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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

96 MAY 13 PM 1:22

MAWSON & GORLAND  
RECORDER

# PLAT OF SURVEY

FILED

MAY 13 1996  
KEY 1-6-7  
SAM ORLICH  
AUDITOR LAKE COUNTY

003 PD

BOOK 003 PAGE 89

BOOK 003 89

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WEST CREEK TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER (AS OCCUPIED); THENCE NORTH 88 DEGREES 48 MINUTES 39 SECONDS WEST 1248.92 FEET ALONG THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (AS OCCUPIED); THENCE NORTH 01 DEGREES 18 MINUTES 05 SECONDS EAST 698.98 FEET ALONG THE EAST LINE OF THE PARCEL DESCRIBED IN DOCUMENT NO. 890238, RECORDED DECEMBER 9, 1986 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA (AS OCCUPIED) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF WESTERHOFF ACRES 1ST ADDITION, RECORDED IN PLAT BOOK 78, PAGE 94 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 48 MINUTES 39 SECONDS EAST 1243.85 FEET; ALONG THE SOUTH LINE OF SAID WESTERHOFF ACRES 1ST ADDITION; THENCE SOUTH 00 DEGREES 53 MINUTES 10 SECONDS WEST 698.99 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER (AS OCCUPIED) TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

### SURVEYOR'S REPORT

THIS SURVEY IS BASED ON THE RESULTS OF A PREVIOUS SURVEY BY ANTHONY M. GREGORY, DATED FEBRUARY 11, 1991, AND REVISED JUNE 10, 1991, AND RECORDED IN SURVEY RECORD BOOK 1, PAGE 11. THIS IS ALSO BASED ON THE PREVIOUS WORK BY PLUMB TUCKETT AND ASSOCIATES (PTA) ASSOCIATED WITH WESTERHOFF ACRES 1ST ADDITION (PLAT BOOK 78, PAGE 94).

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: THE ABOVE-MENTIONED GREGORY SURVEY WAS BASED ON A SECTION BREAKDOWN OF SECTION 3. THIS BREAKDOWN WAS BASED ON ONLY THE FOUR SECTION CORNERS, AS LAKE COUNTY SURVEYOR'S OFFICE DOES NOT HAVE RECORDS OF THE QUARTER CORNERS FOR THIS SECTION. ADDITIONALLY, AN IRON SPIKE WAS FOUND AND HELD AS THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3. THIS SPIKE FIT OCCUPATION WELL AND WAS LOCATED 18.3 FEET NORTH OF AND 10.5 FEET EAST OF THE PROPORTIONAL SOUTHEAST CORNER.

A PK NAIL HAD PREVIOUSLY BEEN SET AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL, BUT APPEARS TO HAVE BEEN COVERED WITH ASPHALT. A REBAR HAS BEEN SET IN ITS PLACE.

OTHER MONUMENTS FOUND AND USED FOR THIS SURVEY WERE THOSE SET FOR WESTERHOFF ACRES 1ST ADDITION, UNLESS OTHERWISE STATED ON THE PLAT. FOUND MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, OF UNKNOWN ORIGIN, AND AT OR NEAR GRADE.

B. OCCUPATION AND POSSESSION LINES: THE SOUTH AND WEST LINES OF THIS PARCEL WERE ESTABLISHED BY OCCUPATION (SEE PREVIOUSLY MENTIONED GREGORY SURVEY). UNCERTAINTIES OF UP TO 20 FEET (EAST WEST) AND 10.6 FEET (NORTH-SOUTH) RESULT WHEN COMPARING THE LOCATION OF THESE OCCUPATION LINES WITH PROPORTIONAL SECTION BREAKDOWN LINES AND DEED LINES. THE SURVEYOR'S REPORT IN THE PREVIOUSLY MENTIONED GREGORY SURVEY CONTAINS FURTHER DISCUSSION ON THIS MATTER.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: AS STATED ABOVE, THE EAST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED BY POSSESSION. THE DESCRIPTION OF THAT LINE IS AMBIGUOUS (THE ADJOINING PARCEL IS DESCRIBED AS THE EAST 1 1/2 ACRES ...). ALSO, THE DESCRIPTION OF THE PARCEL ADJOINING TO THE SOUTH RECITES BEARINGS AND DISTANCES WHICH APPEAR TO RESULT FROM A PROPORTIONAL BREAKDOWN OF SECTION 3 WHICH AGREES WELL WITH THE PROPORTIONAL BREAKDOWN FOR THIS SURVEY. HOWEVER, SINCE THIS SURVEY HOLDS THE POSITION OF THE IRON SPIKE AND FENCE LINE ALONG THE SOUTH LINE, A GAP RESULTS BETWEEN THE SOUTH LINE OF THIS PARCEL (AS SURVEYED) AND THE NORTH LINE OF THE SOUTHERN ADJOINER (PER DEED DESCRIPTION). THIS GAP RANGES FROM 12.7 FEET TO 15.0 FEET. ALSO, THE PROPORTIONAL EAST LINE OF THE PARCEL IS UP TO 10.6 FEET WEST OF THE LINE ESTABLISHED BY OCCUPATION. AGAIN, FURTHER DISCUSSION ON THIS MATTER CAN BE FOUND IN THE SURVEYOR'S REPORT CONTAINED IN THE PREVIOUS GREGORY SURVEY. IT SHOULD BE ADDITIONALLY NOTED THAT THE BEARING BASIS WITHIN THE DESCRIPTION FOR THE SOUTHERN PARCEL DIFFERS FROM THE BEARING BASIS FOR THIS SURVEY.

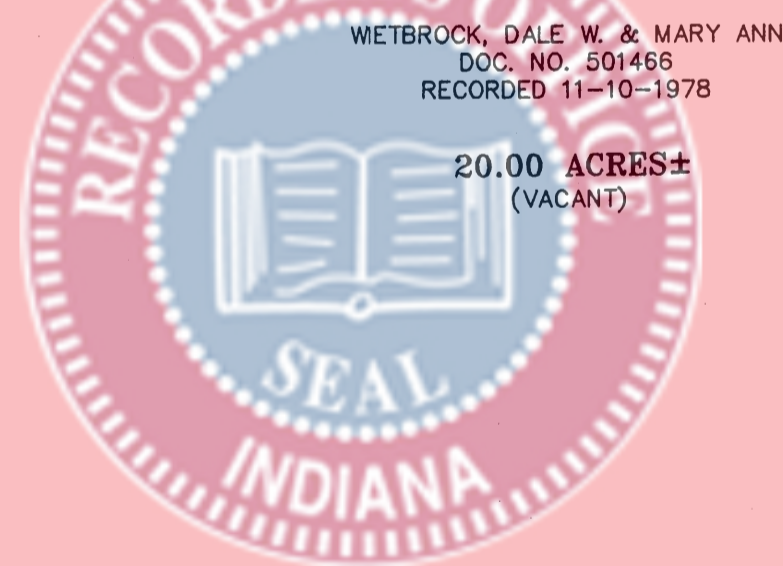
D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS): THE SURVEY PERFORMED MET THE REQUIREMENTS OF A CLASS "D" SURVEY PER 865 IAC 1-12-7. THE ALLOWABLE THEORETICAL UNCERTAINTY, PER THE STANDARDS, IS 1.00 FEET.

I, ANTHONY M. GREGORY, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY STATE THAT I SUPERVISED A SURVEY ON THE ABOVE DESCRIBED PARCEL ACCORDING TO THE GUIDELINES SET IN 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 RES. NO. ENL8600050  
FIELDWORK COMPLETED JANUARY 15, 1996  
PLAT COMPLETED JANUARY 26, 1996



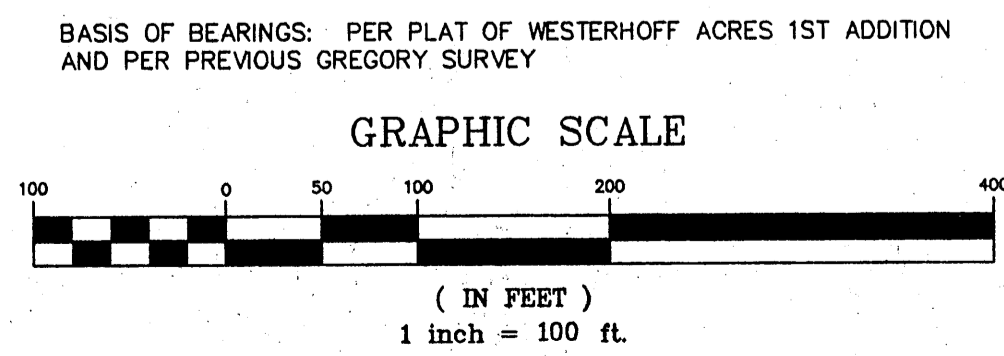
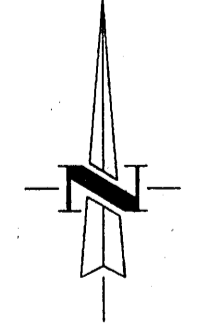
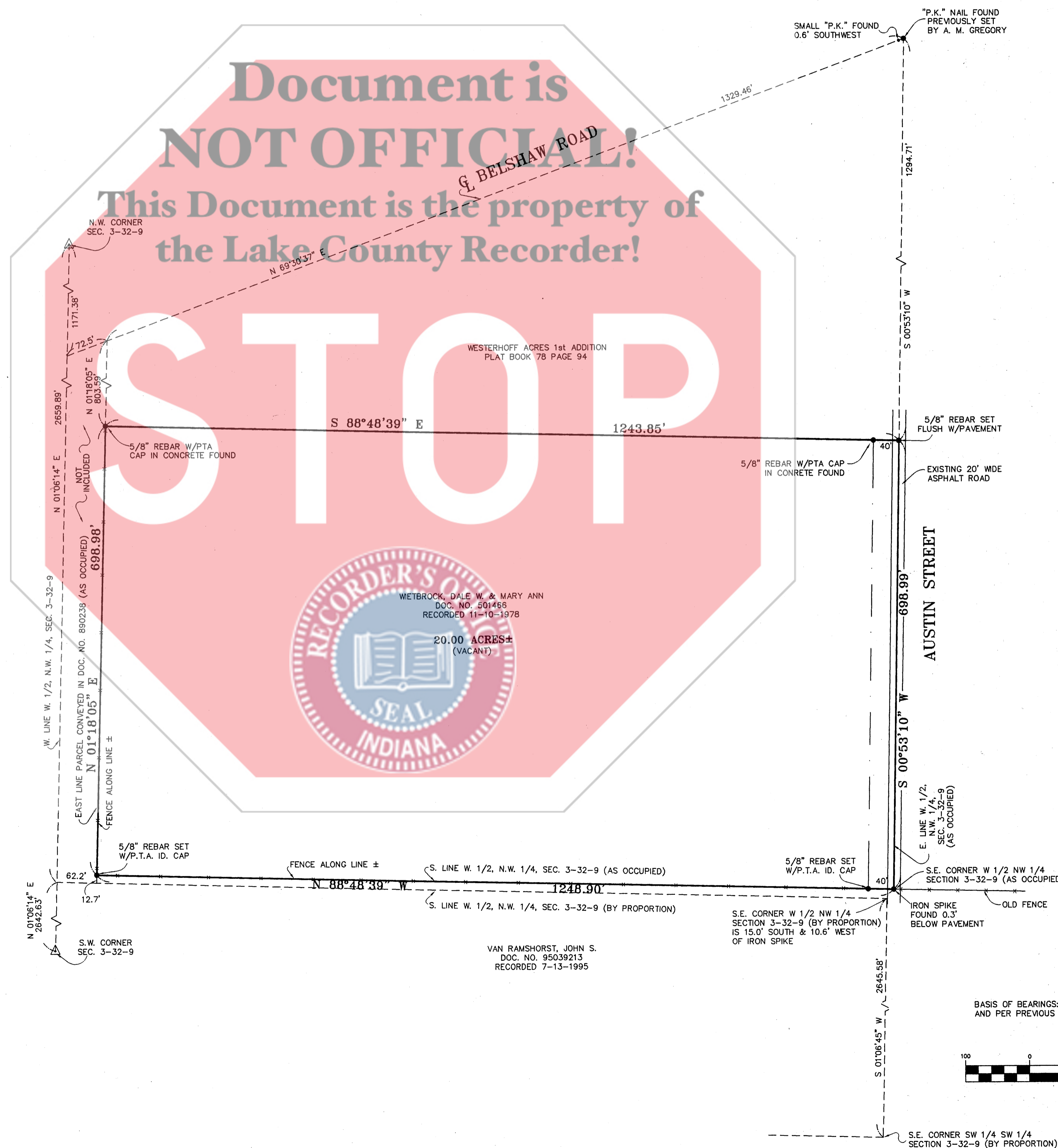
JONES, MICHAEL J. ET AL  
DOC. NO. 890238  
RECORDED 12-9-1986



WETBROCK, DALE W. & MARY ANN  
DOC. NO. 501466  
RECORDED 11-10-1978

20.00 ACRES ±  
(VACANT)

VAN RAMSHORST, JOHN S.  
DOC. NO. 95039213  
RECORDED 7-13-1995



1800  
05-14-007034  
CP

REVISIONS	

PLAT OF SURVEY  
PART OF W 1/2 NW 1/4  
SECTION 3-32-9  
LAKE COUNTY, INDIANA  
PREPARED FOR: WIETBROCK

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

FILE: /1995/95730.DWG  
PLOT SCALE: 1"=100'

PLAT OF SURVEY
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. 595730