

2006 007901 14/28

PLAT OF SURVEY 000040

BOOK 14 PAGE 28

LEGAL DESCRIPTION PARCEL A: (DEED RECORD BOOK 515 PAGE 504)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE EIGHT (8) WEST OF THE SECOND PRINCIPAL MERIDIAN, THENCE SOUTH ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION SIX (6), ONE THOUSAND THREE HUNDRED FIFTY-FOUR AND NINETY-THREE ONE-HUNDREDTHS (1354.93) FEET TO A POINT, SAID POINT BEING ALSO ONE THOUSAND ONE HUNDRED AND SIXTY (1160) FEET SOUTH OF THE CENTER LINE OF FIFTH AVENUE AS LAID OUT AND IMPROVED IN THE CITY OF GARY, LAKE COUNTY, INDIANA, THENCE EAST AT AN ANGLE OF EIGHTY-NINE DEGREES FIFTY-THREE MINUTES AND TWENTY SECONDS (89°53'20") WITH THE SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION SIX (6), FIFTY (50) FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN CONVEYED; THENCE SOUTH ALONG A LINE FIFTY (50) FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF SOUTHWEST QUARTER OF SECTION SIX (6), TWO-HUNDRED (200) FEET; THENCE EAST AT AN ANGLE OF EIGHTY-NINE DEGREES FIFTY-THREE MINUTES 20 SECONDS (89°53'20") WITH THE LAST DESCRIBED LINE ONE HUNDRED THIRTY ONE AND EIGHTY-FOUR HUNDREDTHS (131.84) FEET, SAID EASTERLY LINE BEING ALSO PARALLEL TO THE CENTER LINE OF FIFTH AVENUE; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE ONE HUNDRED NINETY-FIVE AND SIXTY-ONE ONE-HUNDREDTHS (195.61) FEET TO A POINT; THENCE NORTHWESTERLY ONE HUNDRED THIRTY-ONE AND FIFTY-FOUR ONE-HUNDREDTHS (131.54) FEET ALONG A CURVED LINE, CONVEX TO THE NORTH AND HAVING A RADIUS OF ONE THOUSAND NINE HUNDRED AND SEVENTY (1970) FEET, TO THE SAID NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND CONTAINING 0.600 ACRES OF LAND.

LEGAL DESCRIPTION PARCEL B: (DEED RECORD BOOK 733 PAGE 501)

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SW 1/4 WITH THE CENTER LINE OF 7TH AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 230 FEET; THENCE EAST AT AN INTERIOR ANGLE OF 89°53'20 SECONDS, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING OF THIS CONVEYANCE; THENCE EAST ALONG THE LAST DESCRIBED LINE PRODUCED A DISTANCE OF 131.84 FEET; THENCE NORTH AT AN INTERIOR ANGLE OF 90° A DISTANCE OF 185.614 FEET; THENCE EASTERLY ALONG A CURVE TO THE SOUTH WITH A RADIUS OF 1970 FEET A DISTANCE OF 494.11 FEET TO THE POINT OF A REVERSE CURVE; THENCE SOUTH ON A LINE 615.37 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 301.52 FEET; THENCE WEST AT AN INTERIOR ANGLE OF 90° 54'0" A DISTANCE OF 615.37 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SW 1/4 A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, CONTAINING 4.5 ACRES MORE OR LESS, ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

NEW PARCEL 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE CENTER LINE OF 7TH AVENUE; THENCE SOUTH 00 DEGREES 00 SECONDS EAST (BASIS OF BEARINGS OF THIS DESCRIPTION) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 430 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST 50.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CLARK STREET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.0 FEET, ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 134.13 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 25 SECONDS WEST, 163.91 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 134.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 178.00 FEET TO A NON-TANGENT CURVE; THENCE WESTERLY 268.17 FEET ALONG SAID CURVE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 1970 FEET, SUBTENDED BY A CHORD BEARING NORTH 86 DEGREES 11 MINUTES 49 SECONDS WEST 268.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CLARK STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 360.00 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

NEW PARCEL 2 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE CENTER LINE OF 7TH AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS OF THIS DESCRIPTION) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 430 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS EAST 50.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CLARK STREET AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.0 FEET, ALONG SAID EAST RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 134.13 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 25 SECONDS WEST, 163.91 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 134.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 178.00 FEET TO A NON-TANGENT CURVE; THENCE WESTERLY 268.17 FEET ALONG SAID CURVE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 1970 FEET, SUBTENDED BY A CHORD BEARING SOUTH 77 DEGREES 05 MINUTES 55 SECONDS EAST, 355.89 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 301.52 FEET, PARALLEL WITH AND 865.37 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS WEST, 615.34 FEET, TO THE EAST RIGHT-OF-WAY LINE OF CLARK STREET AND THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

THIS IS A RETRACEMENT SURVEY OF LAND DESCRIBED IN RECORDED DEEDS AND AN ORIGINAL SURVEY OF THAT LAND RE-DIVIDED AS REQUESTED BY THE CLIENT.

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: THIS SURVEY IS BASED ON MONUMENTS FOUND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6-36-8, ALONG THE EAST R/W OF CLARK STREET AND MONUMENTS FOUND ON THE SUBJECT PARCEL (AS SHOWN ON PLAT), UNLESS OTHERWISE STATED ON PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES RESULTING FROM FOUND MONUMENTATION OCCURRED WAS 1.2" IN A NORTH-SOUTH DIRECTION AND 0.3" IN AN EAST-WEST DIRECTION.

B. UNCERTAINTIES RESULTED DUE TO OBSERVED OCCUPATION OR POSSESSION LINES ARE AS FOLLOWS:

- 1.) THERE IS A PAVED ROADWAY ON THE NORTH OF THE SUBJECT PARCEL. IT IS NOT KNOWN IF THE LAND LABELED AS 7TH AVENUE AND DEPICTED HEREON HAS BEEN DEDICATED. THE COUNTY SIDEWELL MAP SHOWS THIS LAND AS 7TH AVENUE AS WELL AS THE LAKE COUNTY AUDITOR'S MAP. THE SURVEYOR WAS NOT FURNISHED WITH ANY DOCUMENTATION.
- 2.) THERE IS AN ASPHALT PATH (AS SHOWN HEREON) THAT CROSSES THE SOUTHEAST CORNER OF THE SUBJECT PARCEL BY UP TO 13.6 FEET.
- 3.) THERE IS A CONCRETE WALKWAY (AS SHOWN HEREON) SOUTH OF THE SOUTH EDGE OF PAVEMENT OF THE SUBJECT PARCEL. THE SURVEYOR WAS NOT FURNISHED WITH ANY RIGHTS OR EASEMENT DOCUMENTS PERTAINING TO THIS.
- 4.) THERE IS A STONED AREA THAT CROSSES THE SOUTH LINE OF THE SUBJECT PARCEL FROM THE SOUTH ADJOINERS ASPHALT PAVEMENT TO THE SUBJECT PARCELS ASPHALT PAVEMENT. OWNERSHIP OF THIS STONED AREA APPEARS TO BELONG TO THE SOUTH ADJOINER AND IS 3.45 FEET NORTH OF THE SUBJECT PARCELS SOUTH LINE.
- 5.) THERE IS A CHAIN-LINK FENCE THAT EXTENDS SOUTH OF THE SUBJECT PARCEL BY 5.6 FEET ONTO THE SOUTH ADJOINER.

C. APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS:

- 1.) THE DEED DESCRIPTION FOR PARCEL B REQUIRES THE EAST LINE, AS BEING 615.37 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER BUT IS ACTUALLY 665.37 FEET EAST OF SAID WEST LINE AND 615.37 FEET EAST OF THE EAST RIGHT-OF-WAY OF CLARK ST.
- 2.) THE DEED DESCRIPTION FOR PARCEL B REQUIRES AN INTERIOR ANGLE AT THE SOUTHWEST CORNER OF THAT PARCEL, THAT WOULD LEAD TO A MIS-CLOSURE OF 0.04". THIS SURVEY HELD THE DISTANCE OVER THE ANGLE AND THE DIFFERENCE IS NOTED HEREON.

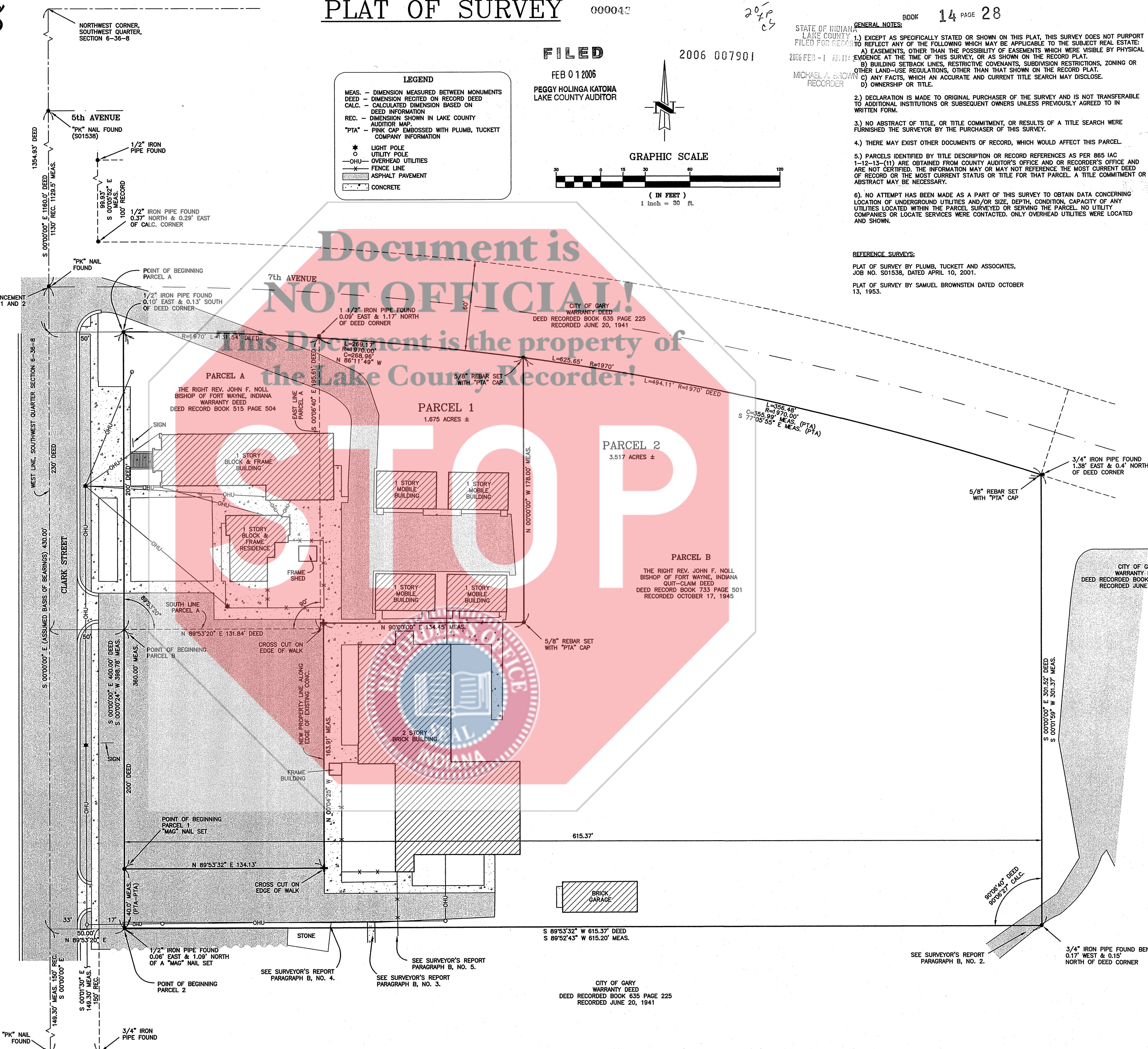
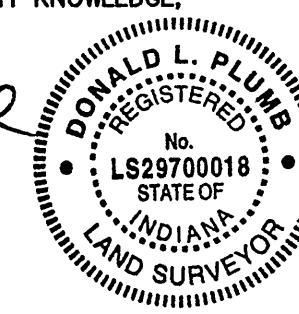
D. THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.50 FEET) FOR A CLASS C SURVEY, PER 865 IAC 1-12-7.

STATE OF INDIANA
COUNTY OF LAKE

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.

Donald L. Plumb
REGISTERED SURVEYOR: DONALD L. PLUMB
REGISTRATION NUMBER: LS29700018
DATE: NOVEMBER 18, 2005

FIELD WORK COMPLETED: NOVEMBER 18, 2005



LEGEND

MEAS. - DIMENSION MEASURED BETWEEN MONUMENTS
DEED - DIMENSION REQUITED ON RECORD DEED
CALC. - CALCULATED DIMENSION BASED ON DEED INFORMATION
REC. - DIMENSION SHOWN IN LAKE COUNTY AUDITOR MAP
"PTA" - PINK CAP EMBOSSED WITH PLUMB, TUCKETT COMPANY INFORMATION

* LIGHT POLE
○ UTILITY POLE
-OHU- OVERHEAD UTILITIES
-X- FENCE LINE
-ASPH- ASPHALT PAVEMENT
-CONC- CONCRETE

FILED 2006 007901
FEB 01 2006
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2006 FEB -1 11:11
MICHAEL A. BROWN
RECORDER

GENERAL 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 AT THE TIME OF THIS SURVEY, OR AS SHOWN ON THE RECORD PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT 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) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR TRACING THE PARCEL. NO UTILITY COMPANIES OR LOCATE SERVICES WERE CONTACTED. ONLY OVERHEAD UTILITIES WERE LOCATED AND SHOWN.

REFERENCE SURVEYS:
PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES, JOB NO. 501538, DATED APRIL 10, 2001.
PLAT OF SURVEY BY SAMUEL BROWNSTEN DATED OCTOBER 13, 1953.

DRAWN BY: GAH
DATE: NOV. 18, 2005
CHECKED BY: DPL
DATE: NOV. 18, 2005
PLUMB, TUCKETT & ASSOCIATES, INC.
ALL RIGHTS RESERVED

REVISIONS

PLAT OF SURVEY
PART OF SW 1/4 SEC. 6-36-8
GARY, INDIANA
FOR: GARIUP CONSTRUCTION CO.

CITY OF GARY
WARRANTY DEED
DEED RECORDED BOOK 635 PAGE 225
RECORDED JUNE 20, 1941

CITY OF GARY
WARRANTY DEED
QUIT-CLAIM DEED
DEED RECORDED BOOK 733 PAGE 501
RECORDED OCTOBER 17, 1945

Plumb Tuckett & Associates
SURVEYORS-ENGINEERS-ARCHITECTS
64 West 87th Place • Merrillville, IN 46440
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

FILE: 05800.DWG
PLOT SCALE: 1"=30'

PLAT OF SURVEY

DRAWING NUMBER
1

SHEET: 1 OF 1

JOB NO. S0580
SECTION: 6-36-8

Prescribed by the
State Board of Accounts
(2005)

County form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury.

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security number in attached document.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



Donald L. Plumb

Signature of Declarant

2-01-06

Donald L. Plumb

Printed Name of Declarant