

\$2000 m.e.

BOOK 108 PAGE 13

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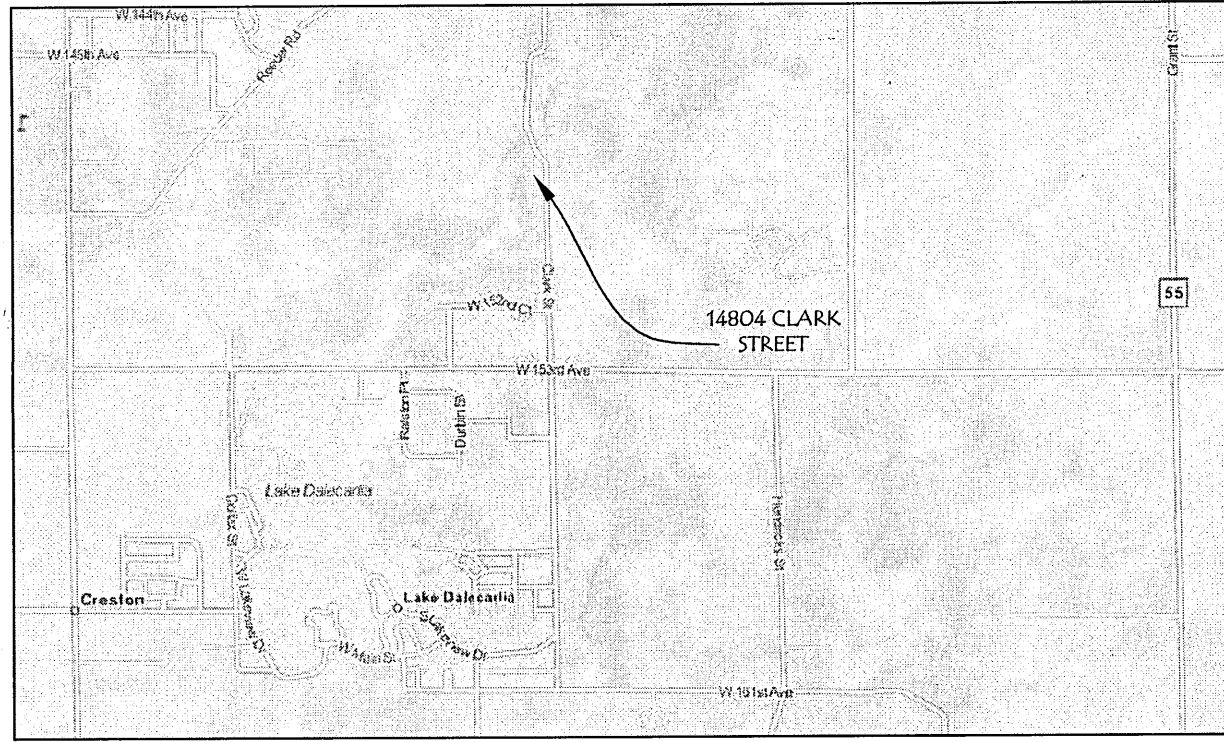
2015 024172
108/13

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 APR 22 PM 2:13
MICHAEL B. SEKEREZ
RECORDER

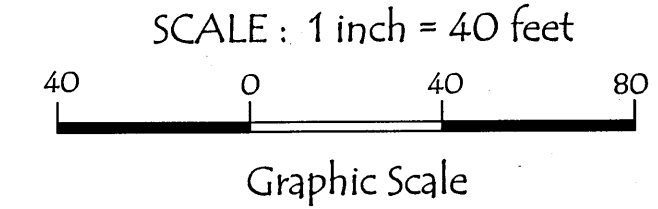
SECONDARY PLAT

of
DEER RUN VALLEY
being a resubdivision of part of
DEER RUN ACRES
Lake County, Indiana

2015-024172



VICINITY MAP
not to scale



LEGEND

- IRIS — 5/4" Iron Rod Set w/ ID Cap
- IRF — 5/4" Iron Rod in Conc. Found
- △ Section Corner Monument

PROPERTY DESCRIPTION

A part of Lot 1 in DEER RUN ACRES as per Plat thereof appearing in Plat Book 68, page 28 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Beginning at the intersection of the South Line of Lot 1 and the center line of Foss Ditch; thence South 89°54'11" East along said South line, a distance of 676.27 feet, more or less, to the Southeast corner of said Lot 1; thence North 00°10'20" East along said East line a distance of 308.62 feet; thence North 89°54'11" West, parallel with the South line of said Lot 1, a distance of 735.21 feet to the center line of said Foss Ditch and the Westerly line of said Lot 1; thence South 10°37'54" East along said Westerly line a distance of 514.46 feet to the point of beginning, containing 5.00 acres more or less.

DULY ENTERED FOR TAXATION SUBJECT
FROM ACCEPTANCE FOR TRANSFER

APR 22 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-15-36-400-014,000-041

DEED OF DEDICATION

We, the undersigned, Jason and Jessica Yack, owners of real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide real estate in accordance with the within plat. This subdivision shall be known and designated as DEER RUN VALLEY. All streets, alleys, parks and other public lands shown and not heretofore dedicated, 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 OUR HANDS AND SEALS THIS 26 day of March, 2015

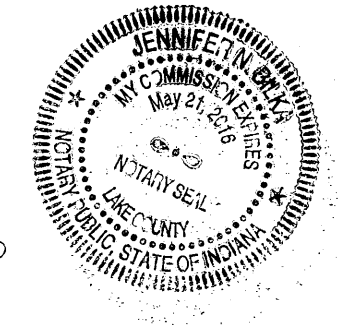
Jason Yack
Jason Yack

Jessica Yack
Jessica Yack

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Jason and Jessica Yack, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose herein expressed. Witness my hand and Notarial Seal this 26 day of March, 2015

Carol Rade
Carol Rade
Notary Public



Resident of Lake County
My Commission Expires May 21, 2016

REGULATED DRAIN EASEMENT

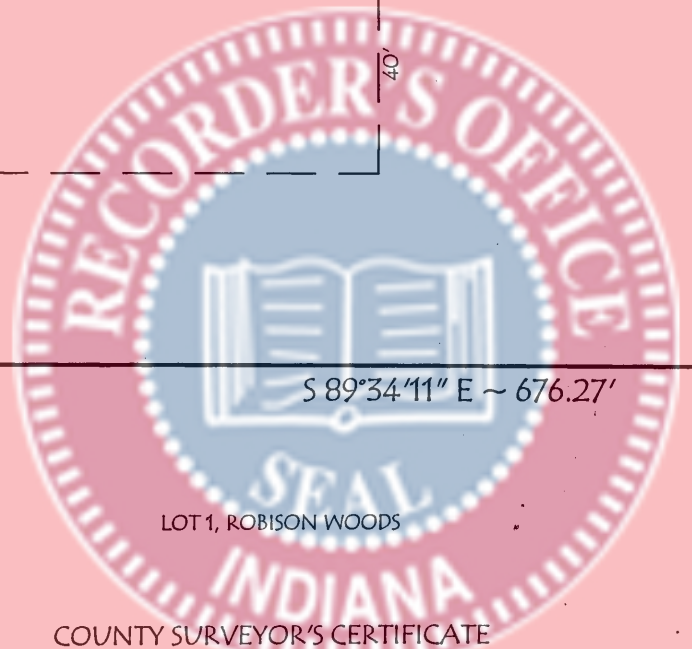
The easement marked and designated here as FOSS DITCH, is a regulated drain under the jurisdiction of the Lake County Drainage Board and the Lake County Surveyor as defined under Indiana Code 36-9-27-35. No buildings, fences, structures, alterations, grading, discharging, irrigating or the like are permitted uses within said designated easement without written approval from the Lake County Surveyor.

DRAINAGE EASEMENT

An easement is hereby granted to the County of Lake for the installation of a drainage swale, ditch, or waterway upon and along the strip or strips of land designated on the plat and marked "Drainage Easement" for the purpose of handling the storm water run-off.

DRAINAGE & UTILITY EASEMENT

An easement is hereby granted to the County of Lake, all public utility companies including Ameritech 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" 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 overlaid 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 shall be placed on said easement, but same may be used for gardens, shrub, landscaping, and other purposes that do not interfere with the use of said easement for such public utility purpose.



COUNTY SURVEYOR'S CERTIFICATE

This is to certify that I have checked and verified the boundary closure of the above plat.

Russell Waid Dillon
Russell Waid Dillon, R.L.S. for Bill Emerson, Jr.
Lake County Surveyor

PLAN COMMISSION APPROVAL STATEMENT

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Lake, Indiana, this plat was given by the County of Lake as follows:

Approved by the County Plan Commission at a meeting held on February 18, 2015

Gerry Scheub
Gerry Scheub
Plan Commission President

Neil Kovachевич
Neil Kovachевич
Executive Secretary

SURVEYOR'S CERTIFICATION

I, Radu Irimescu, 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 October 9, 2014; that all the monuments shown hereon actually exist; and that their location, size, type and materials are accurately shown.

Radu Irimescu
Indiana Registered Land Surveyor #29500023

No dimensions should be assumed by scale measurements upon the plat. Contractor should verify and compare all points before beginning any construction and at once report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat, please do not hesitate to contact us.

DATE OF SURVEY: December 1, 2014

ZARKO SEKEREZ & ASSOCIATES, INC.
Land Surveyors & Land Planners
16 WEST CLARK STREET
CROWN POINT, INDIANA 46007
ILL. PHONE: (317) 254-9505 INDIAN. PHONE: (317) 665-7822
ILL. FAX: (317) 254-9506 INDIAN. FAX: (317) 665-7822
WWW.SEKEREZ.COM

PLAT OF SUBDIVISION
RE-SUBDIVISION OF PART OF LOT 1, DEER RUN ACRES
Crown Point, Indiana

Jason & Jessica Yack
809 West South Street
Crown Point, Indiana

SHEET 1 OF 1