

2007 002373

2007 002373

REPLAT OF ANCHOR TRUCK CENTER AN ADDITION TO LAKE COUNTY, INDIANA

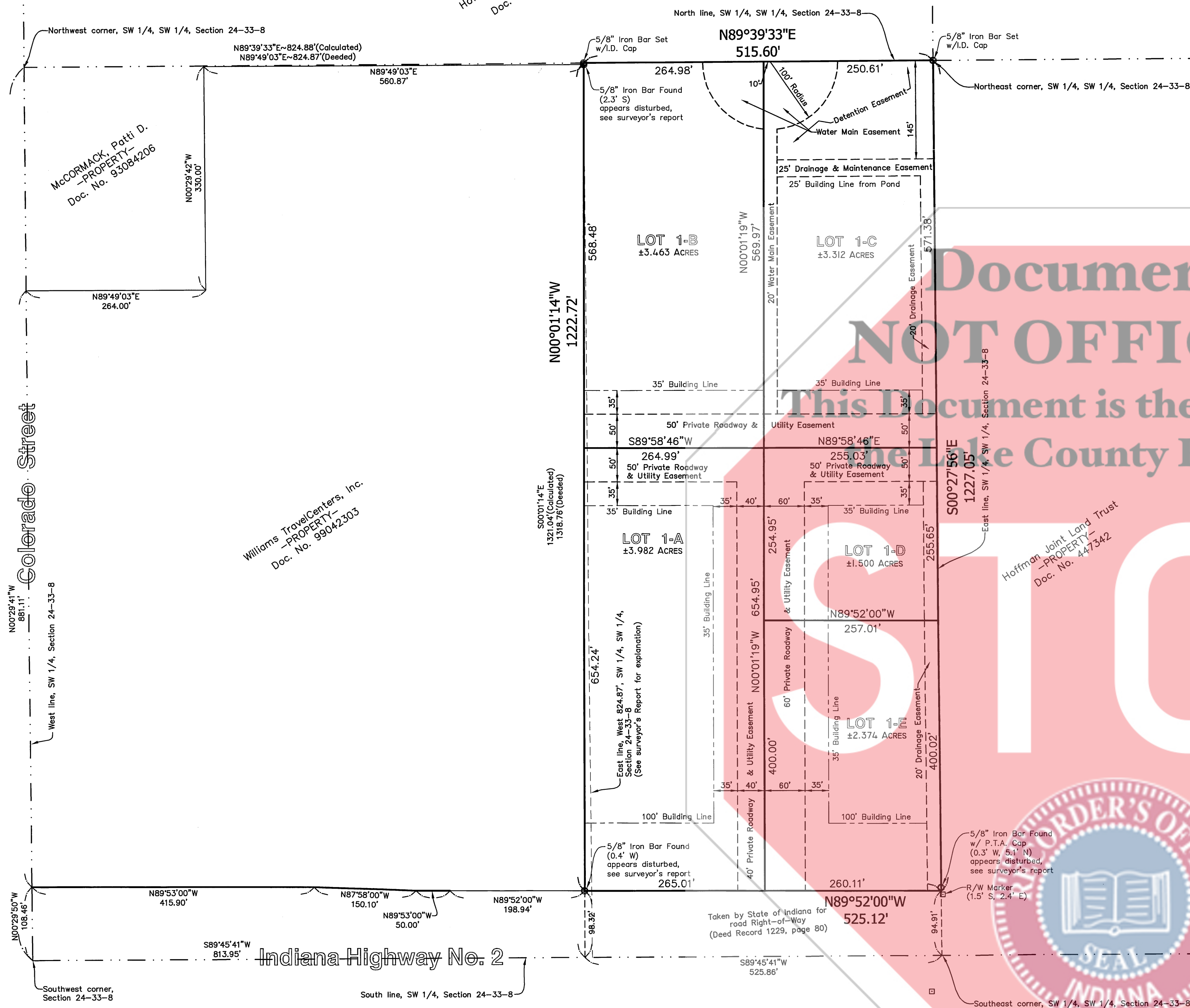
BOOK 100 PAGE 78

LEGAL DESCRIPTION: Lot 1 in Anchor Truck Center, an Addition to Lake County, as per plat thereof, in the Office of the Recorder of Lake County, Indiana.

100/78

Hoffman Joint Land Trust
PROPERTY
Doc. No. 447342

Hoffman Joint Land Trust
PROPERTY
Doc. No. 447342



SURVEYOR'S REPORT

1. IN ACCORDANCE WITH TITLE 865, ARTICLE L, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("THEORETICAL UNCERTAINTY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION (AND SURVEY POINTS FOUND) FROM THE SURVEYED LINES. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "D" SURVEY (1.00 FEET) AS DEFINED IN IAC 865.

THIS REPLAT HAS BEEN BASED ON THE FINAL PLAT OF ANCHOR TRUCK CENTER, PREPARED BY THIS OFFICE. THAT RECORDED PLAT AND REPORT SHALL BE INCORPORATED HEREON, TO EXPLAIN THE CONDITIONS OF THE OVERALL BOUNDARY SHOWN.

UPON REVIEW OF THE DESCRIPTIONS OF THIS AND THE ADJOINING PARCELS, THERE ARE NO UNCERTAINTIES DUE TO RECORD DESCRIPTIONS AND NO GAPS OR OVERLAPS WERE DISCOVERED, OTHER THAN THOSE NOTED.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY HAVE BEEN LISTED IN THIS REPORT AND CAN BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND RECORDER'S OFFICE.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ALL OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN THAT SPECIAL FLOOD ZONE "C" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180126 0170 B OF THE FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, INDIANA, UNINCORPORATED AREAS (MAP DATED SEPTEMBER 2, 1981).

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

STATE OF INDIANA)
 COUNTY OF LAKE)
 UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LAKE, INDIANA, THIS PLAT WAS GIVEN BY THE COUNTY OF LAKE AS FOLLOWS:
 APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON Oct 18, 2006

Kevin L. Sayers
 PRESIDENT
James Byrker
 EXECUTIVE SECRETARY

STATE OF INDIANA)
 COUNTY OF JASPER)
 I, KEVIN L. SAYERS HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON 10/18/06 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Kevin L. Sayers
 KEVIN L. SAYERS, RLS 20200022
 TURNING POINT SURVEYING, INC.
 STATE OF INDIANA)
 COUNTY OF LAKE)



IT, DOUBLE "J" DEVELOPMENT, LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS REPLAT OF ANCHOR TRUCK CENTER. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, 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 STRUCTURE.

DATED THIS 28 DAY OF Nov 2006
James Byrker
 JAMES BYRKER, PRESIDENT

STATE OF INDIANA)
 COUNTY OF LAKE)
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF LAKE, STATE OF INDIANA, APPEARED JAMES BYRKER, PRESIDENT, ON BEHALF OF DOUBLE "J" DEVELOPMENT, LLC AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF November 2006
Annette Tuller
 (NOTARY PUBLIC)

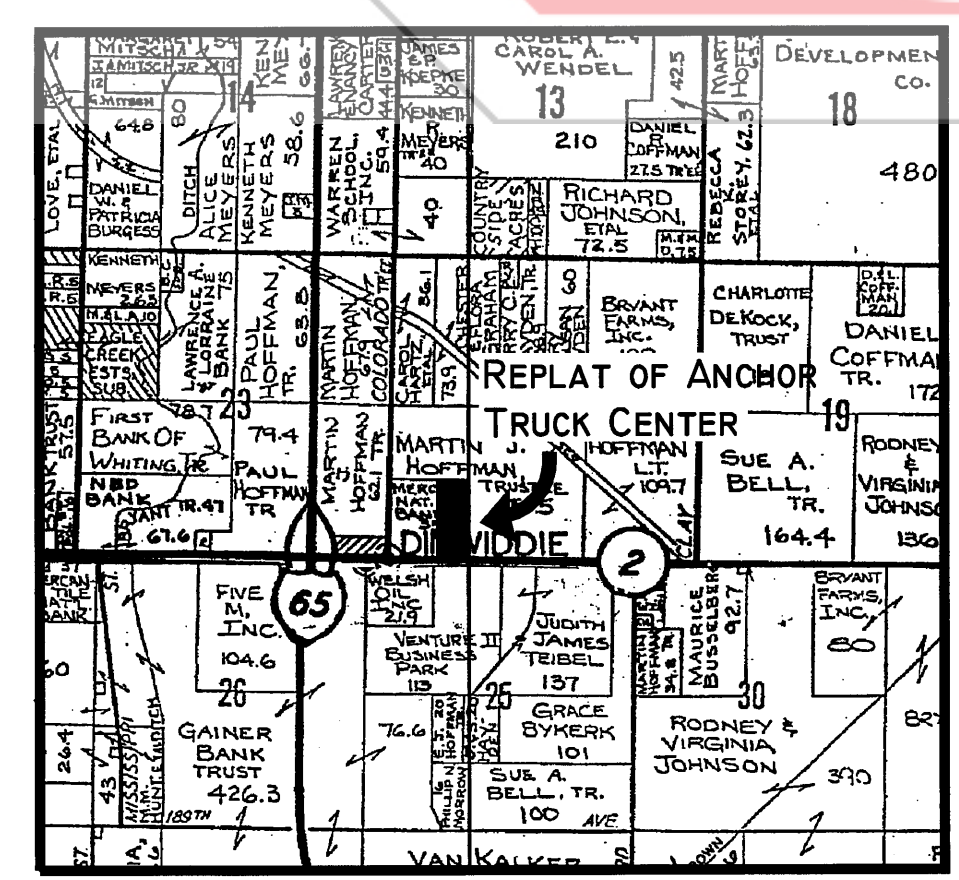


MY COMMISSION EXPIRES: 9-19-2011 COUNTY OF RESIDENCE: Jasper

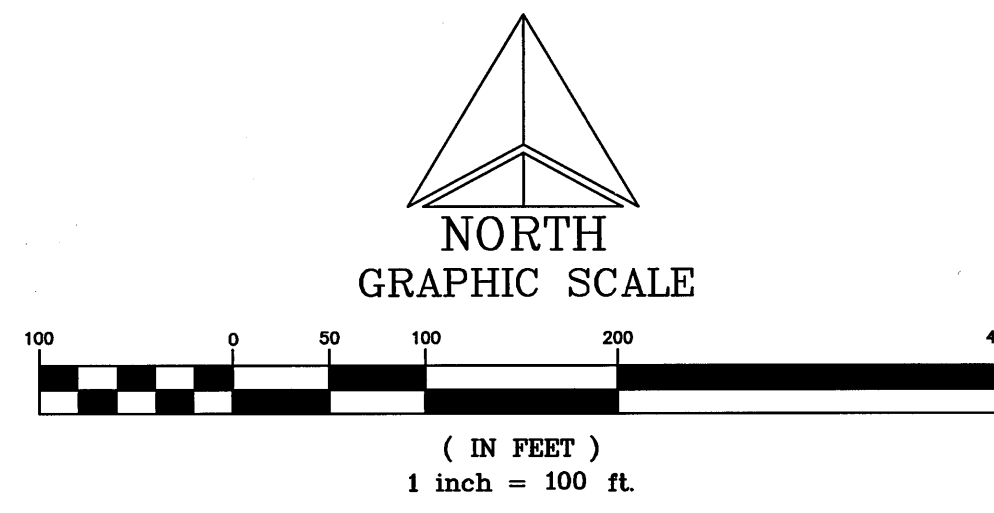
CERTIFICATE OF MAINTENANCE RESPONSIBILITY
 BY ACCEPTANCE OF THIS PLAT, THE COUNTY ASSUMES NO LIABILITY FOR MAINTENANCE ON DRAINAGE SWALES, DITCHES AND TILES, ROADSIDE DITCHES, STORM AND SANITARY SEWERS, SEPTIC SYSTEMS, RETENTION AND DETENTION PONDS, OVERFLOW PIPES, AND PARK AREAS FOUND ON THE ENTIRE PLAT.

UTILITY EASEMENT
 AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERITECH AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY, AND PRIVATE UTILITY COMPANIES WHERE THEY HAVE A "CERTIFICATE OF TERRITORIAL AUTHORITY" TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE, AND MAINTAIN SEWER, WATER MAINS, GAS MAINS, CONDUITS, CABLES, POLES AND WIRES - EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, AND ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT" FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERLAND LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUB, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSE.

DRAINAGE EASEMENT
 AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH, OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.
 CLOSURE + MONUMENTATION O.K.
 R.W. DILLON, PLS FOR LAKE CO. SUR. GEORGE VAN TIL
 R.W. DILLON 1/8/07



NOTE: Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.



CLIENT: BRAF, LLC 12401 North SR 49 Wheatfield, Indiana 219-956-4663		REPLAT OF ANCHOR TRUCK CENTER An Addition to Lake County, Indiana Final Plat Part of the SW 1/4, SW 1/4, Section 24-33-8	
JOB NO: 350-2005		DATE: 06-30-2006	
SCALE: 1"=100'		REVISIONS:	
EXPLANATION: No dimensions should be assumed by scale measurements upon the site plan. All dimensions are given in feet and decimal parts thereof.		REVISIONS:	

TURNING POINT SURVEYING, INC. 917 South Hallett Street, Suite B, P.O. Box 472, DeMotte, Indiana 46310 Phone: 219-987-8330 Fax: 219-987-8331 E-Mail: turningpoint@turningpoint.net

SHEET 1 OF 1