

FINAL PLAT OF METHODIST SUBDIVISION AN ADDITION TO THE TOWN OF CEDAR LAKE LAKE COUNTY, INDIANA

LEGAL DESCRIPTION

PARCEL 1 LOTS ONE THROUGH 4, BOTH INCLUSIVE, OF H. M. WELLS CEDAR LAKE SUBDIVISION, AS SHOWN IN PLAT BOOK 17, PAGE 11 IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA.

ALSO, THAT PART OF VACATED PINE STREET LYING NORTH OF SAID LOT ONE OF H. M. WELLS CEDAR LAKE SUBDIVISION. THE SOUTH LINE OF SAID VACATED PINE STREET COINCIDES WITH THE NORTH LINE OF SAID LOT ONE.

PARCEL 2

A PART OF THE VACATED PORTION OF H. M. WELLS CEDAR LAKE SUBDIVISION DESCRIBED AS PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT IS 120 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE CONTINUING EAST ON SAID NORTH LINE 160 FEET; THENCE SOUTH ON A LINE PARALLEL WITH AND 280 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER 237.50 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 237.50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, 120 FEET; THENCE SOUTH ON A LINE PARALLEL WITH AND 160 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER 12.5 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 250 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER 40 FEET; THENCE NORTH ON A LINE PARALLEL WITH AND 120 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER 250 FEET TO THE POINT OF BEGINNING.

OWNER: 524 LLC, PARCEL No.: 45-15-26-253-001.000-043 MAILING ADDRESS: 1201 N MAIN ST., CROWN POINT, IN 46307 SITE ADDRESS: 13621 MORSE ST., CEDAR LAKE, IN 46303

OWNER INFORMATION

OWNER: CEDAR LAKE UNITED METHODIST CHURCH. PARCEL No.: 45-15-26-401-001.000-043 DEED RECORD BOOK 1325, PAGE 592.

DEED OF DEDICATION

"I, CEDAR LAKE UNITED METHODIST CHURCH, OWNER(S) 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 METHODIST SUBDIVISION, AN ADDITION TO THE TOWN OF CEDAR LAKE, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SET-BACK 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, THERE ARE STRIPS OF GROUND (NUMBER) FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", 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 EASEMENTS 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."

DRAINAGE EASEMENT: AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING STORM WATER RUNOFF.

UTILITY EASEMENT: AN EASEMENT IS HEREBY 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, UPON, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT".

CEDAR LAKE UNITED METHODIST CHURCH

Richard J. Henry Trustee Richard L. Henry (SIGNATURE) (PRINTED NAME)

B116-P09

ACKNOWLEDGMENT

STATE OF INDIANA ) TOWN OF CEDAR LAKE ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, I, KENNETH J. RUGIS, COUNTY AND STATE, PERSONALLY APPEARED AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF 2022.

Kenneth J. Rugis (SIGNATURE) KENNETH J. RUGIS (PRINTED NAME)

RESIDENT OF Lake COUNTY

COMMISSION EXPIRES: 9 Jun 2023

PLAN COMMISSION CERTIFICATE

COUNTY OF LAKE ) STATE OF INDIANA ) SS:

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 THIS 18 DAY OF May 2022.

John P. ... PRESIDENT Kati ... SECRETARY

SURVEYOR'S CERTIFICATION

I, WILLIAM ARDEN JR., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT IS BASED ON A BOUNDARY RETRACEMENT SURVEY COMPLETED BY ME IN ACCORDANCE WITH IAC 865 RULE 12 ON AUGUST 4, 2016, RECORDED IN SURVEY BOOK 32, PAGE 51 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ON SEPTEMBER 11, 2018. THE MONUMENTS SHOWN ACTUALLY EXIST AND THE SIZE AND TYPE ARE AS INDICATED.

William Arden Jr. (SIGNATURE) WILLIAM ARDEN JR., PS IN, IL INDIANA PROFESSIONAL LAND SURVEYOR No. S0360 MY LICENSE EXPIRES ON JULY 31, 2022



PLAN DATA

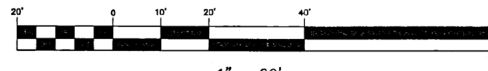
GROSS AREA = 14002 AC. R.O.W. AREA = 0.1091 AC. NET AREA = 12911 AC. TOTAL LOTS = 1 GROSS DENSITY = 0.7142 LOTS/AC. NET DENSITY = 0.7745 LOTS/AC.

OWNER: GEORGE S. RUGIS PARCEL No.: 45-15-26-401-002.000-043 MAILING & SITE ADDRESS: 7108 W. 137TH PL., CEDAR LAKE, IN 46303 ZONED R2

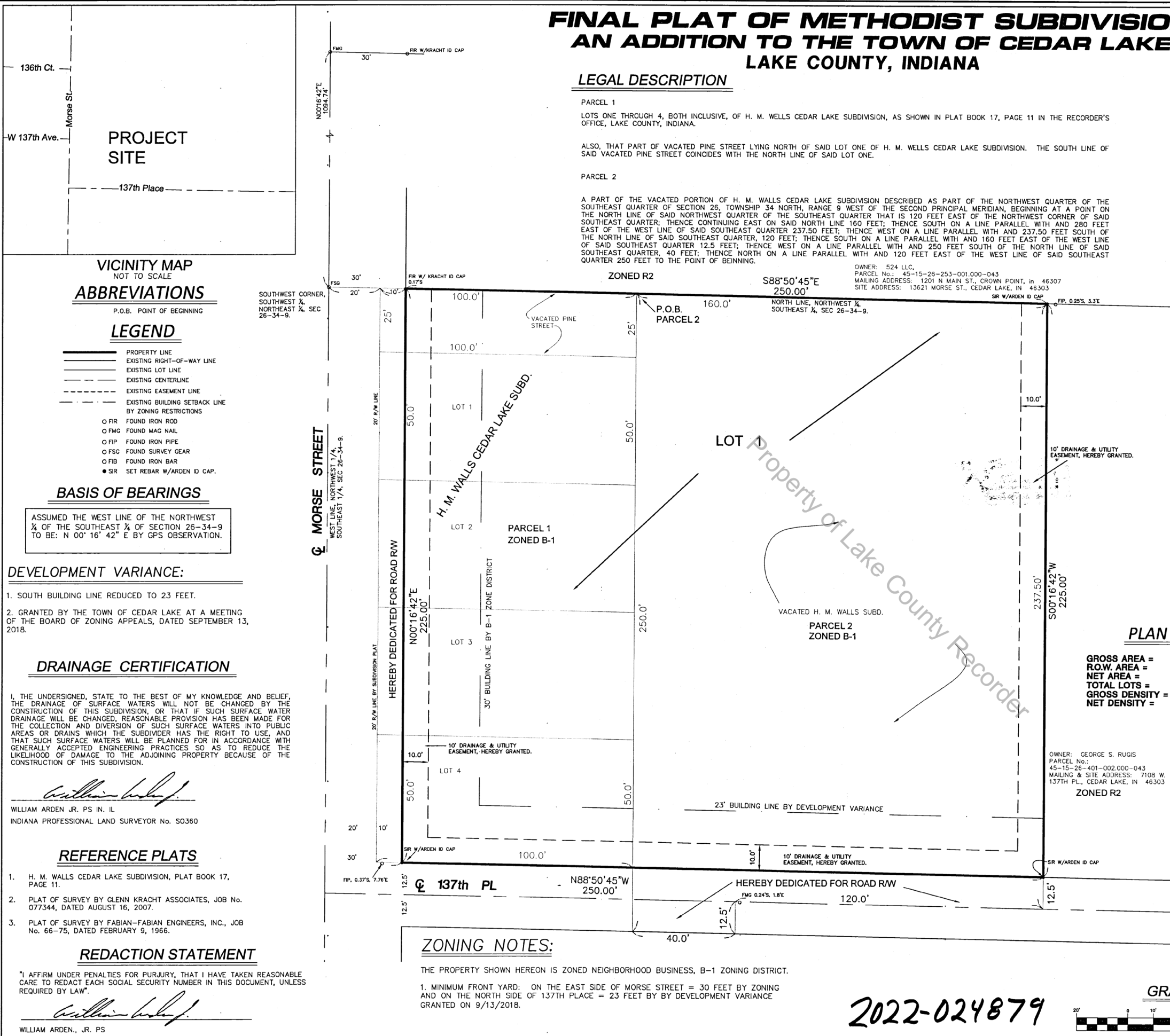
DAILY ENTERED FOR VACATION SUBJECT TO FINAL ACCEPTANCE FOR ISSUANCE 8/3/2022 45-15-26-401-001-000-043



GRAPHIC SCALE



2022-024879



PROJECT SITE

VICINITY MAP NOT TO SCALE ABBREVIATIONS

- LEGEND: PROPERTY LINE, EXISTING RIGHT-OF-WAY LINE, EXISTING LOT LINE, EXISTING CENTERLINE, EXISTING EASEMENT LINE, EXISTING BUILDING SETBACK LINE BY ZONING RESTRICTIONS. Symbols for FIR, FMG, FIP, FSG, FIB, SIR.

BASIS OF BEARINGS

ASSUMED THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26-34-9 TO BE: N 00° 16' 42" E BY GPS OBSERVATION.

DEVELOPMENT VARIANCE:

- 1. SOUTH BUILDING LINE REDUCED TO 23 FEET. 2. GRANTED BY THE TOWN OF CEDAR LAKE AT A MEETING OF THE BOARD OF ZONING APPEALS, DATED SEPTEMBER 13, 2018.

DRAINAGE CERTIFICATION

I, THE UNDERSIGNED, STATE 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.

William Arden Jr. (SIGNATURE) WILLIAM ARDEN JR., PS IN, IL INDIANA PROFESSIONAL LAND SURVEYOR No. S0360

REFERENCE PLATS

- 1. H. M. WELLS CEDAR LAKE SUBDIVISION, PLAT BOOK 17, PAGE 11. 2. PLAT OF SURVEY BY GLENN KRACHT ASSOCIATES, JOB No. 077344, DATED AUGUST 16, 2007. 3. PLAT OF SURVEY BY FABIAN-FABIAN ENGINEERS, INC., JOB No. 66-75, DATED FEBRUARY 9, 1966.

REDACTION STATEMENT

\*I AFFIRM UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

William Arden Jr. (SIGNATURE) WILLIAM ARDEN, JR. PS

ZONING NOTES:

THE PROPERTY SHOWN HEREON IS ZONED NEIGHBORHOOD BUSINESS, B-1 ZONING DISTRICT. 1. MINIMUM FRONT YARD: ON THE EAST SIDE OF MORSE STREET = 30 FEET BY ZONING AND ON THE NORTH SIDE OF 137TH PLACE = 23 FEET BY DEVELOPMENT VARIANCE GRANTED ON 9/13/2018.

Arden Land Surveying, LLC 3215 May Street Portage, IN 46368 William Arden Jr. 219.299.6264 PS, IN IL warden67@gmail.com

PREPARED FOR: CEDAR LAKE UNITED METHODIST CHURCH 7124 W 137th PL CEDAR LAKE, IN 46303

Table with columns: NO., DATE, DESCRIPTION, REVISIONS, NO., DATE, DESCRIPTION. Includes entries for 9/11/18, 3/08/21, 3/07/22, 4/07/22.

Table with columns: FINAL PLAT OF SUBDIVISION, CEDAR LAKE UNITED METHODIST CHURCH, Project No: 20180802, SHEET No. 1 of 1.