

2006 067900

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2006 AUG -4 PM 2:24  
MADEIRA BROWN  
RECORDER

# Plat of Survey

2006 067900  
15/46

BOOK 15 PAGE 46

FILED

AUG 04 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION:  
PARCEL 1: THE WEST 197.434 FEET OF TRACT 6, IN LINCOLN ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 665.17 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 11 SECONDS EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 357.30 FEET; THENCE SOUTH 44 DEGREES EAST, A DISTANCE OF 4.48 FEET; THENCE SOUTH 83 DEGREES 15 MINUTES 07 SECONDS EAST, A DISTANCE OF 247 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, ALONG SAID QUARTER QUARTER LINE, A DISTANCE OF 435.6 FEET; TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89 DEGREES 12 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 659.6 FEET TO A POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

DOC. # 075370: PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 230.08 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 07 SECONDS WEST, A DISTANCE OF 247.00 FEET, MORE OR LESS; THENCE NORTH 15 DEGREES WEST, A DISTANCE OF 211.22 FEET; THENCE NORTH 43 DEGREES WEST A DISTANCE OF 4.48 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 15 MINUTES 11 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 306.2 FEET TO THE PLACE OF BEGINNING, MORE COMMONLY KNOWN AS: 9810 W. 125TH AVENUE, CEDAR LAKE, IN 46303.

DOC. # 9805014: THE EAST 82.50 FEET BY PARALLEL LINES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, SPLIT FROM KEY NO. 6-13-5.

PROFESSIONAL LAND SURVEYING P.C.  
7348 TAYLOR ST. SCHERERVILLE, IN 46375  
(219) 730-6623  
job#06-128

WILD WIND OAKS [1999 BK86/PG11]

SOUTH LINE OF N 1/2 OF SW 1/4 OF SE 1/4 OF SECTION 16-34-9

NOTES:  
1. BASIS OF BEARINGS AT N00-24-36E ASSUMED ON WEST LINE OF PLAT.  
2. NO TITLE REPORT PROVIDED. THEREFORE ALL EASEMENTS AND RESTRICTIONS ARE NOT SHOWN HEREON.

PREPARED FOR: DUPEY  
JOB #: 06128

A) AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: MANY MONUMENTS WERE FOUND IN THE AREA (SEE SURVEY). A COMBINATION OF IRON/STEEL AND CONVENTIONAL GROUND SURVEYING WAS USED TO LOCATE THESE MONUMENTS. THIS COULD CAUSE POSITIONAL UNCERTAINTY OF UP TO 1 FOOT MORE OR LESS IN THE POSITION OF CORNERS FOUND OR SET. THE MONUMENTS HELD OR SET FIT WELL WITH HARDESTY MONUMENTS FOUND IN THE AREA. OTHER MONUMENTS HAD SIGNIFICANT DIFFERENCES. THIS COULD RESULT IN THEORY OF LOCATION AMBIGUITY OF UP TO 11 FEET N-S & 7' E-W (SEE SURVEY).

B) OCCUPATION AND OR POSSESSION LINES: THERE ARE FENCES AND MONUMENTS OCCUPYING OTHER LINES/POSITIONS (SEE SURVEY). I BELIEVE THIS A COMBINATION OF AMBIGUITY IN ALIQUOT SECTION LINES/POINTS AND GAPS AND OVERLAPS IN LEGALS. THESE DIFFERENCES ARE SIGNIFICANT (SEE SURVEY MONUMENT AND FENCE LOCATIONS). IT MAY TAKE A LEGAL SURVEY OR OTHER LEGAL ACTION TO CLEAR THESE TITLE LINES. ALSO, 125TH IS A PHYSICAL ROAD ACCESSING SUBJECT PROPERTY. NO DOCUMENTATION WAS PROVIDED TO VERIFY RD ROW OR LEGAL ACCESS RIGHTS.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS: THE LEGAL DESCRIPTIONS CREATE SEVERAL SIGNIFICANT GAPS AND OVERLAPS. ALL THE LEGALS INTENT APPEAR TO BE TO ALIQUOT SECTION BREAKDOWN MEASUREMENTS. THESE ARE THE LINES THAT WERE HELD AND SHOWN AS PROPERTY BOUNDARIES ON THIS SURVEY. PARCEL 1 DOES NOT HAVE AMBIGUITY TO ALIQUOT LINES, BUT NORTH-SOUTH POSSESSION HAS OTHER MONUMENTATION AND OCCUPATION (SEE SURVEY AND ABOVE ON REPORT). PARCEL 2'S CAUTION INDICATES A 20 ACRE AREA. SEE SURVEY FOR ACCURATE ACREAGE. ALSO, RECORD AND MEASURE DISTANCES DIFFER UP TO 6 FEET (SEE SURVEY). PARCEL 2 HAS A MORE PARTICULARLY DESCRIBED AS LEGAL. THIS LEGAL HAS A MORE OR LESS CALL IN IT OF 247 FEET. IT DOES NOT MATHEMATICALLY CLOSE BY 2.5 FEET. ADJOINING PARCEL 2 IS DOC 075370 TO THE NORTH EAST. THE LEGAL FOR THIS PARCEL DID NOT CLOSE BY 3.4 FEET. THERE ARE SEVERAL SIGNIFICANT DIFFERENCES BETWEEN RECORD AND MEASURE (SEE SURVEY). AT THIS TIME, DUPEY OWNS BOTH SIDES OF THIS QUESTIONABLE LINE. THE 82.5 (RECORD DISTANCE) FEET STRIP IDENTIFIED IN DOC #9805014 IS CONSISTENT WITH HICKORY OAKS ADDITION TO THE WEST.

D) THEORETICAL UNCERTAINTY MEETS REQUIREMENTS OF CLASS "D" SURVEY... ALLOWABLE TO EQUALS 1 FOOT.

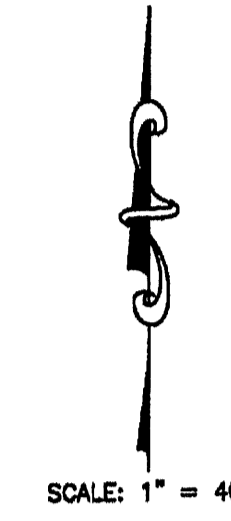
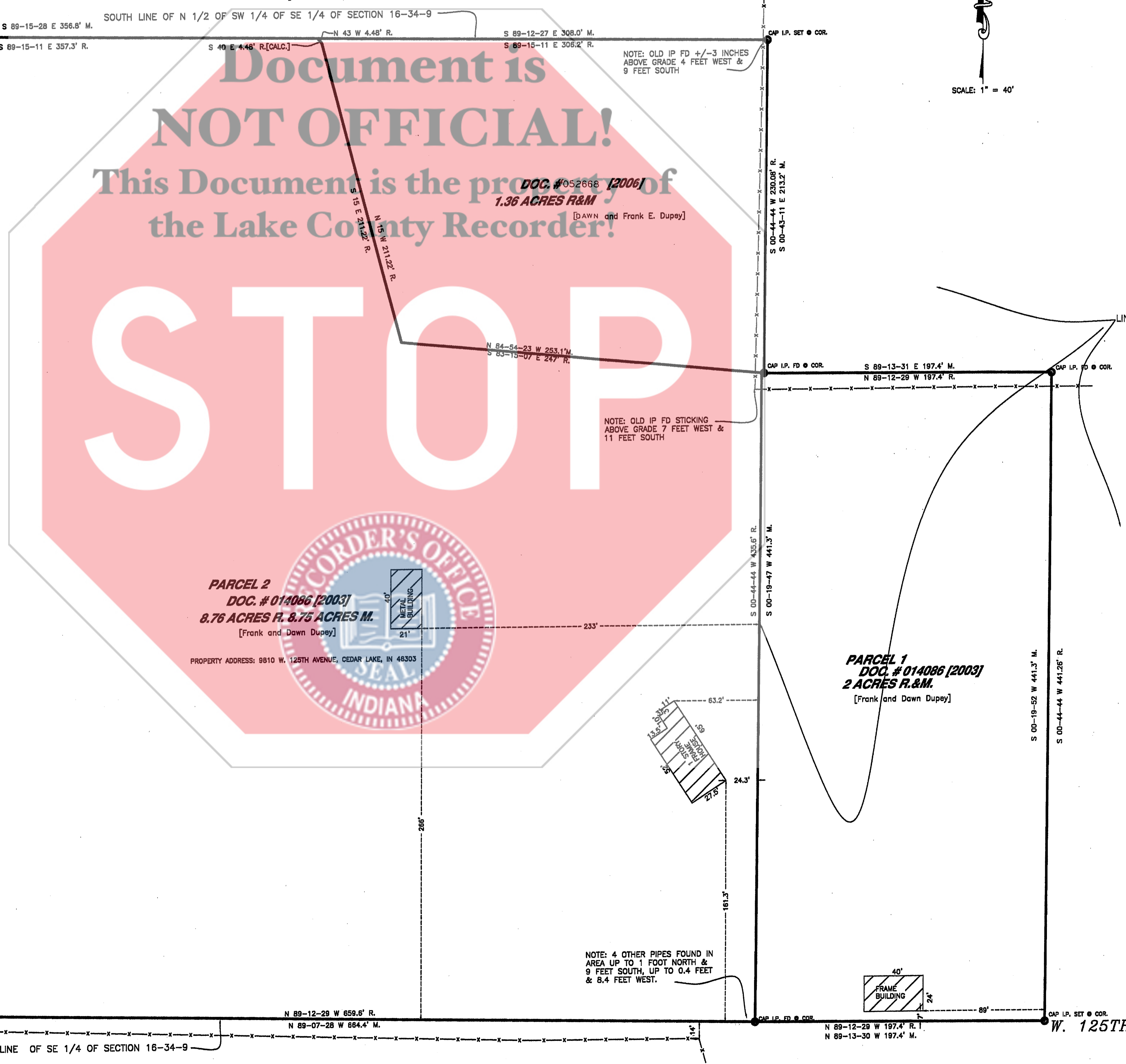
HICKORY OAKS ADDITION [1997 BK84/PG39]

DOC. # 9805014  
1.26 ACRES  
[Frank and Frances Dupey]

PARCEL 2  
DOC. # 014086 [2003]  
8.76 ACRES R. 8.75 ACRES M.  
[Frank and Dawn Dupey]

PROPERTY ADDRESS: 9810 W. 125TH AVENUE, CEDAR LAKE, IN 46303

PARCEL 1  
DOC. # 014086 [2003]  
2 ACRES R.&M.  
[Frank and Dawn Dupey]



STATE OF INDIANA }  
COUNTY OF LAKE } SS  
This is to certify that I have supervised a survey of the described property in accordance with the guidelines set and title 865 IAC 1-12, and the plat hereon drawn, to the best of my knowledge, correctly represents said survey.

DATE: 8/23/06  
RUSSELL WAID DILLON [Signature]  
INDIANA PROFESSIONAL LAND SURVEYOR No. LS29500005  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3153

W. 125TH AVENUE [as occupied]

YABLONOWSKI [CEDAR LAKE GOLF COURSE]