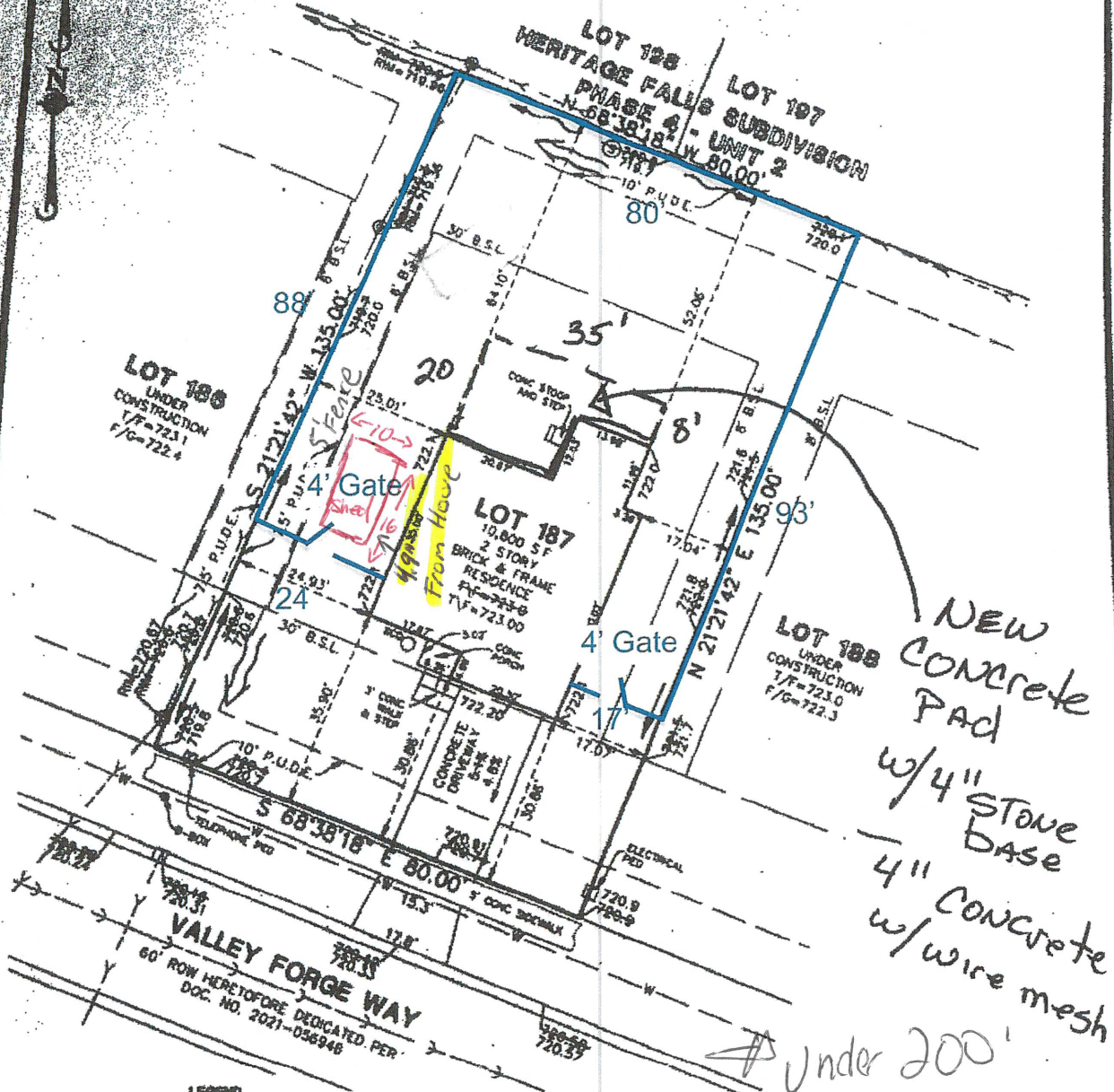


FINAL SURVEY

LOT 187 IN HERITAGE FALLS SUBDIVISION, PHASE 4 - UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HERETOFORE RECORDED AUGUST 27, 2021 IN BOOK 114 OF PLATS, PAGE 71 AS DOC. NO. 2021-056946, IN LAKE COUNTY, INDIANA.



LEGEND

●	FOUND IRON PIPE (F.I.P.)	→	OVERFLOW ROUTE DIRECTION
TV	TOP OF FOUNDATION	→	DRAINAGE APPROX
Q/F	GRADE AT FOUNDATION	→	DRAINAGE
RTV	REAR TOP OF FOUNDATION	→	DRAINAGE
T/C	TOP OF CURB	○	SAN MANHOLE
T/G	FINISH GRADE	○	STORM MANHOLE
RT/G	REAR FINISH GRADE	○	MULET
RT/G	BUILDING SETBACK LINE	○	CATCH BASIN
P.U. & S.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	○	VALVE BOX
---	PROPOSED GRADE	○	HYDRANT
---	EXISTING GRADE	○	BOX
---	PROP. SANITARY SERVICE	○	SANITARY CLEANOUT
---	PROP. STORM SERVICE	○	STREET LIGHT
---	PROP. WATER SERVICE	○	WATER METER PIT
---	PROP. SILT FENCE		
---	EX. SANITARY SERVICE		
---	EX. STORM SERVICE		
---	EX. WATER SERVICE		
---	EX. SANITARY SEWER		
---	EX. STORM SEWER		
---	EX. WATER MAIN		

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT METHOD.
- COMPARE THE PLAT RECORDED AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- BLADING DIMENSIONS AND TIES ARE SHOWN TO THE CONCRETE FOUNDATION. CONCRETE UTILITIES HAVE BEEN TYPED BASED ON FIELD OBSERVATIONS AND THE SURVEYING PLANS FOR HERITAGE FALLS SUBDIVISION, PHASE 4 - UNIT 1, RECORDED IN BOOK 114 OF PLATS, PAGE 71 AS DOC. NO. 2021-056946, IN LAKE COUNTY, INDIANA, LAST DATED APRIL 7, 2022. BURIED UTILITIES MAY NOT BE SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TAXES, POWERS, EASEMENTS, AND ENCUMBRANCES CONTAINED IN AN ABSTRACT OF TITLE, LOCAL ORDINANCES, ORDINANCES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENT'S REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.
- THIS SURVEY WAS PREPARED FOR PROVIDENCE REAL ESTATE DEVELOPMENT, LLC BASED ON THE FINAL PLAT FOR HERITAGE FALLS SUBDIVISION RECORDED IN THE LOCAL RECORDS. THE BEARINGS ARE BASED ON THE FINAL PLAT OF SURVEY.
- BUILDING SETBACKS AND EASEMENTS HAVE BEEN SHOWN HEREIN BASED ON THE FINAL PLAT FOR HERITAGE FALLS SUBDIVISION RECORDED IN THE LOCAL RECORDS UNLESS OTHERWISE NOTED.
- CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SURVEY. WITH MARK NAILS, CORNERS IN CONCRETE OR 8" DIAMETER REBAR. CORNERS AND INTERIORS CONTAINED IN AN ABSTRACT OF TITLE, LOCAL ORDINANCES, ORDINANCES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENT'S REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.
- THIS PLAT IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION SURVEY, AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR'S LOCATION REPORT AS DEFINED IN I.C. 36-3-1 AND A SURVEYOR'S REPORT IS NOT REQUIRED FOR THIS PLAT.

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Timothy J. Murphy
NOVEMBER 18, 2022

EXPIRES: 07/31/2024

HERITAGE FALLS SUBDIVISION PHASE 4 - UNIT 1

LOWELL, INDIANA

LOT 187 - 8666 VALLEY FORGE WAY

DATE	REVISIONS	BY
04/08/22	FINAL SURVEY	NC
07/07/22	FOUNDATION LOCATION	HAL

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www.manhardconsulting.com

DATE	REVISIONS	BY
04/08/22	FINAL SURVEY	NC
07/07/22	FOUNDATION LOCATION	HAL