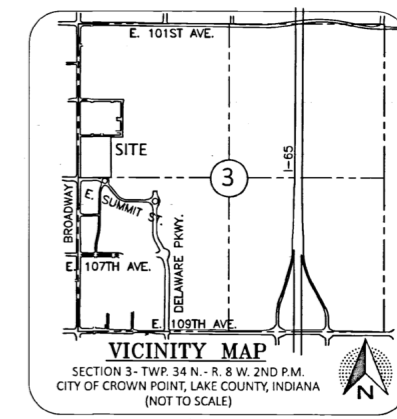


NOT AN OFFICIAL DOCUMENT
CEDARHURST CROWN POINT SUBDIVISION
AN ADDITION TO THE CITY OF CROWN POINT INDIANA

B117-P84



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

Table with 2 columns: DATE, REVISIONS AND NOTES. Includes a table for recording corrections.

PARCEL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA;
EXCEPT THE NORTH 600 FEET THEREOF CONVEYED BY TRUSTEE'S DEED RECORDED DECEMBER 9, 1987 AS INSTRUMENT NO. 953762 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA;

ALSO EXCEPTING THEREFROM, THE REAL ESTATE CONVEYED BY TRUSTEE'S DEED RECORDED FEBRUARY 29, 1996 AS INSTRUMENT NO. 96013568 IN THE LAKE COUNTY RECORDS, AS FOLLOWS:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 47 MINUTES 50 SECONDS EAST 42.43 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, WHICH POINT OF BEGINNING IS ON THE EAST BOUNDARY OF S. R. 53; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST 729.44 FEET ALONG THE BOUNDARY OF SAID S. R. 53 TO THE NORTH LINE OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS EAST 20.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 281.02 FEET; THENCE SOUTH 27 DEGREES 53 MINUTES 46 SECONDS EAST 118.53 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 75.00 FEET; THENCE SOUTH 65 DEGREES 18 MINUTES 22 SECONDS WEST 60.42 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 243.39 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST 20.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 0.512 ACRE, MORE OR LESS.

FURTHER, EXCEPTING THEREFROM, THE REAL ESTATE CONVEYED TO THE CITY OF CROWN POINT, INDIANA, BY WARRANTY DEED RECORDED MAY 18, 2017 AS INSTRUMENT NO. 2017-030788 IN THE LAKE COUNTY RECORDS, AS FOLLOWS:
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION OF THE NORTHWEST QUARTER, THENCE NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST, 62.43 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE EAST LINE OF BROADWAY (STATE ROAD NO. 53) AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 25 SECONDS EAST, 462.25 FEET ALONG SAID SOUTH LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND A CHORD THAT BEARS NORTH 71 DEGREES 57 MINUTES 35 SECONDS WEST, 126.61 FEET; THENCE NORTHWESTERLY 142.83 FEET ALONG SAID CURVE TO A LINE 40 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 37 MINUTES 25 SECONDS WEST, 342.44 FEET ALONG SAID 40 FOOT PARALLEL LINE TO SAID EAST LINE OF BROADWAY; THENCE SOUTH 00 DEGREES 49 MINUTES 47 SECONDS EAST, 40.00 FEET ALONG SAID EAST LINE OF BROADWAY TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.43 ACRE MORE OR LESS.

DEDICATION STATEMENT:

IT, EASTSIDE PROPERTY COMPANY, LLC, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAN HERON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CEDARHURST CROWN POINT SUBDIVISION. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. FRONT AND SIDEYARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING STRUCTURE.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT, ALL 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, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" OR "APPURTENANT UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERLAND LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS, GARDENS, SHRUBS, LANDSCAPING, AND/OR OTHER PURPOSES WHICH INTERFERE WITH THE USE OF SAID EASEMENT SHALL BE PLACED ON SAID EASEMENT.

DRAINAGE EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF CROWN POINT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE BASINS, SWALES, DITCHES, OR WATERWAYS, UPON AND ALONG THE PARCELS OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" OR "APPURTENANT DRAINAGE EASEMENT" FOR THE PURPOSE OF STORING, HANDLING AND TRANSPORTING THE STORM WATER RUNOFF.

DETENTION EASEMENT:

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF CROWN POINT ON THE AREA IDENTIFIED ON THE PLAT AND MARKED "DETENTION EASEMENT" FOR PURPOSES OF STORM WATER MANAGEMENT. THE STORMWATER MANAGEMENT POND WITHIN THE DETENTION EASEMENT SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH ALL CITY OF CROWN POINT CODES AND ORDINANCES. IN THE EVENT THAT THE OWNER FAILS TO MAINTAIN THE STORMWATER MANAGEMENT POND WITHIN THE DETENTION EASEMENT IN ACCORDANCE WITH CITY OF CROWN POINT CODES AND ORDINANCES AND THE CITY OF CROWN POINT IS REQUIRED TO TAKE ACTION RELATED TO SUCH MAINTENANCE, THE OWNER SHALL BE REQUIRED TO REIMBURSE THE CITY OF CROWN POINT FOR ALL SUCH COSTS AND EXPENSES. NO VEHICLE ACCESS SHALL BE ALLOWED ON THE DETENTION EASEMENT EXCEPT FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE DETENTION FACILITIES.

DATED THIS 9TH DAY OF FEBRUARY, 2024.

EASTSIDE PROPERTY COMPANY, LLC

BY: Ryan Peters
(SIGNATURE)

RYAN PETERS
(PRINTED NAME)

ITS Authorized Representative

ACKNOWLEDGMENT:

STATE OF INDIANA)
COUNTY OF LAKE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED

RYAN PETERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES EXPRESSED THEREIN.

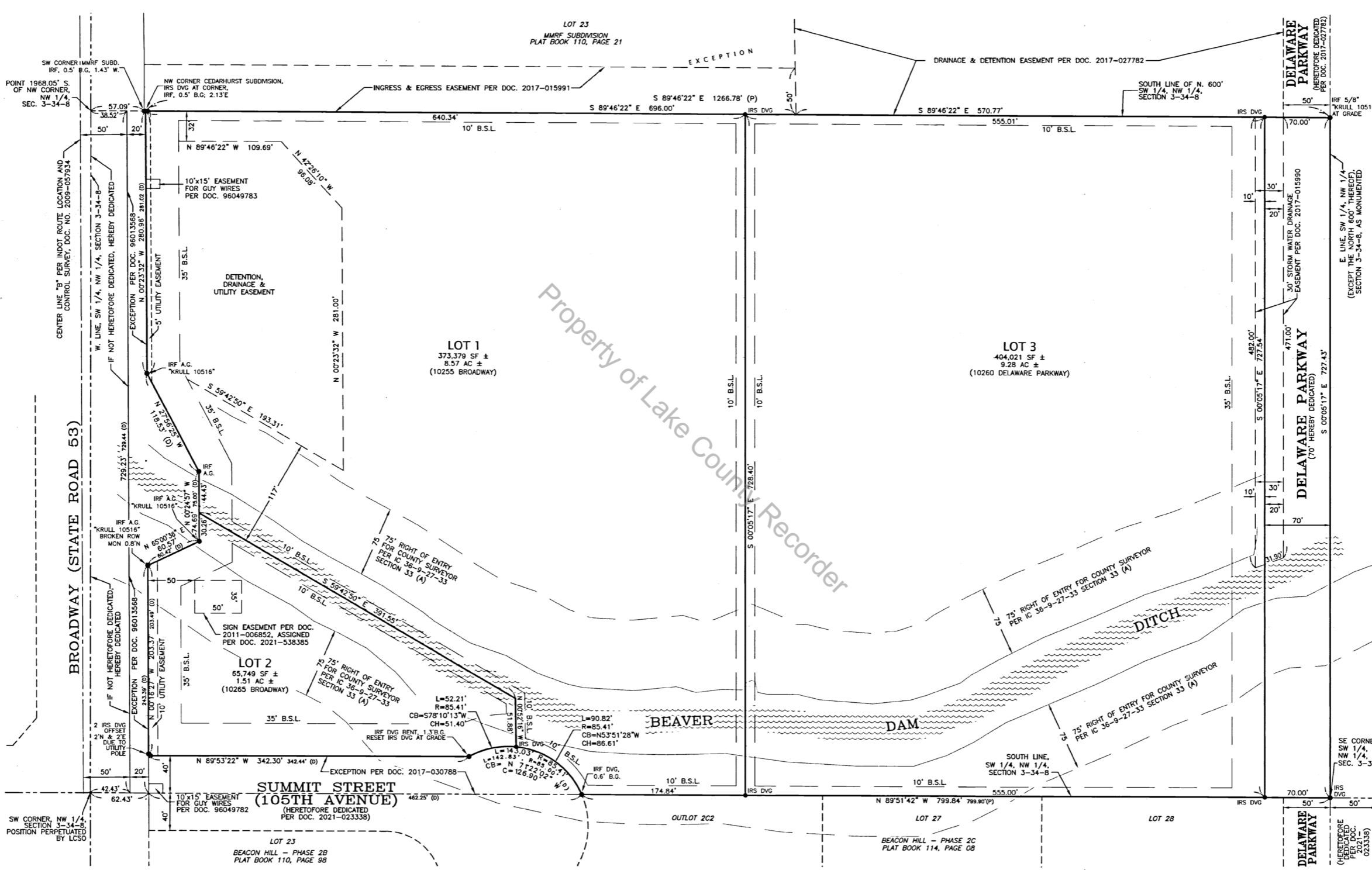
WITNESS MY HAND AND NOTARIAL SEAL

THIS 9TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC: SANDRA R. MASON

MY COMMISSION EXPIRES: 1/8/29

COUNTY OF RESIDENCE: LAKE



SUBJECT PARCEL INFORMATION: ENGINEER AND SURVEYOR:
TAX ID: 45-16-03-100-007-000-042 DVG TEAM, INC.
EASTSIDE PROPERTY COMPANY, LLC
1155 TROUTWINE ROAD
CROWN POINT, IN 46307
WARRANTY DEED DOCUMENT NO. 2017-030788
RECORDED 5/18/2017
OWNER AND SUBDIVIDER:
EASTSIDE PROPERTY COMPANY, LLC
3535 BROADWAY
GARY, IN 46409

PARCEL AREA:
894,072 SQUARE FEET ±
20.53 ACRES ±
AREA TO BE DEDICATED:
50,924 SQUARE FEET ±
1.17 ACRES ±

DULY ENTERED FOR TAXATION BY THE
FINAL ACCEPTANCE FOR TRANSFER
FEB 23 2024
PEGGY HOUNG, CLERK
LAKE COUNTY ALDERS

LEGEND
SUBJECT BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
CENTER LINE
IRS 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 120"
DVG PLAT
IRS 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 120"
IRF IRON ROD FOUND
(D) DEED A.G. ABOVE GRADE
DOC. DOCUMENT B.G. BELOW GRADE
(P) PLAT B.S.L. BUILDING SETBACK LINE
L ARC LENGTH CH CHORD DISTANCE
R RADIUS CB CHORD BEARING
WATER
SURVEY MONUMENT FOUND OR SET
RIGHT-OF-WAY MARKER

NOTE: NO DISTANCE SHOULD BE ASSUMED BY SCALING METHODS ON THIS PLAT.

REFERENCE IS MADE TO AN ALTA/NSPS LAND TITLE SURVEY OF THE SUBJECT PARCEL BY DVG TEAM, INC., JOB NO. 23-0009, RECORDED IN SURVEY BOOK 40, PAGE 43 AND RECORDED AS INSTRUMENT NUMBER 2023-017118 ON JULY 12, 2023 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, OR ANY LINES LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

STATE OF INDIANA)
COUNTY OF LAKE)

I, THOMAS J. MICHALAK, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON MAY 11, 2023; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

THOMAS J. MICHALAK, P.S.
INDIANA LICENSE NO. LS20700047
DATE OF PLAT: JANUARY 3, 2024



ENGINEERING DEPARTMENT

STATE OF INDIANA)
COUNTY OF LAKE)

I, Douglas Britz, ENGINEERING SUPERINTENDENT FOR THE CITY OF CROWN POINT HAVE REVIEWED AND ACCEPTED THE FINAL ENGINEERING PLANS AND THIS PLAT AS BEING GENERALLY IN CONFORMANCE WITH THE CITY OF CROWN POINT STANDARDS AND ORDINANCES. HOWEVER, THE ENGINEERING SUPERINTENDENT AND THE CITY OF CROWN POINT DO NOT ACCEPT ANY LIABILITY FOR ENGINEERING OR CONSTRUCTION ERRORS OR OMISSIONS.

THIS 13 DAY OF FEB, 2024.

DOUGLAS BRITZ
ENGINEERING SUPERINTENDENT
DOUGLAS BRITZ
(PRINTED NAME)

SUBMITTED TO, ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF CROWN POINT, INDIANA

THIS 23 DAY OF February, 2024.

JOHN MARSHALL
(PRINTED NAME)

JOHN MARSHALL
(PRINTED NAME)

CEDARHURST CROWN POINT SUBDIVISION
NE CORNER BROADWAY, SUMMIT STREET
CROWN POINT, INDIANA 46307
FINAL PLAT

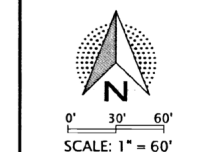


Table with 2 columns: DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO. Includes information for DAR, 11/30/23, 3-34-8, LAKE, IN, 23-0009.