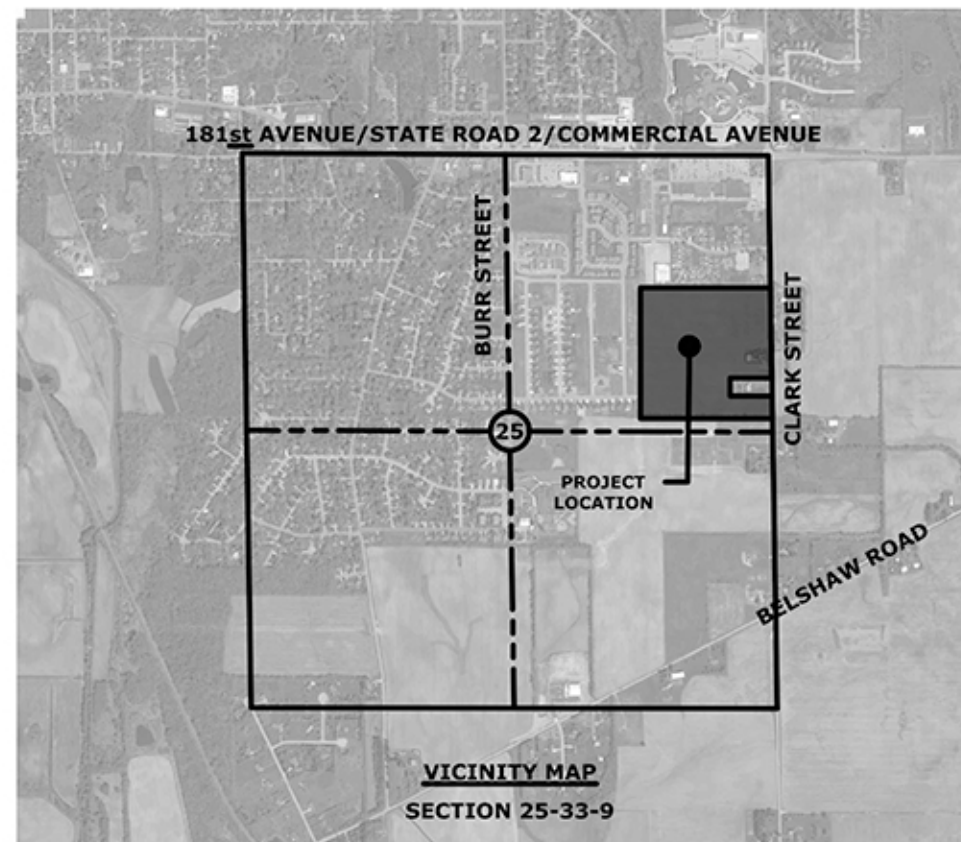
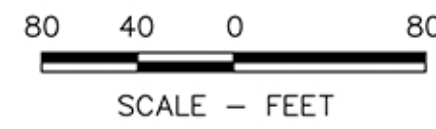




Beverly Estates Unit II - Phase I



Legal Description

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 9 WEST, OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (RECORDED AS WARRANTY DEED NO. 311572). THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING 250.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ON THE EAST LINE OF SAID SECTION; THENCE NORTH 125.00 FEET ON SAID EAST LINE; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID SECTION A DISTANCE OF 425.00 FEET; THENCE SOUTH 125.00 FEET PARALLEL TO SAID EAST LINE; THENCE EAST PERPENDICULAR TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 425.00 FEET TO THE PLACE OF BEGINNING.

"We the undersigned, Lifehouse Development LLC, owners of real estate shown and described herein, do hereby certify that we have laid off, plotted and subdivided, and do hereby lay off, plot and subdivide real estate in accordance with the within plot. This subdivision shall be known and designated as "Beverly Estates Unit II - Phase I". All streets, alleys, parks and other public lands shown and not heretofore dedicated, area hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plot, between which lines and the property lines of the street, there shall be erected or maintained no building structure.

Witness my hand and seal this _____ day of _____, 2021

Lifehouse Development LLC

State of Indiana, County of Lake } S.S.

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and seal this _____ day of _____, 2021

Notary Public

A Resident of _____ County

My Commission Expires _____

Submitted to and accepted by the Town of Lowell, by its Town Council this _____ day of _____, 2021

President

Vice-President

Attest:

Submitted to, approved and accepted by the Planning Commission of the Town of Lowell, Lake County, Indiana this _____ day of _____, 2021

President

Secretary

Surveyor's Certificate

I, Douglas F. Homeier, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plot correctly represents survey field work completed by me on April 12, 2021 that all monuments shown thereon actually exist and that their location, size, type and material are accurately shown.

Douglas F. Homeier

Douglas F. Homeier, REGISTERED LAND SURVEYOR #20300033

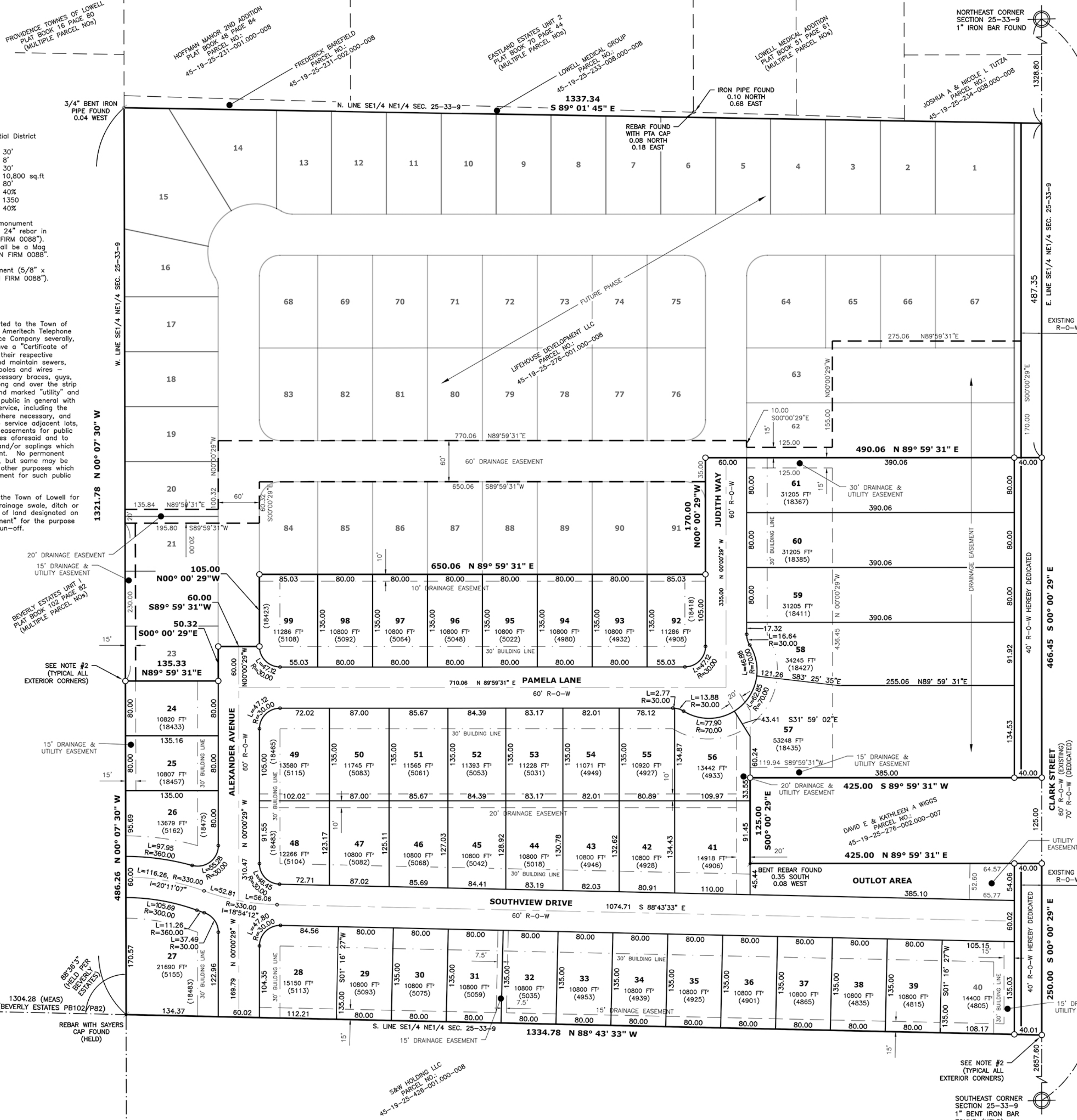


Plat Notes

- All lots are subject to the Town of Lowell Residential District (R2) requirements:
 - Front-Yard Setbacks: 30'
 - Side-Yard Setbacks: 8'
 - Rear-Yard Setbacks: 30'
 - Lot Area: 10,800 sq.ft
 - Lot Width (minimum): 80'
 - Lot Coverage (maximum): 40%
 - Sq.Ft. Living Area (minimum): 1350
 - Ground Floor Area (minimum of living area): 40%
- All exterior corners that do not have an existing monument found shall be set with a new monument (5/8" x 24" rebar in concrete and identification cap labeled "MCMAHON FIRM 0088"). If a monument is to be set in asphalt, then it shall be a Mag Nail with an identification washer labeled "MCMAHON FIRM 0088".
- All interior corners shall be set with a new monument (5/8" x 24" rebar and identification cap labeled "MCMAHON FIRM 0088").

Easement Notes

- A utility easement is hereby granted to the Town of Lowell, all public utility companies including Ameritech Telephone Company 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, along and over the strip or strips of land designated on this plot and marked "utility" and "easement" for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to utilize the street right-of-way where necessary, and to overland lots with aerial service wires to service adjacent lots, together with the right to enter upon said easements for public utilities at all times for any and all purposes aforesaid and to trim and keep trimmed any trees, shrubs and/or saplings which may 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 which do not interfere with the use of said easement for such public utility purposes.
- A drainage easement is hereby granted to the Town of Lowell for the installation and/or maintenance of a drainage swale, ditch or waterway upon or along the strip or strips of land designated on the plot and marked "drainage" and "easement" for the purpose of storage or conveyance of storm water run-off.



MCMAHON
ENGINEERS ARCHITECTS

962 South State Road 2
Valparaiso, Indiana 46385
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mcm@mcmgrp-in.com

NO.	DATE	REVISION

Section 25, Township 33 North, Range 9 West
Town of Lowell, Lake County, Indiana
Beverly Estates Unit II - Phase I Secondary Plat

DESIGNED	DFH	DRAWN	KMC
PROJECT NO.	L5000-05-19-00107		
DATE	05/28/2021		
SHEET NO.	SP		