

SECONDARY PLAT OF THE GATES OF ST. JOHN WATER TOWER

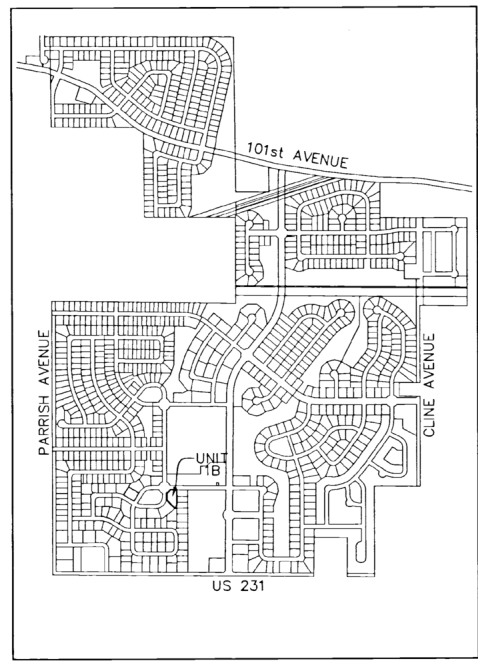
PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

GINA PIMENTEL RECORDER 2021-071037 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 1:03 PM 2021 Dec 9

BOOK 115 PAGE 20

25 co CL# 043192 K

OVERALL SITE



FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA & UNINCORPORATED AREAS, MAP NO. 18089C0241E EFFECTIVE DATE JANUARY 18, 2012.

B 115-P20

FILED FOR RECORD DEC 08 2021 45-15-03-377

OWNER & SUBDIVIDER

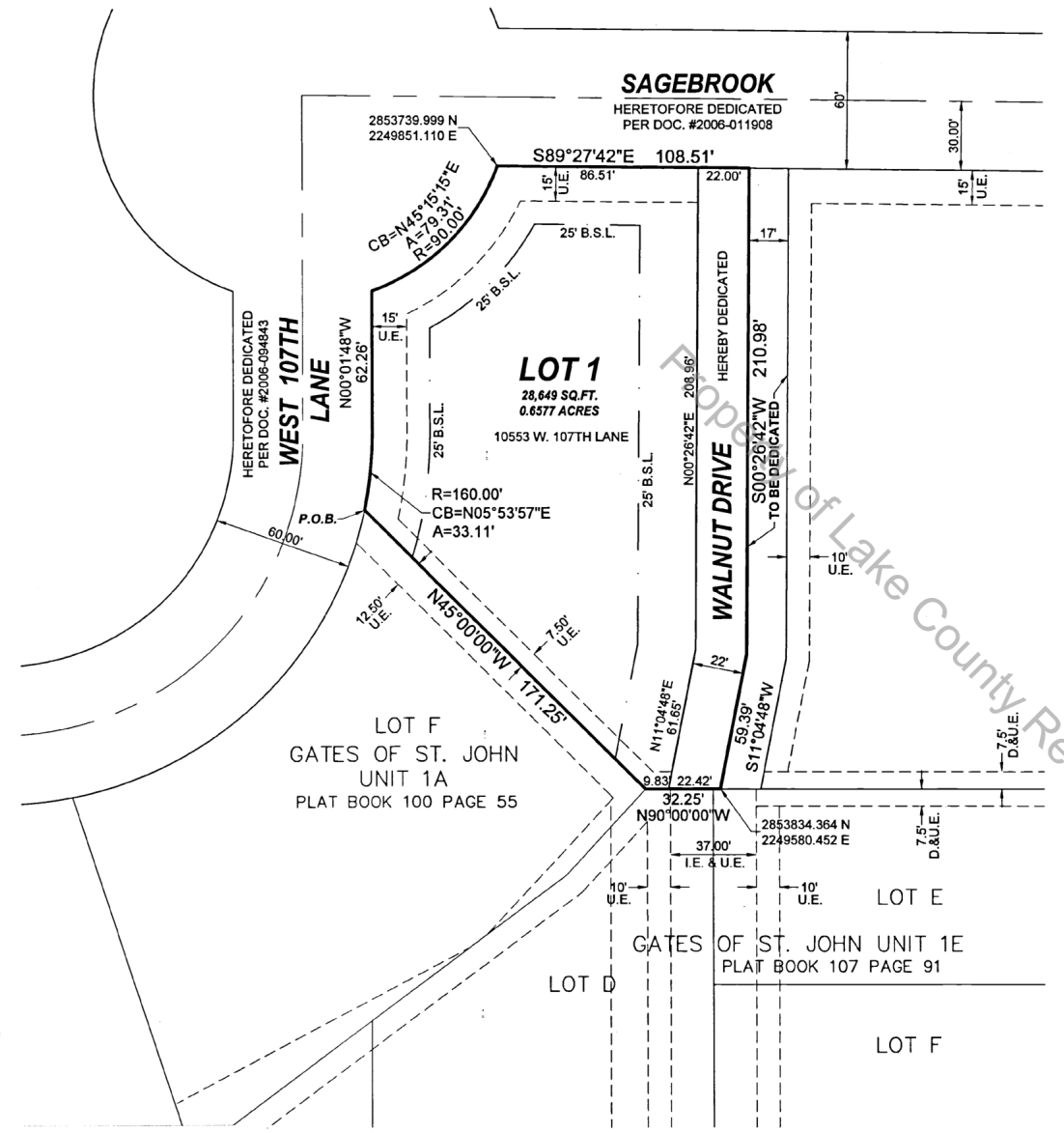
TOWN OF ST. JOHN 10955 W. 93RD AVENUE ST. JOHN, IN 46373

NOTES

- 1. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE... 2. ALL LOTS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE GATES OF ST. JOHN HOMEOWNERS ASSOCIATION...

TOWN COUNCIL APPROVAL PRESIDENT [Signature] (GERALD SWETS) PLAN COMMISSION APPROVAL PRESIDENT [Signature] SECRETARY [Signature]

2021-071037



OWNER'S CERTIFICATE

STATE OF INDIANA COUNTY OF LAKE COUNTY WE, THE UNDERSIGNED, TOWN OF ST. JOHN, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE GATES OF ST. JOHN - UNITS 21, 23 AND 26, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA. 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.

FRONT, REAR AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

TOWN OF ST. JOHN BY ITS MANAGER, CHRISTOPHER SALATAS

BY: [Signature] TITLE: Town Manager

DATED THIS 2 DAY OF Dec. 2021

NOTARY CERTIFICATE

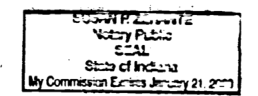
STATE OF INDIANA COUNTY OF LAKE

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Chris Salatas AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF Dec. 2021

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-23 A RESIDENT OF LAKE COUNTY

[Signature] PRINTED SIGNATURE



PLAN COMMISSION'S CERTIFICATE

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 1 DAY OF Dec. 2021

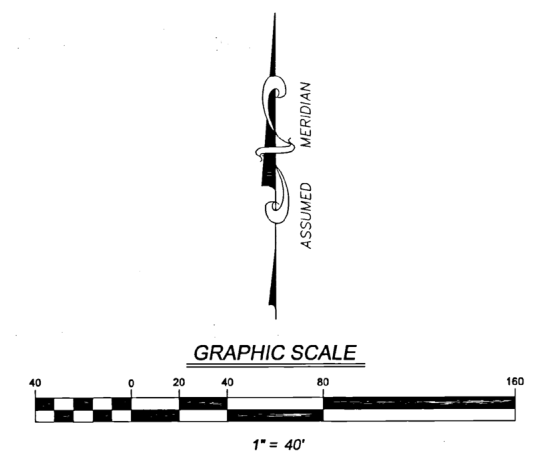
[Signatures] PRESIDENT SECRETARY

UTILITY EASEMENT PROVISIONS (U.E.)

AN EASEMENT IS TO BE GRANTED TO THE TOWN OF ST. JOHN AND HOLDERS OF FRANCHISES GRANTED BY THE TOWN OF ST. JOHN, NORTHERN INDIANA PUBLIC SERVICE COMPANY, INDIANA BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL, PLACE AND MAINTAIN SANITARY SEWERS, STORM SEWERS, DRAINAGE WAYS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, UNDERGROUND WIRES, EITHER OVERHEAD OR UNDERGROUND, IN AND ALONG THE PARCELS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT"...

INGRESS AND EGRESS EASEMENT PROVISIONS (I.E.)

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE LANDS SHOWN AND DESIGNATED ON THE ANNEXED PLAT AS PRIVATE CROSS ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PARTIES, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS, HOLDING FEE TITLE TO ANY LANDS OR ANY PORTION THEREOF SUBDIVIDED BY THE ANNEXED PLAT.



LEGEND and ABBREVIATIONS table listing symbols for property lines, easements, and other features.

AREA TABLE showing Lot 1 (28,649 SQ.FT., 0.6577 ACRES) and Total (34,600 SQ.FT., 0.7943 ACRES).

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT F IN THE GATES OF ST. JOHN UNIT 1A, PER THE PLAT THEREOF RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 2006-094843, PLAT BOOK 100 PAGE 55, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNIT 1A FOR THE FOLLOWING TWO COURSES: 1) ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 160.00 FEET, A CHORD BEARING OF NORTH 05 DEGREES 53 MINUTES 57 SECONDS EAST, 33.11 FEET TO A POINT OF TANGENCY, 2) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 62.26 FEET TO A POINT OF TANGENCY, 2) NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST, 62.26 FEET TO A NONTANGENT CURVE, BEING ON THE SOUTHERLY BOUNDARY OF THE GATES OF ST. JOHN, UNIT 16, PER THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 2006-011908; THENCE ALONG SAID SOUTHERLY BOUNDARY FOR THE FOLLOWING TWO COURSES: 1) ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 45 DEGREES 15 MINUTES 15 SECONDS EAST, 79.31 FEET TO A POINT OF TANGENCY, 2) SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST, 108.51 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 42 SECONDS WEST, 210.98 FEET; THENCE SOUTH 11 DEGREES 04 MINUTES 48 SECONDS WEST, 59.39 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 32.25 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 171.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 34,600 SQUARE FEET OR 0.79 ACRES, MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA COUNTY OF LAKE I, ANTHONY J. STRICKLAND, 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 HAS BEEN SURVEYED 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.

DATED THIS 22ND DAY OF NOVEMBER, A.D., 2021.

[Signature] ANTHONY J. STRICKLAND INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20800143 MY LICENSE EXPIRES ON JULY 31, 2022



Engineers Scientists Surveyors logo and contact information for V3.

PREPARED FOR: TOWN OF ST. JOHN 10955 W. 93RD AVENUE ST. JOHN, IN 46373 219-365-5301

Table with columns: NO., DATE, DESCRIPTION, REVISIONS NO., DATE, DESCRIPTION.

SECONDARY PLAT THE GATES OF ST. JOHN WATER TOWER Project No: 03206 Group No: VP0440 SHEET NO. 1 of 1