

202 P.D.

2006 083964  
15/86

# PLAT OF SURVEY

2006 083964

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 SEP 25 PM 2:11

MICHAEL A. BROWN  
RECORDER

**FILED**

SEP 25 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

### LEGEND

- (S) - SURVEY DIMENSION
- (R) - RECORD DIMENSION

### ORIGINAL DESCRIPTION:

Part of Lot 143 and Lot 144 of the plat of Golfview Subdivision, Phase A as recorded in Plat Book 90, page 22 in the Office of the Recorder of Lake County, Indiana and being more particularly described as follows:

Beginning at the northeast corner of said Lot 144; thence Southerly, an arc length of 20.75 feet on and along a curve to the left, having a radius of 70.00 feet and a chord bearing and length of South 10 degrees 44 minutes 31 seconds East, 20.68 feet to a 5/8-inch diameter rebar; thence non-tangent to the last described curve, South 70 degrees 45 minutes 52 seconds West, 10.00 feet to a 5/8-inch diameter rebar; thence South 89 degrees 58 minutes 20 seconds West, 115.24 feet on and along a line partially defined as passing through the center of an interior party wall of a duplex structure to a 5/8-inch diameter rebar on the westerly line of said Lot 144; thence North 00 degrees 00 minutes 54 seconds West, 50.90 feet on and along west lines of said Lot 144 and said Lot 143 to a 5/8-inch diameter rebar; thence South 89 degrees 14 minutes 00 degrees East, 124.63 feet to a 5/8-inch diameter rebar on the easterly line of said Lot 143; thence Southerly, an arc length of 25.99 feet on and along the easterly line of said Lot 143 being a non-tangent curve to the left, having a radius of 70.00 feet and a chord bearing and length of South 08 degrees 23 minutes 28 seconds West, 25.85 feet to the point of beginning, containing 0.14 acres, more or less, and subject to all legal rights-of-way and easements.

### SURVEYOR'S REPORT

This survey is an original survey according to Title 865 of the Indiana Administrative Code, and is intended to create a new tract of land lying entirely within the record boundaries of Lot 143 and Lot 144 of the plat of Golfview Subdivision, Phase A, as recorded in Plat Book 90, page 22 in the Office of the Recorder of Lake County, Indiana.

### REFERENCES:

- The plat of Golfview Subdivision, Phase A; Plat Book 90, page 22.
- A title policy by Titor Title Insurance Company, Commitment No. 920064923, effective May 8, 2006 at 8:00 a.m.
- Any plats or deeds of the subject tract or adjoining tracts, as noted on the plat of survey.

### (A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

- Found monuments are of unknown origin, in good condition, and flush with the ground unless otherwise indicated on this plat. The following monuments were accepted at the following locations.
  - Corner "A".....5/8-inch diameter rebar found.
  - Corner "B".....5/8-inch diameter rebar found.
  - Corner "C".....5/8-inch diameter rebar found with Byrnes cap.
  - Corner "D".....5/8-inch diameter rebar found with Byrnes cap.
  - Corner "E".....5/8-inch diameter rebar found with Byrnes cap.
  - Corner "F".....5/8-inch diameter rebar found with Byrnes cap.
  - Corner "G".....5/8-inch diameter rebar found with Byrnes cap.
- The existing monuments found this survey match the dimensions of the plat of Golfview Subdivision, Phase A. Therefore, there are no apparent uncertainties based upon reference monumentation.

### (B) OCCUPATION OR POSSESSION LINES:

- Apparent uncertainties due to occupation and/or possession lines are as shown on the plat. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- There are no apparent uncertainties based upon occupation and/or possession lines.

### (C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

- There are no apparent ambiguities within the record description of the subject tract or with adjoining descriptions.

### (D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS:

The relative positional accuracy of this survey is within the specifications for an Urban Survey (0.07 feet plus 50 parts per million) as defined in Title 865, Article 1, Chapter 12, of the Indiana Administrative Code.

### (E) ESTABLISHMENT OF LINES AND CORNERS:

- The western most south line of the subject tract is an original tract line and was established to pass through the center of an interior party wall of a duplex structure.
- The north line and the eastern most southerly line of the subject tract are original tract lines and were established at the direction of our client.
- The remaining lines of the subject tract were established on and along the lines of Lot 143 and Lot 144, as established from the platted dimensions from the above established Corners "A", "B", "C", "D", "E", "F", and "G".

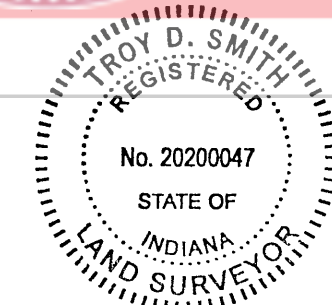
### (F) NOTES:

- This survey is an opinion by a licensed land surveyor of the State of Indiana as to the location of the lines and corners outlined in the deed description. This opinion is based upon logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its description, as a consequence another land surveyor may arrive at a different conclusion of the location of the boundaries of the subject tract and its adjoining tracts.
- Declaration is made to the original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This survey is valid only with original signature, original seal, and full payment of invoice.
- The subject tract is in Zone C as the description plats by scale on Flood Insurance Rate Map No. 180126 0090 B, effective September 2, 1981.
- Beginning date of document research: September 11, 2006.
- Last date of fieldwork: August 30, 2006.

### CERTIFICATE OF SURVEY

I hereby state that I am a licensed Land Surveyor of the State of Indiana and that the accompanying plat was performed wholly under my direction and to the best of my knowledge and belief is in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

*Troy D. Smith* Date: 09/19/2006  
Troy D. Smith, Professional Land Surveyor #20200047



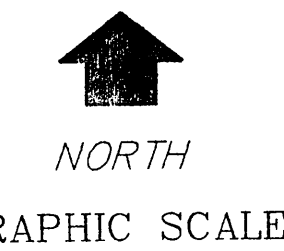
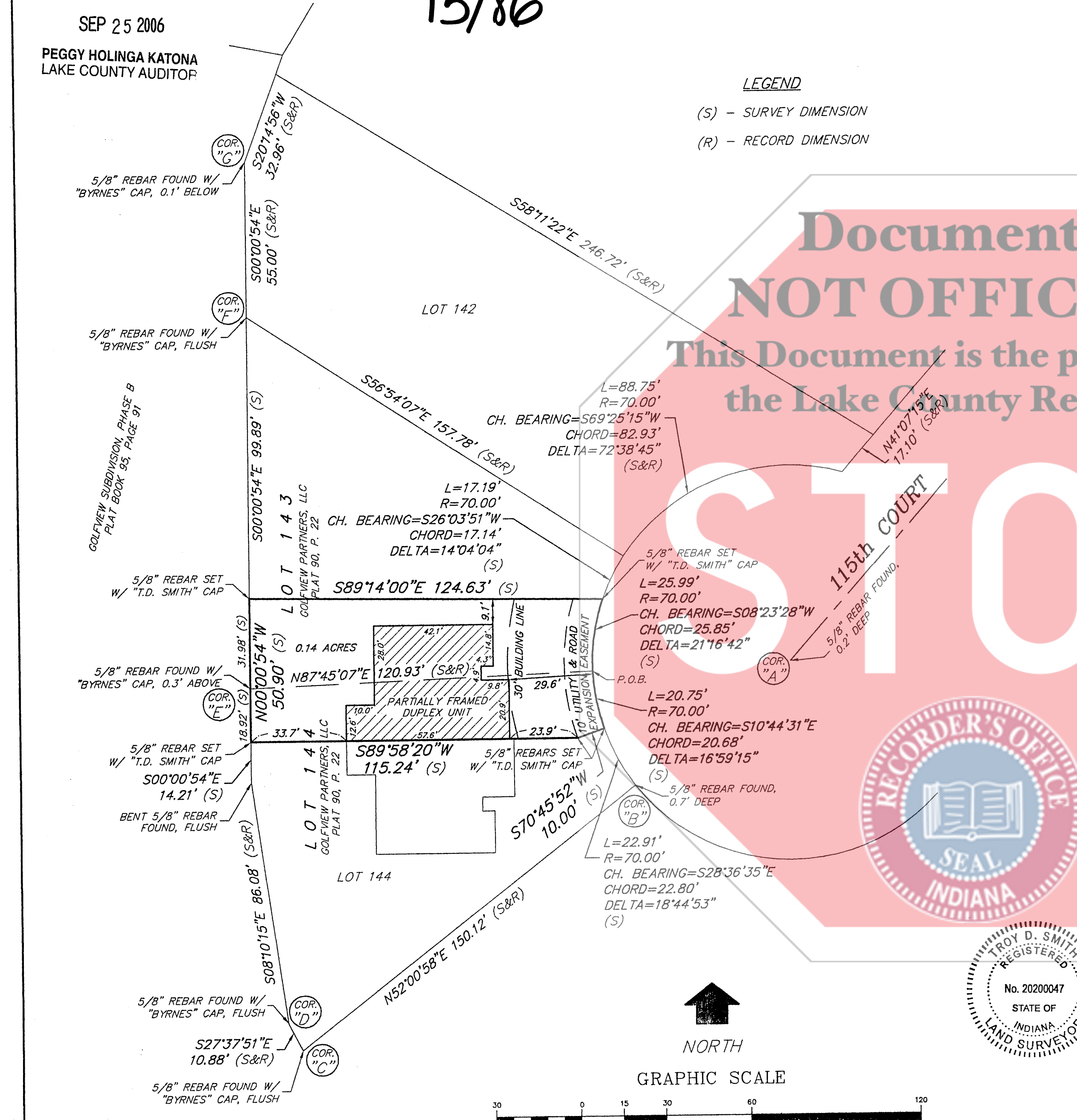
### BOUNDARY SURVEY

PARCEL IN THE SW 1/4, SEC. 9,  
T. 34N., R. 9W. OF THE 2ND P.M.,  
LAKE COUNTY, INDIANA

Date: 09/19/2006 Sheet 1  
Job No. 1185.14401 of ONE  
Drawn: TDS

Owned by: Golfview Partners, LLC

**DUNELAND GROUP**  
ENGINEERING & SURVEYING  
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( IN FEET )  
1 inch = 30 ft.