

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-045201
11:38 AM 2021 Jul 2

BOOK 114 PAGE 49

35 CO
CASH
KE

DUST'S ADDITION

AN ADDITION TO THE TOWN OF CEDAR LAKE
LAKE COUNTY, INDIANA

2021-045201



DEED OF DEDICATION

THE SOUTH 350 FEET OF THE EAST 110 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

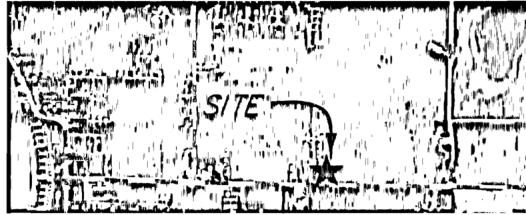
WE, THE UNDERSIGNED, DARYL AND DENISE DUST, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DUST'S ADDITION, AN ADDITION TO THE TOWN OF CEDAR LAKE. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED, TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

FRONT AND SIDE YARD BUILDING SET-BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

Daryl Dust
DARYL DUST

Denise Dust
DENISE DUST



VICINITY MAP
NOT TO SCALE



FOUND IRON PIPE IN CONCRETE (CORNER RECORD G32-33)

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF LAKE) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DARYL DUST AND DENISE DUST AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF JUNE, 2021.

Jill M. Murr
NOTARY PUBLIC SIGNATURE

RESIDENT OF LAKE COUNTY
MY COMMISSION EXPIRES 09-15-2025



PLAN COMMISSION CERTIFICATE

STATE OF INDIANA
COUNTY OF LAKE) SS:

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 A TOWN PLAN COMMISSION AT A MEETING HELD ON THE 19 DAY OF MAY, 2021.

Janet Williams
PRESIDENT

Paul Simpson
SECRETARY

SURVEYOR'S NOTES

- FOR BOUNDARY INFORMATION, REFERENCE PLAT OF SURVEY PREPARED BY SEH, INC., RECORDED IN SURVEY BOOK 22, PAGE 39 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA. ALSO, PLAT OF SURVEY PREPARED BY PLUMB TUCKETT AND ASSOCIATES, RECORDED IN SURVEY BOOK 28, PAGE 12 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (XXX.XX) ARE RECORD OR DEED VALUES.
- ACCORDING TO FIRM PANEL 18012700243E, DATED JANUARY 18, 2018, THE ABOVE DESCRIBED PARCEL IS IN ZONE "X".
- THE BASIS OF BEARINGS FOR THIS PLAT OF SUBDIVISION IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83), AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE INCORS NETWORK.
- THE OVERALL EXISTING DRAINAGE PATTERNS FOR LOT 1 IN DUST'S ADDITION WILL NOT BE ALTERED AS PART OF THIS ONE LOT SUBDIVISION. THE EXISTING STRUCTURES ARE TO REMAIN EXCEPT FOR THE GARAGE WHICH WILL BE TORN DOWN AND A NEW GARAGE WILL BE CONSTRUCTED. THE EXISTING SHED WILL BE MOVED. THE GRADES FROM THE NEW GARAGE CONSTRUCTION WILL MATCH EXISTING AS CLOSELY AS POSSIBLE AND ALL DIFFERENCES IN GRADE FROM THE NEW CONSTRUCTION WILL MATCH EXISTING GRADES WITHIN THE PROPERTY LINES.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA
COUNTY OF LAKE) SS:

I, RICHARD P. OMAN, 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; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIALS ARE ACCURATELY SHOWN.

I, THE UNDERSIGNED, 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, OR 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 SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

THE FIELD WORK WAS COMPLETED ON MAY 6, 2021.

DATED THIS 2ND DAY OF JUNE, 2021.

RICHARD P. OMAN LS 20800110



I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT AS REQUIRED BY LAW.

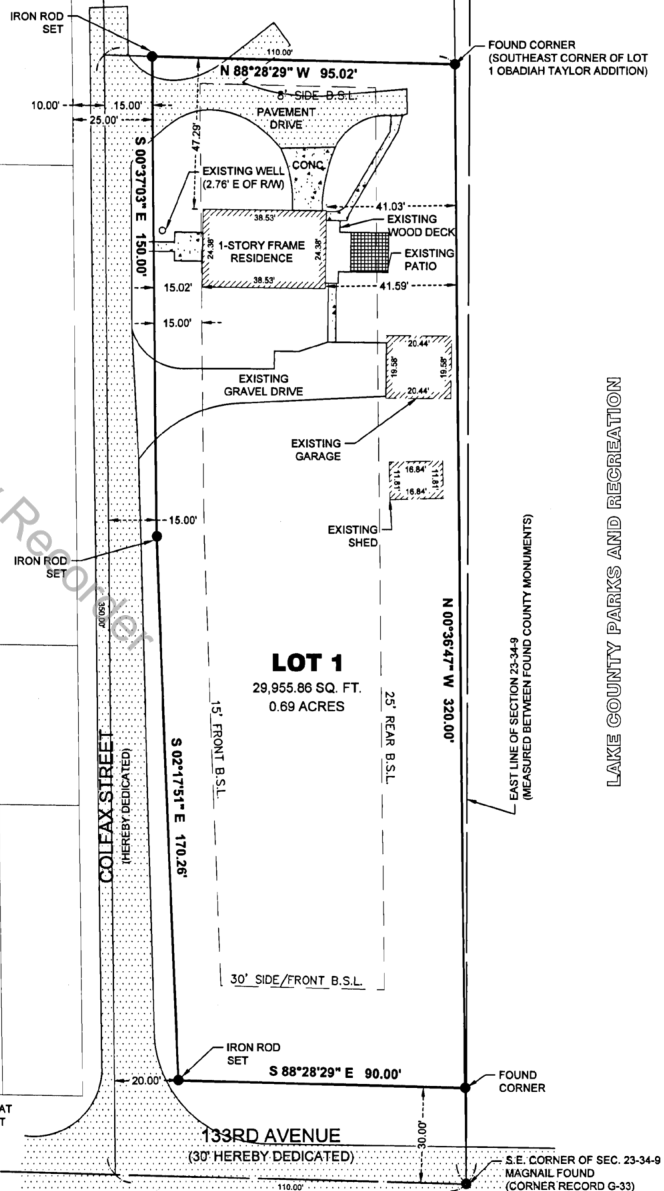
RICHARD P. OMAN
PRINTED NAME
[Signature]
SIGNATURE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 02 2021
45-1523-478-002-000-043
JOHN E. PETALAS
LAKE COUNTY AUDITOR

OBADIAH TAYLOR ADDITION
PLAT BOOK 110, PAGE 10

LOT 1



EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23-34-9 (MEASURED BETWEEN FOUND COUNTY MONUMENT AND IRON PIPE PER F.L. KNIGHT SURVEY)

FOUND CORNER (SOUTHEAST CORNER OF LOT 1 OBADIAH TAYLOR ADDITION)

EAST LINE OF SECTION 23-34-9 (MEASURED BETWEEN FOUND COUNTY MONUMENTS)

LAKE COUNTY PARKS AND RECREATION

S.E. CORNER OF SEC. 23-34-9 MAGNOLIA FOUND (CORNER RECORD G-33)

OMAN SURVEYING
PHONE: (219) 669-1750
17488 WILLOWBROOK DRIVE
LOWELL, INDIANA 46356

FINAL PLAT
DUST'S ADDITION
CEDAR LAKE, IN 46303

OWNER / SUBDIVIDER
DARYL & DENISE DUST
13225 COLFAX STREET
CEDAR LAKE, IN 46303

PROJECT NO. 2021-001
ISSUE DATE 06/02/21
DRAWN BY: RPO
DESIGNED BY: ---
CHECKED BY: RPO

SHEET
1