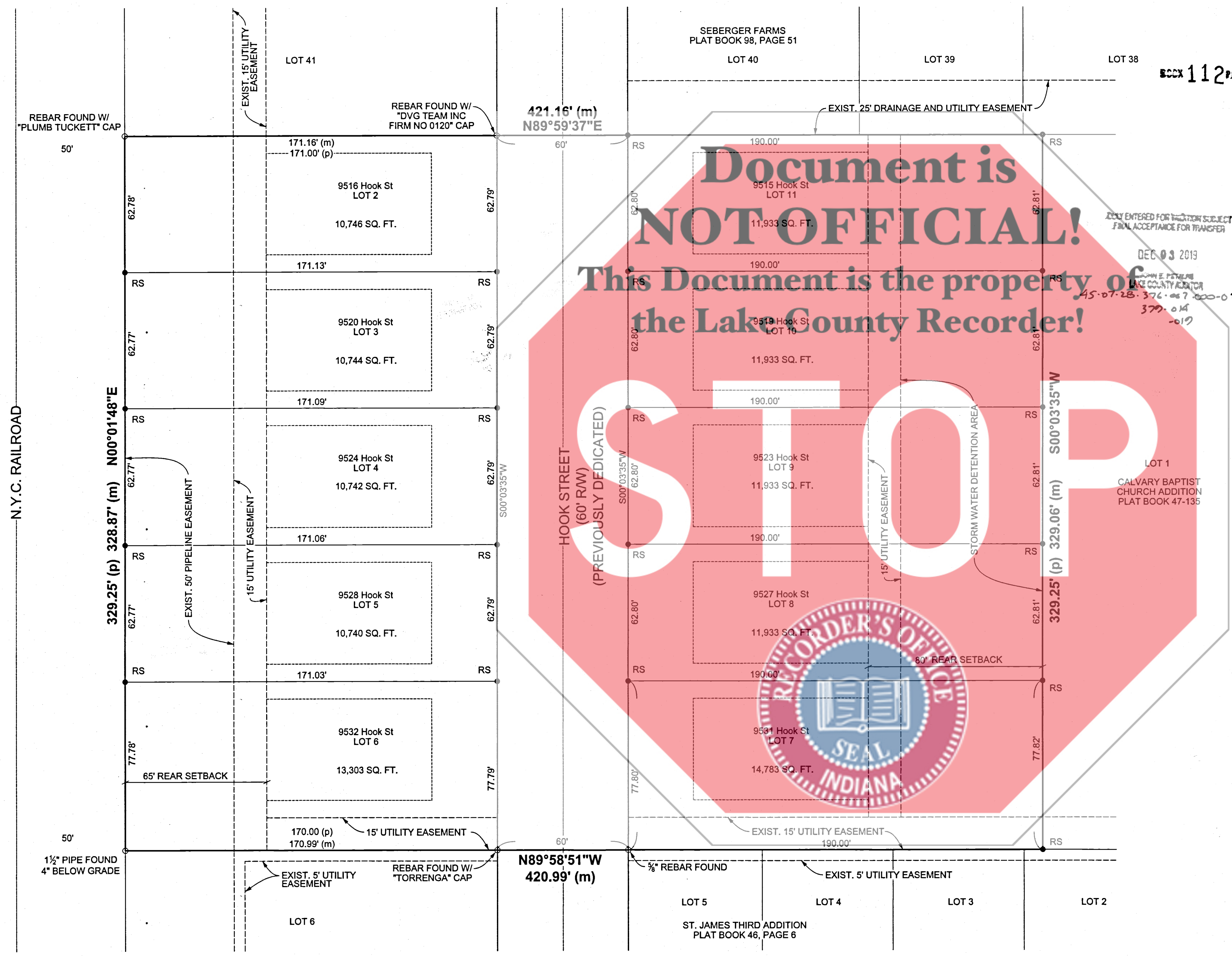


Garcia Consulting Engineers
7501 Indianapolis Blvd.
Hammond, IN
Ph: 219.989.1954
Toll Free: 866.989.1954
Fax: 219.989.3322
www.garcia-consulting.com

COPYRIGHT
THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY GARCIA CONSULTING ENGINEERS (GCE) FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THIS PROJECT. GCE SHALL BE DEEMED AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
© 1994-2019 Garcia Consulting Engineers

FIELD VERIFICATION
CONTRACTOR SHALL FIELD VERIFY ALL REQUIRED DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

RS = 5/8" REBAR SET W/ GARCIA CONSULTING FIRM CAP
O = MONUMENT FOUND
(m) = MEASURED DIMENSION
(p) = PLAT DIMENSION



LEGAL DESCRIPTION:

ALL THAT PART OF CALVARY BAPTIST CHURCH ADDITION LYING WEST OF THE EAST LINE OF HOOK STREET, ALONG WITH THE WEST 190 FEET OF THAT PART OF CALVARY BAPTIST CHURCH ADDITION LYING EAST OF HOOK STREET, ALL IN CALVARY BAPTIST CHURCH ADDITION TO THE TOWN OF HIGHLAND, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 135, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The undersigned, Jovan Lozevski, President Lakeview Homes & Development, Inc., owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This subdivision shall be known as CALVARY PLACE, A Resubdivision of the West 421 feet of Calvary Baptist Church Addition to the Town of Highland, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building 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.

Dated this 20th day of November, 2019.
Lakeview Homes & Development, Inc.

The undersigned, Stan Allen Terry Thompson, James Sietsma Trustees for the Calvary Baptist Church of Highland, Indiana, Inc. owner of the real estate shown and described herein, do hereby lay off, plat subdivide, said real estate in accordance with the Plat.

This subdivision shall be known as CALVARY PLACE, A Resubdivision of the West 421 feet of Calvary Baptist Church Addition to the Town of Highland, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building 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.

Dated this 20th day of November, 2019.
Trustees for the Calvary Baptist Church of Highland, Indiana

Stan Allen Terry Thompson James Sietsma
Stan Allen Terry Thompson James Sietsma

Terry Thompson Terry Thompson
Terry Thompson Terry Thompson

Jovan Lozevski James Sietsma
Jovan Lozevski James Sietsma

(STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Stan Allen Terry Thompson, on behalf of the Trustees for the Calvary Baptist Church of Highland, Indiana, known to me to be the same persons who signed the above certificate and acknowledged to me that they executed the foregoing certificate as their free and voluntary acts and deeds.

Witness my hand and Notarial Seal this 20th day of November, 2019.

My Commission Expires: 10/23/24 Shari L Stevenson
Notary Public

County of Residence: Lake
STATE OF INDIANA)
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the Town of Highland, Lake County, Indiana, this 20 day of November, 2019.

By: Jovan Lozevski Attest: Shari L Stevenson
President Secretary

BUILDING SETBACKS:
FRONT: 30 FEET
REAR: AS SHOWN
SIDE: 8 FEET

Front and side yard building set-back lines are hereby established as shown on this Plat, between which line and the property lines of the street, there shall be erected or maintained no building or structure. There are strips of ground as shown on this Plat and marked "Easement", as further described hereafter, 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 easement herein reserved. No permanent or other structures are to be erected 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.

Easements for Public Utilities are hereby granted to the Town of Highland, Indiana Bell Telephone Company and Northern Indiana Public Service Company and any other companies identified, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs or saplings that interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structures shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.

SURVEYOR'S CERTIFICATE:

I, Gregg L. Heinzman, hereby certify that this survey was performed under my direction in accordance with 865 IAC 1-12 (Rule 12) and to the best of my knowledge, information and belief, the plat hereon drawn is a true and accurate representation of said survey.

Given under my hand and seal this 14th day of November, 2019.

Gregg L. Heinzman
Gregg L. Heinzman, Registered Land Surveyor,
State of Indiana, No. LS29700020



ACCORDING TO FEMA COMMUNITY PANEL 18089C0137F, EFFECTIVE 3/16/2016, THE LAND IS WITHIN ZONE X, AREA OF MINIMAL FLOODING.

PROPERTY AREA: ±3.18 ACRES

2019-083178

Plat of Subdivision

SHEET 1 OF 1