

PRELIMINARY PLAT of ZEIGLER SUBARU SCHERERVILLE SUBDIVISION

DESCRIBES AS FOLLOWS:

PART OF THE SW 1/4 SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M. AND PART OF THE NW 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13 AND 1,211.20 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 38 SECONDS WEST AND PARALLEL TO THE WEST LINE OF SAID SECTION 13 FOR A DISTANCE OF 1,403.21 FEET MORE OR LESS TO THE CENTER LINE OF A 40 FOOT ROAD AS PER PLAT OF BREEZY HILL SUBDIVISION; THENCE NORTH 89 DEGREES 31 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF SAID 40 FOOT ROAD 531.34 FEET MORE OR LESS TO A POINT 914 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 SAID SECTION 13; THENCE SOUTH 00 DEGREES 12 MINUTES 14 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 13, A DISTANCE OF 1,403.16 FEET TO THE SOUTH LINE OF SAID SECTION 13 AND THE NORTH LINE OF SECTION 24; THENCE SOUTH 00 DEGREES 18 MINUTES 09 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 24 A DISTANCE OF 894.53 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY #30; THENCE NORTH 71 DEGREES 21 MINUTES 36 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID HIGHWAY 597.92 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 45 SECONDS EAST, 699.39 FEET TO THE POINT OF BEGINNING, CONTAINING 17.179 ACRES IN SECTION 13 AND 10.099 ACRES IN SECTION 24, FOR A TOTAL OF 27.278 ACRES.

EXCEPTING THEREFROM:

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1211.20 FEET TO A POINT ON THE EAST LINE OF FOX RUN ESTATE, UNIT 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 08 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID FOX RUN ESTATES, 1403.29 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 5 ACRES OF THE NORTH 1/2 OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID FOX RUN ESTATES AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 26 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH 5 ACRES OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 531.31 FEET TO A POINT ON THE WEST LINE OF THE EAST 914.0 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE, 1000.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 21 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 533.80 FEET TO A POINT ON THE EAST LINE OF SAID FOX RUN ESTATES; THENCE NORTH 00 DEGREES 08 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID FOX RUN ESTATES, 1000.02 FEET TO THE POINT OF BEGINNING.

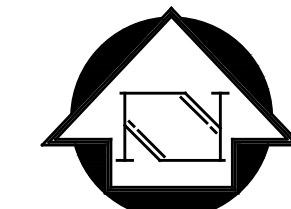
TOTAL AREA = 657,775 SQ.FT. (15.100 ACRES)

NOTES:

- DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
- INFORMATION ON SURVEY BASED ON CHICAGO TITLE INSURANCE COMMITMENT NO. CTNW2201423, REVISION 1 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2022.
- P.I.N. 45-11-24-126-001.000-036.
- PROPERTY IS VACANT WITH THE EXCEPTION OF BILLBOARD SIGN, IN THE SOUTHEAST CORNER OF THE PROPERTY.
- COMMON ADDRESS FOR SUBJECT PROPERTY IS NOT IDENTIFIED. VACANT PROPERTY, U.S. ROUTE 30
- PROPERTY IS CURRENTLY ZONED C-3 HIGHWAY COMMERCIAL AND O-5 OPEN SPACE. PROPERTY TO BE REZONED TO ALL C-3 HIGHWAY COMMERCIAL.

Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MaB2	Marham silt loam, 2 to 6 percent slopes, eroded	6.5	42.9%
OzaB	Ozaukee silt loam, 2 to 6 percent slopes	0.6	4.2%
OzC3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	0.4	2.5%
Pc	Pewamo silty clay loam	7.6	50.4%
Totals for Area of Interest		15.1	100.0%

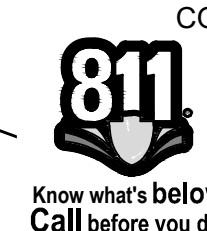


GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

—	SANITARY SEWER LINE (Flow)
—	STORM SEWER LINE (Flow)
—	WATER LINE
—	UNDERGROUND TELEPHONE CABLE
—	UNDERGROUND ELECTRIC CABLE
—	UNDERGROUND GAS LINE
—	UNDERGROUND LIGHT CABLE
—	UNDERGROUND FIBER OPTIC LINE
—	OVERHEAD ELECTRIC LINE
—	FENCE LINE
—	CONCRETE CURB & GUTTER
—	DEPRESSED CURB
⊙	SANITARY SEWER MANHOLE
⊙	EXISTING COMBINED SANITARY/STORM MANHOLE
⊙	ELECTRIC MANHOLE
⊙	TELEPHONE MANHOLE
⊙	STORM SEWER MANHOLE
⊙	WATER MANHOLE
⊙	TRAFFIC MANHOLE
⊙	WATER VALVE IN VAULT
⊙	WATER VALVE
⊙	STORM SEWER INLET
⊙	STORM SEWER CATCH BASIN
⊙	FIRE HYDRANT
⊙	TRANSFORMER BOX/PAD
⊙	TRAFFIC SIGNAL
⊙	GAS LINE MARKER
⊙	GAS METER
⊙	GUY ANCHOR
⊙	ELECTRIC METER
⊙	BUFFALO BOX
⊙	LIGHT
⊙	POWER POLE
⊙	HAND HOLE
⊙	SOIL BORING
⊙	TELEPHONE BOX / PAD
⊙	GAS VALVE
⊙	SIGN
⊙	HANDICAP PARKING SPACE
⊙	DECIDUOUS TREE
⊙	EVERGREEN
⊙	BUSH/HEDGE
⊙	PINE TREES
⊙	EXISTING GROUND ELEVATION
⊙	EXISTING CONTOUR GRADE
⊙	RECORDED DISTANCE



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CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME LAKE
CITY / TOWNSHIP SCHERERVILLE, ST. JOHN
SEC & 1/4 SEC No. SW 1/4 SEC. 13-35-9 / NW 1/4 SEC. 24-35-9
48 HOURS (2 working days) BEFORE YOU DIG

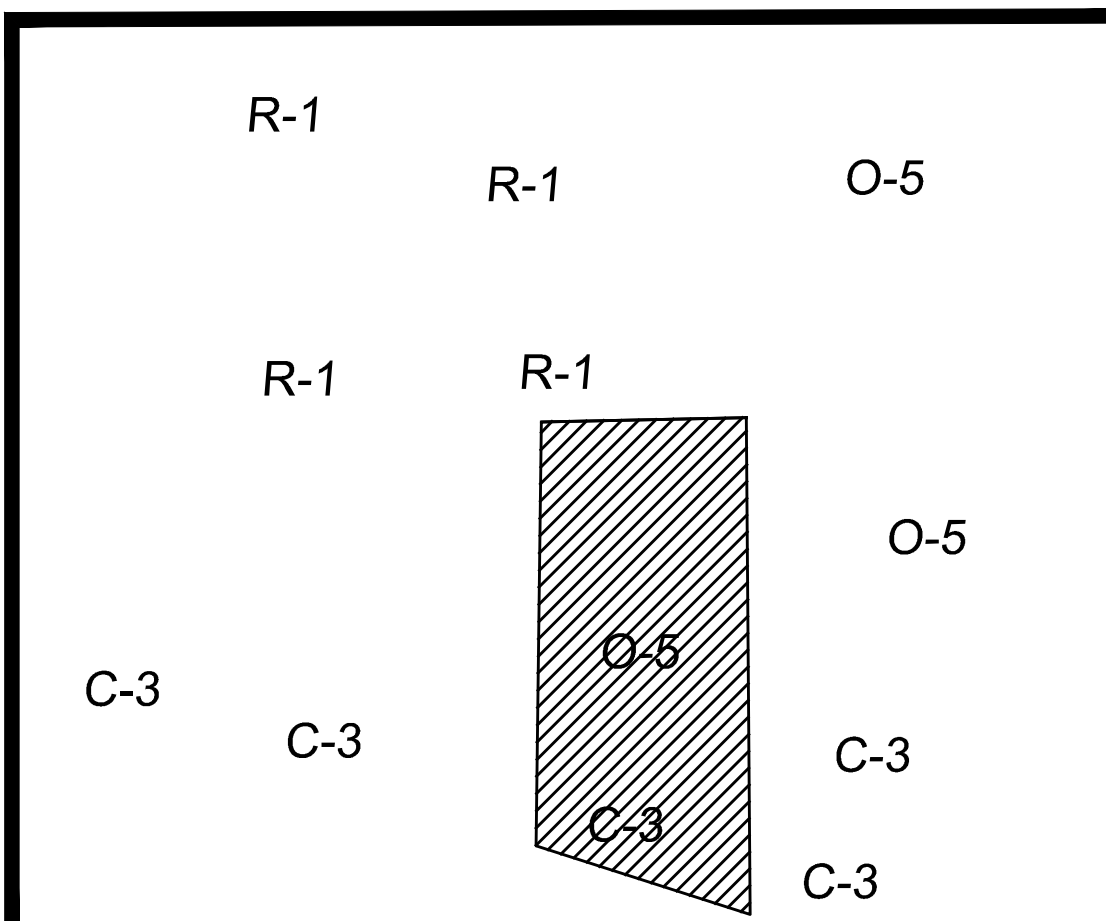
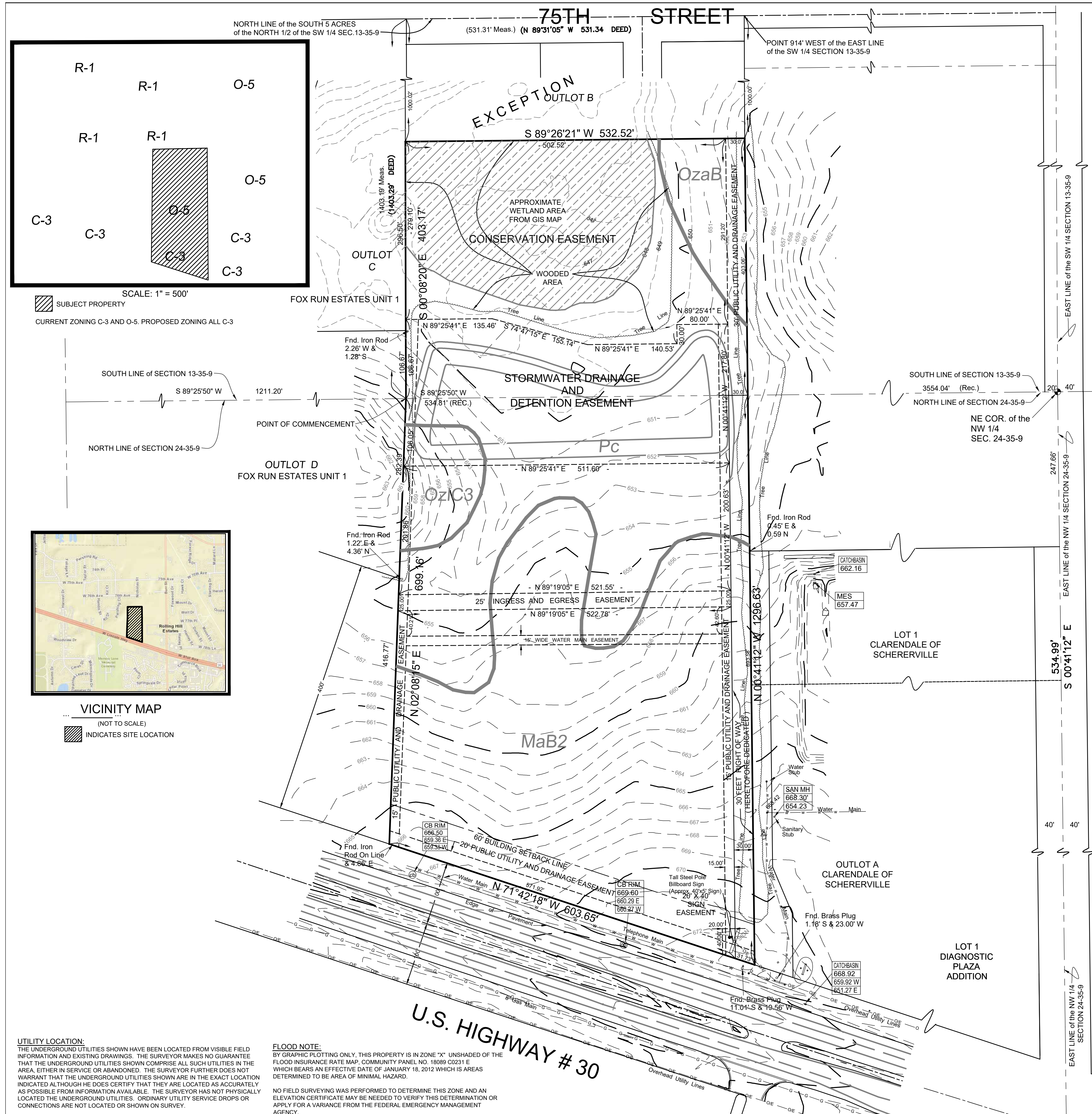
Dated: _____ A.D. 2022
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: PAUL R. STANCATO
Indiana Registered Land Surveyor No. LS29900026 (exp. 11-30-22)

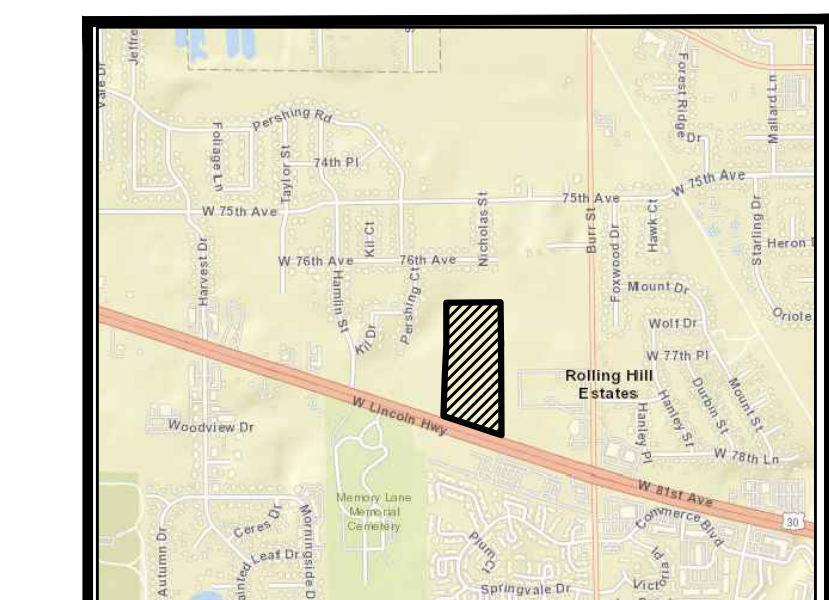


7-15-22

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22-028



SCALE: 1" = 500'
SUBJECT PROPERTY
CURRENT ZONING C-3 AND O-5. PROPOSED ZONING ALL C-3

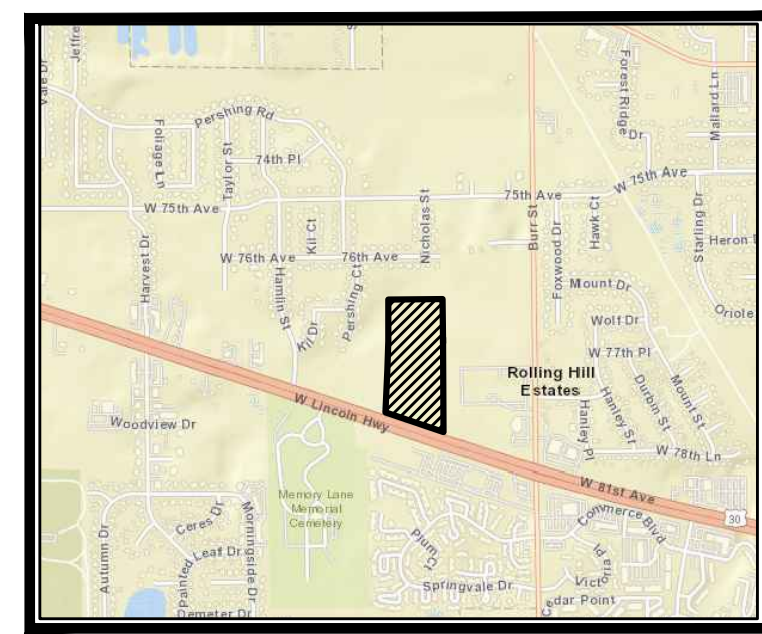


VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

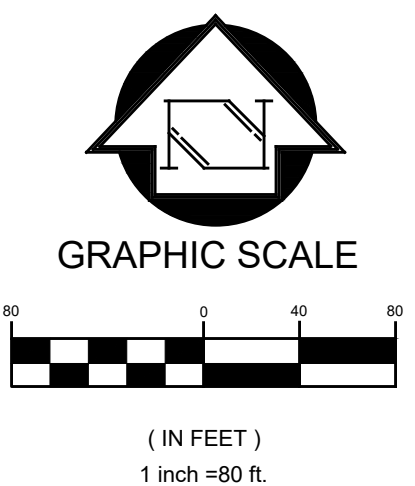
UTILITY LOCATION:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ORDINARY UTILITY SERVICE DROPS OR CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 18089 C0231 E WHICH BEARS AN EFFECTIVE DATE OF JANUARY 18, 2012 WHICH IS AREAS DETERMINED TO BE AREA OF MINIMAL HAZARD.

NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



VICINITY MAP (NOT TO SCALE) INDICATES SITE LOCATION



GRAPHIC SCALE (IN FEET) 1 inch = 80 ft.

FINAL PLAT of ZEIGLER SUBARU SCHERERVILLE SUBDIVISION

DESCRIBES AS FOLLOWS:

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TOTAL AREA = 657,775 SQ.FT. (15.100 ACRES)

DEDICATION CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS AN ADDITION TO THE TOWN OF SCHERERVILLE, LAKE COUNTY, STATE OF INDIANA. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES 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 PROPERTY LINES OF STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT. ALL EASEMENTS SHOWN THEREON SHALL INURE TO THE BENEFIT OF THE TOWN AND THE PUBLIC OR QUASI-MUNICIPAL UTILITIES. WITHIN THESE EASEMENTS, NO STRUCTURE, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN, WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGHOUT DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY JUDICIAL PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNER OF THE LOT IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS DAY _____ OF _____, 2022.

SIGNATURE _____
SIGNATURE _____
SIGNATURE _____

NOTARY PUBLIC
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES: _____, 2022.

CERTIFICATE OF APPROVAL

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY I.C. 36-7-4-700, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE OR AMENDMENTS THERETO ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TOWN PLAN COMMISSION OF SCHERERVILLE, INDIANA, AT A MEETING HELD _____, 2022.

PLAN COMMISSION

PRESIDENT

SECRETARY

NOTARY PUBLIC

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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

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.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES: _____, 2022.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I, PAUL R. STANCATO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OR REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON _____ THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

JOSEPH A. SCHUDT & ASSOCIATES (184-001172)
9455 ENTERPRISE DRIVE
MOKENA, IL 60448
Phone: 708-720-1000



BY: _____
Indiana Professional Land Surveyor License No. LS29900026

License Expires: _____

8-19-22
7-19-22
7-15-22

Sheet 2 of 2
22-028

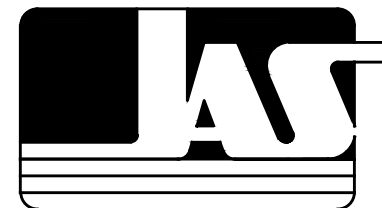
PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE TOWN OF SCHERERVILLE, AND PUBLIC UTILITY COMPANIES, INCLUDING AMERITECH, AT&T, COMCAST 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 UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS AND OTHER APPLIANCES IN, UPON OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, GAS, WATER, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS 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 PAVINGS, CURBS, SIDEWALKS, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO INSTALL, PLACE AND MAINTAIN STORMWATER MANAGEMENT WITH ALL NECESSARY OTHER APPURTENANCES IN, UPON OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH STORMWATER MANAGEMENT, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, TOGETHER WITH ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH STORMWATER MANAGEMENT FACILITIES. NO PERMANENT BUILDINGS, PAVING, CURBS OR SIDEWALKS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH AND SUPPORT THE USE OF SAID EASEMENT FOR SUCH STORMWATER MANAGEMENT PURPOSES.

PLAT PREPARED BY AND RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Mail Future Tax Bills To: _____, INDIANA