WILLIAM J. KRULL REG. ENGINEER No. 235

KEVIN A. KRULL

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REG. SURVEYOR No. 20100075

ENGINEERS AND SURVEYORS ESTABLISHED 1914

PLAT OF SURVEY

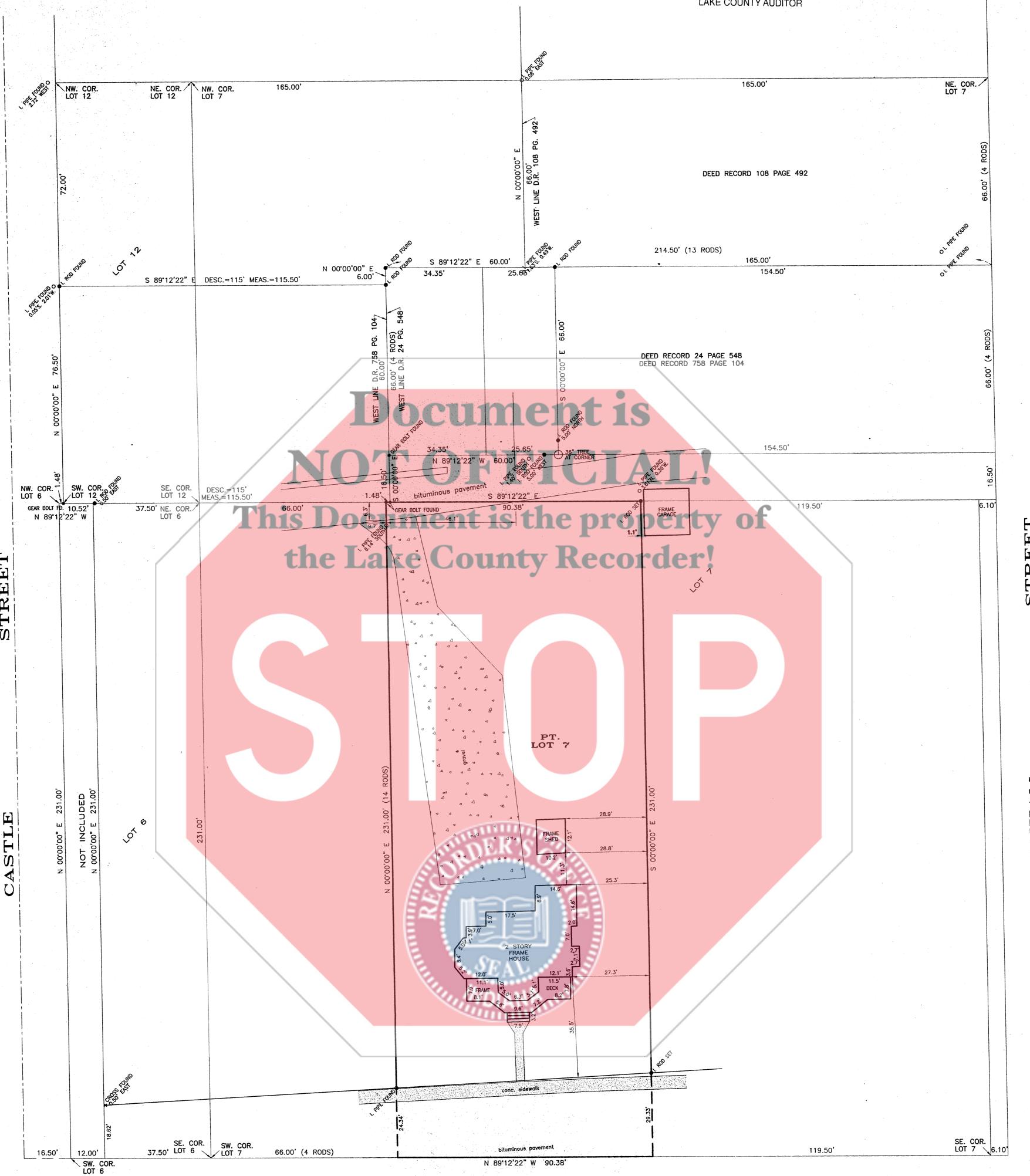
NAME OF OWNER: ADDRESS OF PROPERTY: 715 E. Commerial Avenue, Lowell, Indiana 46356 DESCRIPTION OF PROPERTY: That Part of Lot 7, described as the West 90.38 feet of the East 209.88 feet of the South 231 feet of Lot 7, Union Addition, in the Town of Lowell, as shown in Miscellaneous Record "A", page 504, in Lake County, Indiana.

2006 075293

FILED

AUG 28 2006

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR



SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

COMMERCIAL

The following documents were used in the course of this survey: 1. Numerous Survey performed by Ray T. Tappan during the 1960's and 1970's of parcels in the block which contains the hereon surveyed parcels. 2. Deed of the adjoining parcels.

3. A Plat of Survey by Krull and Son, dated June 28, 2006, of the West adjoiner. 4. Title work from Meridian Title Corporation, File No. 3017LK06, effective date June 21, 2006.

The following monuments were used for this survey: 1. Monuments from the above referenced Tappan surveys. 2. Monuments from the above referenced 2006 Krull survey.

Availability and condition of reference monuments: The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines: Apparent uncertainties in possession were observed. A paved strip of land apparently used as an alleyway crosses over the hereon described parcel. No evidence of dedication of an alley was provided. Additionally, the gravel driveway crosses the Northwest corner of the surveyed parcel.

Discrepancies due to record descriptions: Apparent uncertainties resulted from the record descriptions. The alignment of Lot 6 and the South 231 feet of Lot 7 appears to be shifted West of the parcels to the North based on monuments found. Lot 6 and the South 231 feet of Lot 7 were surveyed at a different time than the parcels to the North and probably used different monuments in the block for each survey. The South parcels used monuments from the South part of the block and the North parcels used monuments from the North end of the block. This creates a jog in the West line of Burnham Street and the East line of Castle Street.

AVENUE

Survey results and conclusions: Union Addition to Lowell was recorded January 22, 1865. Over the years Ray T. Tappan and other known and unknown surveyors have found, established and perpetuated certain corners according to their property descriptions. Since these corners seem to have been accepted and used by various property owners, we have chosen to use and further perpetuate them in our survey.

The Theoretical Uncertainty (due to random errors in measurements) of the subject tract established this survey is within the specifications for a Class B Survey 0.25 feet as defined in IAC 865.

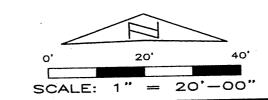
EXPLANATIONS NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT NOTE - CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS, ECT., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS, ECT., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS,

ECT., MAY BE CORRECTED BEFORE DAMAGE IS DONE. DISK: K822 FILE: 06-759.* UNION ADDITION PLATNO. <u>Alle desarreption</u> of.

Notes

ORDERED BY Moke Realty, Inc.

NOTE: According to FIRM Community-Panel 180137-0005-C, dated October 18, 1983, the above described parcel is in Zone "C".





STATE OF INDIANA) SS:

HOBART, INDIANA August 14, 2008

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID