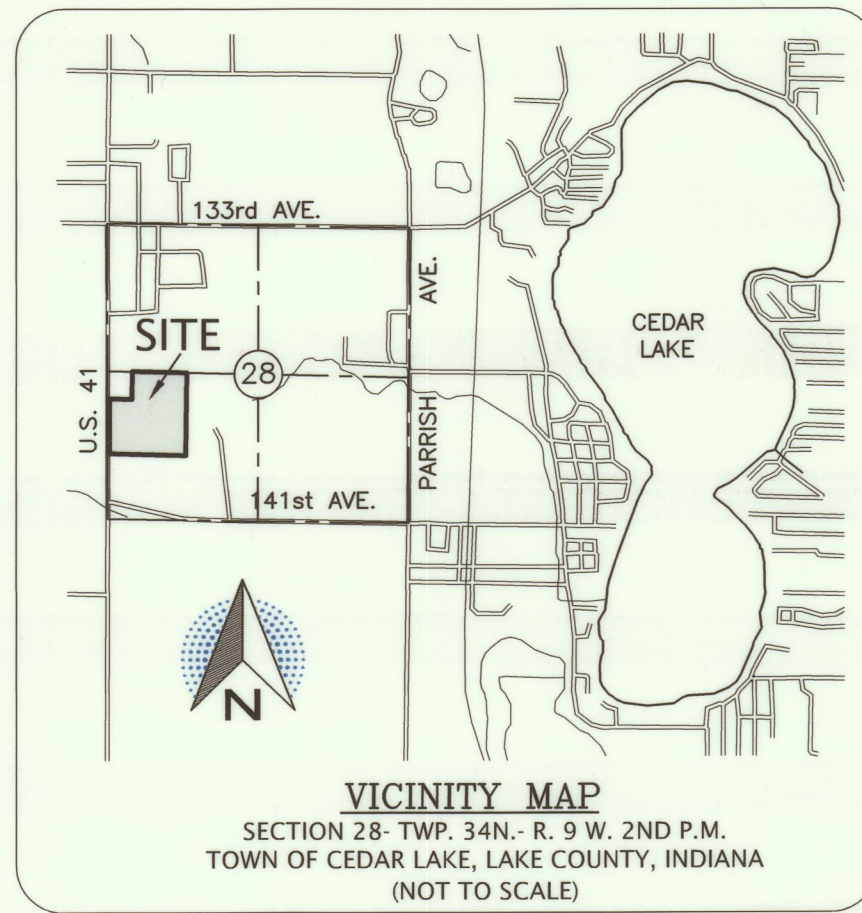


# LAKEVIEW BUSINESS PARK

AN ADDITION TO CEDAR LAKE, LAKE COUNTY, INDIANA



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

DATE	REVISIONS AND NOTES
6/10/2022	REV 1 - ACCESSIBLE PLAN REVIEW COMMENTS
7/5/2022	ADDED "W." TO STREETS

**PARCEL INFORMATION:**  
TAX ID. NO. 45-15-28-301-008-000-014  
E3 LLC  
TRUSTEE'S DEED  
DOC. NO. 2014-025322  
REC. 5/7/14

**PARCEL AREA:**  
1,465,454 SQ. FT. ±  
33.64 ACRES ±

**ENGINEER AND SURVEYOR:**  
DVG TEAM, INC.  
1155 TROUTWINE ROAD  
CROWN POINT, INDIANA 46307

**SUBDIVIDERS:**  
CLBD SOUTH LLC  
P.O. BOX 488  
DYER, INDIANA 46311

**E3 LLC**  
1341 MCCOY DRIVE  
SCHERERVILLE, INDIANA 46375

TAX ID. NO. 45-15-28-301-006-000-013 (NORTH)  
TAX ID. NO. 45-15-28-301-007-000-013 (SOUTH)  
CLBD SOUTH LLC  
TRUSTEE'S DEED  
DOC. NO. 2020-026371  
REC. 5/18/20

**LEGEND:**  
DVG - DVG TEAM, INC.  
DOC. - DOCUMENT  
NO. - NUMBER  
P.B. - PLAT BOOK  
REC. - RECORDED  
PG. - PAGE

**LEGEND:**  
IFF IRON PIPE FOUND  
IRF DVG 5/8" REBAR FOUND WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 120"  
IRS DVG 5/8" REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 120"  
IRF "TORRENGA" 5/8" REBAR FOUND WITH CAP STAMPED "TORRENGA"

NIPSCO - NORTHERN INDIANA PUBLIC SERVICE CO.  
D.&U.E. - DRAINAGE AND UTILITY EASEMENT  
B.S.L. - BUILDING SETBACK LINE

DVG - DVG TEAM, INC.  
DOC. - DOCUMENT  
NO. - NUMBER  
P.B. - PLAT BOOK  
REC. - RECORDED  
PG. - PAGE

**ENGINEER'S CERTIFICATION:**  
"I, DOUGLAS M. RETTIG, P.E. STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION."

*Douglas M. Rettig*  
DOUGLAS M. RETTIG, P.E.  
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042  
DATE: JUNE 27, 2022

**REFERENCE SURVEY:**  
REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY DVG TEAM, INC., JOB NO. S20-987, DATED OCTOBER 19, 2020, RECORDED AS DOCUMENT NUMBER 2020-081129 IN SURVEY BOOK 35, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. ALSO REFERENCE LOT 1 IN BEAR'S DEN ADDITION TO LAKE COUNTY, INDIANA, RECORDED AS DOCUMENT NUMBER 2009 024557 IN PLAT BOOK 103 PAGE 68. IN THE OFFICE OF THE RECORDER OF SAID COUNTY, IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLATS AND THIS PLAT.

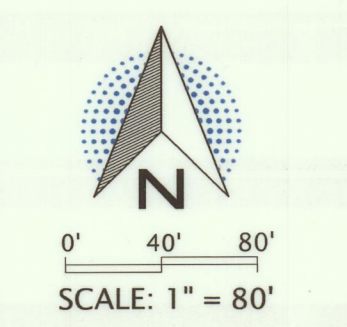
IT IS THE OPINION OF THE SURVEYOR THAT IT IS PROBABLE THAT THE INTERIOR MONUMENTS WILL BE DISTURBED BY CONSTRUCTION AND MASS GRADING. THE PERIMETER OF THE PREVIOUSLY RECORDED SURVEY OF WHICH THIS SUBDIVISION IS BASED IS MONUMENTED. THE SETTING OF THE INTERIOR MONUMENTS ARE HEREBY DELAYED UNTIL AFTER CONSTRUCTION IS COMPLETE OR UP TO TWO YEARS AFTER RECORDATION OF THIS PLAT, WHICHEVER OCCURS FIRST AS PRESCRIBED BY TITLE 865 IAC 1-12-18(I).

**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 JUNE 27, 2022; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

*Glen E. Boren*  
GLEN E. BOREN, P.S. NO. LS20000006

## LAKEVIEW BUSINESS PARK

14520 WICKER AVENUE  
CEDAR LAKE, INDIANA 46303  
FINAL PLAT



© COPYRIGHT DVG TEAM, INC.  
120-98720-987 Final Plat R.1.DWG

FB/PG	FILE NO.
	20-1032
DRAWN BY	DATE
DAR	4/5/22
SECTION	COUNTY, STATE
28-34-9	LAKE, IN
JOB NO.	
	S20-987

**PARCEL DESCRIPTION:**  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, EXCEPTING THE NORTHWEST CORNER, SAID EXCEPTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 883.17 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST; THENCE EAST 939.18 FEET; THENCE NORTH 444 FEET; THENCE WEST 939.18 FEET; THENCE SOUTH 444 FEET TO THE POINT OF BEGINNING.

ALSO  
LOT 1 IN BEAR'S DEN ADDITION TO LAKE COUNTY INDIANA, AS RECORDED IN PLAT BOOK 103 PAGE 68 AS DOCUMENT NUMBER 2009 024557 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

**DEED OF DEDICATION:**  
WE, THE UNDERSIGNED, CLBD SOUTH LLC AND E3 LLC, DO HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LAKEVIEW BUSINESS PARK, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

**DRAINAGE EASEMENT:** AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF CEDAR LAKE FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE SWALE, DITCH, UNDERGROUND STORM WATER PIPE, DRAINAGE STRUCTURES OR WATERWAY UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSES OF HANDLING STORM WATER RUNOFF.

**OUTLOT A, AS SHOWN ON THE PLAT (S) HEREBY GRANTED TO THE TOWN OF CEDAR LAKE AND HOMEOWNER'S ASSOCIATION (HOA) AS A PUBLIC DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON. OWNERSHIP OF THE OUTLOT IS HEREBY GRANTED TO THE HOA AND THE OUTLOT SHALL BE MAINTAINED BY THE HOA IN ACCORDANCE WITH ALL TOWN OF CEDAR LAKE ORDINANCES AND THE OPERATIONS AND MAINTENANCE MANUAL FOR THE SUBDIVISION. IN THE EVENT THE HOA BECOMES DEFUNCT, NON-OPERATIONAL, INSOLVENT, OR SIMILARLY SITUATED; THE RESPONSIBILITY FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF ANY REAL ESTATE TAXES AND ASSESSMENTS LEVIED UPON OR RELATED TO THE OUTLOT A SHALL BE THE EQUAL RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER WITHIN THE SUBDIVISION, JOINTLY AND SEVERALLY.**

**UTILITY EASEMENT:** AN EASEMENT IS HEREBY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, UPON, UNDER, AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED HEREON AND MARKED "UTILITY EASEMENT" AND "APPURTENANT UTILITY EASEMENT".

**CONSERVATION EASEMENT:** THERE ARE STRIPS OR PARCELS OF REAL ESTATE SHOWN ON THE PLAT AND DESIGNATED AS A "CONSERVATION EASEMENT" FOR THE EXPRESS PURPOSE OF PROTECTING THE EXISTING VEGETATION AND/OR WETLAND AREA THEREIN. NO FILLING, GRADING OR RE-GRADING WORK OR MECHANIZED LAND CLEARING OR TREE REMOVAL MAY BE CONDUCTED AND NO BUILDINGS OR STRUCTURES MAY BE ERRECTED WITHIN SAID EASEMENTS.

CLBD SOUTH LLC  
*Andrew Bultema*  
(SIGNATURE)  
Andrew Bultema  
(PRINTED NAME)  
ITS: Partner

E3 LLC  
*Peter Bultema*  
(SIGNATURE)  
Peter Bultema  
(PRINTED NAME)  
ITS: MANAGER

**ACKNOWLEDGMENT**  
COUNTY OF Lake ] SS:  
STATE OF IN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NAME FOR CLBD SOUTH LLC, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF July, 2022.

*Brenda Charron*  
(SIGNATURE)  
Brenda Charron  
Commission Number: NP0835738  
My Commission Expires May 28, 2028

PRINTED NAME: Brenda Charron  
NOTARY PUBLIC  
RESIDENT OF Porter COUNTY  
COMMISSION EXPIRES: 5-28-2028

**ACKNOWLEDGMENT**  
COUNTY OF Lake ] SS:  
STATE OF IN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NAME FOR E3 LLC, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF July, 2022.

*Brenda Charron*  
(SIGNATURE)  
Brenda Charron  
Commission Number: NP0835738  
My Commission Expires May 28, 2028

PRINTED NAME: Brenda Charron  
NOTARY PUBLIC  
RESIDENT OF Porter COUNTY  
COMMISSION EXPIRES: 5-28-2028

**PLAN COMMISSION CERTIFICATE:**  
COUNTY OF LAKE ] SS:  
STATE OF INDIANA

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS 15 DAY OF June, 2022.

*John Huerba*  
PRESIDENT  
*Richard Sharpe*  
SECRETARY

