

2019 029719

2019 MAY 20 AM 9:24

MICHAEL B. BROWN
RECORDER

PLAT OF SURVEY

PROPERTY ADDRESS: 11440 BELL PLACE
CROWN POINT, IN 46307

LEGAL DESCRIPTIONS:

PARCEL 1: Lot 1 in PINERIDGE LAKES, as per plat thereof, recorded in Plat Book 73 page 48 in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: Part of OUTLOT "C" in PINERIDGE LAKES, as per plat thereof, recorded in Plat Book 73 page 48 in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Outlot "C", thence South 83° 03' 16" East along the South line of said Outlot "C" a distance of 18.16 feet to the Southeast corner of said Outlot "C" and the Southwest corner of Lot 1 of PINERIDGE LAKES; thence North 00° 33' 16" West along the East line of said Outlot "C" a distance of 276.88 feet to the Northwest corner of Lot 1 of PINERIDGE LAKES; thence North 75° 33' 16" West a distance of 18.64 feet to the West line of said Outlot "C"; thence South 00° 33' 16" East along said West line a distance of 279.33 feet to the point of Beginning.

PARCEL 3: Part of the East Half of the Southwest Quarter of Section 11, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of Outlot "C" in PINERIDGE LAKES, as per plat thereof, recorded in Plat Book 73 page 48 in the Office of the Recorder of Lake County, Indiana; thence North 00° 33' 16" West along the West line of said Outlot "C", a distance of 279.33 feet; thence North 75° 33' 16" West a distance of 155.29 feet; thence South 00° 33' 16" East parallel with the West line of said Outlot "C" a distance of 299.78 feet; thence South 83° 03' 16" East a distance of 151.29 feet to the place of beginning, containing 1.0 acres more or less.

SURVEYOR REPORT:

This Survey was performed at the request of Darrin Duvall. The purpose of the survey is to create a legal description for that part of Outlot "C" adjacent to Lot 1 and also to create a legal description for a parcel adjacent to the West which is presently owned by Darrin's parents.

REFERENCE SURVEYS:

1. Plat of PINERIDGE LAKES subdivision as shown in Plat Book 73 page 48 in the office of the Recorder of Lake County.
2. Plat of GLEN-WOOD UNIT 2 subdivision as shown in Plat Book 49 page 11 in the office of the Recorder of Lake County.

MONUMENT AVAILABILITY:

A conc. monument was found at the S.W. corner of Outlot "C" which is also the S.W. corner of Pineridge Lakes subdivision. Iron pipes were found at the S.W. & S.E. corners of Lot 1. An iron rod was found at the N.E. corner of Lot 1. An iron rod with Krull I.D. cap was found at the N.W. corner of Lot 1. An iron rod was also found on the West line of Outlot "C" and the extension of the Northerly line of lot 1.

DESCRIPTIONS & THEORY OF LOCATION:

A traverse was run between the found monumentation and the resulting measurements found the monuments to be within position per allowable tolerance. The description for that part of Outlot "C" was based on the recorded plat. The description for the additional parcel adjacent to the west on the parents property was also based on the recorded plat. The description for the additional parcel is completely within the parents parcel so there are no issues with adjacent deeds.

POSSESSION LINES:

There is no fencing or other visible signs of possession along the boundary lines surveyed.

The Survey performed meets the requirements of a Suburban Survey per 865 IAC 1-12-7. The relative positional accuracy for Suburban Surveys is 0.13 feet. The bearings are based on the Plat of Pineridge Lakes.

CLIENT: DARRIN DUVALL

DATE: OCT. 16, 2006

REVISED; APRIL 20, 2019

PARCEL 3 LEGAL DESCRIPTION

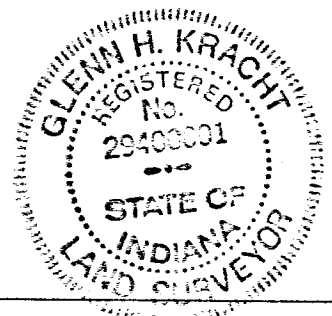
APRIL 30, ADDED TOPO & HOUSE

JOB NO.: 066666; 194447

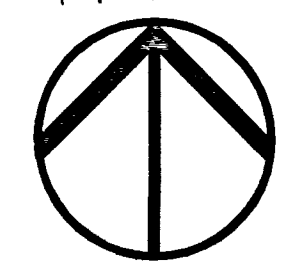
B33-P42

I hereby certify that the property herein was surveyed under my supervision on or about the date indicated according to TITLE 865, ARTICLE 1, CHAPTER 12 of the Indiana Administrative Code, and that the plat hereon drawn represents said survey. No dimensions should be assumed or scaled. Title policy, local building codes and further Recorded Easements & restrictive covenants should be investigated prior to making improvements to said property.

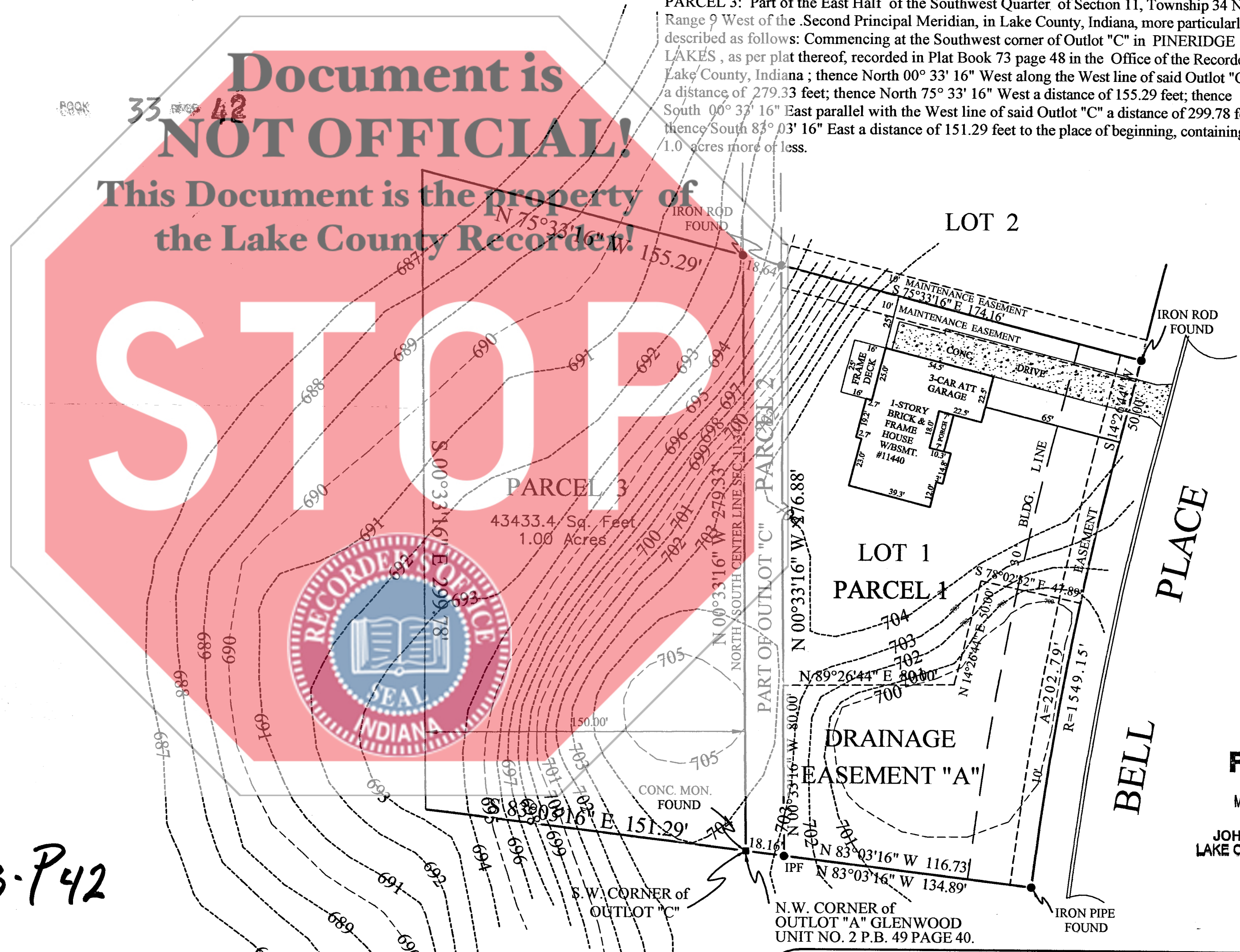
Glenn H. Kracht
IN Registered Surveyor No. 9400001



SCALE: 1" = 40'



NORTH



FILED

MAY 20 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR



GLENN KRACHT
ASSOCIATES

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