

PLAT OF SURVEY 2002 112700

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2002 DEC -6 AM 10:17
MORRIS W. CARTER
RECORDER

BOOK 009 PAGE 76

LEGAL DESCRIPTION

PARCEL 1 DR. 92028809

The East 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, a parcel of land containing approximately 30 acres, more-or-less, EXCEPT the following two described parcels of land:
A part of the East Half of the Northwest Quarter of Section 9, Township 34 North, Range 9 West of the 2nd P.M., described as follows: Commencing at the Southwest corner of said East Half of the Northwest Quarter; thence East along the South line thereof, 165.00 feet to the point of beginning; thence North parallel to the West line of said East Half of the Northwest Quarter, a distance of 660.00 feet; thence East parallel to the South line of said East Half of the Northwest Quarter a distance of 495.00 feet; thence North parallel to the East line of said East Half of the Northwest Quarter a distance of 495.00 feet; thence South along the East line of said East Half of the Northwest Quarter a distance of 1155.00 feet to the Southeast corner of said East Half of the Northwest Quarter; thence South along the East line a distance of 1155 feet; thence West along the South line of said East Half of the Northwest Quarter, a distance of 1153.86 feet to the point of beginning, containing 25.364 acres, more or less, in Lake County, Indiana, and except:
A part of the Northwest Quarter of Section 9, Township 34 North, Range 9 West of the Second Principal Meridian, situated in Lake County, State of Indiana, and being more particularly described as follows: Beginning at a point on the North line of said Section 9, said point being 1329.34 feet East of the Northwest corner of Section 9, said point also being the Northeast corner of land described in Deed Record 118, page 358; thence Southwardly along the East line of said land described in Deed Record 118, page 358, and the East line of land described in Deed Record 115, page 513, a distance of 2660.40 feet to a point on the South line of the Northwest Quarter of said Section 9, said point being the Southeast corner of said land described in Deed Record 115, Page 513, thence Eastwardly with a deflection angle of 89 degrees 17 minutes 30 seconds to the left along the South line of the Northwest Quarter of said Section 9 a distance of 165 feet to a point; thence Northwardly with a deflection angle of 90 degrees 42 minutes 30 seconds to the left parallel with the East line of said land described in Deed Record 115, page 513, a distance of 660 feet to a point; thence Eastwardly with a deflection angle of 90 degrees 42 minutes 30 seconds to the right parallel with the South line of the Northwest Quarter of said Section 9 a distance of 495 feet to a point; thence Northwardly with a deflection angle of 89 degrees 22 minutes to the left parallel with the East line of said land described in Deed Record 115, page 513, a distance of 1341.32 feet to a point; thence Westwardly with a deflection angle of 89 degrees 22 minutes to the left parallel with the North line of said Section 9 a distance of 495 feet to a point; thence Northwardly with a deflection angle of 89 degrees 22 minutes to the right parallel with the East line of said land described in Deed Record 118, page 358, a distance of 558.09 feet; thence Westwardly with a deflection angle of 89 degrees 22 minutes to the left along the North line of said Section 9 a distance of 165 feet to the place of beginning of this description, containing 25.32 acres of land.

PARCEL 2 DR. 93041851

Part of the East 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at the Southwest corner of said East 1/2 of the Northwest 1/4; thence East along the South line thereof, 165.00 feet to the point of beginning, thence North parallel with the West line of said East 1/2 of the Northwest 1/4, 495.00 feet; thence East parallel with the South line of said East 1/2 of the Northwest 1/4, 495.00 feet; thence North parallel with the West line of said East 1/2 of the Northwest 1/4, 495.00 feet; thence East 674.11 feet to a point on the East line of said East 1/2 of the Northwest 1/4 that is 1150.00 feet North of the Southeast corner of said East 1/2 of the Northwest 1/4; thence South along said East line 1155.00 feet to the Southeast corner of said East 1/2 of the Northwest 1/4; thence West along the South line of said East 1/2 of the Northwest 1/4, 1163.86 feet to the point of beginning, in Lake County, Indiana. Commonly known as: 113th Parrish, Cedar Lake, IN 46303.

PARCEL 3 DR. 93028965

That portion of the East Half of the Southwest Quarter of Section 9, Township 34 North, Range 9 West of the 2nd P.M., lying East of the Right-of-Way of the New York Central Railroad, excepting therefrom a tract of land described as part of the Southwest Quarter commencing at a point 1,792.58 feet East of the Southwest corner of Section 9 and thence East a distance of 558.09 feet; thence North a distance of 521.775 feet; thence West a distance of 558.09 feet; thence South 521.775 feet to the place of beginning in Lake County, Indiana.

PARCEL 4 DR. 2002093078

That portion of the Norfolk Southern Railway Co. in the Southwest Quarter of Section 9, Township 34 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence South 89°47'50" East along the South line of said Southwest Quarter 1349.30 feet to a point 80.00 feet East of as measured perpendicular to the centerline of the existing railroad said point being the Point of Beginning (Assumed basis of bearings is the South line of the Southwest Quarter of Section 9, Township 34 North, Range 9 West being South 89°47'50" East.); thence North 00°41'53" West, parallel with said centerline of railroad rails, 2658.93 feet to the North line of said Southwest Quarter thence South 89°47'59" East along said North line 37.90; thence South 00°09'20" East 2008.65 feet; thence South 01°55'03" East 650.43 feet to the South line of said Southwest Quarter; thence North 89°47'50" West along said South line 32.72 feet to the Point of Beginning, containing 1.69 acres.

SURVEYOR'S REPORT

This survey is based on a proportional break down of Section 9, Township 34 North, Range 9 West using existing monumentation as shown on the plot.

Plats used in this survey:
Pon & Co.'s Highway Acres Subdivision recorded June 1940 in Book 25, Page 1, in the Office of the Recorder of Lake County, Indiana.
Pon & Co.'s First Add. To Hickory Woods Subdivision recorded March 1943 in Book 26, Page 37, in the Office of the Recorder of Lake County, Indiana.
Hillside Acres Subdivision recorded August 1938 in Book 28, Page 73, in the Office of the Recorder of Lake County, Indiana.

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
Monumentation found was used as shown on the plot. Section corner monuments were found as referenced per Lake County Surveyors Office witnesses.

B. OCCUPATION AND POSSESSION LINES:
Any apparent uncertainties due to occupation or possession lines are as shown on the plot. Encroachment of a driveway at the Southeast corner of Parcel 3 is shown on the enlarged detail.

C. CLARITY OF AMBIGUITY OF RECORD DESCRIPTIONS:
There were no apparent discrepancies found with the record descriptions.

D. THE THEORETICAL UNCERTAINTY OF THE MEASUREMENTS:
Theoretical uncertainty (due to random errors in measurements) is within the specifications for a Class "D" survey of ±1.0 feet as defined in Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Notes:
The Basis of Bearings (assumed) is the South line of Section 9 being North 89°47'50" West.
A commitment for title insurance by Titor Title Insurance Company (commitment No. 99205260, effective date 06/09/1999) was provided for this survey.

The overall field traverse was performed as a radial open-ended survey with check measurements made between corners where possible.
The location of 117th Avenue does not follow the section line established this survey.

LAND SURVEYOR CERTIFICATE

I, Gerald J. Byrnes, hereby state that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on 10/31/2002.

Gerald J. Byrnes 11/01/2002
Gerald J. Byrnes
Professional Land Surveyor
29600011



REVISION NOTE: THIS REVISION DATED 10/31/2002 REFLECTS THE ADDITIONAL PROPERTY (PARCEL 4) AND THE DETAIL ENCROACHMENT IN THE SOUTHEAST CORNER OF PARCEL 3.

BOUNDARY SURVEY

PARCEL IN THE WEST HALF OF SECTION 9, T. 34N., R. 9W. OF THE 2nd P.M., HANOVER TOWNSHIP, LAKE COUNTY, INDIANA

Date 1/27/2000
Rev. 07/11/2001
Rev. 10/31/2002
Job No. 1185

Sheet 1
of ONE

DUNELAND GROUP
ENGINEERING & SURVEYING
1498 POPE COURT
CHESTERTON, INDIANA 46304
219-926-1007 fax 219-926-1544
E-MAIL: dgi@dunelandgroup.com

