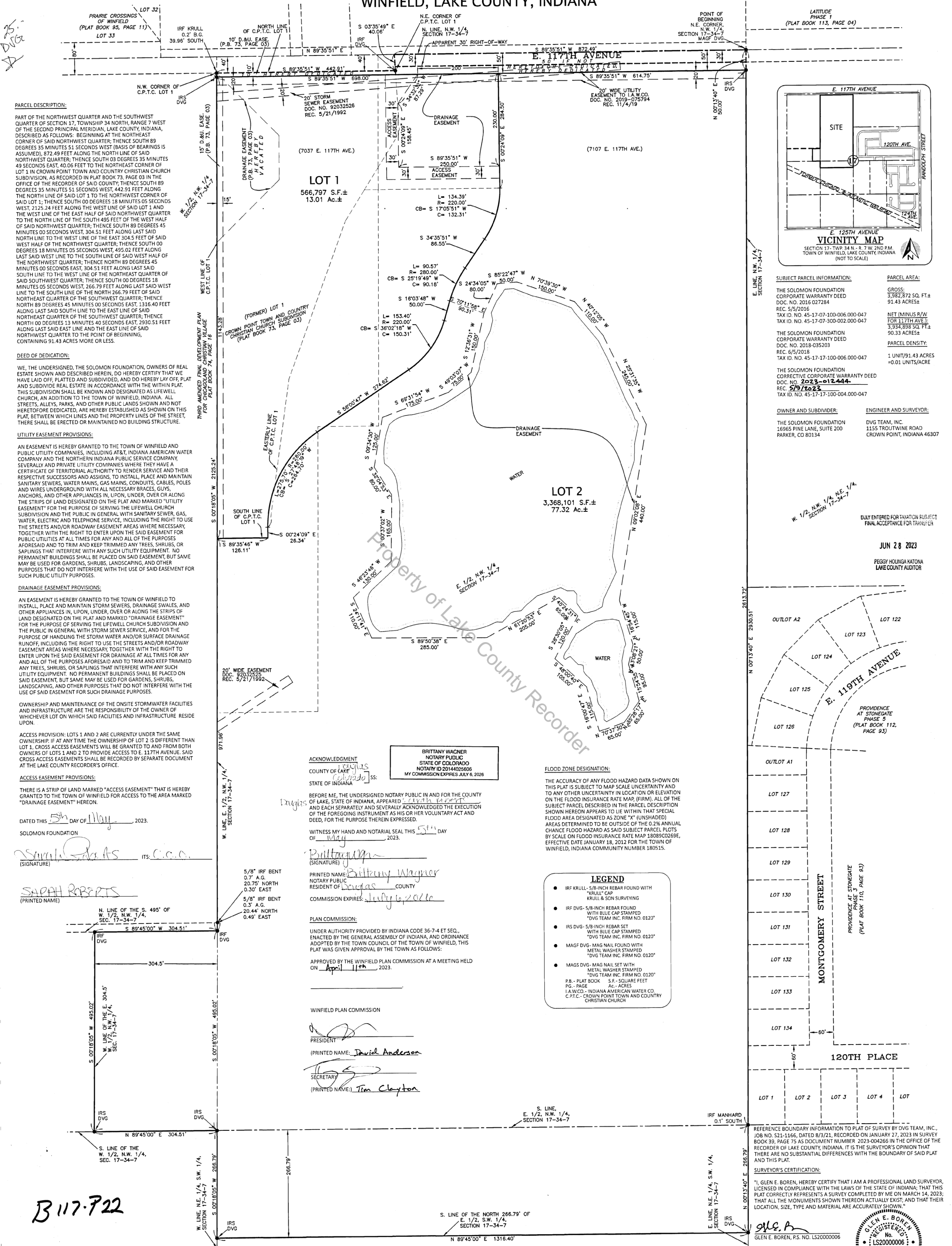


GINA PIMENTEL RECORDER 2023-016183 STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2:38 PM 2023 Jun 28

BOOK 117 PAGE 22

FINAL PLAT OF LIFEWELL CHURCH AN ADDITION TO THE TOWN OF WINFIELD, LAKE COUNTY, INDIANA



PARCEL DESCRIPTION:

PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST (BASIS OF BEARINGS IS ASSUMED), 872.49 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, 2125.24 FEET ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER TO THE NORTH LINE OF THE SOUTH 405 FEET OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 304.51 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 304.5 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, 442.91 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, 266.79 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 304.51 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 304.5 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 2930.51 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, 266.79 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 266.79 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 2930.51 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 18 MINUTES 05 SECONDS WEST, 266.79 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 266.79 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST, 2930.51 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 91.43 ACRES MORE OR LESS.

DEED OF DEDICATION:

WE, THE UNDERSIGNED, THE SOLOMON FOUNDATION, OWNERS OF 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 REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LIFEWELL CHURCH, AN ADDITION TO THE TOWN OF WINFIELD, INDIANA. ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC PLACES SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

UTILITY EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD AND PUBLIC UTILITY COMPANIES, INCLUDING AT&T, INDIANA AMERICAN WATER COMPANY AND THE 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 SANITARY SEWERS, WATER MAINS, GAS MAINS, 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 "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE LIFEWELL CHURCH SUBDIVISION AND THE PUBLIC IN GENERAL WITH SANITARY SEWER, GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, 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 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.

DRAINAGE EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF WINFIELD TO INSTALL, PLACE AND MAINTAIN STORM SEWERS, DRAINAGE SWALES, AND OTHER APPLIANCES IN, UPON, UNDER, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF SERVING THE LIFEWELL CHURCH SUBDIVISION AND THE PUBLIC IN GENERAL WITH STORM SEWER 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 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 DRAINAGE PURPOSES.

OWNERSHIP AND MAINTENANCE OF THE ONSITE STORMWATER FACILITIES AND INFRASTRUCTURE ARE THE RESPONSIBILITY OF THE OWNER OF WHICHEVER LOT ON WHICH SAID FACILITIES AND INFRASTRUCTURE RESIDE UPON.

ACCESS PROVISION: LOTS 1 AND 2 ARE CURRENTLY UNDER THE SAME OWNERSHIP. IF AT ANY TIME THE OWNERSHIP OF LOT 2 IS DIFFERENT THAN LOT 1, CROSS ACCESS EASEMENTS WILL BE GRANTED TO AND FROM BOTH OWNERS OF LOTS 1 AND 2 TO PROVIDE ACCESS TO E. 117TH AVENUE. SAID CROSS ACCESS EASEMENTS SHALL BE RECORDED BY SEPARATE DOCUMENT AT THE LAKE COUNTY RECORDER'S OFFICE.

ACCESS EASEMENT PROVISIONS:

THERE IS A STRIP OF LAND MARKED "ACCESS EASEMENT" THAT IS HEREBY GRANTED TO THE TOWN OF WINFIELD FOR ACCESS TO THE AREA MARKED "DRAINAGE EASEMENT" HEREON.

DATED THIS 5th DAY OF May, 2023.

SOLOMON FOUNDATION

(SIGNATURE) ITS: C.C.O.

SARAH ROBERTS (PRINTED NAME)

N. LINE OF THE S. 495' OF W. 1/2, N.W. 1/4, SEC. 17-34-7

5/8" IRF BENT 0.7' A.G. 20.75' NORTH 0.30' EAST

5/8" IRF BENT 0.3' A.G. 20.44' NORTH 0.49' EAST

W. LINE OF THE S. 495' OF W. 1/2, N.W. 1/4, SEC. 17-34-7

S. LINE OF THE S. 495' OF W. 1/2, N.W. 1/4, SEC. 17-34-7

S. LINE OF THE S. 495' OF W. 1/2, N.W. 1/4, SEC. 17-34-7

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ACKNOWLEDGMENT BRITANNY WAGNER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20144026606 MY COMMISSION EXPIRES JULY 6, 2026

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED [Signatures] AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF May, 2023.

(SIGNATURE) BRITANNY WAGNER

PRINTED NAME: Brittany Wagner NOTARY PUBLIC RESIDENT OF [Address] COUNTY COMMISSION EXPIRES: July 6, 2026

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4 ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF INDIANA, AND ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WINFIELD, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN AS FOLLOWS: APPROVED BY THE WINFIELD PLAN COMMISSION AT A MEETING HELD ON April 11th, 2023.

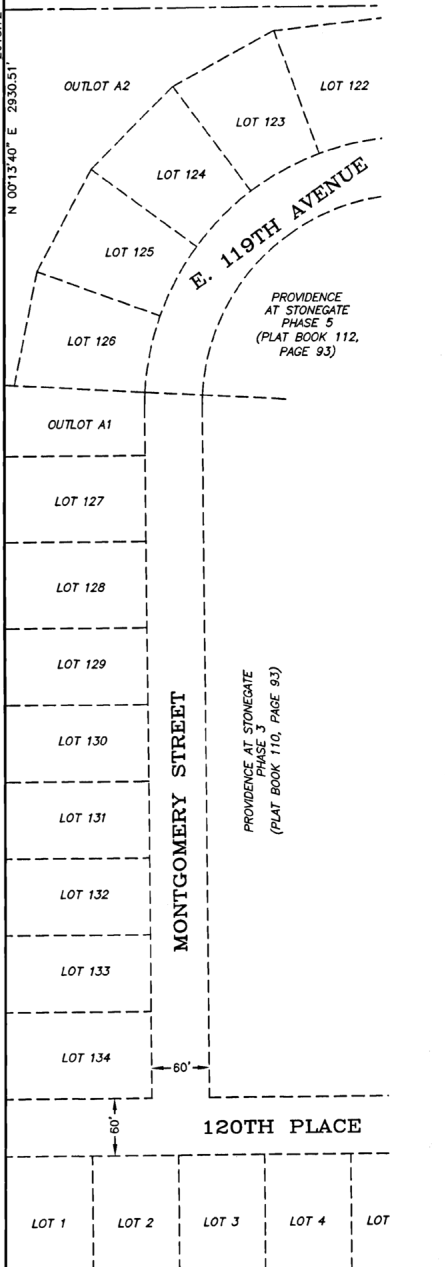
WINFIELD PLAN COMMISSION PRESIDENT: David Anderson SECRETARY: Tim Clayton

FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). ALL OF THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT SPECIAL FLOOD AREA DESIGNATED AS ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP 18089C0269E, EFFECTIVE DATE JANUARY 18, 2012 FOR THE TOWN OF WINFIELD, INDIANA COMMUNITY NUMBER 180515.

- LEGEND IRF KRULL - 5/8-INCH REBAR FOUND WITH 'KRULL' CAP KRULL & SON SURVEYING IRF DVG - 5/8-INCH REBAR FOUND WITH BLUE CAP STAMPED 'DVG TEAM INC. FIRM NO. 01220' IRF DVG - 5/8-INCH REBAR SET WITH BLUE CAP STAMPED 'DVG TEAM INC. FIRM NO. 01220' MAGF DVG - MAG NAIL FOUND WITH METAL WASHER STAMPED 'DVG TEAM INC. FIRM NO. 01220' MAGS DVG - MAG NAIL SET WITH METAL WASHER STAMPED 'DVG TEAM INC. FIRM NO. 01220' P.B. - PLAT BOOK S.F. - SQUARE FEET PG. - PAGE AC. - ACRES I.A.W.CO. - INDIANA AMERICAN WATER CO. C.P.T.C. - CROWN POINT TOWN AND COUNTRY CHRISTIAN CHURCH

SUBJECT PARCEL INFORMATION: THE SOLOMON FOUNDATION CORPORATE WARRANTY DEED DOC. NO. 2016 027284 REC. 5/5/2016 TAX ID. NO. 45-17-07-100-006-000-047 THE SOLOMON FOUNDATION CORPORATE WARRANTY DEED DOC. NO. 2018-035203 REC. 6/5/2018 TAX ID. NO. 45-17-17-100-006-000-047 THE SOLOMON FOUNDATION CORRECTIVE CORPORATE WARRANTY DEED DOC. NO. 2023-012444 REC. 5/9/2023 TAX ID. NO. 45-17-17-100-004-000-047 OWNER AND SUBDIVIDER: THE SOLOMON FOUNDATION 16965 PINE LANE, SUITE 200 PARKER, CO 80134 ENGINEER AND SURVEYOR: DVG TEAM, INC. 1155 TROUTWINE ROAD CROWN POINT, INDIANA 46307

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER JUN 28 2023 PEGGY HOUNGA KATONA LAKE COUNTY AUDITOR



REFERENCE BOUNDARY INFORMATION TO PLAT OF SURVEY BY DVG TEAM, INC., JOB NO. 521-1166, DATED 8/3/21, RECORDED ON JANUARY 27, 2023 IN SURVEY BOOK 39, PAGE 75 AS DOCUMENT NUMBER 2023-004266 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

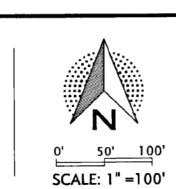
SURVEYOR'S CERTIFICATION: I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 14, 2023; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



B117-722

Table with columns: FB/PG, FILE NO., DRAWN BY, DATE, SECTION, COUNTY, PROJECT NO.

SOLOMON FOUNDATION



LIFEWELL CHURCH FINAL PLAT WINFIELD, IN 46307 PART OF THE N.W. 1/4, SECTION 17-34-7

Table with columns: DATE, REVISIONS AND NOTES.

DVG TEAM, Inc 1155 Troutwine Road Crown Point, IN 46307 P: (219) 662-7710 F: (219) 662-2740 www.dvgteam.com

