

PLAT OF SURVEY

2003 113085

STATE OF INDIANA
PLUMB, TUCKETT & ASSOCIATES
SURVEYORS-ENGINEERS-ARCHITECTS
2003-113085
HARRISON COUNTY
INDIANA

1800
CASH
D.G.
2003-113085
2003 OCT 21
10-47
ADD: 493

FILED
OCT 21 2003
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

PARCEL 1: THE SOUTH HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE SEVEN (7) WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA.
PARCEL 2: THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE SEVEN (7) WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS IS A RETRACEMENT SURVEY OF TWO PARCELS OF LAND AS SHOWN ON A PREVIOUS PLAT OF SURVEY BY MICHAEL GERBERICK, P.L.S., DATED 7/30/98, JOB NO. 23172 AND PROVIDED TO SURVEYOR BY CLIENT. LEGAL DESCRIPTION IS ALSO SHOWN IN WARRANTY DEED TO MITRE KUTANOVSKI AND SOPHIE KUTANOVSKI, DOC. 98-25477, BOOK 492, PAGE 512, RECORDED AUGUST 24, 1998.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
THIS SURVEY IS BASED ON THE FOLLOWING:

- 1) FOUND PORTER COUNTY SURVEYOR'S MONUMENTS AS MAINTAINED AND PERPETUATED AS SHOWN IN CORNER INDEX CARDS.
- 2) FOUND PORTER COUNTY SURVEYOR'S MONUMENTS AS SHOWN ON A MONUMENT LOCATION DRAWING AS LISTED HEREON IN THE REFERENCE SURVEYS.
- 3) FOUND LOCAL MONUMENTATION AS SHOWN ON A PLAT OF SURVEY BY THE TRI-COUNTY SURVEYING AS LISTED HEREON IN THE REFERENCE SURVEYS. AS SHOWN HEREON, THE COUNTY MONUMENTS FOUND ARE FOR THREE SECTION CORNERS, TWO QUARTER CORNERS AND TWO SIXTEENTH CORNERS. THE SOUTHEAST CORNER OF THE SECTION WAS NOT FOUND AND IT IS NOT SHOWN AS MAINTAINED IN THE COUNTY INDEX CARDS. WITHOUT THE SOUTHEAST CORNER THE QUARTER CORNERS AND SIXTEENTH CORNERS WERE USED FOR THIS SURVEY. THIS COMPARED WITH SMALL DIFFERENCES THAT ARE SHOWN HEREON WITH THE MONUMENTS SHOWN ON THE PREVIOUS SURVEY OF THE SUBJECT PARCELS BY TRI-COUNTY SURVEYING. THE SOUTHEAST SECTION CORNER WAS NOT ESTABLISHED AS A PART OF THIS SURVEY. UNCERTAINTY EXISTS IN THE LOCATION OF FOUND MONUMENTATION FOR THE FOLLOWING REASONS:

- 1) WITHOUT THE SOUTHEAST CORNER OF THE SECTION, A PROPORTIONAL DIVISION OF THE SECTION TO ESTABLISH THE LEGAL CENTER OF THE SECTION AND THEREBY THE QUARTER SECTIONS CANNOT BE PERFORMED BY STANDARD METHODS.
- 2) WITHOUT THE SECTION CORNER IT IS ASSUMED THAT THE COUNTY SURVEYOR PERPETRATED THE QUARTER CORNERS SET IN THE ORIGINAL PUBLIC DOMAIN SURVEY.
- 3) SINCE SIXTEENTH CORNERS WERE NOT ORIGINALLY SET, THE CORNER INDEX CARDS SHOW THEM TO BE PERPETRATED FROM MONUMENTS SET ON PREVIOUS SURVEYS, BUT AFTER THE PUBLIC DOMAIN SURVEY.
- 4) DIFFERENCES IN DISTANCE MEASUREMENTS BETWEEN MEASURED DISTANCE, LEGAL SURVEY DISTANCE AND DISTANCES ON A 1935 SURVEY FOR THE SOUTH LINE OF SECTION 26 AND THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION AS SHOWN ON THE COUNTY SURVEYOR'S DRAWING DATED DECEMBER 19, 2001 ALL RESULT IN UNCERTAINTY OF LOCATION. APPARENT UNCERTAINTY IN LOCATION, AS MEASURED, OF FOUND MONUMENTATION RELATIVE TO COUNTY SURVEYOR'S MONUMENTS IS .08 FEET NORTH-SOUTH AND 0.8 FEET EAST-WEST. APPARENT UNCERTAINTY IN LOCATION AS MEASURED OF FOUND MONUMENTATION RELATIVE TO THE TRI-COUNTY SURVEY IS 0.46 FEET EAST-WEST AND 0.13 NORTH-SOUTH. UNLESS OTHERWISE NOTED HEREON, MONUMENTATION WAS FOUND UNDISTURBED AND AT OR NEAR GRADE, AND OF UNKNOWN ORIGIN.

B) OCCUPATION OR POSSESSION LINES:

NO APPARENT UNCERTAINTY RESULTED FROM OCCUPATION OR POSSESSION LINES EXCEPT THE FOLLOWING:

- 1) A WIRE FENCE WAS LOCATED ALONG THE NORTH AND WEST LINES AS SHOWN HEREON. OWNERSHIP OF THE FENCE IS UNKNOWN TO THE SURVEYOR.
- 2) A PATH/LANE IS SHOWN ALONG THE SOUTH LINE OF THE PARCEL. THE COUNTY AUDITOR'S MAPS SHOW A ROAD LABELED AS 1100 SOUTH ALONG THE SOUTH LINE OF THE SUBJECT PARCELS. THIS LANE IS UNIMPROVED BY VISIBLE INSPECTION ABOVE GRADE. THIS ROAD IS ALSO LABELED AS 1100 SOUTH. THE CENTER LINE OF WHICH IS THE SOUTH LINE OF THE SUBJECT PARCELS ON THE TRI-COUNTY SURVEY. THE MONUMENT LOCATION PLAT BY THE COUNTY SURVEYOR HAS THE FOLLOWING NOTE:
"COUNTY ROAD 1100 SOUTH TO THE BEST OF THIS OFFICE'S KNOWLEDGE WAS NEVER A DEDICATED ROADWAY. THERE IS EVIDENCE OF A GRASS/DIRT LANE THAT IS BEING USED AS ACCESS FOR PARCELS BETWEEN COUNTY ROAD 625 WEST & U.S. HIGHWAY #231". THIS SURVEY DID NOT RESEARCH THE RECORDS ETC., AS TO THE RIGHTS OR DEDICATION IF ANY OF THIS ROAD.

3) THE AREA CONTAINED WITHIN THE SUBJECT PARCELS APPEAR TO BE VACANT COVERED WITH VARIOUS TYPES OF VEGETATION WITH NO VISIBLE EVIDENT IMPROVEMENTS.

4) THERE IS A DIRT PATH/LANE NEAR THE NORTH LINE OF PARCEL 1 THAT APPEARS TO BE BEING USED FOR ACCESS TO FARM FIELDS NORTH OF PARCEL 1.

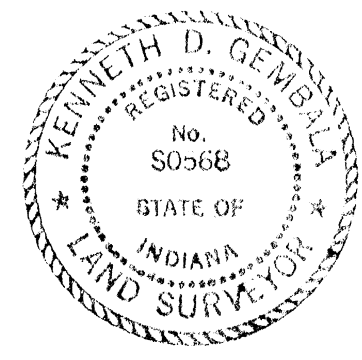
C. NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS. A DITCH LABELED BERDINE DITCH IS SHOWN ON AUDITOR'S MAP. THE RIGHTS OR DEDICATION, IF ANY, FOR THIS DITCH WAS NOT RESEARCHED. THERE IS NO APPARENT VISIBLE EVIDENCE OF A DITCH ALONG THE SOUTH LINE.

D. THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.50 FEET) FOR A CLASS C SURVEY, PER 865 IAC 1-12-7.

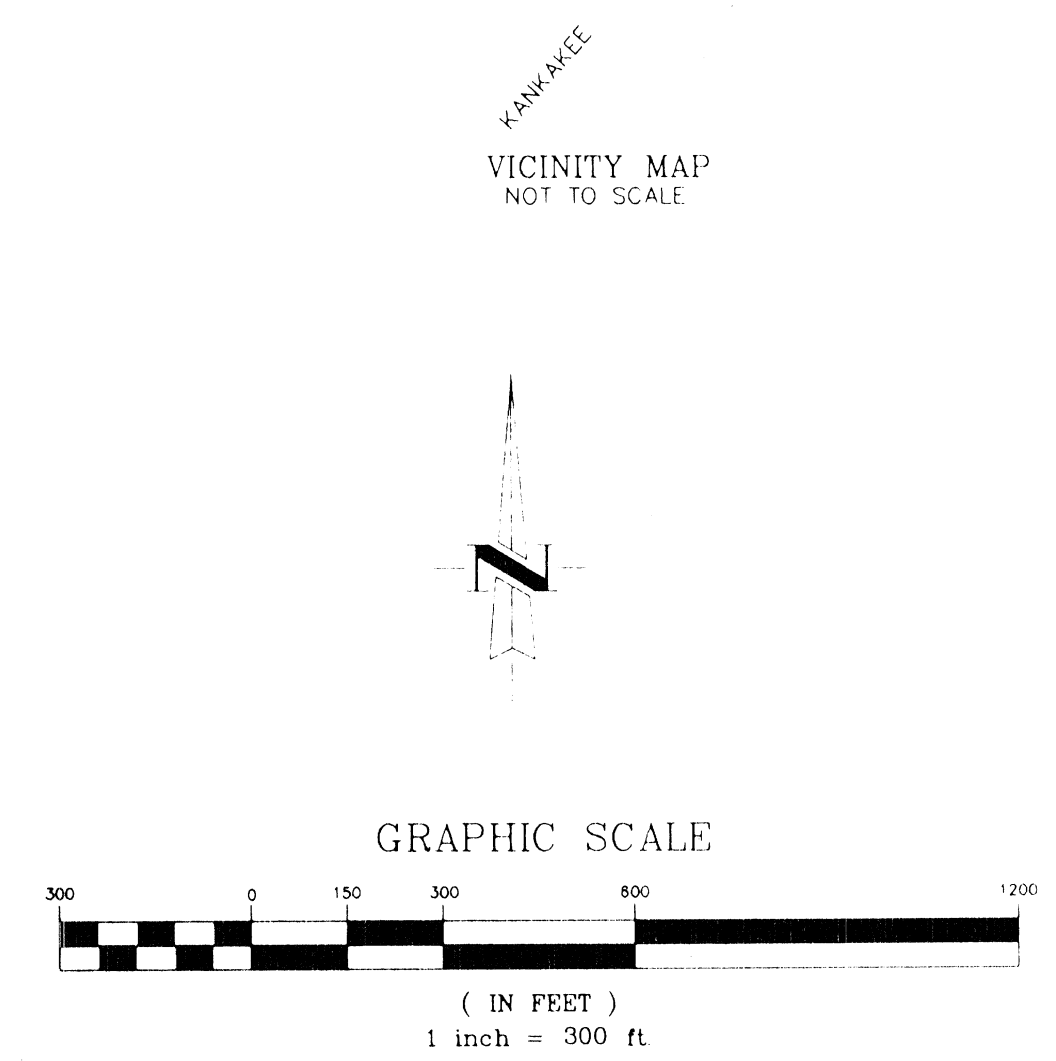
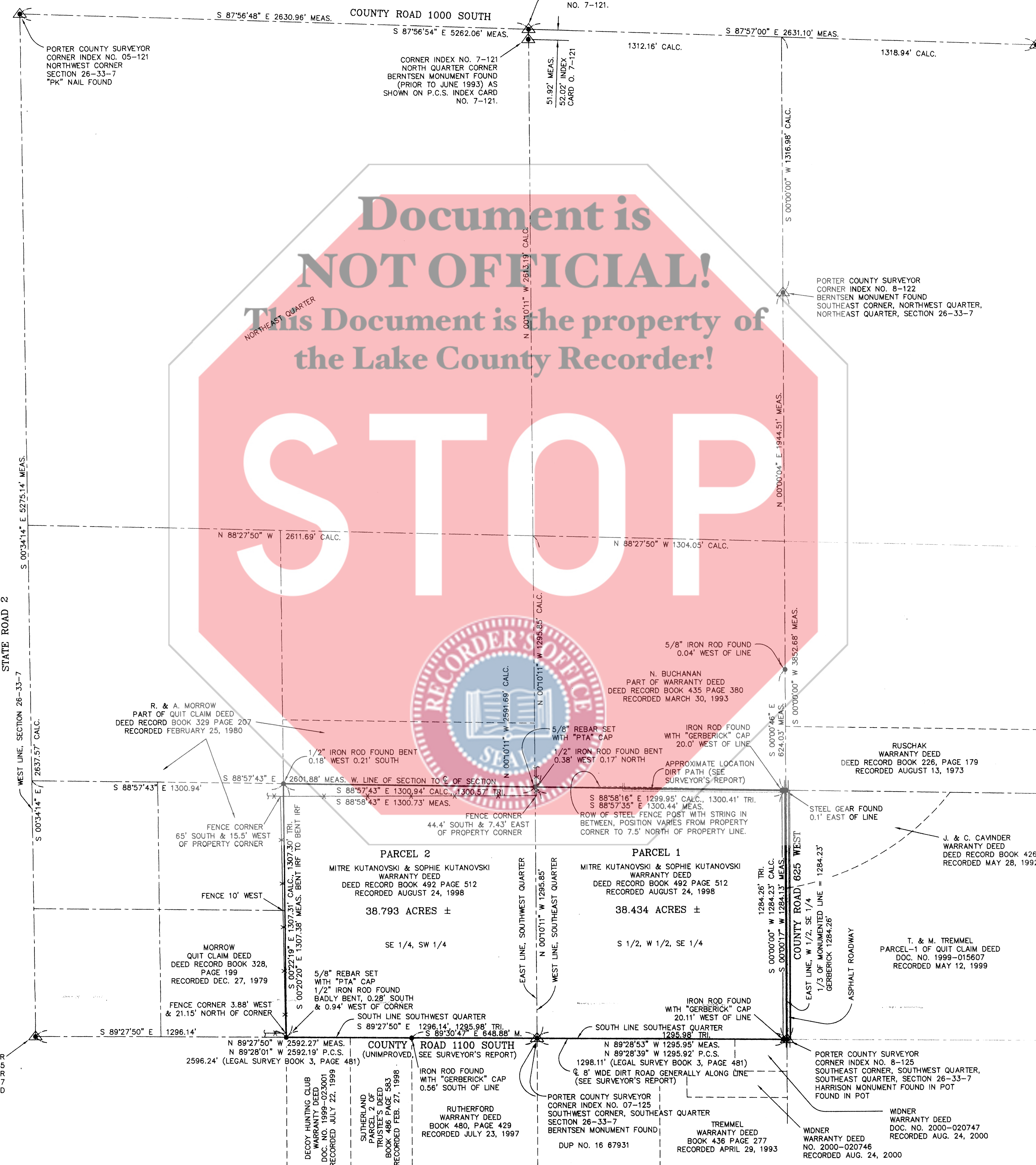
NOTES:

- 1) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY.
- 2) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- 3) ANY FACTS, WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) OWNERSHIP OR TITLE.
- 5) DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
- 6) NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED THE SURVEYOR BY THE PURCHASER OF THIS SURVEY.
- 7) THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- 8) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.

STATE OF INDIANA
COUNTY OF LAKE
S.S.
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.
KENNETH D. GEMBALLA
REGISTERED SURVEYOR: KENNETH D. GEMBALLA
REGISTRATION NUMBER: 50568
DATE: OCTOBER 20, 2003
FIELD WORK COMPLETED: OCTOBER 20, 2003



PORTER COUNTY SURVEYOR
CORNER INDEX NO. 5-125
SECTION 26-33-7
NAIL FOUND



MEAS. - MEASURED DISTANCE OR ANGLE BY PLUMB, TUCKETT & ASSOCIATES, DATE OF FIELD WORK
 CALC. - CALCULATED FROM MEASURED DATA
 TRI. - TRI-COUNTY SURVEY
 P.C.S. - PORTER COUNTY SURVEYOR

LEGEND

REFERENCES:
 TRI. - PLAT OF SURVEY BY TRI-COUNTY SURVEYING, MICHAEL W GERBERICK PLS, DATED 7/30/98 ON JOB NUMBER 23172.
 P.C.S. - MONUMENT LOCATION DRAWING OF THE SOUTH 1/4 POST OF SECTION 26-33-7 AND NORTH 1/4 POST OF SECTION 35-33-7 BY THE PORTER COUNTY SURVEYOR, KEVIN BREITZKE, PLS, DATED 12/19/2001.

NOTES FROM COUNTY SURVEYOR'S OFFICE FOR LEGAL SURVEY BOOK 03 PAGE 481.

DRAWN BY: GAY
 DATE: 10-20-03
 CHECKED BY: KAG
 DATE: 10-20-03
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PLAT OF SURVEY
 PART OF SE 1/4 & SW 1/4 OF SECTION 26-33-7
 COUNTY ROAD 625 WEST, PORTER CO.
 FOR: MITRE KUTANOVSKI

Plumb, Tucket & Associates
 SURVEYORS-ENGINEERS-ARCHITECTS

FILE: \688\03688.DWG
 PLOT SCALE: 1=300

PLAT OF SURVEY

DRAWING NUMBER
 1

SHEET 1 OF 1

JOB NO. 503688
 SECTION: 26-33-7