

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-030763
10:09 AM 2024 Oct 28

POPLOON ESTATE
AN ADDITION TO THE TOWN OF CEDAR LAKE
LAKE COUNTY, INDIANA

BOOK 118 PAGE 43

PARCEL DESCRIPTION (PER DOCUMENT NO. 2024-525122):

A PART OF THE NORTHWEST QUARTER OF THE NORTH FRACTIONAL HALF OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT A POINT WHICH IS 1,220.30 FEET SOUTH AND 1,215.71 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 358.30 FEET; THENCE EAST 121.58 FEET; THENCE NORTH 358.30 FEET; THENCE WEST 121.58 FEET TO THE POINT OF BEGINNING.

DEED OF DEDICATION:

I, THE UNDERSIGNED, NEIL POPLOON, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS POPLOON ESTATE, AN ADDITION TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA. ALL STREETS, ALLEYS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

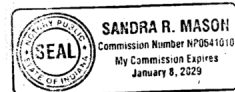
Neil Poploon
NEIL POPLOON

ACKNOWLEDGMENT

COUNTY OF LAKE
STATE OF INDIANA] SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NEIL POPLOON, AND DOES ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 22ND DAY OF OCTOBER, 2024.

Sandra R. Mason
SANDRA R. MASON
COMMISSION EXPIRES: 1/31/24



PLAN COMMISSION CERTIFICATE:

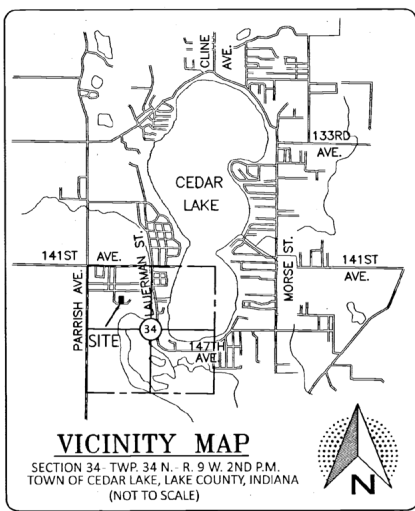
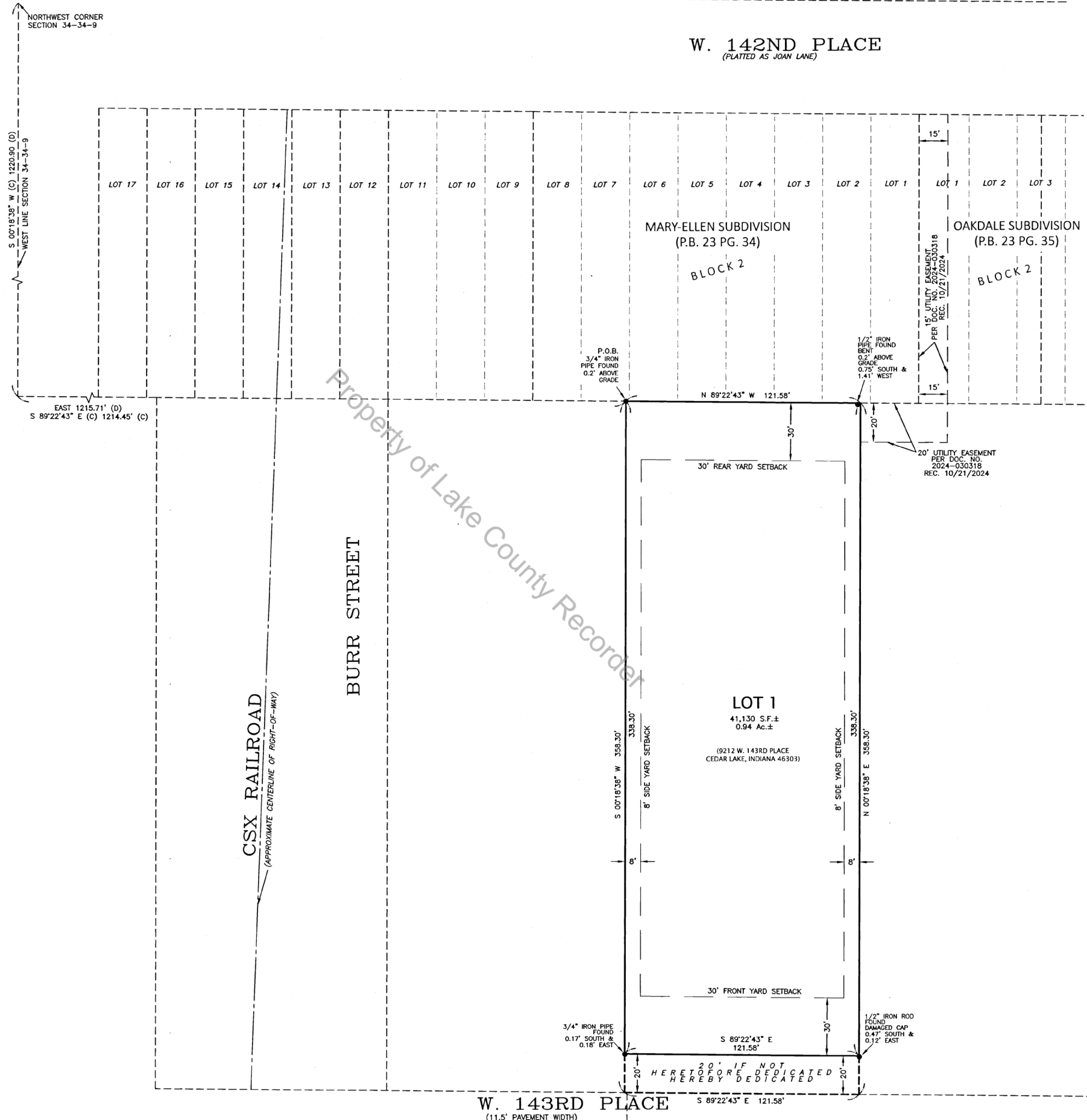
COUNTY OF LAKE
STATE OF INDIANA] SS:

UNDER THE AUTHORITY PROVIDED BY INDIANA CODE 36-7-4-700 (SEC. 700-799), AS AMENDED FROM TIME TO TIME, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CEDAR LAKE AS FOLLOWS:

APPROVED BY THE CEDAR LAKE PLAN COMMISSION AT A MEETING HELD THIS 16th DAY OF October, 2024.

John Kiepert (PRESIDENT)
Heather Dessauer (SECRETARY)
John Kiepert (PRINTED NAME)
Heather Dessauer (PRINTED NAME)

2024-030763



PARCEL INFORMATION:
TAX ID: 45-15-34-154-002.000-014
NEIL POPLOON
WARRANTY DEED
DOC. NO. 2024-525122
REC. 7/30/2024

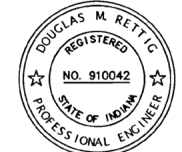
ENGINEER AND SURVEYOR:
DVG TEAM, INC.
1155 TROUTWINE ROAD
CROWN POINT, INDIANA 46307

OWNER AND SUBDIVIDER:
NEIL POPLOON
9748 TALL GRASS TRAIL
ST. JOHN, IN 46373

DUTY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 28 2024
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

ENGINEER'S CERTIFICATION:
"I, DOUGLAS M. RETTIG, P.E. 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, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION."

Douglas M. Rettig
DOUGLAS M. RETTIG, P.E.
INDIANA PROFESSIONAL ENGINEER LICENSE NO. 910042
DATE: OCTOBER 22, 2024



REFERENCE SURVEY:
REFERENCE BOUNDARY INFORMATION TO A PLAT OF SURVEY BY DVG TEAM, INC., JOB NO. 24-0012, DATED SEPTEMBER 3, 2024, RECORDED AS DOCUMENT NUMBER 2024-030042 IN SURVEY BOOK 42, PAGE 89 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. IT IS THE SURVEYOR'S OPINION THAT THERE ARE NO SUBSTANTIAL DIFFERENCES WITH THE BOUNDARY OF SAID PLAT AND THIS PLAT.

SURVEYOR'S CERTIFICATION:
"I, GLEN E. BOREN, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 22, 2024; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN."

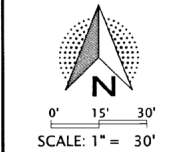
Glen E. Boren
GLEN E. BOREN, P.S. NO. LS20000006



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE: REVISIONS AND NOTES:

POPLOON ESTATE
9212 W. 143RD PLACE
CEDAR LAKE, INDIANA 46303
FINAL PLAT



NEIL POPLOON
© COPYRIGHT DVG TEAM, INC.
2/24-0062/24-0062 Primary Plat.dwg
FILE NO.
DRAWN BY: DAR DATE: 10/22/24
SECTION: 34-34-9 COUNTY/STATE: LAKE, IN
JOB NO.: 24-0062