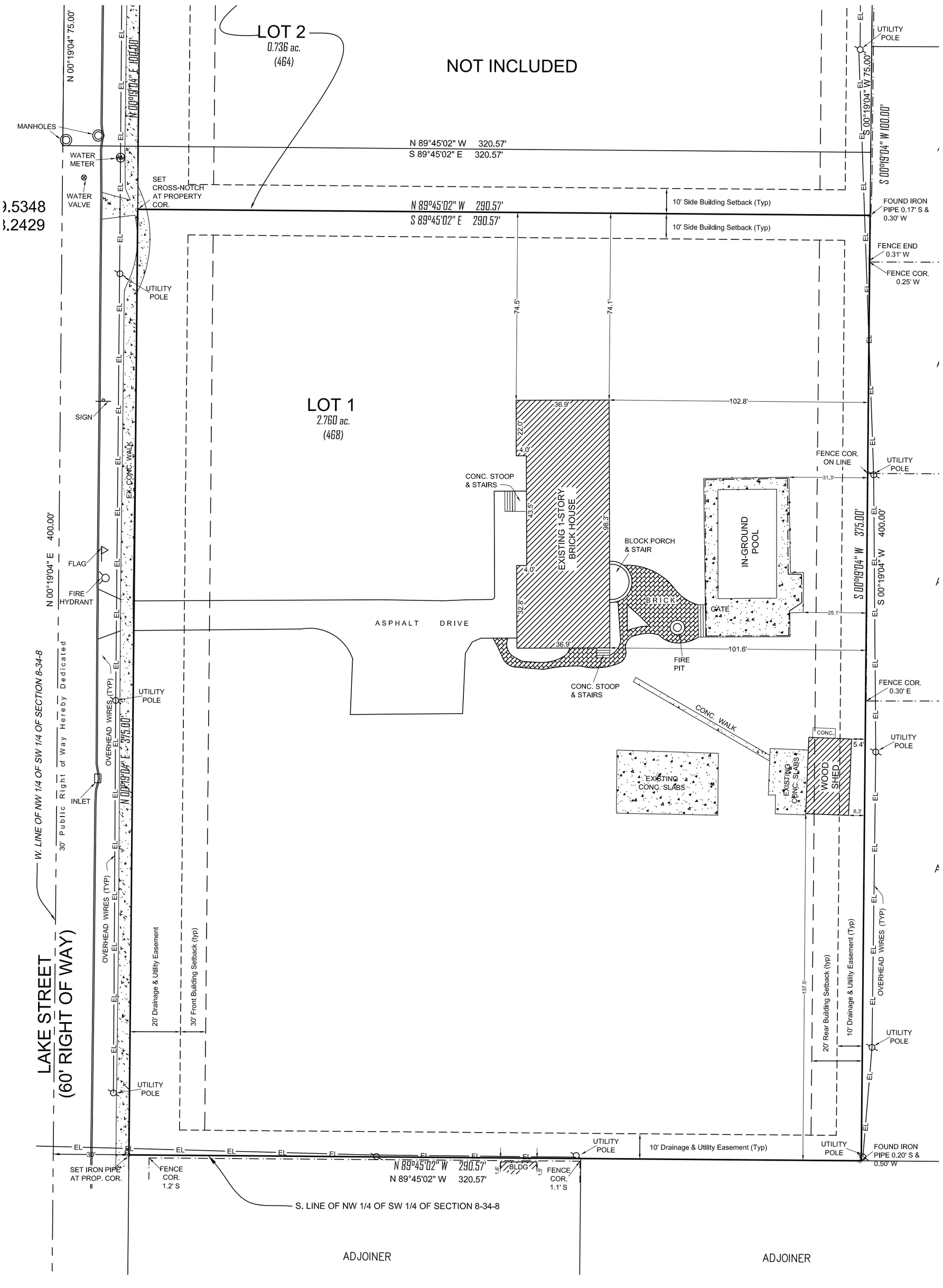
PLAT of SURVEY



LEGAL DESCRIPTION:

LOT 1 IN FINAL PLAT OF SUBDIVISION FOR HORST'S 1ST ADDITION TO CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103 PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA, ALSO KNOWN AS: PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE NORTH 400 FEET; THENCE EAST 19-3/7 RODS (320.571 FEET); THENCE SOUTH 400 FEET; THENCE WEST 19-3/7 RODS (320.571 FEET), TO THE PLACE OF BEGINNING, IN LAKE COUNTY. INDIANA.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: MONUMENTS RECOVERED AND USED FOR THIS SURVEY WERE FOUND IN GOOD CONDITION AND AT GRADE UNLESS OTHERWISE NOTED. ALL MONUMENTS USED FOR THIS SURVEY ARE NOTED HEREON.
B. OCCUPATION OR POSSESSION LINES: ROAD IMPROVEMENTS ALONG WESTERLY LINE.
C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES: NONE FOUND.
D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS: THE CLASSIFICATION OF THIS SURVEY IS A SUBURBAN SURVEY: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.

THEORY OF LOCATION:

THIS IS A RETRACEMENT SURVEY OF A SUBDIVIDED LOT. IN THIS CASE, MONUMENTS WERE RECOVERED AT CORNERS SHOWN ALONG WITH ADJOINING LOT CORNERS. A "BEST-FIT" SOLUTION WAS DERIVED FROM MEASURED POSITIONS OF FOUND MONUMENTS. SINCE MONUMENTS MEASURE ACCURATE TO RECORD DATA, SAID MONUMENTS WERE HELD FOR THIS SURVEY. ANY DISCREPANCIES BETWEEN MEASURED AND RECORD DATA ARE SHOWN ON THE PLAT.

PLATS AND NOTES USED:

1. PLAT OF HORST'S 1ST ADDITION
2. PARCEL DEED
3. NUMEROUS SURVEYS/RECORDS/NOTES OBTAINED FROM SEKEREZ LAND SURVEYING
4. LAKE COUNTY GIS WEBSITE

TO: PATRICK & JENNIFER BAMRICK

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, AN INDIANA REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO THE ABOVE NAMED PARTY THAT ON THE DATE SHOWN A SURVEY OF THE REAL ESTATE DESCRIBED HEREIN WAS MADE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS THE FACTS FOUND AT SAID TIME.

RANDY SEKEREZ REGISTERED No. 20200025 STATE OF INDIANA LAND SURVEYOR

INDIANA REGISTERED LAND SURVEYOR

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED.
THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

BOUNDARY SURVEY
PREPARED FOR
PATRICK BAMRICK
468 LAKE STREET
CROWN POINT, INDIANA 46307

468 LAKE STREET
CROWN POINT, INDIANA 46307
Parcel Number: 45-16-08-301-034.000-042

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

DATE: NOVEMBER 20, 2024
DRAWN BY: C.D.
CHECKED BY: R. S.
ORDER NO.: 19616