

1.2

(2) 30<sup>00</sup> LS RM

# FINAL PLAT OF BURR RIDGE SUBDIVISION PHASE 2

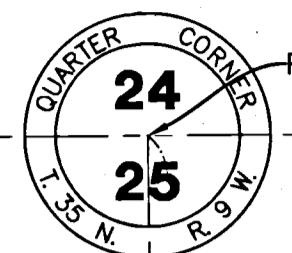
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH,  
RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

BOOK 113 PAGE 86

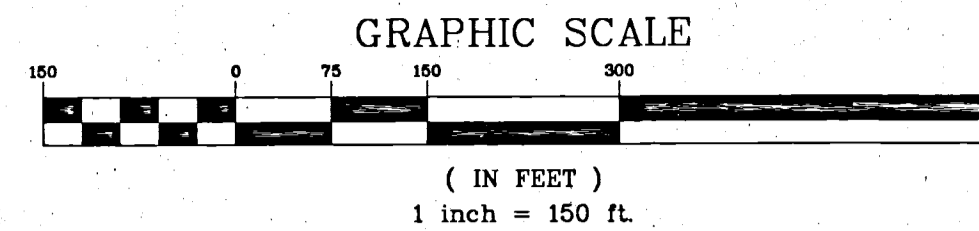
2020-089734

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

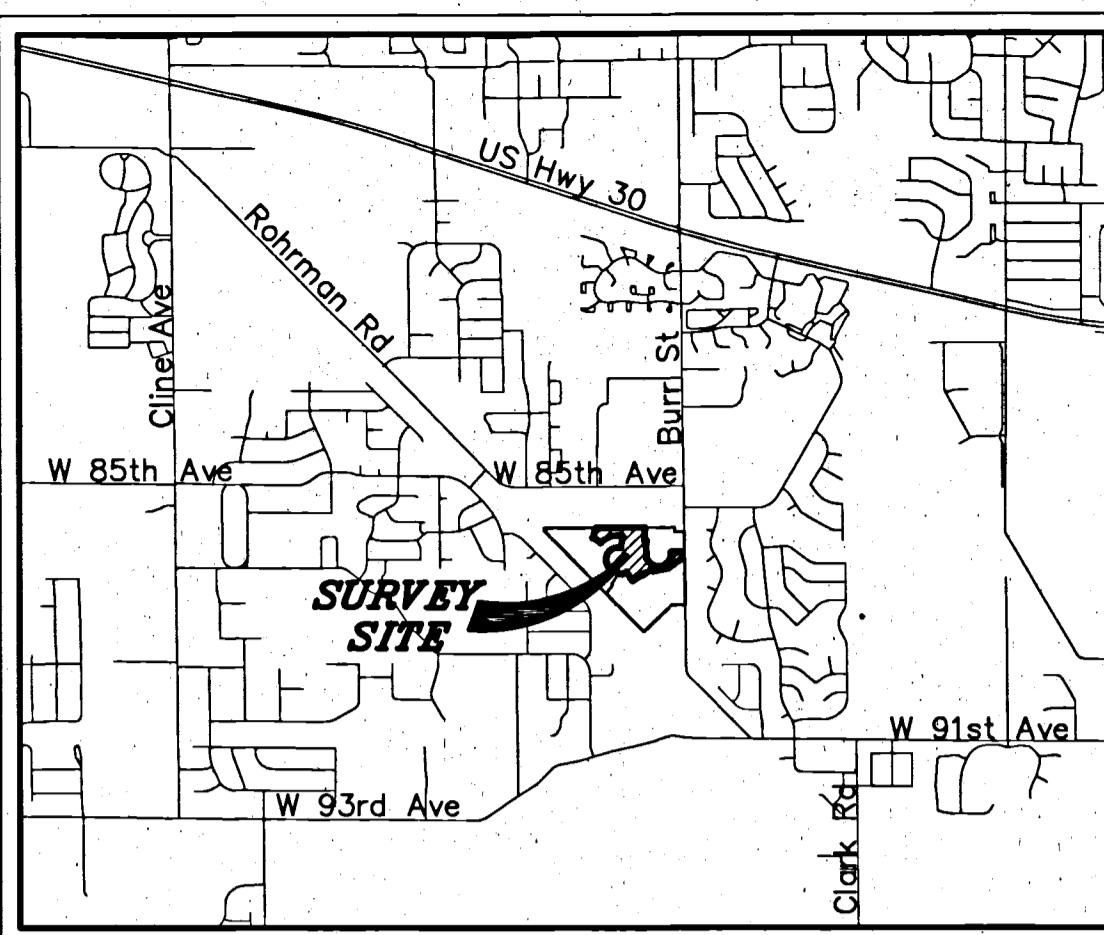


POINT OF COMMENCEMENT



### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE INDIANA STATE PLANE  
COORDINATE SYSTEM, WEST ZONE (NAD 83), AS ESTABLISHED BY  
A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE  
SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.



### LOCATION MAP

NOT TO SCALE

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

DEC 03 2020

PIN

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

45-11-25-177-001.000-036

### PROPOSED PROPERTY AREA

LOT AREA = 219,431 SQ. FT. (5.039 ACRES)  
ROW AREA = 76,354 SQ. FT. (1.751 ACRES)  
OUTLOT AREA = 202,237 SQ. FT. (4.643 ACRES)  
TOTAL AREA = 498,022 SQ. FT. (11.433 ACRES)

### OWNER/DEVELOPER

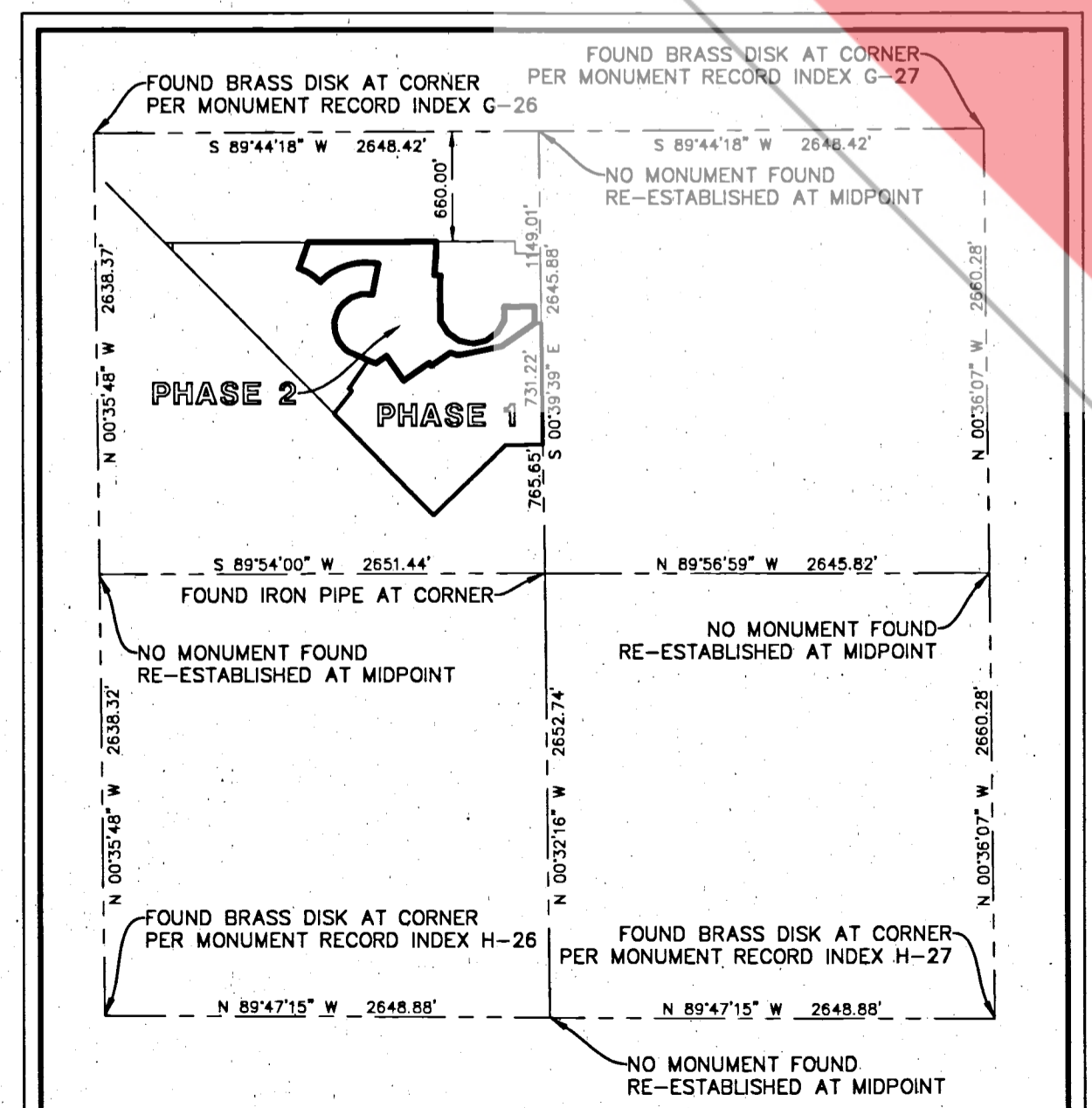
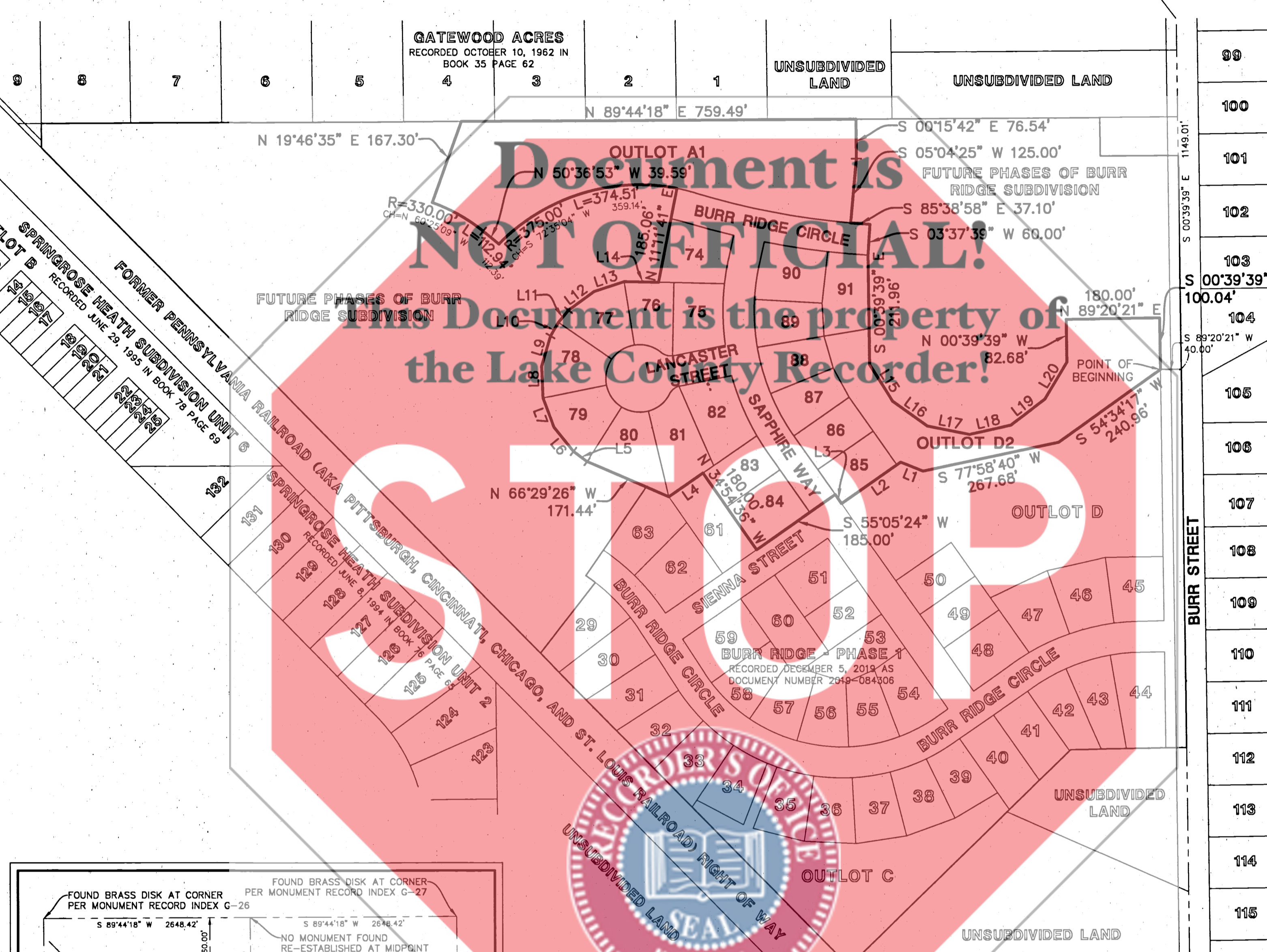
BURR RIDGE DEVELOPMENT, LLC  
700 SPRINGER DRIVE  
LOMBARD, ILLINOIS 60148

### LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE  
2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 39 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1149.01 FEET TO THE NORTHEAST CORNER OF BURR RIDGE SUBDIVISION PHASE 1, RECORDED AS DOCUMENT 2019-084308; THENCE SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST, ALONG THE NORTHERLY PERIMETER OF SAID BURR RIDGE SUBDIVISION PHASE 1, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF OUTLOT D IN SAID BURR RIDGE SUBDIVISION PHASE 1, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY PERIMETER OF BURR RIDGE SUBDIVISION PHASE 1 FOR THE NEXT NINE (9) COURSES: (1) THENCE SOUTH 54 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 240.96 FEET; (2) THENCE SOUTH 77 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF 267.68 FEET; (3) THENCE NORTH 67 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 46.11 FEET; (4) THENCE SOUTH 55 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 138.95 FEET; (5) THENCE NORTH 34 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 21.23 FEET; (6) THENCE SOUTH 55 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 185.00 FEET; (7) THENCE NORTH 34 DEGREES 54 MINUTES 36 SECONDS WEST, A DISTANCE OF 180.00 FEET; (8) THENCE SOUTH 55 DEGREES 05 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.00 FEET; (9) THENCE NORTH 66 DEGREES 28 MINUTES 28 SECONDS WEST, A DISTANCE OF 171.44 FEET; THENCE NORTH 52 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 32.86 FEET; THENCE NORTH 38 DEGREES 40 MINUTES 54 SECONDS WEST, A DISTANCE OF 60.06 FEET; THENCE NORTH 20 DEGREES 28 MINUTES 33 SECONDS WEST, A DISTANCE OF 60.06 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 16 SECONDS WEST, A DISTANCE OF 61.15 FEET; THENCE NORTH 16 DEGREES 22 MINUTES 55 SECONDS EAST, A DISTANCE OF 61.15 FEET; THENCE NORTH 30 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 30.67 FEET; THENCE NORTH 39 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 61.15 FEET; THENCE NORTH 71 DEGREES 56 MINUTES 29 SECONDS EAST, A DISTANCE OF 61.15 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 11 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 185.06 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY, ALONG A CURVE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 374.51 FEET, A CHORD BEARING SOUTH 72 DEGREES 35 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 359.14 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 50 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF 39.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 112.94 FEET, A CHORD BEARING NORTH 60 DEGREES 25 MINUTES 09 SECONDS WEST, AND A CHORD DISTANCE OF 112.39 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 19 DEGREES 45 MINUTES 35 SECONDS EAST, A DISTANCE OF 167.30 FEET TO THE SOUTH LINE OF GATEWOOD ACRES, RECORDED IN BOOK 35, PAGE 62; THENCE NORTH 89 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG SAID SOUTH LINE OF GATEWOOD ACRES AND ITS EASTERLY EXTENSION, A DISTANCE OF 759.49 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, A DISTANCE OF 76.54 FEET; THENCE SOUTH 05 DEGREES 39 MINUTES 58 SECONDS EAST, A DISTANCE OF 37.10 FEET; THENCE SOUTH 03 DEGREES 37 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 39 SECONDS EAST, A DISTANCE OF 211.96 FEET; THENCE SOUTH 31 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 83.24 FEET; THENCE SOUTH 54 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.44 FEET; THENCE SOUTH 78 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 82.44 FEET; THENCE NORTH 77 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 82.44 FEET; THENCE NORTH 52 DEGREES 43 MINUTES 40 SECONDS EAST, A DISTANCE OF 82.44 FEET; THENCE NORTH 30 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 83.24 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.68 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 39 SECONDS EAST, A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	LENGTH
L1	N67°56'24"W	46.11'
L2	S55°05'24"W	138.95'
L3	N34°54'36"W	21.23'
L4	S55°05'24"W	80.00'
L5	N52°44'12"W	32.86'
L6	N38°40'54"W	60.06'
L7	N20°29'33"W	60.06'
L8	N02°08'16"W	61.15'
L9	N16°22'55"E	61.15'
L10	N30°16'19"E	30.67'
L11	N39°31'54"E	30.67'
L12	N53°25'18"E	61.15'
L13	N71°56'29"E	61.15'
L14	S88°45'16"E	65.96'
L15	S31°57'43"E	83.24'
L16	S54°02'59"E	82.44'
L17	S78°27'26"E	82.44'
L18	N77°08'07"E	82.44'
L19	N52°43'40"E	82.44'
L20	N30°38'24"E	83.24'

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS**  
A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF SCHERERVILLE 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 "P.U. & D.E.", "P.U.D.E." OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE SUBDIVISION AND THE PUBLIC IN GENERAL, WITH SEWER (STORM AND SANITARY), 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 FOR OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT, WHERE THE EASEMENT IS FOR THE PURPOSE OF HANDLING THE STORM WATER AND/OR SURFACE DRAINAGE RUNOFF THE DESIGNED ENGINEERING GRADES MUST BE MAINTAINED AND ANY PLANTINGS OR LANDSCAPING MUST NOT IMPEDE THE FLOW OF SURFACE DRAINAGE RUNOFF.

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**  
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF SCHERERVILLE TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREOF GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE MUST BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEEES, AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY MUST NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

**OWNER'S CONSENT**  
THE UNDERSIGNED, BURR RIDGE DEVELOPMENT, 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 "BURR RIDGE SUBDIVISION PHASE 2", ALL STREETS, ALLEYS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC OR TOWN OF SCHERERVILLE, INDIANA, PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) AND STORMWATER MANAGEMENT EASEMENTS ARE HEREBY GRANTED AS SHOWN HEREON.

FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OR THE STREETS, THERE SHALL NOT BE ERRECTED BUILDINGS OR STRUCTURES.

WITNESSETH OUR HAND AND SEAL THIS 19 DAY OF Nov., A.D., 2020.

BY: BURR RIDGE DEVELOPMENT, LLC  
OWNER/DEVELOPER  
PETER E. MANHARD, ITS MANAGER

NOTARY PUBLIC  
STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, LINDA A. LEWIS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PETER E. MANHARD, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATES, 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 NOTARIAL SEAL THIS 19 DAY OF November, A.D. 2020.

Linda A. Lewis  
NOTARY PUBLIC

### PLAN COMMISSION CERTIFICATE

STATE OF INDIANA ) SS  
COUNTY OF LAKE )

SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.

THIS 7th DAY OF December, A.D. 2020.

BY: [Signature]  
PRESIDENT

ATTEST: [Signature]  
SECRETARY

### SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 18 LOTS AND 2 OUTLOTS, AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF BURR RIDGE SUBDIVISION.
- 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.)
- 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.
- MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED MANHARD CONS. IN FIRM 0062". MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18.
- CROSS REFERENCE IS MADE TO AN ALTA/NPS/LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, LLC, DATED MAY 29, 2018 AND RECORDED NOVEMBER 25, 2019, AS DOCUMENT NUMBER 2019-081699, FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION.

**SURVEYOR CERTIFICATE**  
STATE OF ILLINOIS ) SS  
COUNTY OF DU PAGE )

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 THE HEREON DESCRIBED PROPERTY HAS BEEN SURVEYED AND THAT THE PLAT HEREOF DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION COMPLETED UNDER MY SUPERVISION.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF OCTOBER, A.D. 2020.

Timothy J. Murphy  
TIMOTHY J. MURPHY, P.E.  
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006  
EXPIRES/RENEWS JULY 31, 2022



2020-089734

### SECTION DETAIL

SCALE: 1" = 1000'

**Manhard CONSULTING LTD.**  
700 Springer Drive, Lombard, IL 60148  
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Environmental Scientists • Landscape Architects • Planners

BURR RIDGE SUBDIVISION PHASE 2  
TOWN OF SCHERERVILLE, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM  
PROJ. ASSOC.: JLM  
DRAWN BY: PGA  
DATE: 10/19/20  
SCALE: 1"=150'  
SHEET  
1 OF 2  
PROSVN05



