

# SECONDARY PLAT OF SPRING RUN PHASE 3 PLANNED UNIT DEVELOPMENT

PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH,  
RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

PIN: 45-20-19-326-003.000-008

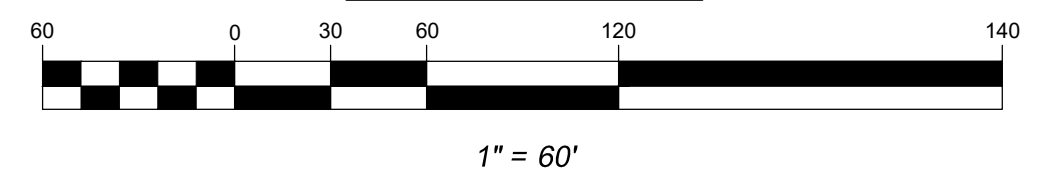
### FLOOD HAZARD NOTE

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL  
FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE  
MAP OF LAKE COUNTY, INDIANA & INCORPORATED AREAS  
(COMMUNITY PANEL NO. 18089C0342E) EFFECTIVE DATE 1/18/2012.

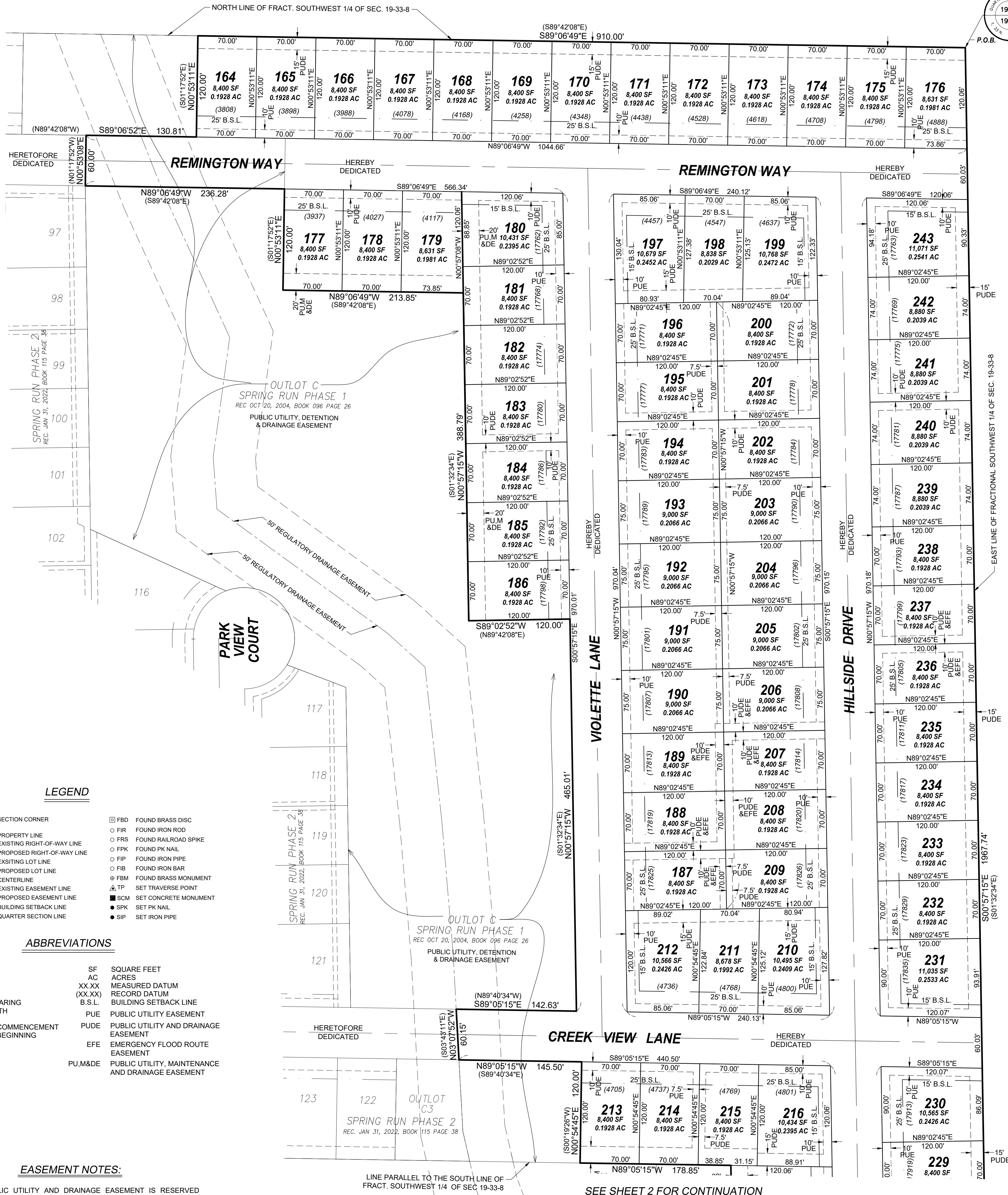
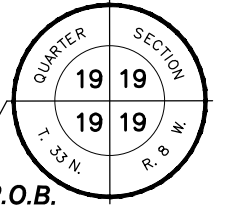


VICINITY MAP  
NOT TO SCALE

### GRAPHIC SCALE



1" = 60'



### LEGEND

	SECTION CORNER		FOUND BRASS DISC
	PROPERTY LINE		FOUND IRON ROD
	EXISTING RIGHT-OF-WAY LINE		FOUND RAILROAD SPIKE
	PROPOSED RIGHT-OF-WAY LINE		FOUND PK NAIL
	EXISTING LOT LINE		FOUND IRON PIPE
	PROPOSED LOT LINE		FOUND IRON BAR
	CENTERLINE		FOUND BRASS MONUMENT
	EXISTING EASEMENT LINE		SET TRAVERSE POINT
	PROPOSED EASEMENT LINE		SET CONCRETE MONUMENT
	BUILDING SETBACK LINE		SET PK NAIL
	QUARTER SECTION LINE		SET IRON PIPE

### ABBREVIATIONS

N	NORTH	SF	SQUARE FEET
S	SOUTH	AC	ACRES
E	EAST	XX.XX	MEASURED DATUM
W	WEST	(XX.XX)	RECORD DATUM
CB	CHORD BEARING	B.S.L.	BUILDING SETBACK LINE
A	ARC LENGTH	PUE	PUBLIC UTILITY EASEMENT
R	RADIUS	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT	EFE	EMERGENCY FLOOD ROUTE EASEMENT
P.O.B.	POINT OF BEGINNING	PU.M&DE	PUBLIC UTILITY, MAINTENANCE AND DRAINAGE EASEMENT
(1234)	ADDRESS		

### EASEMENT NOTES:

- A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS RESERVED ACROSS THE REAR OF ALL LOTS, UNLESS OTHERWISE SHOWN.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS RESERVED ACROSS THE STREET FRONTAGE OF LOTS, UNLESS OTHERWISE SHOWN.

### NOTES:

- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON BARS WITH PLASTIC CAPS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THE PLAT.
- ALL LOTS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SPRING RUN II HOMEOWNERS ASSOCIATION RECORDED AS DOC. 2022-513572.

### AREA TABLE

	AREA IN SQ.FT.	AREA IN ACRES
TOTAL BUILDABLE LOTS	714,841	16.4105
PUBLIC R.O.W.	256,680	5.8926
TOTAL THIS SUBDIVISION	971,521	22.3031

### OWNER & SUBDIVIDER

SPRING RUN, LLC  
10865 MAPLE LN, SUITE B  
ST. JOHN, IN 46373

**V** Engineers 7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
Scientists 630.724.9200 voice  
Surveyors 630.724.0384 fax  
v3co.com

PREPARED FOR:  
**SPRING RUN, LLC**  
10865 MAPLE LN, SUITE B  
ST. JOHN, IN 46373  
708-756-0860

NO.	DATE	DESCRIPTION
1.	04-07-22	ADDED ADDRESSES
2.	08-05-24	REVISED PER COMMENT
3.	08-06-24	REVISED PER COMMENT

### SECONDARY PLAT

SPRING RUN PHASE 3 PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 02-04-22 DRAWN BY: MLP PROJECT MANAGER: AJS  
FIELD WORK COMPLETED: N/A CHECKED BY: AJS SCALE: 1" = 60'

Project No: 17286.LBL  
Group No: VP04.2

SHEET NO.  
1 of 2

