

FILED

MAY 13 1995
KEY 1-83-16
SAM ORLICH
AUDITOR LAKE COUNTY

BOOK 003 PAGE 88

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 MAY 13 PM 1:22
MARGARETE CLEVELAND
RECORDER

BOOK 003 PAGE 88

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND ALSO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3 AND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WEST CREEK TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 27 MINUTES 07 SECONDS EAST 881.66 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 17 SECONDS WEST 370.64 FEET ALONG THE WEST LINE OF MAPLEBROOK ACRES, RECORDED IN PLAT BOOK 70, PAGE 46, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 57 MINUTES 34 SECONDS WEST 86.30 FEET ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 550736, RECORDED SEPTEMBER 20, 1979, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 07 MINUTES 26 SECONDS EAST 479.32 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS WEST 1000.07 FEET ALONG THE CENTER LINE OF BELSHAW ROAD; (THE NEXT 14 COURSES ARE ALONG THE CENTER LINE OF BRUCE DITCH)

THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS WEST 71.67 FEET;
 THENCE NORTH 07 DEGREES 17 MINUTES 13 SECONDS WEST 314.23 FEET;
 THENCE NORTH 06 DEGREES 52 MINUTES 46 SECONDS WEST 48.97 FEET;
 THENCE NORTH 15 DEGREES 33 MINUTES 40 SECONDS EAST 59.57 FEET;
 THENCE NORTH 05 DEGREES 40 MINUTES 12 SECONDS EAST 538.17 FEET;
 THENCE NORTH 05 DEGREES 57 MINUTES 06 SECONDS WEST 109.74 FEET;
 THENCE NORTH 45 DEGREES 39 MINUTES 32 SECONDS EAST 45.20 FEET;
 THENCE NORTH 16 DEGREES 35 MINUTES 27 SECONDS WEST 51.95 FEET;
 THENCE NORTH 00 DEGREES 32 MINUTES 13 SECONDS WEST 94.81 FEET;
 THENCE NORTH 16 DEGREES 49 MINUTES 07 SECONDS WEST 107.74 FEET;
 THENCE NORTH 00 DEGREES 40 MINUTES 52 SECONDS WEST 118.56 FEET;
 THENCE NORTH 19 DEGREES 25 MINUTES 34 SECONDS WEST 105.99 FEET;
 THENCE NORTH 02 DEGREES 33 MINUTES 05 SECONDS EAST 88.31 FEET;
 THENCE NORTH 16 DEGREES 49 MINUTES 07 SECONDS WEST 107.74 FEET;
 THENCE SOUTH 88 DEGREES 32 MINUTES 23 SECONDS EAST 156.00 FEET ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 929330, RECORDED JULY 22, 1987, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA (SAID LINE BEING THE SOUTH LINE OF THE NORTH 22 ACRES OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34 AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 LYING EAST OF THE CENTER LINE OF BRUCE DITCH) TO THE INTERSECTION OF SAID SOUTH LINE WITH THE SECTION LINE BETWEEN SECTIONS 33 AND 34; THENCE SOUTH 88 DEGREES 25 MINUTES 56 SECONDS EAST 894.81 FEET ALONG SAID SOUTH LINE TO A CONCRETE MONUMENT; THENCE SOUTH 00 DEGREES 08 MINUTES 17 SECONDS WEST 715.79 FEET ALONG THE WEST LINE OF SAID MAPLEBROOK ACRES TO THE POINT OF BEGINNING, CONTAINING 37.56 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

THIS SURVEY IS OF A PARCEL THAT IS GENERALLY DESCRIBED AS BEING WEST OF MAPLEBROOK ACRES SUBDIVISION, NORTH OF BELSHAW ROAD, EAST OF THE BRUCE DITCH, AND SOUTH OF THE NORTH 22 ACRES OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34 AND OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33 LYING EAST OF BRUCE DITCH, EXCEPTING THE PARCEL DESCRIBED IN DOCUMENT NO. 550736. THE SURVEY IS BASED ON MEASUREMENTS OF ALL 4 SECTIONS, AND ON PREVIOUS SURVEYS ASSOCIATED WITH MAPLEBROOK ACRES, WESTERHOFF ACRES, AND WESTERHOFF ACRES 1ST ADDITION. SECTION DIMENSIONS WERE DETERMINED BY GPS MEASUREMENTS, AND AGREED WITH EAST SECTION MEASUREMENTS BY ANTHONY M. GREGORY (SECTION 3) AND BY RAY TAPPAN (SECTION 34). REFERENCE WAS ALSO MADE TO PREVIOUS SURVEYS BY KRULL AND SON IN SECTIONS 9 AND 10 (TOWNSHIP 32, RANGE 9 - USED TO VERIFY DIMENSIONS OF SOUTH LINES OF SECTIONS 3 AND 4).

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: MONUMENTS WERE FOUND AS DESCRIBED BY INDEX CARDS IN THE LAKE COUNTY SURVEYOR'S OFFICE RECORDS FOR SECTIONS 3, 4, 33, AND 34. ALL MONUMENTS WERE FOUND IN GOOD CONDITION EXCEPT THE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 33, WHICH WAS NOTABLY LEANING WESTERLY (TOWARDS BRUCE DITCH - POSSIBLY BY AS MUCH AS 1.0 FEET). NO RECORDS OF QUARTER CORNER MONUMENTS WERE AVAILABLE IN THE COUNTY SURVEYOR'S OFFICE, SO ALL 4 SECTIONS WERE BROKEN DOWN PROPORTIONALLY. OTHER MONUMENTS FOUND INCLUDED THE FOLLOWING: NUMEROUS CONCRETE MONUMENTS (5/8" REBARS IN CONCRETE WITH "PLS NO. ENL8600050" CAPS) AS CALLED FOR ON THE RECORDED PLAT OF MAPLEBROOK ACRES; A PK NAIL LOCATED AT THE INTERSECTION OF BELSHAW ROAD WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3 (AS OCCUPIED); AND A SPIKE LOCATED AND USED AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3 (SPIKE LOOKED 15.2 NORTH OF AND 10.5 FEET EAST OF CALCULATED PROPORTIONAL CORNER - SEE PLAT OF SURVEY BY ANTHONY M. GREGORY RECORDED IN SURVEY RECORD BOOK 1, PAGE 11. THIS SPIKE FIT WELL WITH POSSESSION, AND WAS USED ON PREVIOUS SURVEYS BY ANTHONY M. GREGORY FOR MAPLEBROOK ACRES AND WESTERHOFF ACRES). MONUMENT LOCATIONS AGREED WITHIN 0.2 FEET OF THE RESULTS OF THIS SURVEY (EXCEPT THOSE CITED EARLIER IN THIS REPORT).

THE DIRECTION AND LOCATION OF BELSHAW ROAD WAS KEPT CONSISTENT WITH PAST SURVEYS ASSOCIATED WITH MAPLEBROOK ACRES AND WESTERHOFF ACRES 1ST ADDITION, AND WAS CONSISTENTLY WITHIN 1.5 FEET OF THE PHYSICAL CENTER LINE OF THE ROAD.

B. OCCUPATION AND POSSESSION LINES:
NO UNCERTAINTY RESULTED DUE TO OCCUPATION AND POSSESSION LINES.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
THE PARCEL DESCRIBED IN DOCUMENT NO. 550736 WAS DESCRIBED AS COMMENCING AT "THE INTERSECTION OF AUSTIN ROAD AND BELSHAW ROAD", AND IS NOT TIED TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3. THE DIMENSION OF 220.26 FEET ALONG THE CENTER LINE OF BELSHAW ROAD IS TO SAID EAST LINE. THE DEED DIMENSION OF 225.00 FEET IS NOT RETRACEABLE, AS THE PK NAILS CITED IN THE DEED DESCRIPTION WERE NOT FOUND.

THE CENTER LINE OF BRUCE DITCH WAS PHYSICALLY LOCATED DURING THIS SURVEY. THE DIMENSION ALONG THE NORTH LINE OF THE SUBJECT PARCEL TO THE CENTER LINE OF THE DITCH DIFFERS FROM THE DEED DIMENSION FROM DOCUMENT NO. 929330 (THE NORTH ADJOINER) BY 7.13 FEET (156.00 PER THIS SURVEY, 163.13 PER DOCUMENT NO. 929330).

D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS):
THE SURVEY PERFORMED MET THE REQUIREMENTS OF A CLASS "D" SURVEY PER 865 IAC 1-12-7. THE ALLOWABLE THEORETICAL UNCERTAINTY, PER THE STANDARDS, IS 1.00 FEET.

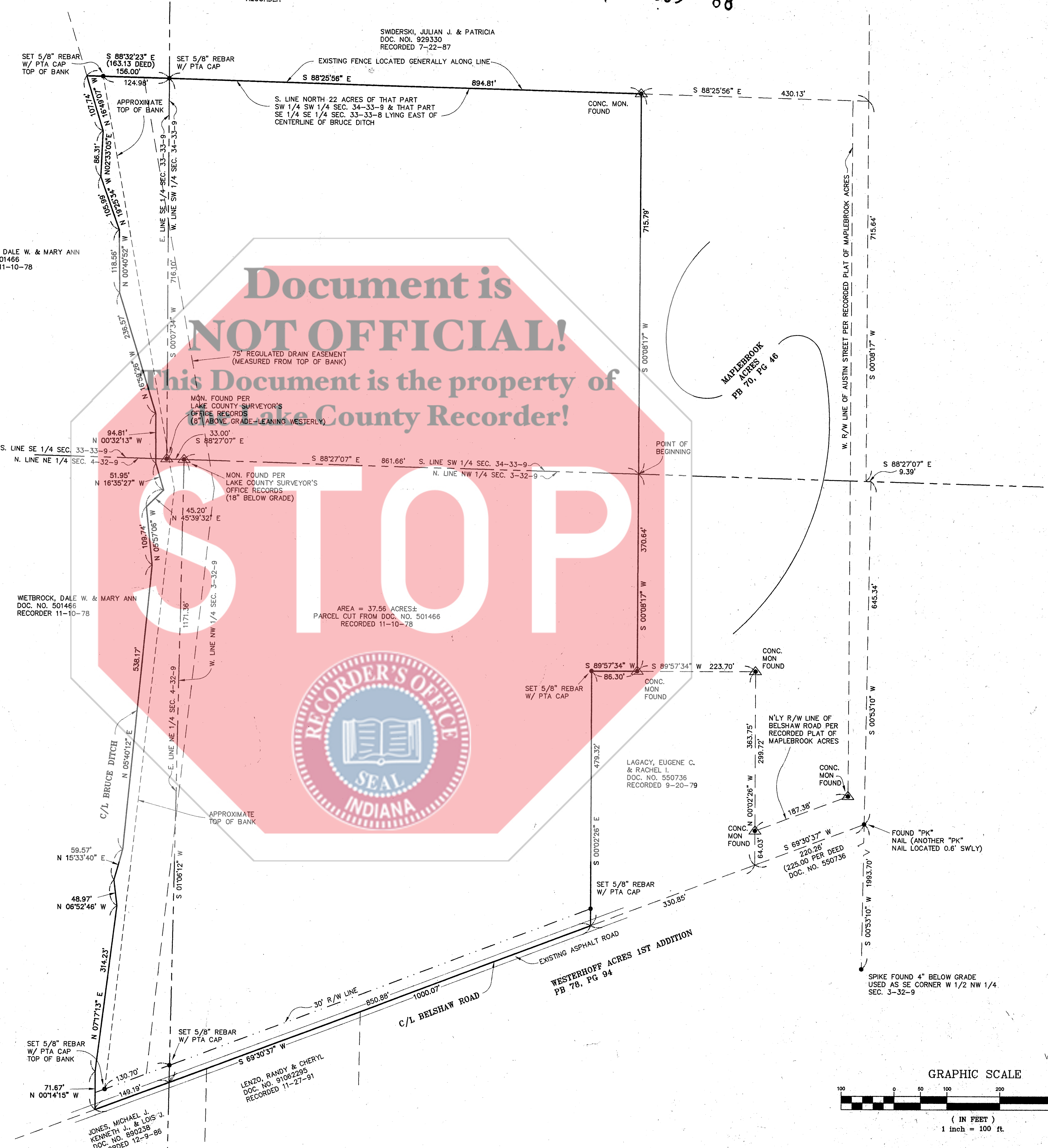
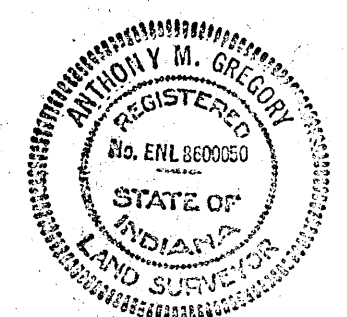
NOTES:

1. THE BASIS FOR BEARINGS FOR THIS SURVEY WAS BASED ON THE RECORDED PLAT OF MAPLEBROOK ACRES. THE BEARINGS RESULTING FROM THE GPS MEASUREMENTS WERE ROTATED TO MATCH THE SUBDIVISION PLAT.
2. THE LAKE COUNTY SURVEYOR'S OFFICE RECORDS SHOWED BRUCE DITCH AS A REGULATED DRAIN. THEREFORE, A 75-FOOT EASEMENT (FROM THE APPROXIMATE EAST TOP OF BANK) IS SHOWN ON THIS PLAT.
3. THE LOCATION OF THE CENTER LINE OF BRUCE DITCH IS PER FIELD MEASUREMENTS TAKEN ON DECEMBER 13, 1995.

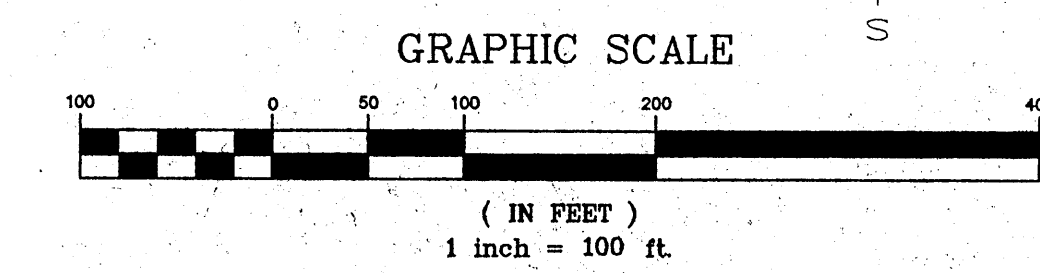
I, ANTHONY M. GREGORY, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY STATE THAT I SUPERVISED SURVEY ON THE DESCRIBED PARCEL ACCORDING TO THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THAT THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

Anthony M. Gregory
ANTHONY M. GREGORY, INDIANA RLS NO. ENL8600050

FIELD WORK COMPLETED DECEMBER 13, 1995
PLAT COMPLETED DECEMBER 26, 1995



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REVISIONS

PLAT OF SURVEY
PART OF SECTIONS 3-32-9, 4-32-9, 33-33-9, AND 34-33-9
LAKE COUNTY, INDIANA
PREPARED FOR: DALE & MARY ANN WEITBROCK

Plumb Tuckett & Associates
ARCHITECTS-ENGINEERS-SURVEYORS
120 East 90th Drive • Merrillville, IN 46410

FILE: 85731A.DWG
PLOT SCALE: 1"=100'

PLAT OF SURVEY
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. S95731