NOT AN OFFICIAL DOCUMENT

PLAT OF SURVEY

LOT 6 IN RANBURN WOODS SECTION "C", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



NORTH

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel(s) of land described in the "LEGAL DESCRIPTION" section of this survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of diacent parcels as shown herein. ence was made to the following:

The record plat of Ranburn Woods Section "C" recorded in Plat Book 25, Page 48 in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report use of the number assigned to said document

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this and the results of said search are shown nerror. The observed to be using a on the survey was the bearings on the lines taken from the recorded plat along the North line of the said plat. I found several corner along the first of the lot said (rest Drive as shown heroon. 4 of the existing from Pipes worked well with each other based on the platted bearings and distances provided on the recorded plat I found mag nails without tags near the conter of Cred Drive that loved 1 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails without tags near the conter of Cred Drive that loved 10 found mag nails with the cred the content of the content of the content of the content of the cred 10 found mag nails with the content of the content of the cred 10 found mag nails with the content of t ere set a centerline control but do not work well with the other found were set a centerline control out to the wink the what he death condi-monumentation as shown in detail hereon. I did hold the platted bearings and distance as closely as possible to determine the angle from the found front solution to the rear solution due to the lack of found monumentation in the rear of

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted in detail on the monument table.

B.) OCCUPATION AND POSSESSION:

The apparent uncertainties resulted due to occupation or possession lines are shown in detail along the East, North and West sides of the subject parcel.

No apparent ambiguity in the record description of the subject parcel was found with respect to the adjoiners.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in

The survey performed met the requirements of a SUBURBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.13 feet (40 millimeters) plus 100 parts per million for set monuments.

B39-P42

John W & Amy CREST RD CARY LOT 6 Parcel Number, 45-0 Owner, Bridegroom, J Site Address; 2534 C N 0174'0 20.0 4.6'± 26 3'+ PAVEMENT DRIVEWAY =94.81 R=2267.00 FENCE IS 1.5± CREST ROAD

Parcel Number 45-08-29-176-001.000-001
Quiner T.C Properties Inc
Site Address 2301-26 RIDGE RD APPR GARY IN 46408

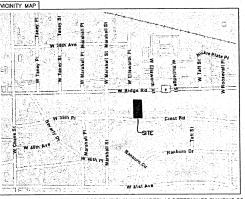
S 87°30'00" E~95.00'

10' EASEMENT

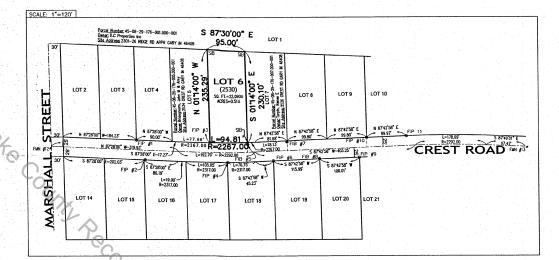
GINA PIMENTEL RECORDER 2022-040713 STATE OF INDIANA 1:54 PM 2022 Dec 8 LAKE COUNTY FILED FOR RECORD LEGEND: BOOK 39 PAGE 42 POWER POLE

ELECTRIC METER FOLIND IRON PIPE FIB FOLIND IRON BAR FOUND MAG NAIL

SET 5/8" IRON REBAR W/"ALLEN 29900011" I.D. CAP OVERHEAD LINES



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 GARY, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18685C0181F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANUAL CHANCE FLOOD MAZARD.



FILED DEC 0 8 2022

JOHN E. PETALAS AKE COUNTY AUDITOR

- sions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
- This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of
- 3. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.E. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.E. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cembetires, landflis, and minerial rights).
- 4. Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or

		MONU	MENT TABLE	90	ranga di Kabupatèn K Kabupatèn Kabupatèn
MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN	MONUMENT NOTES
1 1	HELD	3/4" IRON PIPE	AT GRADE	UNKNOWN	N/A
2	NORTH 0.8' EAST 2.8'	3/4" IRON PIPE	0.2' DOWN	UNKNOWN	N/A
3	HELD	3/4" IRON PIPE	0.3' DOWN	UNKNOWN	N/A
4	NORTH 0.3' EAST 0.7'	1/2" IRON PIPE	0.2' DOWN	UNKNOWN	N/A
5	SOUTH 4.9' EAST 0.2'	3/4" IRON BAR	0.4' DOWN	UNKNOWN	N/A
6	NORTH 0.4' WEST 0.5'	3/4" IRON PIPE	0.1' DOWN	UNKNOWN	N/A
7	SOUTH 2.8' WEST 0.7'	5/8" IRON PIPE	0.3' DOWN	UNKNOWN	BENT
8	NORTH 0.7' WEST 0.7'	5/8" IRON BAR	0.2' DOWN	UNKNOWN	IN CONCRETE
9	SOUTH 0.1' WEST 0.6'	3/4" IRON PIPE	0.2' DOWN	UNKNOWN	IN CONCRETE
10	HELD	1/2* IRON PIPE	0.3' DOWN	UNKNOWN	N/A
11	HELD	3/4" IRON PIPE	0.8' DOWN	UNKNOWN	N/A
12	S 19*19'06" W ~1.33'	MAG NAIL	AT GRADE	UNKNOWN	N/A
13	S 67°47'42" E ~4.77'	MAG NAIL	AT GRADE	UNKNOWN	N/A

2022-040713

STATE OF INDIANA } §

I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

No. LS29900011 STATE OF WDIANA SURVE

Tina Cantu	DATE: AUGUST 17, 2022
JOB NO: 2022-0506 SCALE: 1"=30' DRAWN: SLD / CZF	

PLAT OF SURVEY LOT 6 IN RANBURN WOODS SECTION C

> 2530 CREST ROAD THE CITY OF GARY LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WERSITE: WWW TORRENGA COM



Zi\AutoCad\Saratoga\dwg\SITE PLANS2.dwg 8/25/2022 10:45:53 AM CDT NOTE: CONTRACTORS OR BULLESS MEST CARRENTLY COMPANE THE ROWS, MASSAGE STANDARD, REFORM WHIT THE STANDARD STORE, AS NOTED WI THE TAND DECOMAL, PARTS THERDER. NO DIMERSHORS SHOULD BE ASSAULD BY SALE MASSAGED BY SALE MASSAGED BY FRANK STREAMS OF POINTS, ETC., MAY BE CORRECTED BY ONE DIMANE IS CORRECTED BY ONE DIMANE IS CORRECTED BY ONE DIMANE IS CORRECTED. BY ONE DIMERSHORS, AND THE STANDARD STREAMS OF SALE MASSAGED BY SALE MASSAG