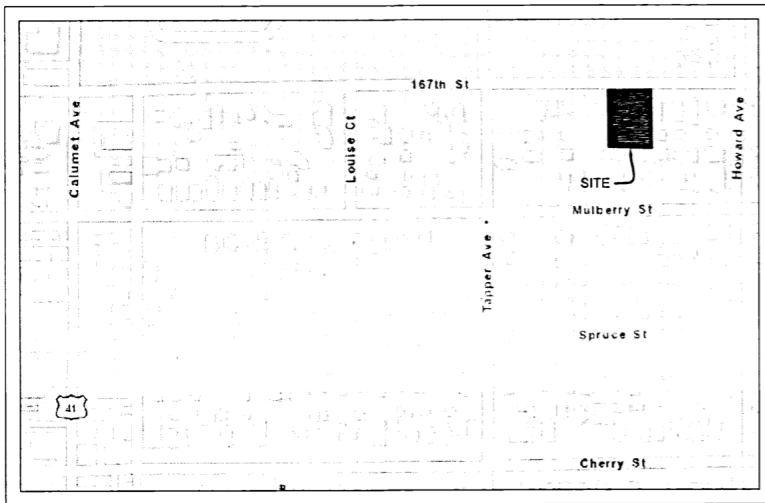


VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0109E, EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2021-070579  
12:31 PM 2021 Dec 7

LEGAL DESCRIPTION:

(taken from Warranty Deed recorded April 9, 2018 as Instrument Number 2018-022156): Lot 3 in Block 1 in Columbia Gardens, being a Subdivision of the West Half of the North Half of the North Half of the Southeast Quarter of the Northwest Quarter and the South Half of the North Half of the Southeast Quarter of the Northwest Quarter of Section 7, Township 36 North, Range 09 West of the Second Principal, in the City of Hammond, Lake County, Indiana.

CORRECTED SURVEY DESCRIPTION:

Lot 3, Block 1 in Columbia Gardens, in the City of Hammond, as per plat thereof, recorded in Plat Book 15, Page 2, in the Office of the Recorder of Lake County, Indiana.

FILED FOR TECHNICAL SIGNAL  
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 08 2021

45-07-07-176-006-000-023

STATE OF INDIANA )  
COUNTY OF LAKE )

We, the undersigned, WAGS Capital LLC, owners of the real estate shown and described herein, do certify that we have laid off, platted, and subdivided said real estate and designated the same as DBR ADDITION to the City of Hammond, Lake County, Indiana.

All Streets and alleys within the plat are dedicated to the public. Building setback lines are established as shown on the plat or if not shown, are subject to applicable zoning provisions, between which lines and property lines of the street there shall be no building or structures. Strips of ground are reserved for the use of public utilities for the installation of sub-surface electric lines, natural gas lines, telecommunication lines, water mains, water drainage, and sewer mains, and subject to the easements herein reserved. No structures are to be maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of land.

Witness my hand this 27th day of November, 2021

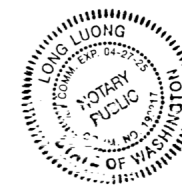
Owner's: Amy Greger, Manager

STATE OF INDIANA )  
COUNTY OF LAKE )

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Amy Greger, and do acknowledge the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

Witness my hand this 29th day of November, 2021

My Commission Expires: 04/21/2025  
County of Residence: KING Notary Public



STATE OF INDIANA )  
COUNTY OF LAKE )

This is to certify that the Board of Public Works and Safety of the City of Hammond, Lake County, Indiana has this 29th day of December, 2021, at a regular meeting of said Board, accepted the plat herein drawn.

BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND

Kevin L. Margraf, President  
Jeffrey Lantz, Vice President  
Johnny Perez, Member

STATE OF INDIANA )  
COUNTY OF LAKE )

Under the authority provided by IC 37-7-4-700, enacted by the General Assembly of the State of Indiana, and all Acts amendatory thereto adopted by the Common Council of the City of Hammond, Lake County, Indiana, this plat was given Final Approval by a majority of the members of the City Plan Commission of the City of Hammond, Lake County, Indiana at a meeting held this \_\_\_ day of \_\_\_, 20\_\_.

CITY PLAN COMMISSION OF THE CITY OF HAMMOND, LAKE COUNTY, INDIANA

Dean Button, President  
Shannon Morris-Smith, Secretary to Plan Commission

STATE OF INDIANA )  
COUNTY OF LAKE )

I, John Stuart Allen, 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 is such water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public area or drains which the subdivisor has 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.

Dated this 22nd day of November, 2021.

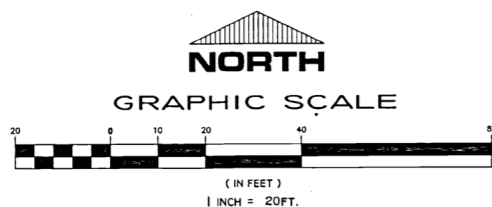
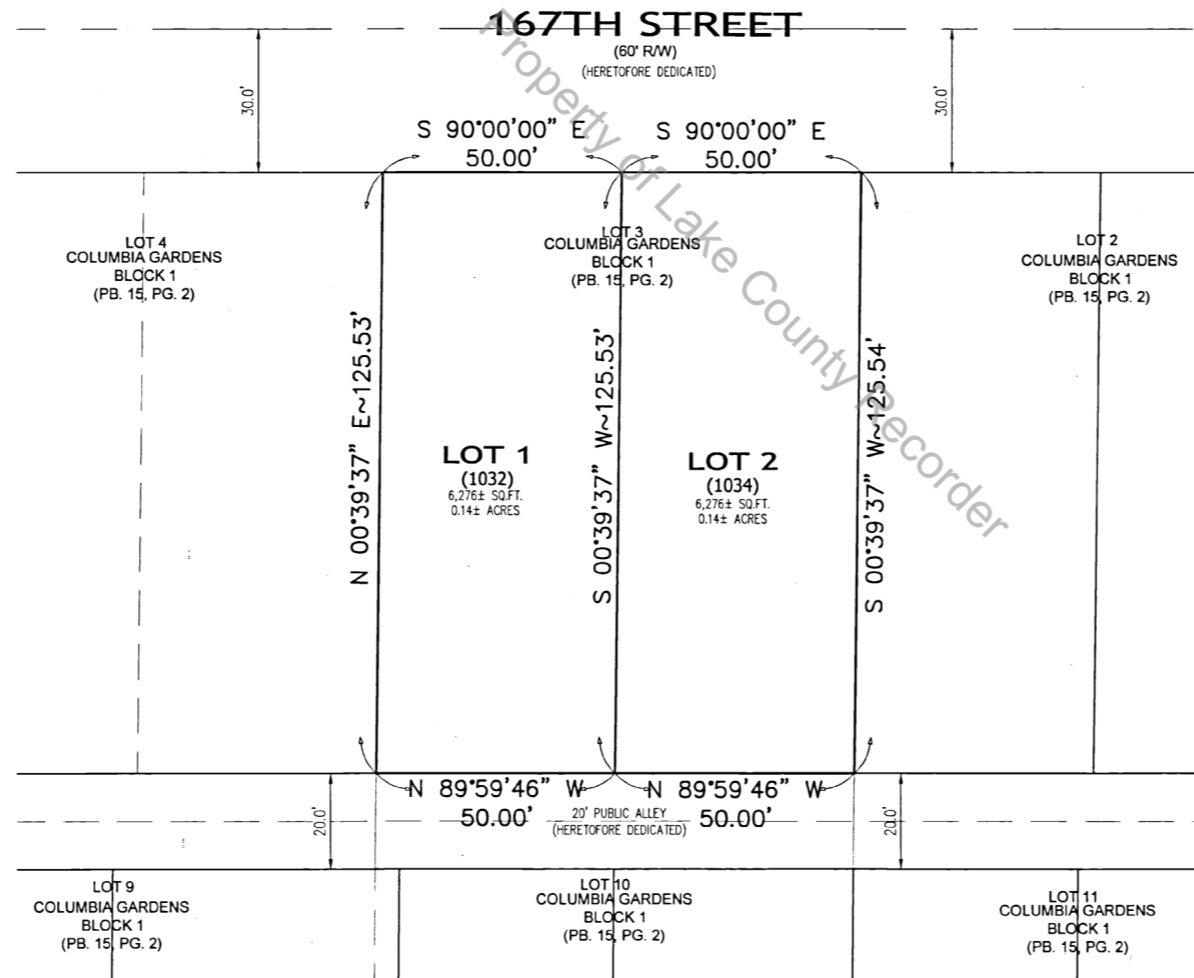
Torrennga Surveying, LLC  
John Stuart Allen - Registered Land Surveyor No. LS2990011

STATE OF INDIANA )  
COUNTY OF LAKE )

I, John Stuart Allen, hereby certify that I am a Registered Land Surveyor licensed under the Laws of the State of Indiana; that a boundary survey of the land shown and described herein was performed by John Stuart Allen with Torrennga Surveying, LLC, on May 27, 2021 and subdivided as shown on the plat hereon drawn; that this plat is correctly shown and that all monuments or markers shown thereon actually exist and that their location, size, type and description are accurately shown.

Witness my hand and Seal this 22nd day of November, 2021.

TORRENGA SURVEYING, LLC  
John Stuart Allen - Registered Land Surveyor No. LS2990011



115/19

2021-070579



TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
WEBSITE: WWW.TORRENGA.COM  
TEL. No.: (219) 836-8918

DBR ADDITION  
TO THE CITY OF HAMMOND  
LAKE COUNTY, INDIANA  
1032 - 1034 167TH STREET  
FINAL PLAT

DATE: OCTOBER 11, 2021

CLIENT: DBR Construction LLC  
JOB NO: 2021-0781  
DRAWN: CRA  
SCALE: 1"=20'  
Z:\Columbia Gardens\hammond\2021\0781.dwg 10/11/2021 11:17:03 AM CDT

SHEET 1 OF 1