S 89°57'52" W 330.64' @CORNER

TYLER HALL PARCEL NO.: 45-11-26-276-004.000-032

Owners of Lots within the above titled subdivision are advised that the land Owners of Lots within the above titled subdivision are advised that the land contained herein is surrounded, bordered or in the vicinity of tracts or parcels of land that may be used for farming and active agricultural purposes. Such activities may include, but are not limited to, grazing of livestock, confined feeding of livestock, application of animal manure to land, application of pesticides to fields

and growing crops, creation of dust from field-operations and noise from livestock and machinery operations at all hours. Prospective purchasers of Lot owners are advised that such activities are likely, expected and considered to be proper

activities in an agricultural community.

for Lake County Surveyor Bill Emerson Jr.

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Lake, Indiana, this plat was given by the County of Lake as follows:

10 Secretary- Ned Kovachevich-

NO.

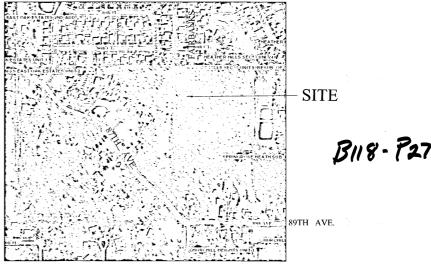
29400001 STATE OF

ADIAS

SURVE

I, Glenn H. Kracht, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the completion of a survey of the above described parcel in accordance with Title 865 IAC 1- 12 (Rule 12), and that the Plat hereon drawn, to the best of my knowledge, correctly represents

Glenn H. Kracht IN L.S. No. 29400001



VICINITY MAP

Part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26;

thence S 00° 57' 47" E along the East line of the Southwest Quarter of the Northeast Quarter of said Section 26; 411.00 feet; thence N 69° 03' 39" W 431.51 feet; thence N 20° 56'21" E, 99.44 feet; thence N 69° 03' 39" W, 162.73 feet to the Easterly line of Bohling's East Oak Estates, Unit No. 2 as shown in Plat Book 63 page 55 in the Office of the Recorder of Lake County, Indiana; thence N 21° 32' 07" E along the Easterly line of aforesaid Bohling's East Oak Estates, 113.31 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, being the South line of Bohling's East Oak Estates, Unit No. 5, as recorded in Lake County, Indiana; thence N 89°57'52" E, along the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, also monumented as the South line of aforesaid Bohling's East Oak Estates, Unit No. 5, 470.96 feet to the point of commencement. And Also the Following described Parcel: The North 5 acres of the West 10 acres of the following: The West 25 acres of the Southeast Quarter of the Northeast Quarter of Section 26, Township 35 North, Range 9 West of the 2nd principal meridian, Except 4.5 acres therefrom described as commencing at the North

East corner of said West 25 acre tract; thence South 42 and $\frac{9}{17}$ ths rods; thence West 17 rods; thence North 42 and $\frac{9}{17}$ ths rods; thence East 17 rods to the point of beginning, in lake County, Indiana.

Part of the Southeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 26; Thence N 89°57′52″ E along the North line of said Southeast Quarter, 330.64 feet; thence S 00°57′47″ E, 658.77 feet; thence S 89°57′52″ W, 330.64 feet to the East line of the said Southwest Quarter of the Northeast Quarter; thence N 00°57′47″ W, 247.75 feet; thence N 69° 03′ 39″ W 431.52 feet; thence N 20°56′21″ E, 99.44 feet; thence N 69° 03′ 39″ W, 162.73 feet to the Easterly line of Bohling's East Oak Estates, Unit No. 2 as hours in State Part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Northeast Quarter shown in Plat Book 63 page 55 in the Office of the Recorder of Lake County, Indiana; thence N 21° 32' 07" E along the Easterly line of aforesaid Bohling's East Oak Estates, 113.31 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, being the South line of Bohling's East Oak Estates, Unit No. 5, as recorded in Lake County, Indiana; thence N 89°57'52" E, along the North line of the Southwest Quarter of the Northeast Quarter of said Section 26, also monumented as the South line of aforesaid Bohling's East Oak Estates, Unit No. 5, 470.96 feet to the point of beginning, containing 8.30 acres more or less.

By acceptance of this Plat, the County assumes no liability for maintenance on drainage swales, ditches and tiles, roadside ditches, storm and sanitary sewers, septic systems, retention and detention ponds, overflow pipes, and park areas found on the entire plat. UTILITY EASEMENT.

An easement is hereby granted to the County of Lake, all public utility companies including

A T & T and Northern Indiana Public Service Company severally, and private utility companies where they have a "Certificate of Territorial Authority" to render service, and their respective successors and assigns. to install, place. and maintain sewers, water mains, gas mains, conduits, cables, poles and wires- either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, and along and over the strips of land designated on the plat and marked "Utility Easement" for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to use the streets where necessary, and to overland lots with aerial service wires to serve adjacent lots, together with the right to enter upon the said easements for the public utilities at all times for any and all the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrub, landscaping, and other purposes that do not interfere with the use of said easement for such public utility

An easement is hereby granted to the County of Lake for the installation of a drainage swale, ditch, or waterway upon and along the strip or strips of land designated on the plat and marked "Drainage Easement" for the purpose of handling the storm water run-off.

I, the undersigned, Brittani M. Lis , owner of the real estate shown and described herein, do hereby certify that I have laid off. platted and subdivided, and do hereby lay off, plat and subdivide real estate in accordance with the within drawn plat. This subdivision shall be known and designated as BRITTANI ESTATES. All streets, alleys, parks and other public lands shown and not heretofore dedicated, are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure.

Witness our hands and seals this 19th Day of 5011

STATE OF INDIANA)

Before me, the undersigned Notary Public in and for the County of Lake, State of Indiana, appeared Brittani M. Lis, and that she separately and severally acknowledged the execution of the foregoing instrument as her voluntary act and deed, for the

Witness my hand and Notarial Seal this 19 day of July

A resident of LAKE My Commission expires: 1-20-30

WILLIAM E. WATSON & LUCIA J. WATSON WATSON FAMILY TRUST SEPT. 7, 1994 BRITTANI M. LIS

GLENN KRACHT

ASSOCIATES

CROWN POINT, IN 46307 PHONE: 2 cociates@gmail.com

PART OF N.E. 1/4 SEC. 26-35-9 ST. JOHN TOWNSHIP LAKE COUNTY, IN

MAY 2, 2024

JOB NO.: 236304 SHEET 1 of 1