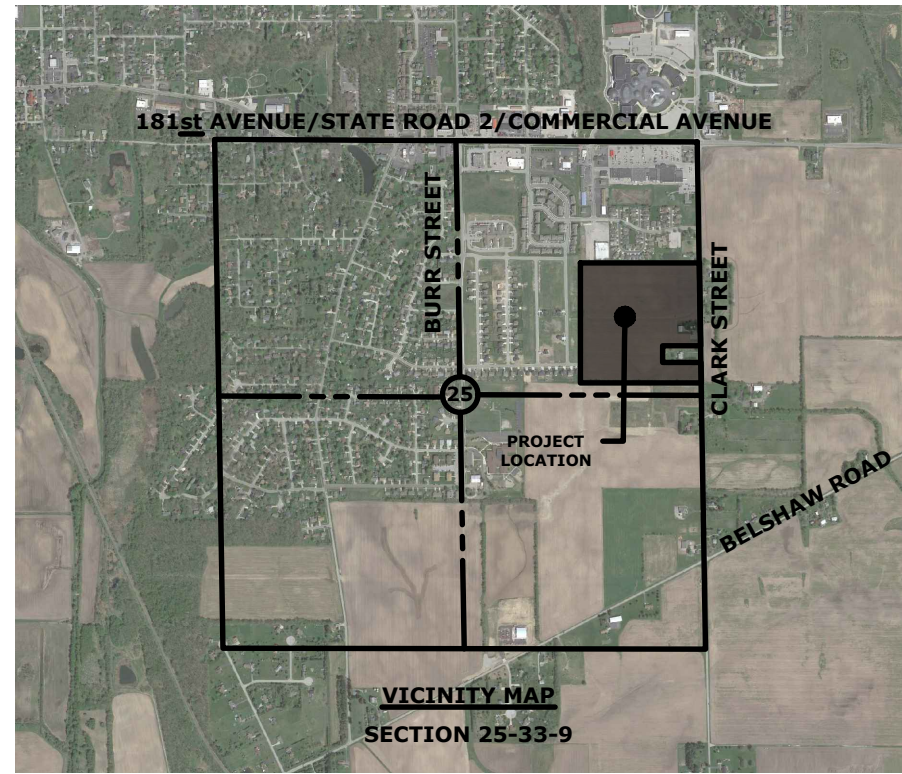




Beverly Estates Unit II – Phase II

80 40 0 80
SCALE – FEET



Unit II Phase II Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 9 WEST, OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER, THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER, 487.35 FEET TO A POINT ON THE NORTH LINE OF BEVERLY ESTATES UNIT 2 PHASE I, AS RECORDED IN PLAT BOOK 114 PAGE 97 IN THE OFFICE OF THE RECORDER IN SAID LAKE COUNTY; THENCE ALONG THE NORTH LINE OF SAID PHASE I, THE FOLLOWING THREE COURSES, THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS WEST, 490.06 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, 170.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS WEST, 165.03 FEET TO THE NORTHWEST CORNER OF LOT 93 IN SAID PHASE I; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS WEST 525.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, 20.09 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, 143.20 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE, 635.10 FEET TO THE POINT OF BEGINNING, CONTAINING 7.99 ACRES MORE OR LESS, ALL IN LAKE COUNTY, INDIANA

"We the undersigned, Lifehouse Development LLC, owners of real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plot and subdivide real estate in accordance with the within plat. This subdivision shall be known and designated as "Beverly Estates Unit II – Phase II". 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 plat, 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 _____, 2024

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 _____, 2024

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 _____, 2024

President _____ Vice-President _____

Attest:

Submitted to, approved and accepted by the Planning Commission of the Town of Lowell, Lake County, Indiana this _____ day of _____, 2024

President _____ Secretary _____

Surveyor's Certificate

I, Douglas F. Homier, 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 survey field work completed by me on July 26, 2024 that all monuments shown therein actually exist and that their location, size, type and material are accurately shown.

Douglas F. Homier
Douglas F. Homier, 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, Indiana American Water 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 plat 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 overlaid 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 plat and marked "drainage" and "easement" for the purpose of storage or conveyance of storm water run-off.

SOUTHWEST CORNER NORTHEAST QUARTER SECTION 25-33-9 IRON BAR WITH SAYERS CAP FOUND



88'6" (HELD PER BEVERLY ESTATES)

REBAR WITH SAYERS CAP FOUND (HELD)

1304.28 (MEAS) 1304.39 (BEVERLY ESTATES PB102/P82)

S&W HOLDING LLC PARCEL NO. 45-19-25-428-001,000-008

3/4" BENT IRON PIPE FOUND 0.04 WEST

PROVIDENCE TOWNSHIP OF LOWELL PLAT BOOK 116 PAGE 80 (MULTIPLE PARCEL NOS)

HORTMAN MANOR 2ND ADDITION PLAT BOOK 46 PAGE 84 PARCEL NO. 45-19-25-231-001,000-008

FREDERICK BARFIELD PARCEL NO. 45-19-25-231-002,000-008

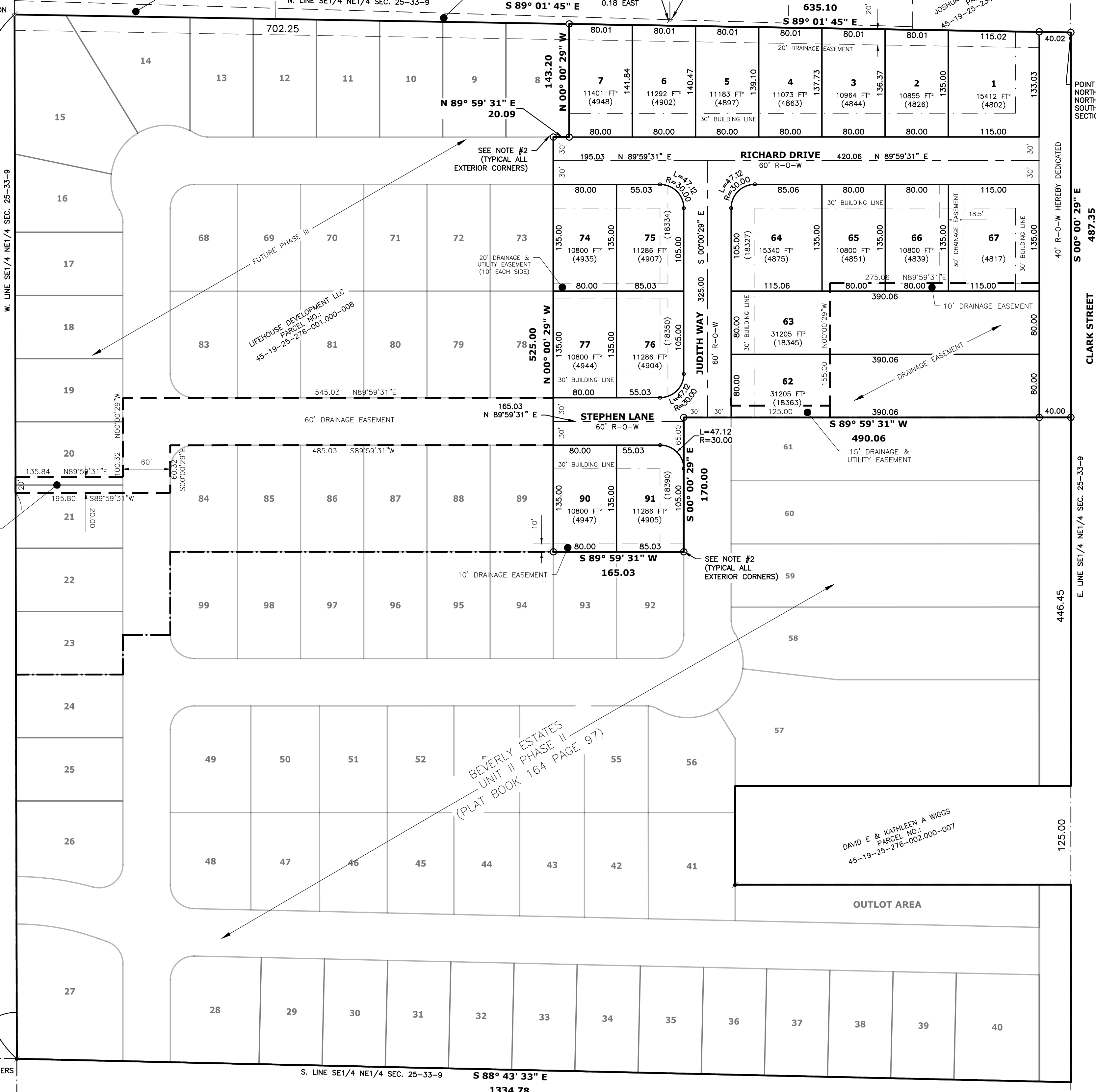
EASTLAND ESTATES UNIT 2 PLAT BOOK 70 PAGE 44 (MULTIPLE PARCEL NOS)

LOWELL MEDICAL GROUP PARCEL NO. 45-19-25-233-008,000-008

LOWELL MEDICAL ADDITION PLAT BOOK 51 PAGE 61 (MULTIPLE PARCEL NOS)

NORTHEAST CORNER SECTION 25-33-9 1" IRON BAR FOUND

SOUTHEAST CORNER SECTION 25-33-9 1" IRON BAR FOUND (HELD)



MCMAHON
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mcm@mcgrp-in.com

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NO.	DATE	REVISION

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

DESIGNED DFH	DRAWN KMC
PROJECT NO. LS0000-05-19-00107	
DATE 07/31/2024	
SHEET NO. SP	