

2007 037243

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 MAY -7 AM 9:25
MICHAEL A. BROWN
RECORDER

PLAT OF SURVEY

000222

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF THE WEST 10 FEET OF A PARCEL DESCRIBED IN DOCUMENT NO. 925094 IN A WARRANTY DEED TO ROBERT AND BARBARA HARTOONIAN, RECORDED JUNE 29, 1987. THE INTENT OF THE LEGAL DESCRIPTION SHOWN HEREON AND THIS SURVEY IS TO PREPARE A 10 FOOT WIDE STRIP TO BE TRANSFERRED FROM HARTOONIAN TO FERRY (SAID STRIP BEING THE WEST 10 FEET OF THE HARTOONIAN LAND).

THEORY OF LOCATION: THE BOUNDARY LINES OF THE SUBJECT PARCEL WERE ESTABLISHED AS FOLLOWS: AN IRON PIPE WAS FOUND AT THE NORTHWEST CORNER OF LOT 73 AND AT THE NORTHEAST CORNER OF THE FERRY PARCEL (DOC. NO. 000608, AND SHOWN AS BEING SET ON PLAT REFERENCE 4). SAID MONUMENT POSITIONS WERE HELD AS FIXED TO CALCULATE THE POSITION OF THE PARENT PARCEL (HARTOONIAN) LINES. SAID POSITIONS AGREED WELL WITH OTHER MONUMENTS LOCATED EAST OF THE SUBJECT PARCEL (ALL SHOWN HEREON). SET PLAT REFERENCE NUMBER 1. THE EAST LINE OF THE SUBJECT PARCEL WAS MADE 10 FEET WEST AND PARALLEL WITH THE WEST LINE. NO MONUMENT WAS FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SUBJECT SECTION. NO SECTION MEASUREMENT WAS PERFORMED. THE EXISTING PARENT PARCEL DESCRIPTION ALONG WITH THE ADJOINER DESCRIPTIONS ARE ALL METES AND BOUNDS THAT ARE A PORTION OF THE NORTH 49 RODS OF THE QUARTER QUARTER SECTION. HOWEVER, ALL OF SAID LAND APPEARS TO HAVE BEEN PLATTED AS SHOWN IN H.M. WALLS CEDAR LAKE SUBDIVISION (PLAT BOOK 17, PAGE 11). IT IS UNKNOWN WHY THE DESCRIPTIONS CONTINUE TO BE METES AND BOUNDS RATHER THAN REFERRING TO THE SUBDIVISION LOTS. THE DESCRIPTION SHOWN HEREON WAS KEPT AS METES AND BOUNDS WITH REFERENCE TO THE RECORD SUBDIVISION PLAT.

A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 0.8 FEET IN A NORTH-SOUTH DIRECTION AND 2.9 FEET IN AN EAST-WEST DIRECTION.

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

- 1.) THERE IS A 4" HIGH CONCRETE BLOCK WALL (SHOWN HEREON) THAT EXTENDS UP TO 10' EAST OF THE EAST LINE OF THE SUBJECT PARCEL (AT THE SOUTHEAST CORNER).
- 2.) THERE IS A CANOPY FOR THE SOUTH ADJOINING BUILDING (SHOWN HEREON) THAT EXTENDS UP TO 5.2' EAST OF THE WEST LINE AND UP TO 7' NORTH OF THE SOUTH LINE OF THE SUBJECT PARCEL.

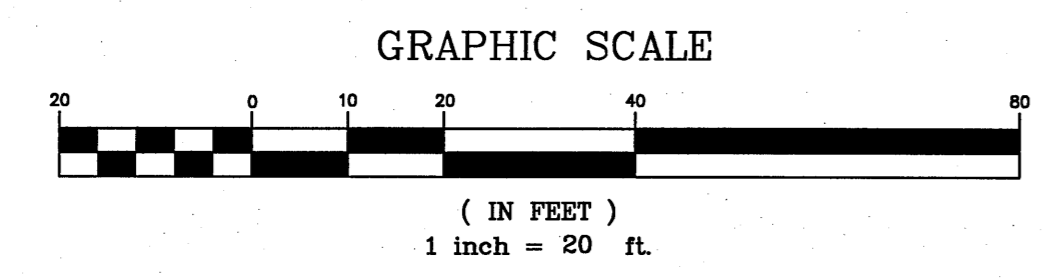
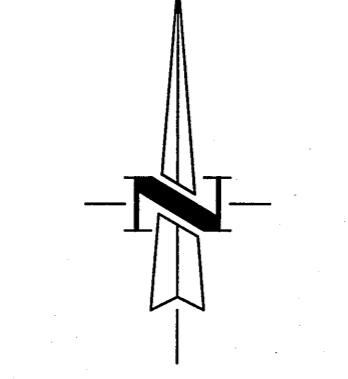
C: UNCERTAINTY RESULTING FROM RECORD DESCRIPTIONS IS AS FOLLOWS:

- 1.) THE NORTH 12.5 FEET OF SUBJECT PARCEL APPEARS TO HAVE BEEN DEDICATED FOR ROAD PURPOSES (PLATTED AS OAK STREET, LOCALLY KNOWN AS WEST 138TH AVENUE) AS EVIDENCED BY THE RECORD PLAT OF H.M. WALLS CEDAR LAKE SUBDIVISION (PLAT BOOK 17 PAGE 11). OCCUPATION AND MONUMENTATION FOUND, THE ROADWAY IS BEING USED BY OTHER PARCELS FOR ACCESS TO THE EAST. NO DOCUMENT WAS PROVIDED OR SEARCHED FOR TO SUBSTANTIATE ANY VACATION BY THE PUBLIC OR ANY SUBSEQUENT EASEMENTS.
- 2.) THE SOUTHERN BOUNDARY OF SUBJECT PARCEL 1 IS CALLED AS THE "SOUTH LINE OF THE NORTH 49 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26" USING A UNIT OF 16.5 FEET PER ROD. THE CALCULATED LINE FALLS APPROXIMATELY 9.1 FEET NORTH OF THE SAID SOUTH LINE AS ESTABLISHED FOUND MONUMENTS, OCCUPATION, AND BY THE RECORDED PLAT OF H.M. WALLS CEDAR LAKE SUBDIVISION. THE MONUMENTED LINE WAS HELD AS THE SOUTH LINE. 3.) THE SOUTHERN ADJOINER'S DEED (FERRY, DOC. NO. 000608) DESCRIBES THEIR PARCEL FROM THE SOUTH AND MAKES NO CALL OR REFERENCE TO TERMINATE AT THE SOUTH LINE OF THE NORTH 49 RODS OF THE QUARTER QUARTER SECTION. SINCE NO SECTION MEASUREMENT WAS PERFORMED AND THE SOUTHERN ADJOINER'S DEED NOT RETRACED ON THE GROUND, THERE IS POTENTIAL OF AN OVERLAP OR GAP TO OCCUR BETWEEN THE SOUTH LINE OF SUBJECT PARCEL 1 AND THE NORTH LINE OF THE SOUTHERN ADJOINER. THE EXTENT, IF ANY, OF SAID OVERLAP OR GAP IS UNKNOWN UNLESS A BOUNDARY SURVEY IS PERFORMED ON THE SOUTHERN ADJOINER.

D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.13 FEET PLUS 100 PARTS PER MILLION) FOR A SUBURBAN SURVEY, PER 865 IAC 1-12-7.

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.) NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED THE SURVEYOR BY THE PURCHASER OF THIS SURVEY.
- 3.) THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- 4.) 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.
- 5.) 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 SERVING THE PARCEL. NO UTILITY COMPANIES OR LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL VISIBLE UTILITIES WERE LOCATED AND SHOWN.



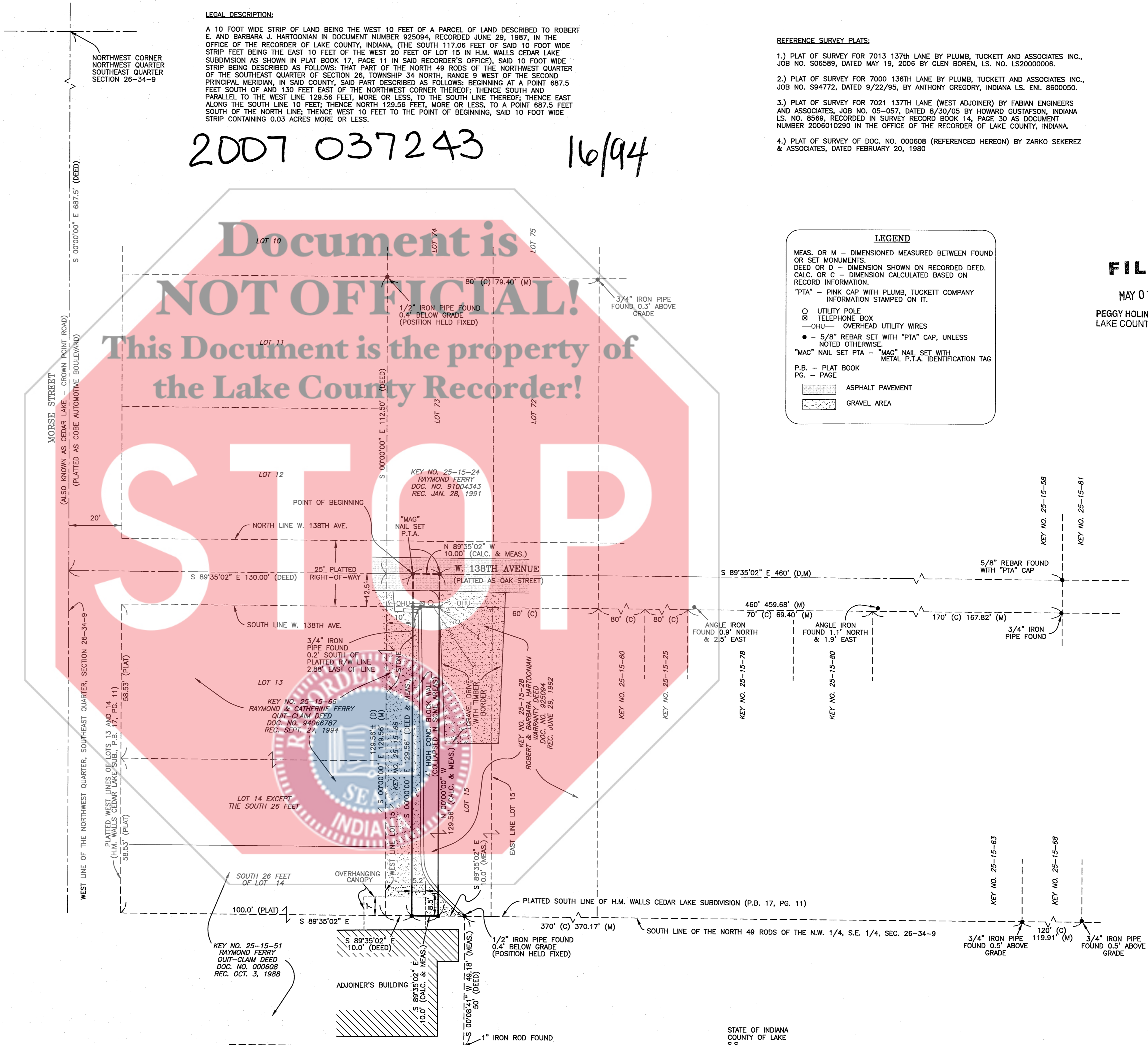
BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE 2ND PRINCIPAL MERIDIAN IS ASSUMED TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

LEGAL DESCRIPTION:

A 10 FOOT WIDE STRIP OF LAND BEING THE WEST 10 FEET OF A PARCEL OF LAND DESCRIBED TO ROBERT E. AND BARBARA J. HARTOONIAN IN DOCUMENT NUMBER 925094, RECORDED JUNE 29, 1987, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, (THE SOUTH 117.06 FEET OF SAID 10 FOOT WIDE STRIP FEET BEING THE EAST 10 FEET OF THE WEST 20 FEET OF LOT 15 IN H.M. WALLS CEDAR LAKE SUBDIVISION AS SHOWN IN PLAT BOOK 17, PAGE 11 IN SAID RECORDER'S OFFICE). SAID 10 FOOT WIDE STRIP BEING DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 49 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN SAID COUNTY, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 687.5 FEET SOUTH OF AND 130 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH AND PARALLEL TO THE WEST LINE 129.56 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF; THENCE EAST ALONG THE SOUTH LINE 10 FEET; THENCE NORTH 129.56 FEET, MORE OR LESS, TO A POINT 687.5 FEET SOUTH OF THE NORTH LINE; THENCE WEST 10 FEET TO THE POINT OF BEGINNING, SAID 10 FOOT WIDE STRIP CONTAINING 0.03 ACRES MORE OR LESS.

REFERENCE SURVEY PLATS:

- 1.) PLAT OF SURVEY FOR 7013 137TH LANE BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S06589, DATED MAY 19, 2006 BY GLEN BOREN, LS. NO. LS20000006.
- 2.) PLAT OF SURVEY FOR 7000 136TH LANE BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NO. S94772, DATED 9/22/95, BY ANTHONY GREGORY, INDIANA LS. ENL. 8600050.
- 3.) PLAT OF SURVEY FOR 7021 137TH LANE (WEST ADJOINER) BY FABIAN ENGINEERS AND ASSOCIATES, JOB NO. 05-057, DATED 8/30/05 BY HOWARD GUSTAFSON, INDIANA LS. NO. 8568, RECORDED IN SURVEY RECORD BOOK 14, PAGE 30 AS DOCUMENT NUMBER 2006010230 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
- 4.) PLAT OF SURVEY OF DOC. NO. 000608 (REFERENCED HEREON) BY ZARKO SEKEREZ & ASSOCIATES, DATED FEBRUARY 20, 1990



LEGEND

MEAS. OR M - DIMENSIONED MEASURED BETWEEN FOUND OR SET MONUMENTS.
DEED OR D - DIMENSION SHOWN ON RECORDED DEED.
CALC. OR C - DIMENSION CALCULATED BASED ON RECORD INFORMATION.
"PTA" - PINK CAP WITH PLUMB, TUCKETT COMPANY INFORMATION STAMPED ON IT.
O - UTILITY POLE
T - TELEPHONE BOX
OH - OVERHEAD UTILITY WIRES
- - - 5/8" REBAR SET WITH "PTA" CAP, UNLESS NOTED OTHERWISE.
"MAG" NAIL SET PTA - "MAG" NAIL SET WITH METAL P.T.A. IDENTIFICATION TAG
P.B. - PLAT BOOK
PG. - PAGE
[Symbol] ASPHALT PAVEMENT
[Symbol] GRAVEL AREA

FILED
MAY 07 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

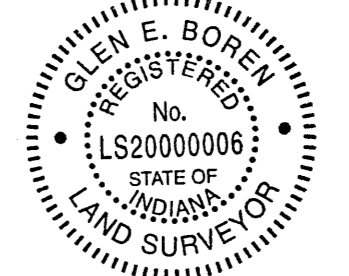
DRAWN BY: GAH
DATE: MAY 4, 2007
CHECKED BY: G.B. CA.
DATE: MAY 4, 2007
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REVISIONS

PLAT OF SURVEY
PART OF S.E. 1/4, SEC. 26-34-9
CEDAR LAKE, LAKE COUNTY, IN.
FOR: RAYMOND FERRY

Plumb Tucket & Associates
SURVEYORS-ENGINEERS-ARCHITECTS
64 West 67th Place, Suite 104
Cedar Lake, IN 46510
(219) 736-0555 • FAX (219) 769-0178
www.plumbtucket.com

STATE OF INDIANA
COUNTY OF LAKE
S.S.
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.



Glen E. Boren
REGISTERED SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
DATE: MAY 4, 2007
FIELD WORK COMPLETED: MAY 4, 2007

FILE: \051\07051.DWG
PLOT SCALE: 1"=20'

PLAT OF SURVEY

DRAWING NUMBER
1

SHEET: 1 OF: 1

JOB NO. S07051
SECTION: 26-34-9