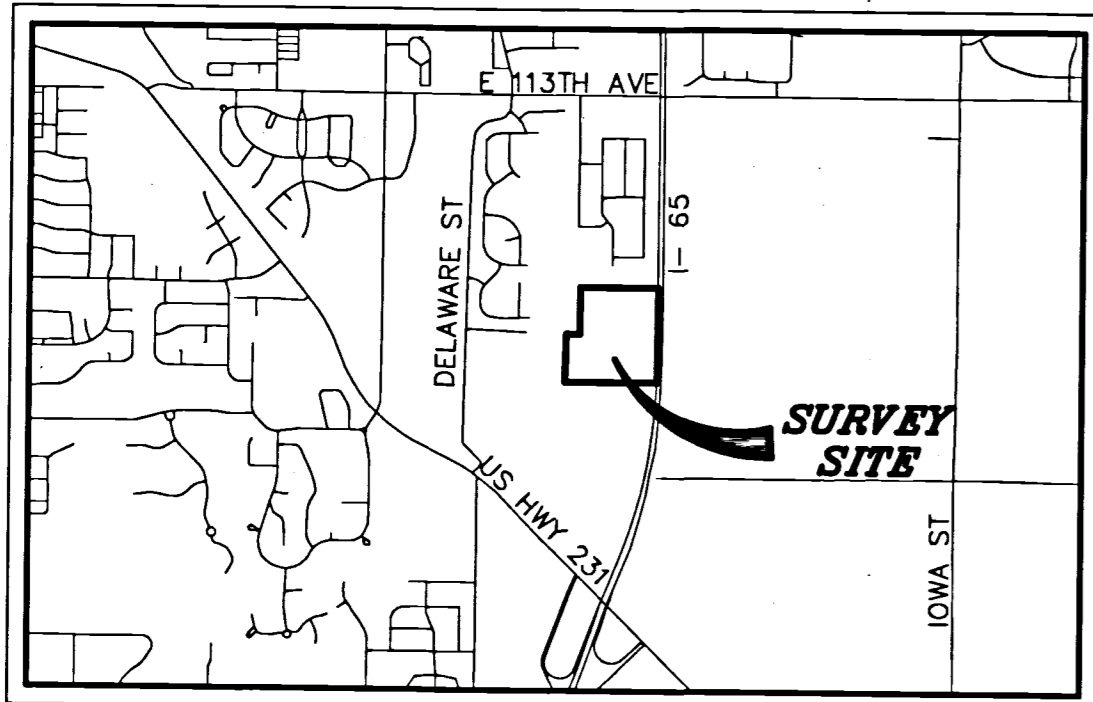


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3000  
Cash

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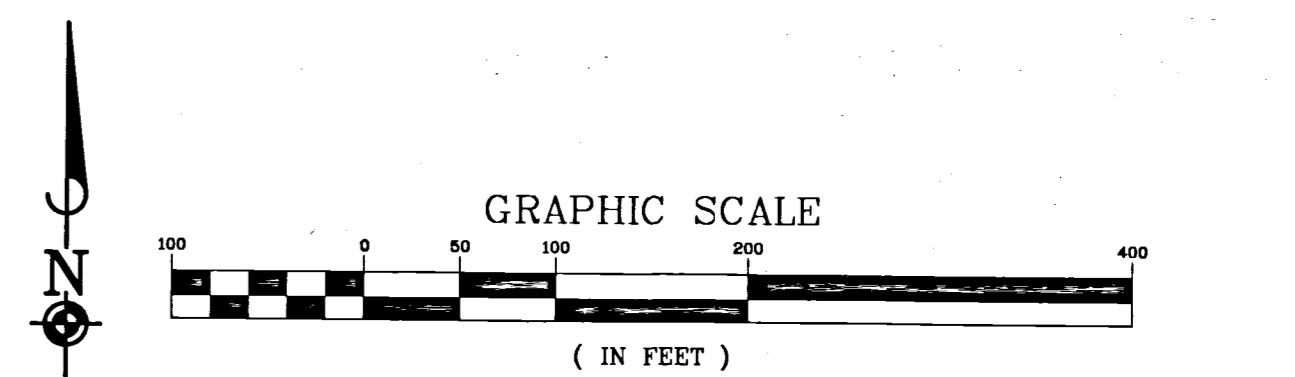
LOCATION MAP  
NOT TO SCALE  
LEGAL DESCRIPTION

2020-083240  
2020 Nov 17 10:30 AM  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

# FINAL PLAT OF SUBDIVISION WALKERTON PARK - PHASE 1

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

BOOK 113 PAGE 78



PARCEL NUMBER  
45-16-15-200-004.000-042  
NOV 17 2020

OWNER/DEVELOPER  
WALKERTON PARK, LLC  
8051 WICKER AVENUE  
ST. JOHN, INDIANA 46373

ACCESS EASEMENT PROVISIONS  
A NON-EXCLUSIVE EASEMENT FOR ACCESS IS HEREBY RESERVED AND GRANTED TO ALL PRESENT AND FUTURE OWNERS OF THE VARIOUS LOTS OF THE WITHIN ADDITION, ALL THEIR RESPECTIVE MORTGAGEES, LESSEES, INVITEES, SUCCESSORS AND ASSIGNS, OVER THE PROPERTY WITHIN THE STRIPS OF LAND DESIGNATED AS ACCESS EASEMENT.

STORMWATER MANAGEMENT EASEMENT PROVISIONS  
(DRAINAGE EASEMENT/FACILITIES)  
AN EASEMENT IS GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES THAT INCLUDE DRAINAGE SWALES, STORM SEWERS, STORM WATER DETENTION BASINS AND CONTROL DEVICES. THE CITY SHALL OWN AND MAINTAIN ALL STORM SEWERS, STRUCTURES AND RETENTION/DETENTION POND APPURTENANCES CONSIDERED PUBLIC INFRASTRUCTURE AND SHALL ENSURE ALL FEATURES OF THE DRAINAGE SYSTEM ARE FUNCTIONAL ALL OTHER PROPERTY MAINTENANCE WITHIN THE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE WALKERTON PARK HOMEOWNERS ASSOCIATION (H.O.A.).

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS  
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, VERIZON AND NORTHERN INDIANA PUBLIC SERVICE COMPANY, SEVERALLY AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS (STORM AND SANITARY), WATER MAINS, GAS MAINS, DRAINAGE SWALES, CONDUITS, CABLES, POLES AND WIRES UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING WALKERTON PARK SUBDIVISION AND THE PUBLIC IN GENERAL WITH GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, AND FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF, 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.

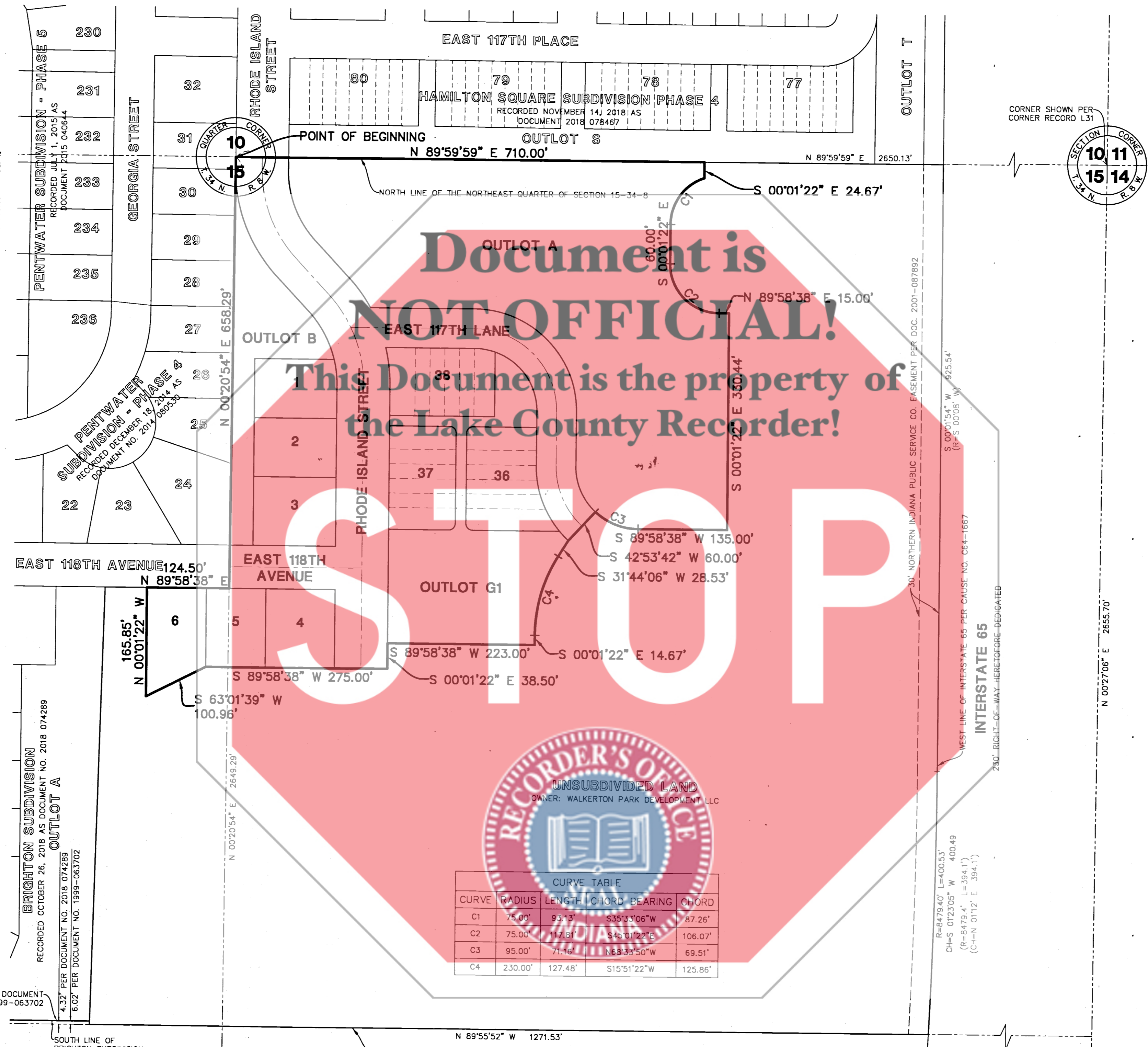
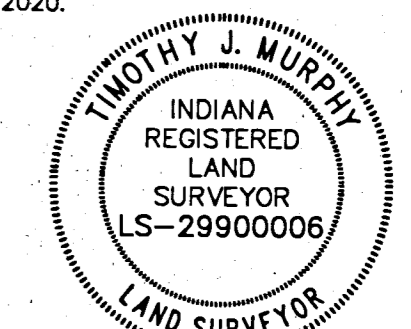
DEDICATION NOTES  
1. OUTLOT A IS HEREBY GRANTED TO THE CITY OF CROWN POINT AND THE WALKERTON PARK HOMEOWNERS ASSOCIATION (H.O.A.) AS A STORMWATER MANAGEMENT AND DRAINAGE EASEMENT AND A PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREON. OWNERSHIP OF OUTLOT A IS HEREBY GRANTED TO THE H.O.A. AND THE OUTLOT SHALL BE MAINTAINED BY THE H.O.A. IN ACCORDANCE WITH ALL CITY OF CROWN POINT ORDINANCES. IN THE EVENT THE CITY OF CROWN POINT DEEMS ACQUIRING OUTLOT A IS IN THE PUBLIC INTEREST FOR THE OPERATIONS AND MAINTENANCE OF ITS STORM WATER INFRASTRUCTURE SYSTEM, THE H.O.A. SHALL GRANT OUTLOT A AND THE RESPONSIBILITY OF ITS MAINTENANCE TO THE CITY OF CROWN POINT WITHOUT COST TO THE CITY. IN THE EVENT THAT THE H.O.A. IS DEFUNCT, NON-OPERATIONAL, INSOLVENT OR SIMILARLY SITUATED, THE RESPONSIBILITY FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF ANY REAL ESTATE TAXES AND ASSESSMENTS LEVIED UPON OR RELATED TO OUTLOT A SHALL BE THE EQUAL RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER WITHIN THE SUBDIVISION, JOINTLY AND SEVERALLY.

SURVEYOR'S NOTES  
1. THIS PLAT CONSISTS OF 9 LOTS, AND 3 OUTLOTS. (A, B, G1)  
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.  
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. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18 UPON THE RECORDED 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".  
5. CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING LTD. LAST DATED DECEMBER 13, 2018 AND RECORDED AS DOCUMENT NUMBER 2020-079412 IN BOOK 35 PAGE 51, FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION.

SURVEYOR CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, TIMOTHY J. MURPHY, 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 MANHARD CONSULTING, LTD. ON DECEMBER 13, 2018, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN AS OF THE DATE OF THE SURVEY.  
WITNESS MY HAND AND SEAL THIS 11TH DAY OF NOVEMBER, A.D. 2020.

Timothy J. Murphy  
INDIANA REGISTERED LAND SURVEYOR  
LS-29900006



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STOP

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	75.00'	93.13'	S35°33'06"W	87.26'
C2	75.00'	117.81'	S45°01'22"E	106.07'
C3	95.00'	71.16'	S68°33'50"W	69.51'
C4	230.00'	127.48'	S15°51'22"W	125.86'

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF HAMILTON SQUARE SUBDIVISION - PHASE 4 RECORDED AS DOCUMENT 2018-078467; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND THE SOUTH LINE OF SAID HAMILTON SQUARE - PHASE 4, A DISTANCE OF 710.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, A DISTANCE OF 24.67 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 87.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 117.81 FEET, A CHORD BEARING SOUTH 45 DEGREES 01 MINUTES 22 SECONDS EAST, AND A CHORD DISTANCE OF 106.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, A DISTANCE OF 330.44 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 135.50 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 71.16 FEET, A CHORD BEARING NORTH 68 DEGREES 33 MINUTES 50 SECONDS WEST, AND A CHORD DISTANCE OF 69.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 53 MINUTES 42 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 28.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 127.48 FEET, A CHORD BEARING SOUTH 15 DEGREES 51 MINUTES 22 SECONDS WEST, AND A CHORD DISTANCE OF 125.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, A DISTANCE OF 14.67 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 38 SECONDS WEST, A DISTANCE OF 165.85 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 100.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 124.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 118TH AVENUE AND THE SOUTH LINE OF PENTWATER SUBDIVISION - PHASE 4 RECORDED AS DOCUMENT 2014-080530; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 124.50 FEET TO THE SOUTHEAST CORNER OF SAID PENTWATER SUBDIVISION - PHASE 4; THENCE NORTH 00 DEGREES 01 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID PENTWATER SUBDIVISION - PHASE 4 AND THE EAST LINE OF PENTWATER SUBDIVISION - PHASE 5 RECORDED AS DOCUMENT 2015-040644, A DISTANCE OF 658.29 FEET TO THE POINT OF BEGINNING.

DEDICATION STATEMENT/OWNER'S CONSENT  
THE UNDERSIGNED, WALKERTON PARK, LLC, AS OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE HEREON DESCRIBED REAL ESTATE TO BE LAID OFF, PLATTED AND SUBDIVIDED AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE WALKERTON PARK SUBDIVISION - PHASE 1. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA. FRONT YARD BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF CROWN POINT FOR STREETS, SIDEWALKS, DRAINAGE, TOWN OWNED UTILITIES, AND PUBLIC UTILITIES OPERATING UNDER FRANCHISEE FROM THE CITY OF CROWN POINT.

WITNESS OUR HANDS AND SEAL  
THIS 12th DAY OF NOVEMBER, A.D., 2020.

BY: WALKERTON PARK, LLC  
TODD M. OLTROF, PRESIDENT  
ENTERPRISES, INC., ITS GENERAL MANAGER

NOTARY PUBLIC  
STATE OF INDIANA  
COUNTY OF LAKE

I, DEREK ROEDA, a NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTROF, 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 HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS 12th DAY OF NOVEMBER, A.D., 2020.

NOTARY PUBLIC  
PLAN COMMISSION CERTIFICATE  
STATE OF INDIANA  
COUNTY OF LAKE

SUBMITTED TO, APPROVED AND ACCEPTED BY THE CITY PLAN COMMISSION OF THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.

THIS 9th DAY OF November, 2020.

Douglas Baird  
ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT, HAVE REVIEWED AND ACCEPTED THE PLAT, ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE ENGINEERING SUPERINTENDENT AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.

DATED THIS 16th DAY OF NOVEMBER, A.D., 2020.

2020-083240  
ENGINEERING SUPERINTENDENT

BRIGHTON SUBDIVISION  
OUTLOT A  
RECORDED OCTOBER 26, 2018 AS DOCUMENT NO. 2018 074289  
4.07 PER DOCUMENT NO. 2018 074289  
6.02 PER DOCUMENT NO. 1999-063702

SOUTH LINE PER DEED DOCUMENT NO. 1999-063702  
SOUTH LINE OF BRIGHTON SUBDIVISION PER DOCUMENT NO. 2018 074289

CORNER SHOWN PER HELD RECORD DISTANCES

UNSUBDIVIDED LAND  
OWNER: SONS, ROBERT AS TRUSTEE TR#101

PROPERTY AREA  
AREA IN LOTS = 122,142 SQ. FT. (2.804 ACRES)  
AREA IN OUTLOTS = 285,454 SQ. FT. (6.553 ACRES)  
AREA IN RIGHT OF WAY = 108,178 SQ. FT. (2.483 ACRES)  
TOTAL PHASE 1 AREA = 515,774 SQ. FT. (11.840 ACRES)

SITE DATA  
DUPLIX LOTS = 6 BUILDINGS, 12 UNITS  
MULTI-FAMILY LOTS = 3 BUILDINGS, 18 UNITS  
TOTAL PHASE 1 UNITS = 30  
TOTAL PHASE 1 AREA = 11,840 ACRES  
DENSITY = 2.53 DWELLING UNITS PER ACRE

BUILDING SETBACKS  
DUPLIX LOTS: (LOTS 1-6)  
FRONT SETBACK = 20.00'  
SIDE SETBACK = 7.00'  
REAR SETBACK = 20.00'  
MULTI-FAMILY LOTS: (LOTS 36-38)  
FRONT SETBACK = 15.00'  
SIDE SETBACK = 5.00'  
REAR SETBACK = 5.00'

2020-083240

MANHARD CONSULTING  
1700 Springfield Drive, Lombard, IL 60148 Ph: 630.691.8500 Fr: 630.691.8585 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers | Environmental Scientists | Landscapers | Planners  
Construction Managers | Environmental Scientists | Landscapers | Planners

WALKERTON PARK SUBDIVISION - PHASE 1  
CITY OF CROWN POINT, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM  
PROJ. ASSOC.: TJM  
DRAWN BY: PGA  
DATE: 10/02/20  
SCALE: 1"=100'  
SHEET 1 OF 2  
CLT/CPIN06



