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2005 050922

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

JUN 21 2005
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE CITY OF HAMMOND, NORTH TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREES 28 MINUTES 40 SECONDS EAST, 86.03 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED AS PARCEL 1 IN A MEMORANDUM OF LEASE TO McDONALD'S CORPORATION, DATED JULY 7, 1981, AND RECORDED NOVEMBER 10, 1981, AS DOCUMENT NUMBER 650252 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 58.52 FEET ALONG THE SOUTH LINE OF SAID PARCEL 1 TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED TO THE CITY OF HAMMOND IN A QUIT-CLAIM DEED RECORDED ON OCTOBER 25, 1975, AS DOCUMENT NUMBER 322317 IN SAID RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 28 MINUTES 40 SECONDS EAST, 135.50 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 02 DEGREES 06 MINUTES 06 SECONDS WEST, 85.79 FEET ALONG SAID EASTERLY LINE TO THE NORTH LINE OF AN AREA OF LAND DESCRIBED AS PARCEL 2 IN SAID MEMORANDUM; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 159.02 FEET ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF AN AREA DESCRIBED AS PARCEL 3 IN SAID MEMORANDUM TO THE NORTHEAST CORNER "A" OF PARCELS IDENTIFIED BY TITLE DEED OR RECORD REFERENCES AS PER 865 IAC 1-12-13 (11) TO THE EASTERLY LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 136.68 FEET ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL 3 TO THE NORTH LINE OF SAID CITY OF HAMMOND'S PARCEL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 137.33 FEET ALONG SAID NORTH LINE; THENCE NORTH 44 DEGREES 15 MINUTES 40 SECONDS WEST, 32.12 FEET ALONG THE NORTHEASTERLY LINE OF SAID CITY OF HAMMOND'S PARCEL; THENCE NORTH 01 DEGREES 28 MINUTES 40 SECONDS EAST, 14.51 FEET ALONG SAID EASTERLY LINE OF SAID CITY OF HAMMOND'S PARCEL TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS.

GENERAL AND A.L.T.A./A.C.S.M. OPTIONAL TABLE "A" ITEM NOTES:

- UNDERGROUND TELEPHONE LINES WERE NOT MARKED AT TIME OF SURVEY (AS OF FIELD WORK COMPLETED DATE IN CERTIFICATION). IT IS BELIEVED THAT THE TELEPHONE SERVICE RUNS FROM THE EXISTING TELEPHONE BOX AT THE SOUTHEAST CORNER OF PARCEL 1 (M.C.M.O.L.) TO THE SOUTHEAST CORNER OF THE EXISTING BUILDING, BUT COULD NOT BE VERIFIED. OTHER UNDERGROUND TELEPHONE MAY EXIST ON PARCEL.
- OVERHANGING ROOF LINES OF THE EXISTING BUILDING ON SUBJECT PARCEL NOT SHOWN.
- (OPT. TABLE "A" ITEM 3) THE SUBJECT PARCEL APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "C", AREAS OF MINIMAL FLOODING AS SAID SUBJECT PARCEL PLOTS BY SCALE ON F.E.M.A., FLOOD INSURANCE RATE MAP, FOR THE CITY OF HAMMOND, INDIANA (LAKE COUNTY), COMMUNITY PANEL NUMBER 180134 0005 B, EFFECTIVE DATE: MARCH 16, 1981.
- (OPT. TABLE "A" ITEM 4) TOTAL PARCEL AREA: 0.93 ACRES MORE OR LESS.
- (OPT. TABLE "A" ITEM 5) ELEVATIONS SHOWN HEREON ARE BASED ON THE HAMMOND CITY ENGINEERING DEPARTMENT TBMS: TOP OF NORTHERLY BOLT ON HYDRANT AT 167TH STREET AND HOWARD AVENUE, ELEVATION = 608.76.
- (OPT. TABLE "A" ITEM 6) ACCORDING TO THE CITY OF HAMMOND'S BUILDING DEPARTMENT (219) 853-6317, THE SUBJECT PARCEL IS CURRENTLY LOCATED IN THE "02" SHOPPING CENTER DISTRICT. THE FOLLOWING ARE THE LISTED PERFORMANCE STANDARDS AS PER THE ZONING ORDINANCE NUMBER 8514 (EFFECTIVE DATE: OCTOBER 21, 2003):
MINIMUM LOT AREA: 4 ACRES
MINIMUM AVERAGE LOT WIDTH: 200 FEET
MINIMUM OF ANY BOUNDARY/PROPERTY LINE: 100 FEET
YARD REQUIREMENTS: NO BUILDING SHALL BE LESS THAN 50 FEET FROM ANY LOT LINES. NO PARKING AREA SHALL BE LESS THAN 20 FEET FROM ANY LOT LINE.
HEIGHT REGULATION: NO BUILDING SHALL EXCEED 3 STORIES NOR SHALL EXCEED 36 FEET EXCEPT OFFICE BUILDINGS
LOT COVERAGE: NO MORE THAN 40 PERCENT OF ANY LOT MAY BE COVERED BY BUILDINGS
FAST FOOD DRIVE-THRU FACILITIES ARE SUBJECT TO ADDITIONAL ZONING AND CONDITIONAL PROVISIONS. SEE SAID ORDINANCE FOR MORE DETAIL. FOR ALL INTERPRETATIONS OF HOW THE GOVERNING ORDINANCE AFFECTS THE SUBJECT PARCEL, CONTACT SAID BUILDING DEPARTMENT.
7) (OPT. TABLE "A" ITEM 7(i)) BUILDING SQUARE FOOTAGE SHOWN WAS CALCULATED TO THE OUTSIDE OF THE EXTERIOR WALLS AND DOES NOT EXCLUDE INTERIOR WALLS OR WALL THICKNESSES BUILDING HEIGHT WAS MEASURED AND THE LOCATION SHOWN HEREON.
8) (OPT. TABLE "A" ITEM 9) PARKING AREAS ARE SHOWN HEREON. TOTAL NUMBER OF STRIPED PARKING SPACES: 48. TWO DESIGNATED AS HANDICAPPED (INCLUDED IN TOTAL) AND TWO FOR TRASH DUMPSTERS (NOT INCLUDED IN TOTAL).
9) (OPT. TABLE "A" ITEM 10) THE SUBJECT PARCEL DOES HAVE ACCESS TO AND FROM A ROADWAY KNOWN AS 165TH STREET. THE PARCEL ALSO APPEARS TO HAVE ACCESS TO A ROADWAY KNOWN AS COLUMBIA AVENUE THROUGH AN AREA NORTH OF THE SUBJECT PARCEL.
10) (OPT. TABLE "A" ITEM 11(a) & 11(b)) THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD LOCATIONS AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES IF LOCATED AT THE TIME OF THE SURVEY, AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS.
11) (OPT. TABLE "A" ITEM 12) PARCELS IDENTIFIED BY TITLE DEED 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.
12) (OPT. TABLE "A" ITEM 14) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS ON THE SUBJECT PARCEL.
13) (OPT. TABLE "A" ITEM 15) THERE DOES NOT APPEAR TO BE ANY CHANGES IN THE RIGHT OF WAY LINES ALONG THE SUBJECT PARCEL AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WITHIN THE RIGHT OF WAYS ALONG THE SUBJECT PARCEL.
14) (OPT. TABLE "A" ITEM 16) THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURYING GROUNDS ON THE SUBJECT PARCEL.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 620046397 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 12, 2004. THE FOLLOWING COMMENTS APPLY TO THE ITEMS NUMBERED IN SCHEDULE B, IN THE ABOVE REFERENCED COMMITMENT.

- ITEMS 1,2,3,4 TAXES - DOES NOT AFFECT SURVEY.
MORTGAGE AND AMENDMENTS - DOES NOT AFFECT SURVEY.
ITEM 6 ASSIGNMENTS OF RENTS AND LEASES - DOES NOT AFFECT SURVEY.
ITEM 7 MORTGAGE - DOES NOT AFFECT SURVEY.
ITEM 8 ASSIGNMENTS OF LEASES AND RENTS - DOES NOT AFFECT SURVEY.
ITEM 9 SECURITY INTEREST - DOES NOT AFFECT SURVEY.
ITEM 10 AGREEMENT - THE DESCRIBED LOCATION OF THE RAILROAD TRACKS (PRE-CONSTRUCTION) COULD NOT BE DETERMINED FROM THE DOCUMENT. DOCUMENT REFERENCES AN ATTACHED PLAT WHICH WAS NOT PROVIDED TO THE SURVEYOR. HOWEVER, IT IS BELIEVED THAT THE AGREEMENT PERTAINS TO THE AREA WHERE RAILROAD TRACK REMNANTS WERE FOUND AND SHOWN HEREON.
ITEM 11 AGREEMENT - NO DOCUMENT PROVIDED. SURVEYOR DID NOT ADDRESS.
ITEM 12 PUBLIC RIGHT OF WAY - THE APPARENT RIGHTS OF WAY FOR 165TH STREET AND COLUMBIA AVENUE ARE SHOWN HEREON. NO DOCUMENTS WERE PROVIDED OR RESEARCHED FOR (OTHER THAN THE CITY OF HAMMOND QUIT CLAIM DEED) TO DETERMINE IF EITHER STREETS HAD BEEN DEDICATED.
ITEM 13 EASEMENTS - ONLY "PARCEL 3 EASEMENT" AND "PARCEL 4 EASEMENT" (BOTH IN DEED BOOK 836, PAGE 221) APPEAR TO AFFECT SUBJECT PARCEL AND ARE SHOWN HEREON. THE AMENDED AGREEMENT ONLY PERTAINS TO SAID "PARCEL 4 EASEMENT".
ITEM 14 DRAINAGE TILES, DITCHES, ETC. - NO VISIBLE DITCHES FOUND, SEE NOTE 10.
ITEM 15 RIGHTS OF PUBLIC FOR ROAD PURPOSES - SURVEYOR DID NOT ADDRESS.
ITEM 16 RIGHTS OF PUBLIC TO USE OF ALL EXISTING FACILITIES - SURVEYOR DID NOT ADDRESS.
ITEM 17 AGREEMENT - ONLY "EASEMENT 10" APPEARS TO AFFECT SUBJECT PARCEL AND IS SHOWN HEREON.
ITEM 18 LEASE - LEASE AREA IS SHOWN AS M.C.M.O.L. PARCELS 1, 2, & 3 HEREON.
ITEM 19 RIGHTS OF TENANTS - SURVEYOR DID NOT ADDRESS.
ITEM 20 TITLE COMPANY REQUESTS - SURVEYOR DID NOT ADDRESS.
ITEM 21 CERTIFICATE OF AMENDMENT SURVEYOR DID NOT ADDRESS.
ITEM 22 AGREEMENT SURVEYOR DID NOT ADDRESS.
ITEMS 23 & 24 TITLE COMPANY NOTES - SURVEYOR DID NOT ADDRESS.
ITEMS 25 & 26 TITLE COMPANY NOTES - SURVEYOR DID NOT ADDRESS.
ITEM 27 LEASE - SURVEYOR DID NOT ADDRESS.
ITEM 28 EASEMENTS - THE DESCRIBED STRIPS "1" (SHOWN HEREON), "2", & "3" LIE COMPLETELY OUTSIDE THE SUBJECT PARCEL BOUNDARY LINES AND DO NOT AFFECT THE SUBJECT PARCEL.
ITEM 29 RESOLUTION - SUBJECT PARCEL LIES WITHIN THE DESCRIBED AREA AND DESIGNATED BY THE CITY AS "COLUMBIA ALLOCATION AREA".
ITEM 30 RESOLUTION - SUBJECT PARCEL LIES WITHIN DESCRIBED AREA.
ITEM 31 TITLE COMPANY NOTE - SURVEYOR DID NOT ADDRESS.

SURVEYOR'S REPORT:

THIS IS A RETRACEMENT SURVEY OF THE LAND DESCRIBED AS PARCELS 1, 2, & 3 (SEE SECTION "C" BELOW) IN A MEMORANDUM OF LEASE TO McDONALD'S CORPORATION (SEE LEGEND FOR RECORDING INFORMATION) AND AN ORIGINAL SURVEY OF A PORTION OF THE COLUMBIA LIMITED PARTNERSHIP MINUS ALL THAT IS TAKEN BY THE CITY OF HAMMOND FOR RIGHT OF WAY FOR 165TH STREET AND COLUMBIA AVENUE. THE BOUNDARY OF THE SUBJECT PARCEL IS BASED ON A PREVIOUS PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S02228, DATED JANUARY 21, 2003 OF THE M.C.M.O.L. AREA. SEE SURVEYOR'S REPORT ON SAID PLAT FOR UNCERTAINTIES RELATED TO BOUNDARY.

A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: SURVEY IS BASED ON MONUMENTS PREVIOUSLY FOUND AND SET AND SHOWN ON SAID PREVIOUS P.T.A. SURVEY. UNLESS OTHERWISE STATED, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. AS STATED IN SAID PREVIOUS SURVEY, UNCERTAINTIES RESULTING FROM FOUND MONUMENTATION OCCURRED UP TO 0.6' IN A NORTH-SOUTH DIRECTION AND UP TO 0.3' IN AN EAST-WEST DIRECTION.

B: NO APPARENT UNCERTAINTIES RESULTED DUE TO OBSERVED OCCUPATION OR POSSESSION LINES. VARIOUS IMPROVEMENTS INCLUDING ASPHALT PAVEMENT, CONCRETE WALKS, A COVERED BUS STOP BENCH, CONCRETE CURBING, AND A TRAFFIC MANHOLE WERE LOCATED ON OR NEAR THE SUBJECT PARCEL'S PROPERTY LINES AND SHOWN HEREON.

C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS. THE PARCELS REFERRED TO IN THE M.C.M.O.L. DOCUMENT USE THE DESIGNATIONS OF TRACT "A", "B", & "C" WHICH ARE THE SAME AND CORRESPOND TO PARCELS "2", "1" AND "3" REFERRED TO IN THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL HEREON.

D: THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.25 FEET) FOR A CLASS B SURVEY, PER 865 IAC 1-12-7.

CERTIFICATION:

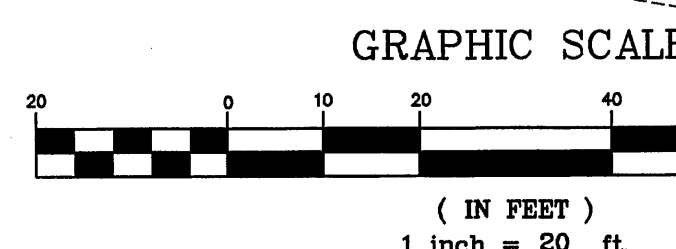
TO: McDONALD'S CORPORATION, INC. AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 10, 11(a), 11(b), 13, 14, 15, AND 16 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER STATES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. I FURTHER STATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH 865 IAC 1-12 (RULE 12).

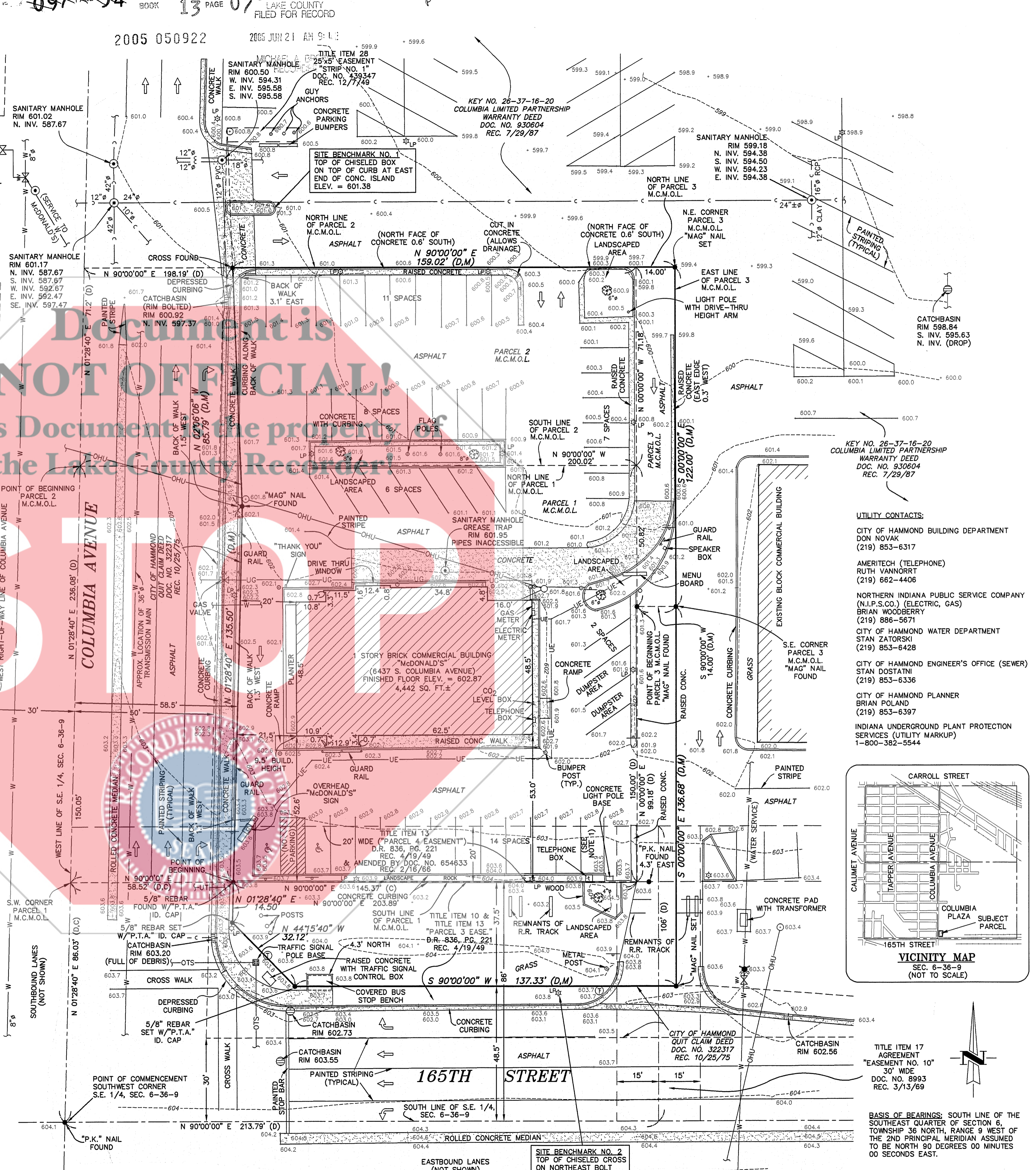
GLEN E. BORN
REGISTERED
LAND SURVEYOR
STATE OF INDIANA
No. LS20000006
FIELDWORK COMPLETED: JANUARY 3, 2005
DATE OF PLAT: JANUARY 4, 2005



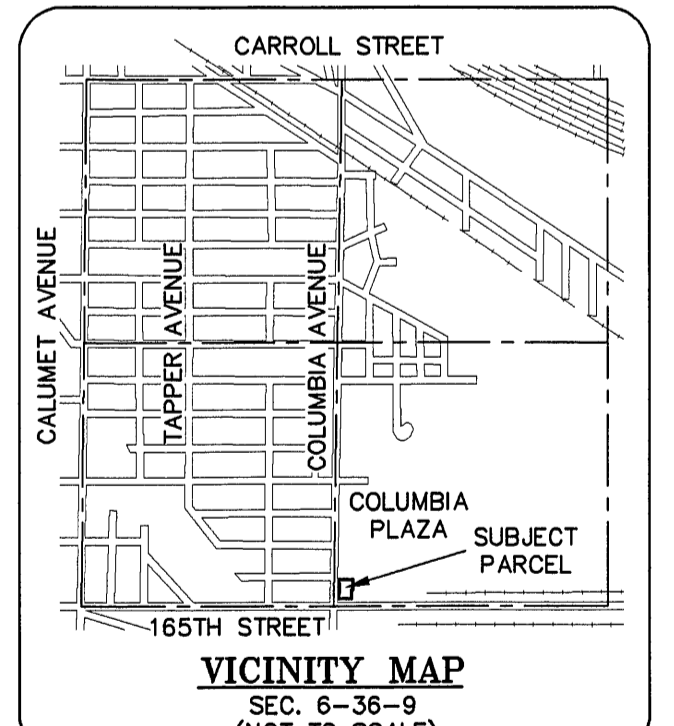
LEGEND			
--- 100' ---	EXISTING 1-FOOT CONTOUR	○	EXISTING SPOT ELEVATION
— OHU —	OVERHEAD ELECTRIC UTILITY WIRES	→	SIGN
— OTS —	OVERHEAD TRAFFIC SIGNAL WIRE	→	DIRECTION OF TRAFFIC FLOW
○	UTILITY POLE	○	PARKING SPACE DESIGNATED AS HANDICAPPED
☆	LIGHT POLE	○	MANHOLE
— S —	SEWER	○	CATCHBASIN OR INLET
D.I.P.	DUCTILE IRON PIPE	○	FIRE HYDRANT
P.T.A.	PLUMB, TUCKETT AND ASSOCIATES INC.	○	WATER VALVE
C	CALCULATED	○	GAS VALVE
M	MEASURED	○	TREE WITH APPROXIMATE DIAMETER
D	PER DESCRIPTION	○	TRAFFIC MANHOLE
RCP	REINFORCED CONCRETE PIPE	○	UT - UNDERGROUND TELEPHONE
D.I.P.	DUCTILE IRON PIPE	○	UG - UNDERGROUND GAS
INV.	INVERT ELEVATION	○	W - UNDERGROUND WATER
R.R.	RAILROAD	○	UE - UNDERGROUND ELECTRIC
ID. CAP	YELLOW PLASTIC CAP STAMPED "P.T.A. 736-0555"	○	
DOC.	DOCUMENT	○	
REC.	RECORDED	○	
R/W	RIGHT OF WAY	○	
D.R.	DEED RECORD	○	
M.C.M.O.L.	McDONALD'S CORPORATION MEMORANDUM OF LEASE, RECORDED NOVEMBER 10, 1981, DOC. NO. 650252	○	



164TH PLACE



- ### UTILITY CONTACTS:
- CITY OF HAMMOND BUILDING DEPARTMENT
DON NOVAK
(219) 853-6317
 - AMERITECH (TELEPHONE)
RUTH VANNORR
(219) 662-4406
 - NORTHERN INDIANA PUBLIC SERVICE COMPANY
(N.I.P.S.CO.) (ELECTRIC, GAS)
BRIAN WOODBERRY
(219) 886-5671
 - CITY OF HAMMOND WATER DEPARTMENT
STAN ZATORSKI
(219) 853-6428
 - CITY OF HAMMOND ENGINEER'S OFFICE (SEWER)
STAN DOSTATNI
(219) 853-6336
 - CITY OF HAMMOND PLANNER
BRIAN POLAND
(219) 853-6397
 - INDIANA UNDERGROUND PLANT PROTECTION SERVICES (UTILITY MARKUP)
1-800-382-5544



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REVISIONS

A.L.T.A./A.C.S.M.
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6437 S. COLUMBIA AVENUE
HAMMOND, INDIANA
REF. NAME: McDONALD'S CORPORATION

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64 West 67th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

FILE: 638/04638.DWG
PLOT SCALE: 1"=20'

A.L.T.A./A.C.S.M.
LAND TITLE SURVEY
6437 SOUTH COLUMBIA AVE
HAMMOND, IN
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. S04638
SECTION: 6-36-9