

2004-047311

2004 JUN 7

11-37

AVD: 171

# PLAT OF SURVEY

BOOK 11 PAGE 37

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 JUN -7 AM 9:15

MORNING STAR  
RECORDERS

18-DG  
CS

### LEGAL DESCRIPTION:

THE NORTH 675 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD, IN LAKE COUNTY, INDIANA.

### SURVEYOR'S REPORT:

THIS IS AN ORIGINAL SURVEY OF A PART OF A PARCEL OF LAND DESCRIBED IN A DEED IN TRUST, RECORDED JULY OF 1997 AS DOCUMENT NUMBER 97049722.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: THIS SURVEY IS BASED ON MONUMENTS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF A PLATTED 60 PRIVATE ROAD AS SHOWN ON A PLAT OF CEDAR LAKE INDUSTRIAL PARK ADJOINING THE SUBJECT PARCEL AND A MONUMENT FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL. ALL MONUMENTS FOUND ARE SHOWN HEREON AND UNLESS STATED OTHERWISE, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN LOCATION OF FOUND MONUMENTATION MEASURED 1.0 NORTH-SOUTH AND 0.5 FEET EAST-WEST.

B) NO APPARENT UNCERTAINTIES RESULTED DUE TO OBSERVED OCCUPATION OR POSSESSION LINES.

1) A FENCE WAS LOCATED ALONG THE NORTH LINE OF THE PARCEL AND IS SHOWN HEREON.

2) SOME EXCAVATIONS AND EARTH PILES ARE EVIDENT NEAR THE NORTH AND WEST LINES.

C) NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.

D) THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.5 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:

- A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE OR AS SHOWN ON THE RECORD PLAT AT THE TIME OF THIS SURVEY.
- B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN AS SHOWN ON THE RECORD PLAT.
- C) ANY FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- D) OWNERSHIP OR TITLE.

2.) 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.

3.) NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED THE SURVEYOR BY THE PURCHASER OF THIS SURVEY.

4.) THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

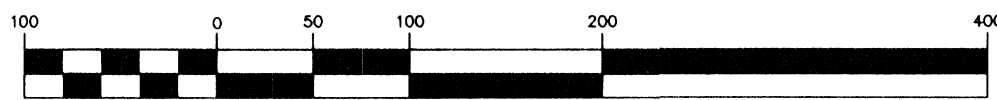
5.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.

6.) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES IF ANY, TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN ON THIS PLAT.

- X - X - X - FENCE
- M. - MEASURED DIMENSION BETWEEN MONUMENTS
- P. - PER RECORD PLAT
- PTA - PLUMB, TUCKETT AND ASSOCIATES
- ID. IDENTIFICATION
- ID CAPS ARE PLASTIC, AND YELLOW

BASIS OF BEARINGS: PER RECORD PLAT OF RESUBDIVISION OF LOT 8A, CEDAR LAKE INDUSTRIAL PARK, A PLANNED UNIT DEVELOPMENT, PLAT BOOK 89, PAGE 26.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

### REFERENCES:

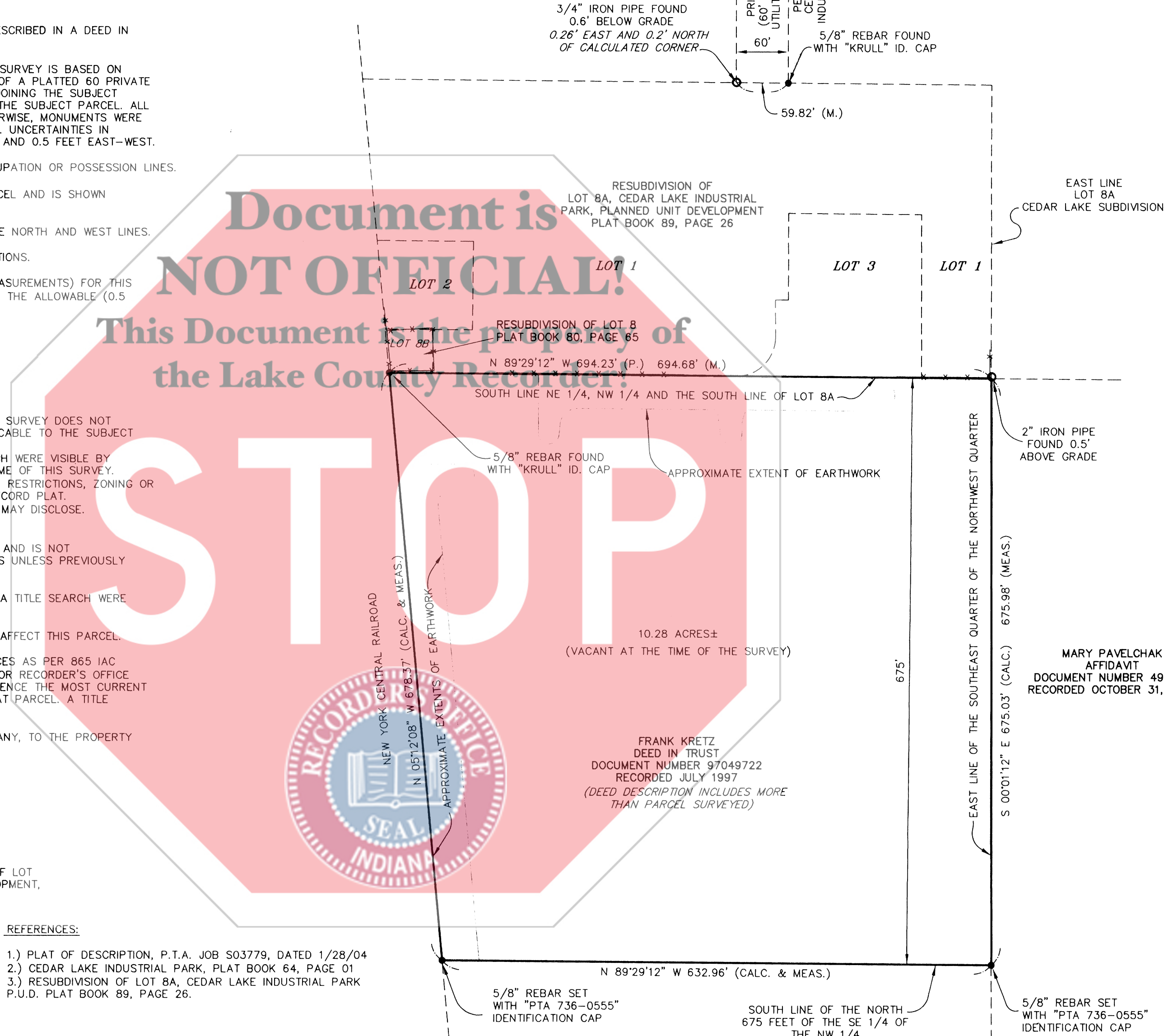
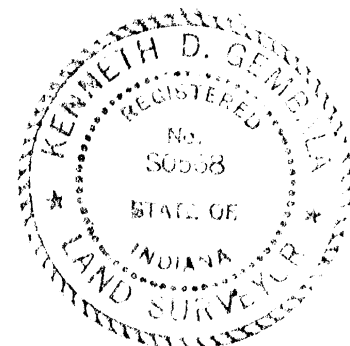
- 1.) PLAT OF DESCRIPTION, P.T.A. JOB S03779, DATED 1/28/04
- 2.) CEDAR LAKE INDUSTRIAL PARK, PLAT BOOK 64, PAGE 01
- 3.) RESUBDIVISION OF LOT 8A, CEDAR LAKE INDUSTRIAL PARK P.U.D. PLAT BOOK 89, PAGE 26.

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.

REGISTERED SURVEYOR: KENNETH D. GEMBALA  
REGISTRATION NUMBER: S0568  
DATE: JUNE 1, 2004

FIELD WORK COMPLETED: MAY 17, 2004



DRAWN BY: M.L. PLUMB
DATE: 6/1/04
CHECKED BY: K.D.G.
DATE: 6/1/04
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PLAT OF SURVEY  
PART OF SECTION 28-34-9  
CEDAR LAKE, INDIANA  
Ordered By: McCALLISTER INC.

**Plumb Tuckett & Associates**  
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(219) 736-0555 • FAX (219) 769-0178  
www.plumbtuckett.com

FILE: 04519.DWG  
PLOT SCALE: 1"=100'

<b>PLAT OF SURVEY</b>
DRAWING NUMBER <b>1</b>
SHEET: 1 OF: 1
JOB NO. S04519 SECTION: 28-34-9