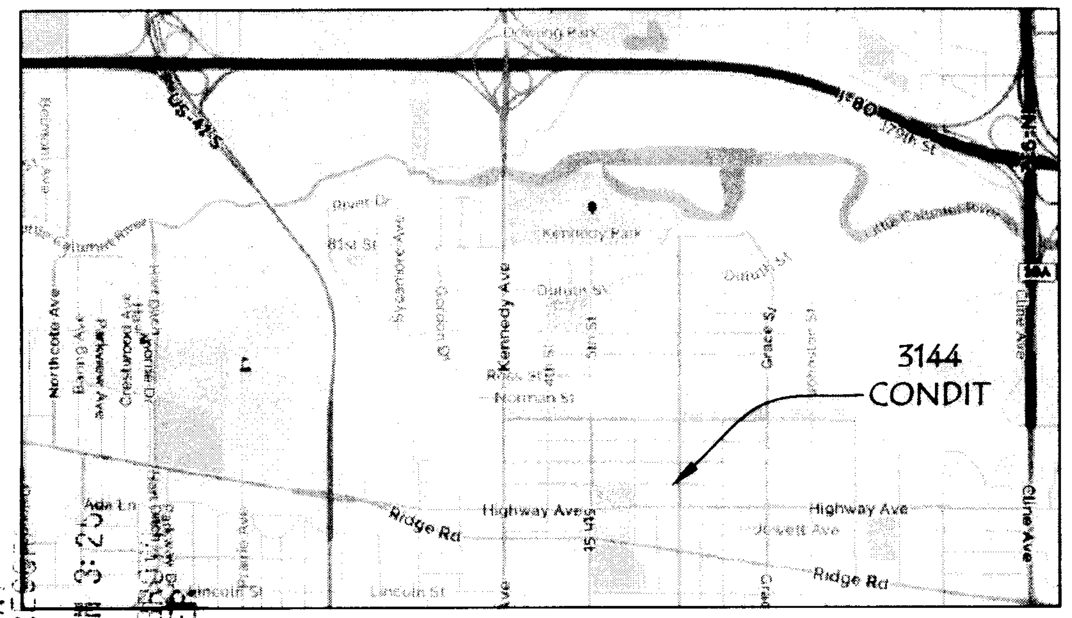
1
$25.00 JAS
cash

2017-064210

SECONDARY PLAT
of
VASA'S ADDITION
being a
RESUBDIVISION OF THE WEST 62.5 FEET OF LOTS 14-18 IN BLOCK 15 OF GOLFMOOR



VICINITY MAP
NOT TO SCALE

BOOK 110 PAGE 68

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 SEP 21 PM 3:25
MICHAEL B. BROWN
RECORDER

2017 064210

LEGEND:

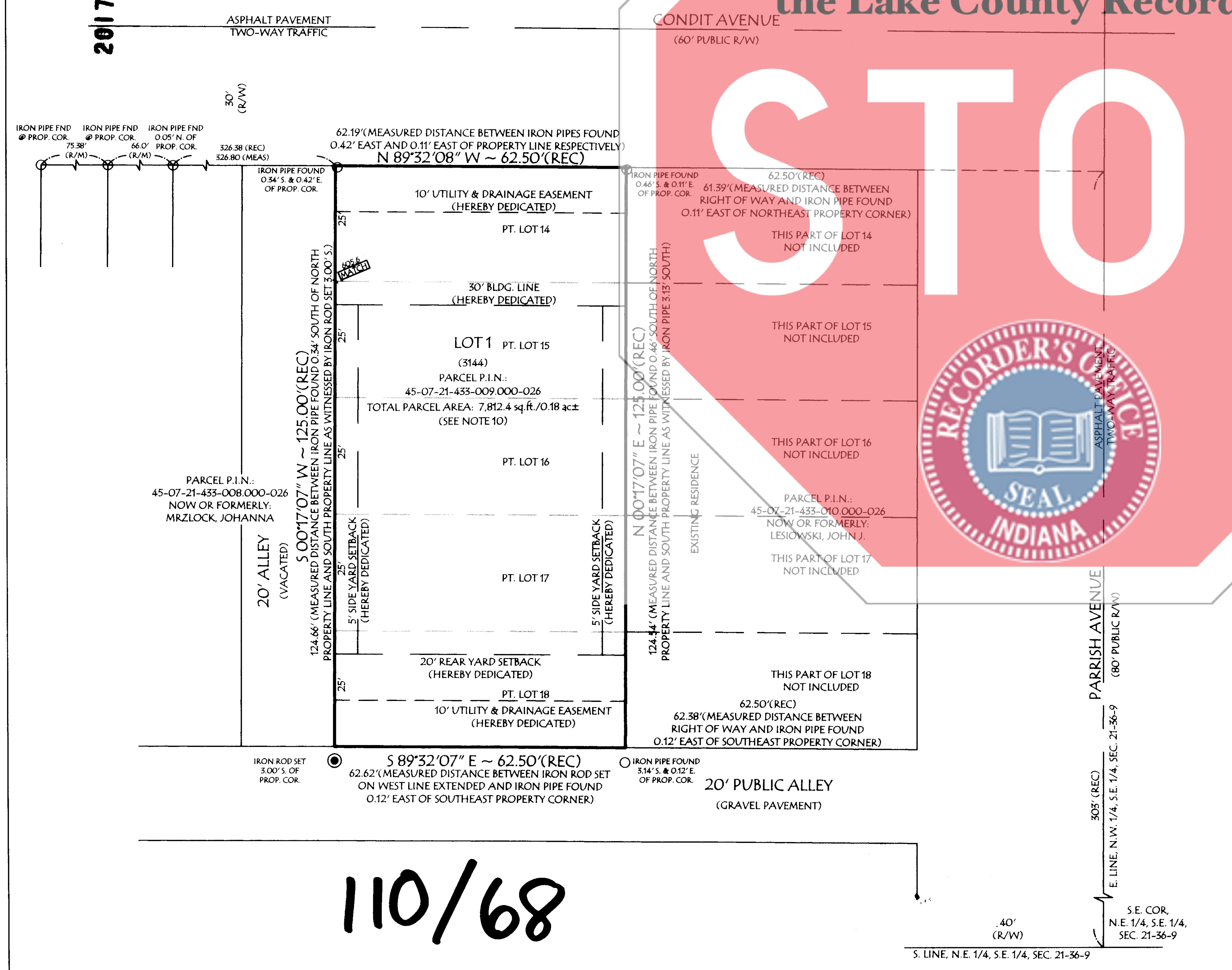
- ◉ 5/8" IRON ROD SET
- ○ IRON PIPE FOUND
- (REC) / (R) RECORD DIMENSION
- (MEAS) / (M) MEASURED DIMENSION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 21 2017
PLATTED FROM 45-07-21-433-009.000-026

SCALE: 1 inch = 20 feet
20 0 20 40

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
RECORDER'S OFFICE SEAL INDIANA

SEKEREZ LAND SURVEYING & PLANNING



110/68

PROPERTY DESCRIPTION

The West 62-1/2 feet of Lots 14, 15, 16, 17 and 18, not including any part of vacated alley, in Block 15 in GOLFMOOR, in the Town of Highland, as per plat thereof, recorded in Plat Book 21, page 56, in the Office of the Recorder of Lake County, Indiana.

DEED OF DEDICATION

I, the undersigned Jovan Lozevski, owner of real estate shown and described herein, do hereby certify that I 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 THE RESUBDIVISION OF THE WEST 62.5 FEET OF LOTS 14-18 IN BLOCK 15 OF GOLFMOOR. 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 21st day of September 2017

Jovan Lozevski

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Jovan Lozevski and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose herein expressed. Witness my hand and Notarial Seal this 21 day of Sept, 2017

Andrea L. Callahan
(name) Notary Public
Resident of Lake County

My Commission Expires: 2/27/2020

DRAINAGE & UTILITY EASEMENT

An easement is hereby granted to the Town of Highland, 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 "Drainage & 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 overland 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.

EASEMENT DEDICTATION

There are strips of ground as shown on this Plat and marked "Easement," as further described hereafter, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of public utilities.

SURVEYOR'S STATEMENT

IN ACCORDANCE WITH TITLE 865 ARTICLE 1, CHAPTER 12, OF INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE COMPETENT PRACTICE OF LAND SURVEYING IN INDIANA, EFFECTIVE FEBRUARY 2001, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE BOUNDARY LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCED MONUMENTS;
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
C) INCONSISTENCIES IN LINES OF OCCUPATION;
D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THIS SURVEY WAS PERFORMED AS A RESURVEY OF AN EXISTING PARCEL PURSUANT TO RESUBDIVIDING THE PORTIONS THEREOF.

A) MONUMENTATION
MONUMENTS NEAR THE PARCEL CORNERS WERE FOUND IN THE POSITIONS SHOWN. THESE DID NOT APPEAR TO BE ORIGINAL UNDISTURBED MONUMENTS AND WERE NOT RELIED UPON IN DETERMINING THE LOCATION OF THE BOUNDARY. MONUMENTS FOUND TO THE WEST OF THE SUBJECT PARCEL AS SHOWN ON THE DRAWING FIT CLOSELY WITH EACH OTHER AND THE RIGHTS OF WAY OF THE SURROUNDING STREETS AS EVIDENCED BY OCCUPATION (WALKS AND CURBS), AND APPEARED TO BE ORIGINAL AND UNDISTURBED. THESE WESTERLY MONUMENTS WERE RELIED UPON IN DETERMINING THE LOCATION OF THE SUBJECT BOUNDARY. THE CORNER SET AT THE SOUTHWEST CORNER WAS OFFSET SO AS TO AGREE MATERIALY WITH THE SOUTHEAST CORNER.

B) RECORD DESCRIPTIONS AND PLATS
DOCUMENTS USED IN PERFORMANCE OF THIS SURVEY:
- o PROPERTY DESCRIPTION PROVIDED BY CLIENT (QCD 2002-119658, LAKE COUNTY RECORDER'S OFFICE)
- o RECORD PLAT OF GOLFMOOR (LAKE COUNTY RECORDER'S OFFICE)
- o TAX I.D. RECORDS (http://lakeinsurveyor.mygisonline.com)
- o SURVEYOR LOCATION REPORT FOR SUBJECT PARCEL AND WEST ADJOINER PREPARED BY TORRENGA & ASSOCIATES AS FILE No. 29077, DATED SEPTEMBER 26, 2005 (PROVIDED BY CLIENT)

C) OCCUPATION LINES
EXCEPT AS SHOWN, THE MONUMENTS FOUND CREATE NO DISCREPANCIES BETWEEN THE CALCULATED PROPERTY CORNERS AND THE STREET RIGHTS OF WAY OR OTHER EVIDENCE OF OCCUPATION.

D)RELATIVE POSITIONAL ACCURACY
THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT REAL ESTATE ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY (0.07' + 50ppm) AS DEFINED IN 865 IAC 1-12-7.

PLAN COMMISSION APPROVAL STATEMENT

Submitted to, approved and accepted by the Town Plan Commission of the Town of Highland, Lake County, Indiana, this 20th day of September 2017.

by: ____________
President

Attest: ____________
Secretary

HIGHLAND TOWN INDIANA SEAL PLAN COMMISSION

SURVEYOR'S CERTIFICATION

I, Randy Sekerez, 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 [illegible], 2017; that all the monuments shown hereon actually exist; and that their location, size, type and materials are accurately shown.

Indiana Registered Land Surveyor [illegible]

No dimensions should [illegible] measurements upon the plat. Contractor should verify and compare all points before beginning any construction and report any discrepancies to the surveyor. Surveyor should be contacted for construction layout of any improvements.

DRAWN BY: PS
CHECKED BY: RI
DATE: August 18, 2017
ORDER NO.: 18341

ZARKO SEKEREZ & ASSOCIATES, INC.
Land Surveyors & Land Planners
116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

PLAT OF SUBDIVISION
3144 Condit
Highland, Indiana

Jovan Lozevski
521 Cochran Drive
Crown Point, Indiana

SHEET 1 OF 1