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1:3

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

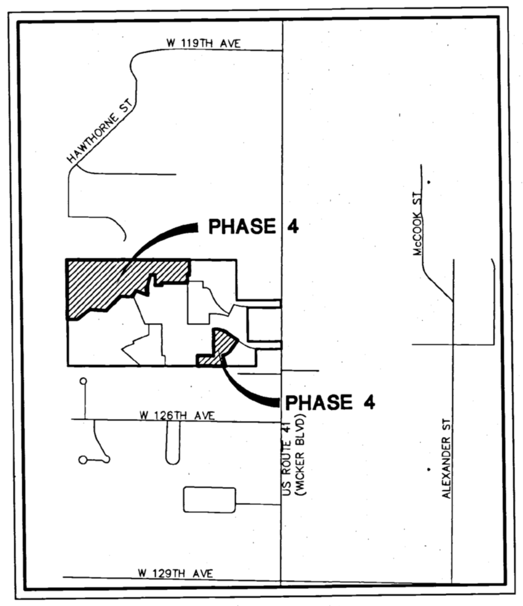
2022-000537
11:41 AM 2022 Jan 7

BOOK 115 PAGE 32

FINAL PLAT OF BIRCHWOOD FARMS SUBDIVISION - PHASE 4

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA.

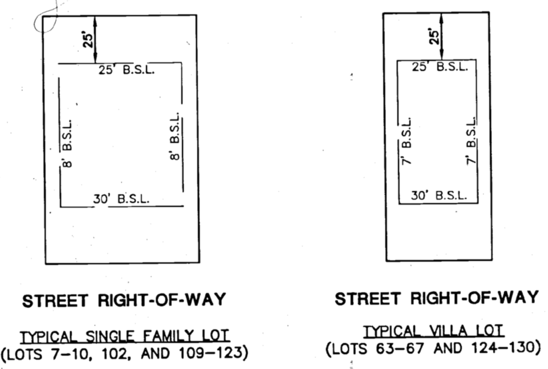
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 07 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR



LOCATION MAP

NOT TO SCALE

TYPICAL LOT DETAIL



PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #1318 NOTES:

1. SINGLE FAMILY
   a. THIS PHASE CONTAINS 10 SINGLE FAMILY LOTS BELOW 12,000 SQ. FT. BIRCHWOOD FARMS SUBDIVISION IS ONLY ALLOWED 39 LOTS BELOW THIS THRESHOLD PER THE PUD ORDINANCE. BIRCHWOOD FARMS SUBDIVISION PHASE 1 CONTAINS 16 LOTS UNDER 12,000 SQ. FT., BIRCHWOOD FARMS SUBDIVISION PHASE 2 CONTAINS 6 LOTS UNDER 12,000 SQ. FT., AND BIRCHWOOD FARMS SUBDIVISION PHASE 3 CONTAINS 6 LOTS UNDER 12,000 SQ. FT., RESULTING IN A TOTAL OF 38 LOTS BELOW 12,000 SQ. FT. IN BIRCHWOOD FARMS SUBDIVISION.
   b. LOT COVERAGE – 25% MAXIMUM. IF A SUNROOM IS INCLUDED THE MAXIMUM LOT COVERAGE CAN BE INCREASED TO 27%.
2. SINGLE FAMILY VILLAS
   a. LOT COVERAGE – 35% MAXIMUM.

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATES WEST ZONE, NAD 83), (RECORD NORTH 89 DEGREES 24 MINUTES 55 SECONDS WEST), ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 694.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 346.62 FEET TO THE SOUTHEAST CORNER OF LOT 11 IN BIRCHWOOD FARMS SUBDIVISION PHASE 1, RECORDED AS DOCUMENT NUMBER 2020–043044; THENCE ALONG THE SOUTHEASTERLY PERIMETER OF SAID BIRCHWOOD FARMS SUBDIVISION PHASE 1 FOR THE NEXT SIX (6) COURSES: (1) THENCE NORTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 130.00 FEET; (2) THENCE SOUTH 89 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 200.00 FEET; (3) THENCE NORTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 334.00 FEET; (4) THENCE SOUTH 89 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 15.99 FEET TO A POINT OF CURVATURE; (5) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 164.32 FEET, A CHORD BEARING SOUTH 71 DEGREES 58 MINUTES 56 SECONDS EAST, AND A CHORD DISTANCE OF 161.80 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 54 DEGREES 32 MINUTES 50 SECONDS EAST, A DISTANCE OF 156.19 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 10 SECONDS WEST, A DISTANCE OF 155.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 116.90 FEET, A CHORD BEARING SOUTH 56 DEGREES 23 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 114.32 FEET TO A POINT OF NON–TANGENCY; THENCE SOUTH 12 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATES WEST ZONE, NAD 83), (RECORD NORTH 89 DEGREES 24 MINUTES 55 SECONDS WEST), ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2643.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 582.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 08 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 747.19 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF ARROWHEAD HEIGHTS ADDITION, RECORDED IN PLAT BOOK 33, PAGE 51; THENCE SOUTH 89 DEGREES 24 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER AND THE SOUTH LINE OF SAID ARROWHEAD HEIGHTS, A DISTANCE OF 1516.87 FEET TO THE NORTHWEST CORNER OF LOT 131 IN BIRCHWOOD FARMS SUBDIVISION PHASE 3, RECORDED AS DOCUMENT NUMBER 2021–058511; THENCE ALONG THE NORTHWESTERLY PERIMETER OF SAID BIRCHWOOD FARMS SUBDIVISION PHASE 3 FOR THE NEXT THREE (3) COURSES: (1) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 190.31 FEET; (2) THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 25.00 FEET; (3) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY PERIMETER OF BIRCHWOOD FARMS SUBDIVISION PHASE 1, RECORDED AS DOCUMENT NUMBER 2020–043044; THENCE ALONG SAID NORTHERLY PERIMETER FOR THE NEXT THIRTEEN (13) COURSES: (1) THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 320.00 FEET; (2) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 30.00 FEET; (3) THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 80.00 FEET; (4) THENCE NORTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 130.00 FEET; (5) THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 58.84 FEET; (6) THENCE SOUTH 15 DEGREES 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 129.50 FEET; (7) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 49.91 FEET; (8) THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, A DISTANCE OF 20.58 FEET; (9) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.00 FEET; (10) THENCE SOUTH 89 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 20.58 FEET; (11) THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 63.06 FEET; (12) THENCE NORTH 68 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 158.13 FEET; (13) THENCE SOUTH 27 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 84.12 FEET TO A POINT ON THE NORTH LINE OF LOT 39 IN SAID BIRCHWOOD FARMS SUBDIVISION PHASE 3; THENCE ALONG THE NORTHERLY PERIMETER OF SAID BIRCHWOOD FARMS SUBDIVISION PHASE 3 FOR THE NEXT FIVE (5) COURSES: (1) THENCE NORTH 88 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 151.11 FEET; (2) THENCE SOUTH 46 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 250.00 FEET; (3) THENCE NORTH 86 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 204.37 FEET; (4) THENCE SOUTH 51 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 196.06 FEET; (5) THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

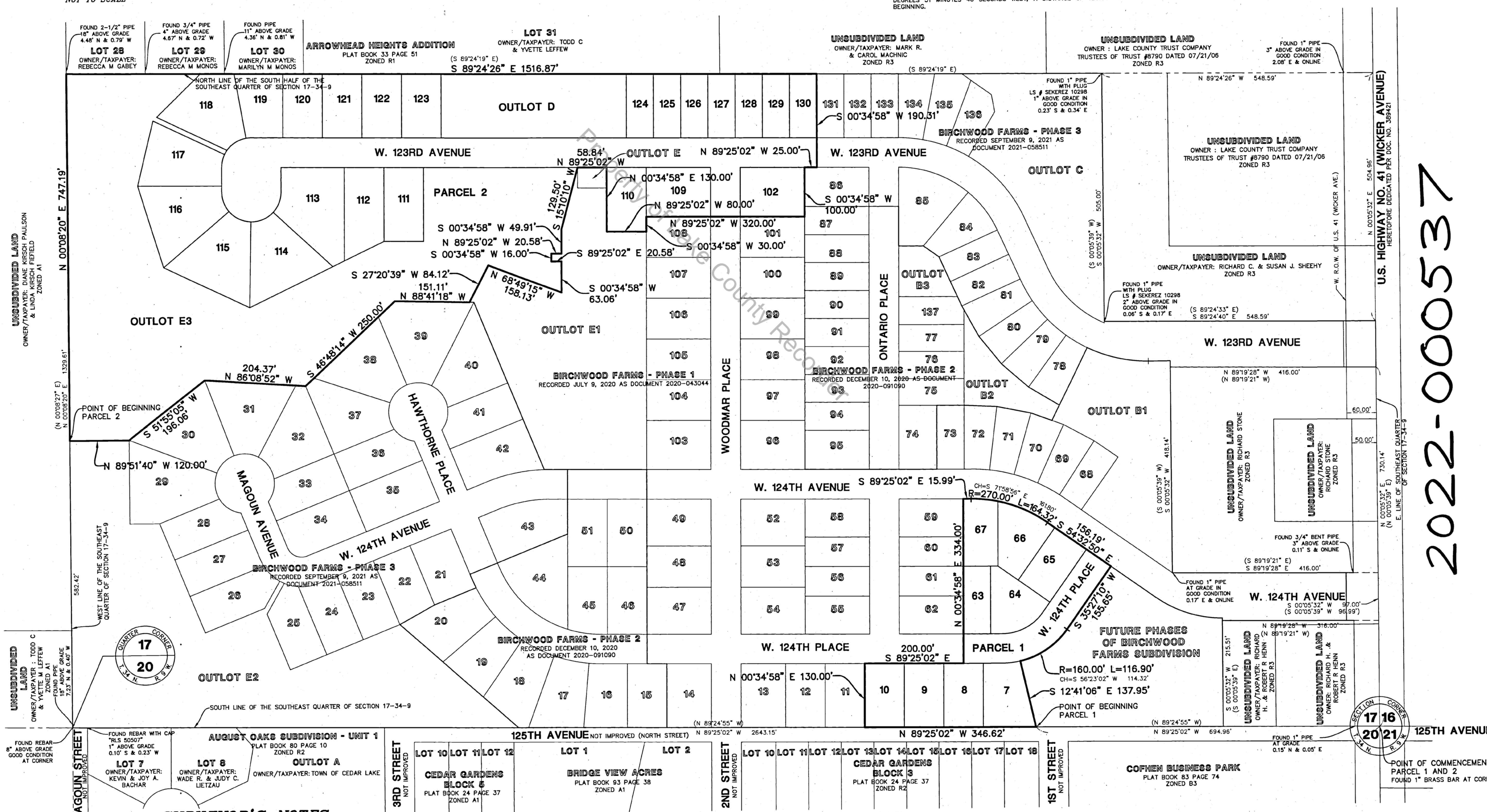
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

B.S.L. = BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

OWNER/DEVELOPER

HANOVER DEVELOPMENT LLC
8051 WICKER AVENUE
ST. JOHN, INDIANA 46373



SURVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 20 SINGLE FAMILY LOTS, 12 VILLA LOTS AND 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF BIRCHWOOD FARMS 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. PURSUANT TO 865 IAC 1-12-13 (d) AND (e), CROSS REFERENCE IS HEREBY MADE TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, LTD. DATED OCTOBER 30, 2007 AND RECORDED AS DOCUMENT NUMBER 2020-036294 FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.
5. PURSUANT TO 865 IAC 1-12-18, MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS 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".

EXISTING AREA

PARCEL 1 AREA = 114,025 SQ. FT. (2.618 ACRES)
PARCEL 2 AREA = 714,424 SQ. FT. (16.401 ACRES)
TOTAL AREA = 828,449 SQ. FT. (19.019 ACRES)

SHEET INDEX

SHEET 1 OF 3:	OVERALL BOUNDARY, LEGAL DESCRIPTIONS
SHEET 2 OF 3:	PARCEL 2 DETAIL
SHEET 3 OF 3:	PARCEL 1 DETAIL, CERTIFICATES

PROPOSED AREAS

AREA IN SINGLE FAMILY LOTS = 267,620 SQ. FT. (6.144 ACRES)
AREA IN VILLA LOTS = 99,546 SQ. FT. (2.285 ACRES)
AREA IN OUTLOTS = 350,681 SQ. FT. (8.051 ACRES)
AREA IN RIGHT OF WAY = 110,602 SQ. FT. (2.539 ACRES)
TOTAL AREA = 828,449 SQ. FT. (19.019 ACRES)

115/32

SURVEYOR'S CERTIFICATE

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

WITNESS MY HAND AND SEAL THIS 9TH DAY OF DECEMBER, A.D., 2021.

Timothy J. Murphy
TIMOTHY J. MURPHY, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006

TIMOTHY J. MURPHY
INDIANA REGISTERED LAND SURVEYOR
LS-29900006
LAND SURVEYOR

2022-000537

Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

BIRCHWOOD FARMS SUBDIVISION - PHASE 4
CEDAR LAKE, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: PGA
DATE: 12/09/21
SCALE: 1"=100"

SHEET 1 OF 3
OLTCLIN04

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Property of Lake County Recorder

December 9, 2021 – 17:40 Dwg Name: P:\Oltclin04\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\Phase 4\01-OLTCLIN04-PH4-PS.dwg Updated By: panderson

NOT AN OFFICIAL DOCUMENT

2:3

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2022-000537
11:41 AM 2022 Jan 7

BOOK 115 PAGE 32

FINAL PLAT
OF

BIRCHWOOD FARMS SUBDIVISION - PHASE 4

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA.

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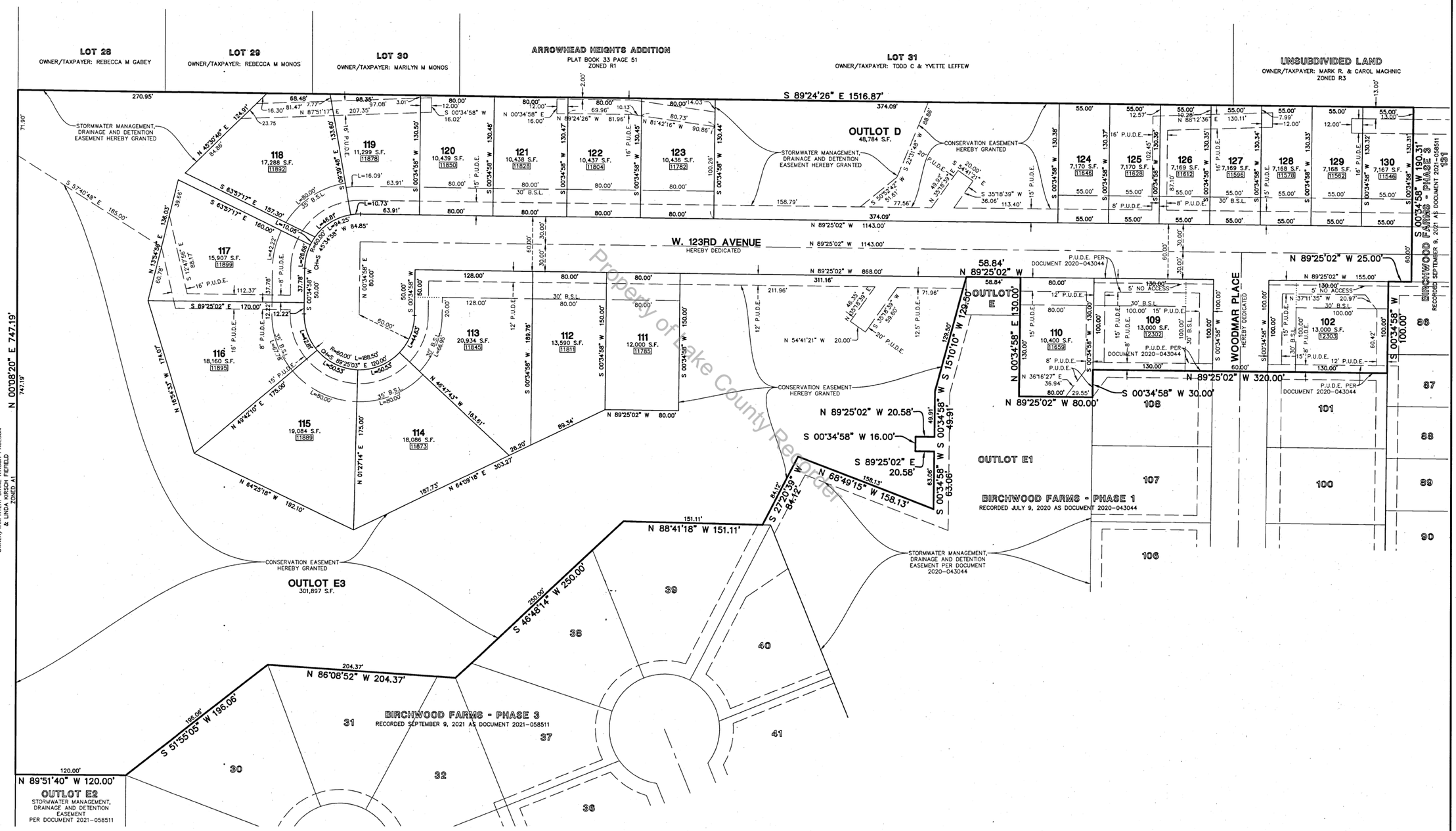
JAN 07 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



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2022-000537

115/32

PARCEL 2 DETAIL

Manhard CONSULTING LTD
Des Plaines Pkwy, Suite 250, Lincolnshire, IL 60069 p:847.634.5550 f:847.634.0005 manhard.com
Civil Engineers • Land Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY
REVISIONS
DATE

BIRCHWOOD FARMS SUBDIVISION - PHASE 4
CEDAR LAKE, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: PGA
DATE: 12/09/21
SCALE: 1"=50"

SHEET 2 OF 3

OLTCLIN04

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3:3

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-000537

11:41 AM 2022 Jan 7

BOOK 115 PAGE 32

NOT AN OFFICIAL DOCUMENT

FINAL PLAT OF BIRCHWOOD FARMS SUBDIVISION - PHASE 4

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA.

OFFSITE EASEMENT GRANTOR'S LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATES WEST ZONE, NAD 83), (RECORD NORTH 89 DEGREES 24 MINUTES 55 SECONDS WEST), ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 25 MINUTES 02 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 378.96 FEET; THENCE NORTH 12 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 137.95 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 116.90 FEET, A CHORD BEARING NORTH 56 DEGREES 23 MINUTES 02 SECONDS EAST, AND A CHORD DISTANCE OF 114.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 35 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 155.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 124TH AVENUE PER THE FINAL PLAT OF BIRCHWOOD FARMS SUBDIVISION PHASE 1 RECORDED AS DOCUMENT 2020-043044; THENCE SOUTH 54 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.18 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 141.64 FEET, A CHORD BEARING SOUTH 72 DEGREES 11 MINUTES 21 SECONDS EAST, AND A CHORD DISTANCE OF 139.41 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00 DEGREES 05 MINUTES 32 SECONDS WEST, A DISTANCE OF 220.81 FEET TO THE POINT OF BEGINNING.

OFFSITE PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO HANOVER DEVELOPMENT, LLC, TO THE TOWN OF CEDAR LAKE AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T 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 "OFFSITE PUBLIC UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING BIRCHWOOD FARMS 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 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.

OFFSITE EASEMENT OWNER'S CERTIFICATE

THE UNDERSIGNED, HANOVER DEVELOPMENT LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY GRANT THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON.

THE GRANTOR, HANOVER DEVELOPMENT LLC, HAS OBTAINED TITLE TO THE LAND BY A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2019-031985 IN LAKE COUNTY, INDIANA.

DATED THIS 10TH DAY OF DECEMBER A.D., 2021.

BY: [signature]
TODD M. OLTHOF
PRESIDENT OF OD ENTERPRISES INC.
MANAGER OF HANOVER DEVELOPMENT LLC

OWNER'S NAME AND ADDRESS
HANOVER DEVELOPMENT LLC
8051 WICKER AVENUE
ST. JOHN, INDIANA 46373

NOTARY PUBLIC

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I, Laura B. Van Nevel, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTHOF, 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 NOTORIAL SEAL
THIS 10TH DAY OF DECEMBER A.D., 2021.

[signature]
NOTARY PUBLIC

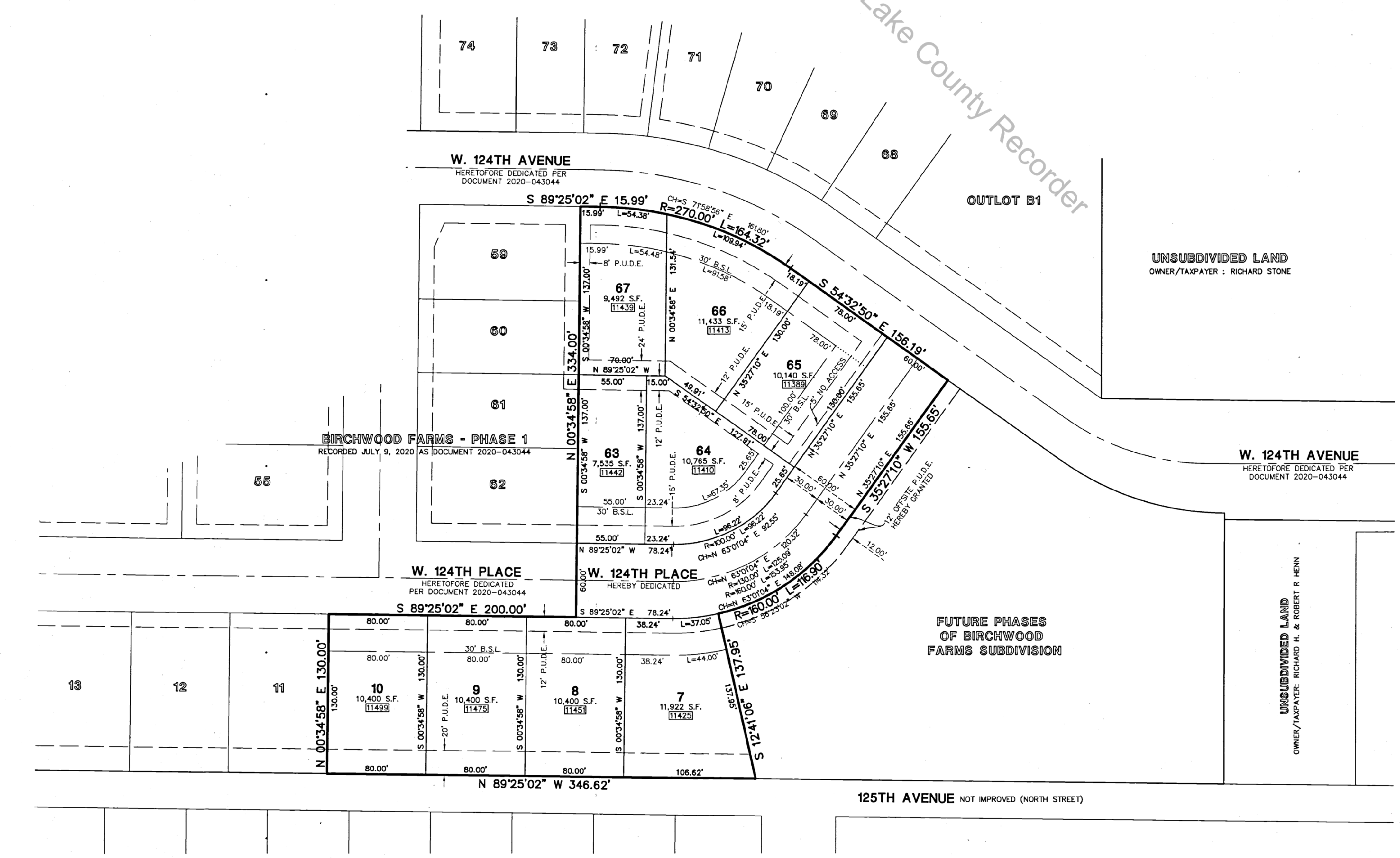
Laura B. Van Nevel, Notary Public
SEAL
Lake County, State of Indiana
My Commission Expires June 1, 2023

2022-000537

Property of Lake County Recorder

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 07 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



PARCEL 1 DETAIL

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T 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 BIRCHWOOD FARMS 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 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.

STORMWATER MANAGEMENT, DRAINAGE & DETENTION EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE TOWN OF CEDAR LAKE AND BIRCHWOOD FARMS SUBDIVISION TOGETHER WITH THEIR RESPECTIVE 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" AND/OR "DRAINAGE AND DETENTION" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO BUILDINGS OR OTHER STRUCTURES INTENDED FOR PERMANENT USE SHALL BE CONSTRUCTED OR MAINTAINED FOR ANY PURPOSE WITHIN THE SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES. AFTER THE INSTALLATION OR MAINTENANCE OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

NO ACCESS EASEMENT PROVISIONS

THERE ARE STRIPS OF GROUND DESIGNATED ON THIS PLAT AS "NO ACCESS EASEMENT" TO WHICH THERE SHALL BE NO VEHICULAR ACCESS ACROSS SAID STRIPS.

CONSERVATION EASEMENT PROVISIONS

A NON-EXCLUSIVE CONSERVATION EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE OVER AND ACROSS ALL AREAS DESIGNATED ON THIS PLAT AS "CONSERVATION EASEMENT". THE CONSERVATION EASEMENT AREAS SHALL BE MAINTAINED IN THEIR NATURAL UNDISTURBED CONDITION AND THESE AREAS SHALL NOT BE EXCAVATED, GRADED, REGRADED, FILLED, CULTIVATED, MOWED OR PLANTED AS LAWNS WITH SEED OR SOD. THE REMOVAL OF ANY TREES SHALL NOT TAKE PLACE WITHIN THE DESIGNATED CONSERVATION EASEMENT WITHOUT FIRST OBTAINING THE WRITTEN APPROVAL OF THE TOWN OF CEDAR LAKE.

THE CONSTRUCTION OF BUILDINGS, PATIOS, RECREATIONAL AMENITIES (INCLUDING SWIMMING POOLS) OR OTHER STRUCTURES SHALL NOT TAKE PLACE WITHIN THE DESIGNATED CONSERVATION EASEMENT, WITHOUT FIRST OBTAINING THE WRITTEN APPROVAL OF THE TOWN OF CEDAR LAKE. HOWEVER, THE CONSTRUCTION OF A TRAIL OR PATH IS PERMITTED WITHIN THE DESIGNATED CONSERVATION EASEMENT AREA IN CONJUNCTION WITH THE INITIAL CONSTRUCTION OF THE BIRCHWOOD SUBDIVISION. TRAILS AND PATHS WITHIN THE CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE BIRCHWOOD HOMEOWNERS ASSOCIATION AS OUTLINED IN THE DEVELOPMENT PLAN OF BIRCHWOOD FARMS SUBDIVISION

OWNER'S CONSENT

THE UNDERSIGNED, HANOVER 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 ADDITION SHALL BE KNOWN AND DESIGNATED AS BIRCHWOOD FARMS SUBDIVISION – PHASE 4, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE LOT LINES OR THE STREETS THERE SHALL NOT BE ERECTED BUILDINGS OR STRUCTURES.

WITNESS OUR HANDS AND SEAL THIS 10th DAY OF December 2021.

BY: [signature]
TODD M. OLTHOF
PRESIDENT OF OD ENTERPRISES INC.
MANAGER OF HANOVER DEVELOPMENT LLC

OWNER/DEVELOPER
HANOVER DEVELOPMENT LLC
8051 WICKER AVENUE
ST. JOHN, INDIANA 46373

NOTARY PUBLIC

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

I, Laura B. Van Nevel, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTHOF, 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 NOTORIAL SEAL
THIS 10th DAY OF December A.D., 2021.

[signature]
NOTARY PUBLIC

Laura B. Van Nevel, Notary Public
SEAL
Lake County, State of Indiana
My Commission Expires June 1, 2023

PLAN COMMISSION CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

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 CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY TOWN PLAN COMMISSION AT A MEETING HELD ON

DECEMBER 15 2021.

PRESIDENT [signature]

SECRETARY [signature]

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DRAINAGE STATEMENT

I, THE UNDERSIGNED, STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS 30TH DAY OF SEPTEMBER, A.D., 2021.

BY: [signature]
STEPHEN L. WINNIKE P.E.
INDIANA REGISTERED ENGINEER NO. 19800197

STEPHEN L. WINNIKE
REGISTERED
No. 19800197
STATE OF INDIANA
PROFESSIONAL ENGINEER

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

BIRCHWOOD FARMS SUBDIVISION - PHASE 4
CEDAR LAKE, INDIANA
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: PGA
DATE: 12/09/21
SCALE: 1"=50'

SHEET 3 OF 3
OLTCLIN04

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