

2005 052031  
13/08

LOT B1-21, COUNTRY COMMONS PLANNED BUSINESS CENTER 2005 052031

PLAT OF SURVEY

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA, ALSO BEING A PART OF PARCEL "A" OF THE COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 25, AND CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 86, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 682.61 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 330.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF PIKE STREET PER SAID COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN TO THE POINT OF BEGINNING (SAID POINT BEING THE NORTHEAST CORNER OF LOT B1-23, COUNTRY COMMONS PLANNED BUSINESS CENTER, AS SHOWN ON THE PLAT RECORDED AS SURVEY RECORD BOOK 4, PAGE 39, IN SAID RECORDER'S OFFICE); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 288.80 FEET ALONG THE NORTH LINE OF SAID LOT B1-23 AND SAID NORTH LINE EXTENDED; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST, 130.00 FEET TO THE SOUTH LINE OF COUNTRY MEADOW ESTATES 3RD ADDITION, UNIT 8, AS SHOWN IN PLAT BOOK 86, PAGE 54, IN SAID RECORDER'S OFFICE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 287.78 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT R4-12 THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 130.00 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PIKE STREET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, MORE OR LESS.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2005 JUN 23 PM 3:11  
MICHAEL A. BROWN  
RECORDER  
**FILED**  
JUN 23 2005  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

SCALE: 1" = 20'	DATE: JUNE 8, 2005	REVISIONS:

GREGORY LAND SURVEYING  
HIGHLAND, INDIANA  
(219) 972-1135

PLAT OF SURVEY  
LOT B1-21, COUNTRY COMMONS  
PLANNED BUSINESS CENTER  
TOWN OF WINFIELD, LAKE COUNTY, INDIANA

THE UNDERSIGNED LAKE COUNTY TRUST COMPANY, NOT PERSONALLY BUT AS TRUSTEE OF TRUST NO. 4800, DATED JUNE 7, 1996, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF AND PLATTED, AND DO HEREBY LAY OFF AND PLAT SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS PLAT SHALL BE KNOWN AND DESIGNATED AS LOT B1-21, COUNTRY COMMONS PLANNED BUSINESS CENTER, AN ADDITION TO THE TOWN OF WINFIELD, INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

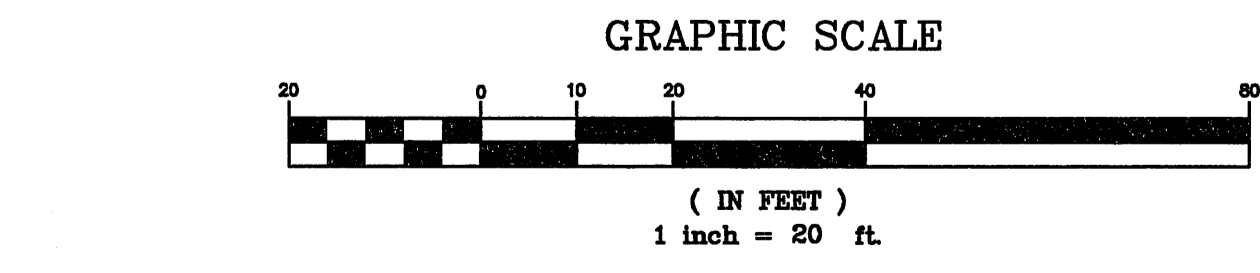
WITNESS OUR HANDS AND SEALS THIS 15<sup>TH</sup> DAY OF JUNE 2005.

LAKE COUNTY TRUST COMPANY AS TRUSTEE AS AFORESAID

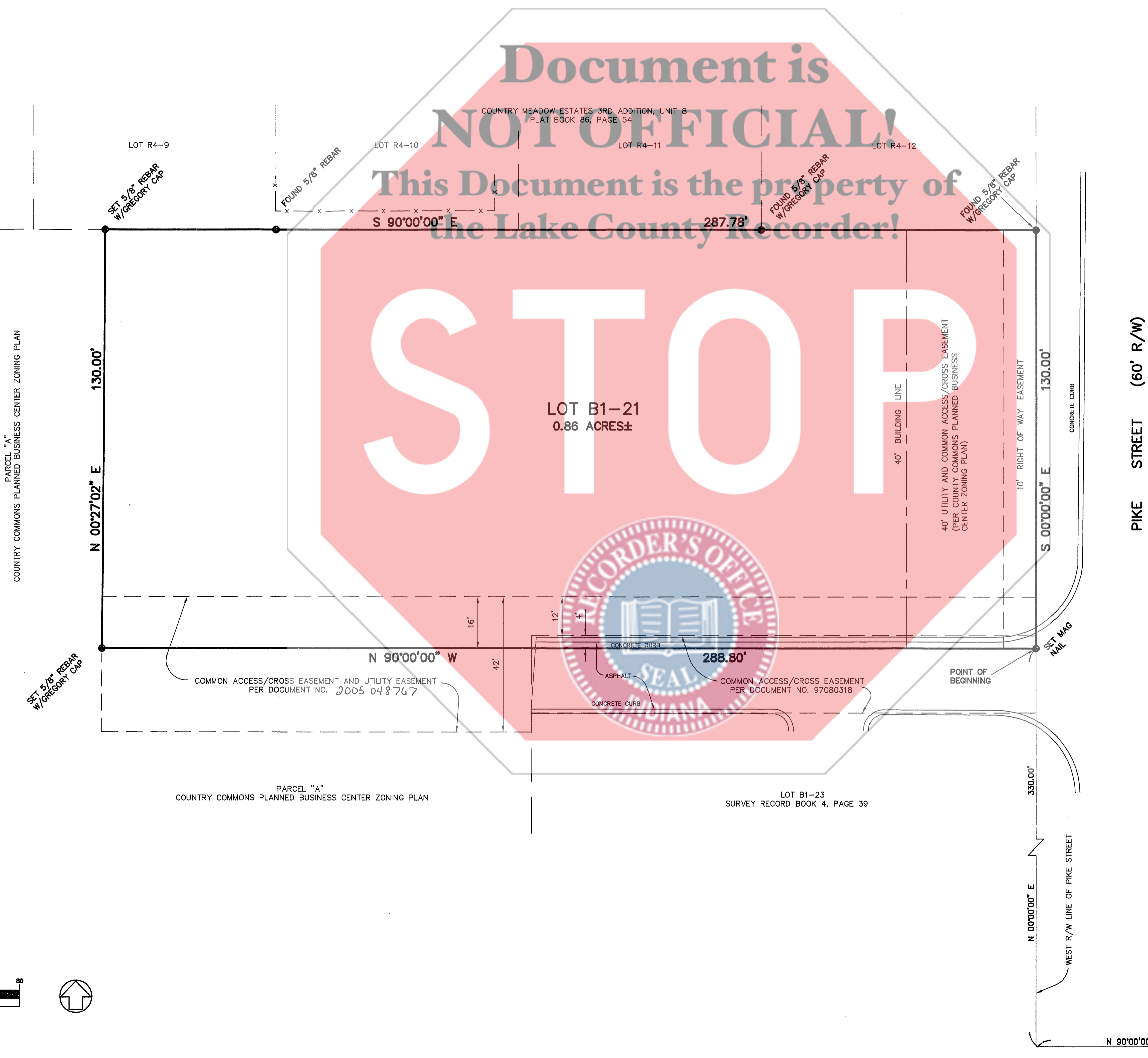
*Elaine M. Sievers*  
ELAINE M. SIEVERS  
TRUST OFFICER

STATE OF INDIANA }  
COUNTY OF LAKE } SS:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID OWNERS, WHO SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED; FOR THE PURPOSE THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 15<sup>TH</sup> DAY OF JUNE 2005.

*Patricia L. Czarnacki*  
Patricia L. Czarnacki  
Notary Public  
My Commission Expires  
Oct. 8, 2009



NOTE: REFER TO APPLICABLE GENERAL CONDITIONS LISTED ON RECORDED PLAT OF COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN - PLAT OF CORRECTION - PLAT BOOK 86, PAGE 53.



SURVEYOR'S REPORT:  
**THEORY OF LOCATION:** THIS SURVEY IS AN ORIGINAL SURVEY OF THE SUBJECT PARCEL, AND IS BASED ON NUMEROUS PREVIOUS SURVEYS OF THE PARENT PARCEL (SEE SURVEY RECORD BOOK 1, PAGE 70) AND OF VARIOUS SUBDIVISION PLATS AND PLATS OF SURVEY OF PORTIONS OF THE PARENT PARCEL BY GREGORY LAND SURVEYING, AND BY PLUMB TUCKETT AND ASSOCIATES. (SEE SURVEYOR'S REPORTS ON PREVIOUS PLATS). PARTICULAR REFERENCE WAS MADE TO COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN (PLAT BOOK 81, PAGE 25), AND COUNTRY COMMONS PLANNED BUSINESS CENTER ZONING PLAN - PLAT OF CORRECTION (PLAT BOOK 86, PAGE 53), COUNTRY MEADOW ESTATES 3RD ADDITION, UNIT 8 (PLAT BOOK 86, PAGE 54), WHICH ADJOINS THE SUBJECT PARCEL TO THE NORTH, AND TO THE PREVIOUS SURVEY OF LOT B1-23 (SURVEY RECORD BOOK 9, PAGE 46), WHICH ADJOINS THE SUBJECT PARCEL TO THE SOUTH.

- A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: THIS SURVEY IS BASED ON EXISTING MONUMENTATION FOUND AT THE CORNERS OF THE SUBJECT PARCEL AND ADJACENT PARCELS. UNLESS OTHERWISE STATED ON THE PLAT, MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, OF UNKNOWN ORIGIN, AND AT OR NEAR GRADE.
- B. OCCUPATION OR POSSESSION LINES: NO APPARENT UNCERTAINTY RESULTED DUE TO OCCUPATION OR POSSESSION LINES.
- C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.
- D. THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS): THIS SURVEY MET THE REQUIREMENTS OF A CLASS "B" SURVEY, PER 865 IAC 1-12 (RULE 12). THE ALLOWABLE THEORETICAL UNCERTAINTY, PER THE RULE, IS 0.25 FEET.

- NOTES:
1. BEARINGS ARE BASED ON PREVIOUS PLATS - EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 HELD AS NORTH 00 DEGREES 27 MINUTES 02 SECONDS EAST (ASSUMED BASIS).
  2. A COPY OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 620052686 (EFFECTIVE DATE MARCH 15, 2005) WAS MADE AVAILABLE FOR USE ON THIS SURVEY.

I, ANTHONY M. GREGORY, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY STATE THAT I HAVE COMPLETED A SURVEY OF THE ABOVE-DESCRIBED PARCEL, AND THAT THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY REPRESENTS SAID SURVEY. I FURTHER STATE THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 865 IAC 1-12 (RULE 12).

*Anthony M. Gregory*  
ANTHONY M. GREGORY, INDIANA REGISTERED  
LAND SURVEYOR NO. ENL8600050

DATE FIELDWORK COMPLETED: MAY 27, 2005  
DATE OF PLAT: JUNE 8, 2005



LANDPROJECTS\054790\DWG\054790.DWG

PLAT OF SURVEY  
PROJECT NO. 05-4790