NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

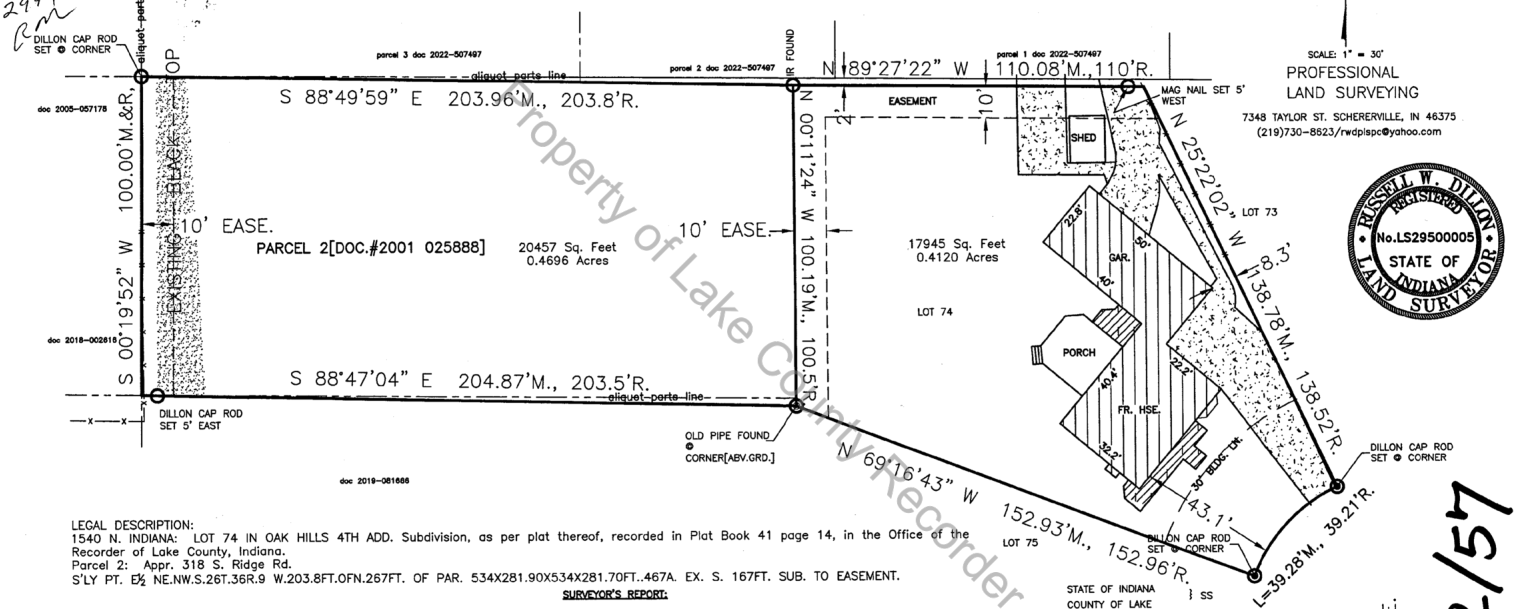
2024-019825

8:41 AM 2024 Jul 26

BOOK 42 PAGE 57

Plat of Survey

1
25-
2994
RM



SCALE: 1" = 30'

PROFESSIONAL
LAND SURVEYING
7348 TAYLOR ST. SCHERERVILLE, IN 46375
(219)730-8623/rwdpispc@yahoo.com

RUSSELL W. DILLON REGISTERED No.LS29500005 STATE OF INDIANA LAND SURVEYOR

Property of Lake County Recorder

LEGAL DESCRIPTION:
1540 N. INDIANA: LOT 74 IN OAK HILLS 4TH ADD. Subdivision, as per plat thereof, recorded in Plat Book 41 page 14, in the Office of the Recorder of Lake County, Indiana.
Parcel 2: Appr. 318 S. Ridge Rd.
S'LY PT. E½ NE.NW.S.26T.36R.9 W.203.8FT.OFN.267FT. OF PAR. 534X281.90X534X281.70FT..467A. EX. S. 167FT. SUB. TO EASEMENT.

ADDRESSES: 1540N. INDIANA AND 318 RIDGE, GRIFFITH, INDIANA 46319

PREPARED FOR: DON MCCARTER

JOB #: 22-162PLAT

NOTES:
1] BASIS OF BEARINGS= STATE PLANE COORDINATES
2] NOT VALID UNLESS EMBOSSED
3] NOT ALL UTILITIES SHOWN HEREON
4] R.=RECORD DISTANCE FROM DEED OR SUB PLAT
5] M.=AS MEASURED ON GROUND

SURVEYOR'S REPORT:

AREA MONUMENTS FOUND FIT WELL WITH THEMSELVES AND AN OVERALL SUBDIVISION CONFIGURATION.

THERE WAS A 2 FOOT GAP TO NORTH BETWEEN ALIQUOT PARTS DIVISION AND SUBDIVISION. IN MY OPINION, THE OVERALL SUBDIVISION WAS LAID OUT PRE-ELECTRONIC ERA DIFFERENTLY. HELD SUBDIVISION MONUMENTS FOUND FOR LOT 74 AND ALIQUOT PARTS DESCRIPTION FOR PARCEL 2 ON WEST SINCE THERE WERE NO APPARENT GAPS OR OVERLAPS FOR THOSE PARCELS. THIS FIT FENCE TO WEST WELL TOO. I CONNECTED THOSE POINTS TO MONUMENTS ON LOT 74 FOUND. NE'LY' FENCE IS ON OR NEAR LINE BETWEEN LOT 74 AND 73.

THERE IS A 10 FOOT INGRESS/EGRESS EASEMENT ON WEST PORTION OF LAND. PHYSICAL ROAD IS OUT OF THAT AREA. THIS ROAD SERVES SEVERAL PARCELS TO RIDGE ROAD.

IN MY OPINION, THIS IS WITHIN INDIANA REQUIREMENTS FOR POSITIONAL TOLERANCE. IN MY OPINION, THE THEORY OF LOCATION IS WITHIN 1' E-W AND 2' N-S.

STATE OF INDIANA
COUNTY OF LAKE } SS

This is to certify that I have supervised a survey of the described property in accordance with the guidelines set and title 865 IAC 1-12, and the plat hereon drawn, to the best of my knowledge, correctly represents said survey.

Russell Waid Dillon DATE: 7-6-24
EXPIRES: 7-6-34

RUSSELL WAID DILLON
INDIANA PROFESSIONAL LAND SURVEYOR No. LS29500005

2024-019825

42/57

FILED
JUL 25 2024
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR