Secondary Plat of Red Pine Ridge Subdivision



GINA PIMENTEL RECORDER

2024-020366 9:23 AM 2024 Aug 2

STATE OF INDIANA

4525 W. 113th Avenue, Crown Point, Indiana 46307 BCCX 118 PASE 29

THE WEST 246.04 FEET OF THE SOUTHWEST \$\frac{1}{4}\$, SECTION 7, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND P.M., LAKE COUNTY, INDIANA, LESS AND EXCEPT:
THE SOUTH 1291.13 FEET OF THE WEST 246.04 FEET OF THE SW \$\frac{1}{4}\$, SECTION 7, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND P.M., LAKE COUNTY, INDIANA.

"I the undersigned, Michael Konrad Bradash, owners of 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 real estate in accordance with the within plat. This subdivision shall be known and designated as 'Red Pine Ridge Subdivision'. All streets, alleys, parks and other public lands shown and not heretofore dedicated, area hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown and his plat, between which lines and the property lines of the street, there shall be erected or maintained no building structure."

Witness my hand and seal this 29 day of July 2024

ssion Expires <u>8/11/2032</u>

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STATE OF # NOIAHA

- 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 agricultural purposes. Prospective purchasers or lot owners are advised that the keeping of livestock, tillage, care of crops, and all operations appurtenant thereto are likely, expected, and considered to be proper activities in an agricultural companying.

28,870 sq.ft. with septic / 10,000 sq.ft. with se 100 ft. with septic / 80 ft. with sewer

50 feet (county highway) 6 ft. (aggregate 20% lot width) 25% Depth

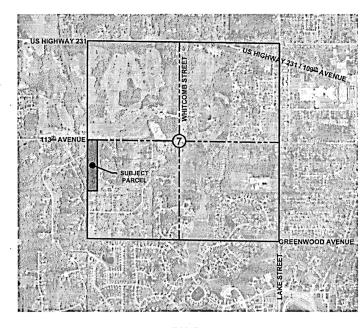
Lot Area:
Minimum Lot Width:
Minimum Lot Depth:
Minimum Front Setback:
Minimum Side Setback:

Minimum Rear Setback: 2 Stories (25 ft.)

5. Property Information: Site Area (Gross):

Site Area (Net): Number of Lots: 0.13 lots/gcre

6. Soil boring information per Soil Solutions, Inc., dated January 24, 2024, Project No. 15-42B(24).



Vicinity Map Section 7-34-8

Platted subdivisions listed on Record Documents where held. The basis of bearing for the subject property and the north line of the southwest quarter was held as South 88*53*07* East by holding the east—west center section line per the Land Survey Department of the Land & Aerial Survey Office of the Indiana Department of Transportation Continuously Operating Reference Stations (INCORS). A survey spike found at the northwest corner of the southwest quarter (northwest corner of subject porce) was held and a survey spike found at the northeast corner of the southeast quarter was rotated to said bearing

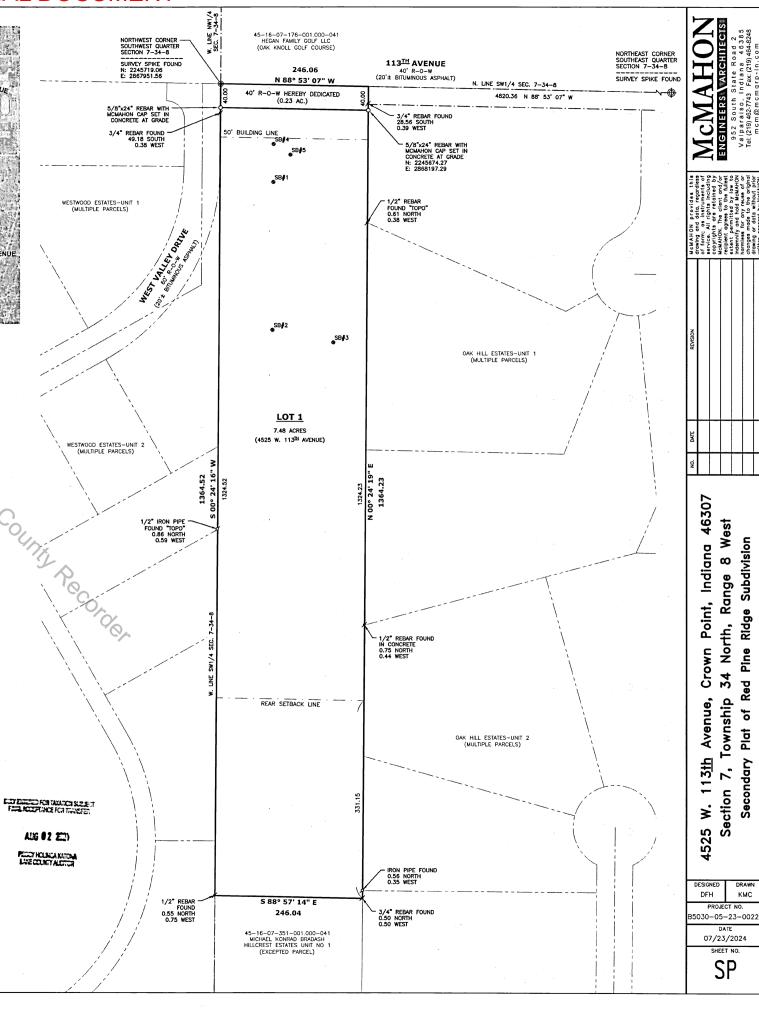
- B) Availability and condition of reference monuments

- D) Clarity or ambiguity of the record description used and/or adjoiners descriptions

This survey was performed in accordance with the specifications as defined under 855 MC 1-12-7-D(2), "suburban Surveys" & such that the the distance between any two corners being tested shall be within the limits of 0.13 feet (40 millimeters) plus 100 parts per million.

- 1. Quit-Claim Deed Document 93087736 recorded December 27, 2010 2. Hillcrest Estates Unit No. 1, Book 53 Page 83

- Hillcrest Estates Unit Mo. 1, Book 50 Fage 83
 Oak Hill Estates Unit #1, Book 64 Page 38
 Oak Hill Estates Unit No. 2, Book 64 Page 39
 Piat of Survey, Survey Book 29 Page 32, Lot 2 in Oak Hill Estates Unit #1
 Westwood Estates Unit One, Book 50 Page 42
 Westwood Estates Unit No. Two, Book 47 Page 50



Ridge