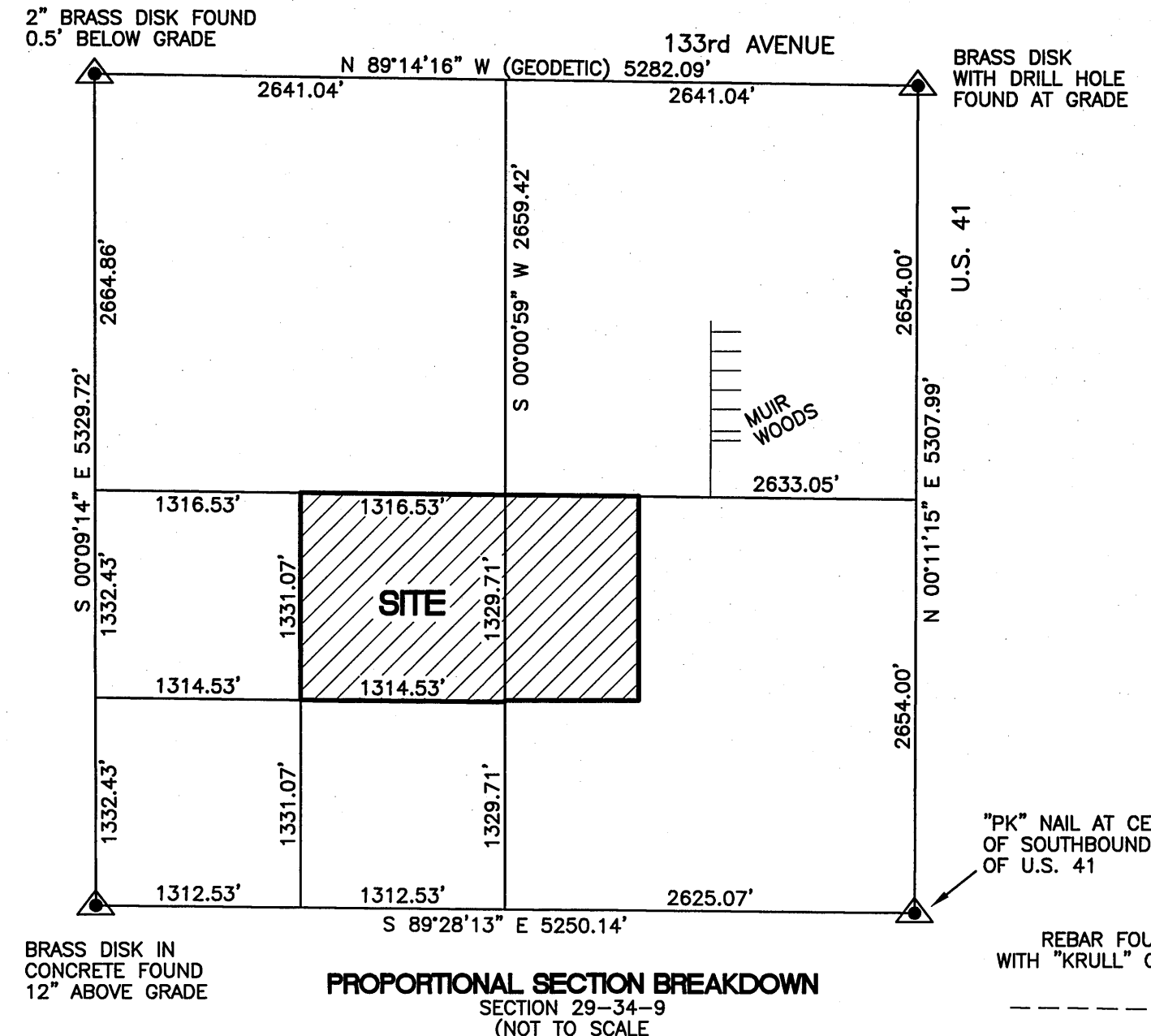


1820CS CAN

PLAT OF SURVEY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

000248



LEGAL DESCRIPTIONS FROM DEEDS: BOOK 16 PAGE 98

PARCEL 1:
THE NORTH ONE-HALF OF THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTH WEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

PARCEL 2:
THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29) TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE NINE (9) WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA CONTAINING APPROXIMATELY 19.83 ACRES.

PARCEL 3:
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE NINE (9) WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION THENCE SOUTH ON NORTH AND SOUTH CENTER LINE FORTY (40) RODS; THENCE EAST AT RIGHT ANGLES FIFTY-TWO (52) RODS; THENCE NORTH AT RIGHT ANGLES FORTY (40) RODS TO THE EAST AND WEST CENTER LINE OF SAID SECTION; THENCE WEST TO THE PLACE OF BEGINNING, CONTAINING THIRTEEN (13) ACRES OF LAND, MORE OR LESS.

PARCEL 4:
PART OF THE NORTHWEST QUARTER NW 1/4 OF THE SOUTHEAST QUARTER SE 1/4 OF SECTION TWENTY-NINE (29), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE NINE (9) WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION, THENCE SOUTH ON THE NORTH AND SOUTH CENTER LINE FORTY (40) RODS TO THE POINT OF BEGINNING, THENCE SOUTH ALONG SAID CENTER LINE FORTY (40) RODS; THENCE EAST AT RIGHT ANGLES FIFTY-TWO (52) RODS; THENCE NORTH AT RIGHT ANGLES FORTY (40) RODS; THENCE WEST AT RIGHT ANGLES FIFTY-TWO (52) RODS TO THE POINT OF BEGINNING, CONTAINING THIRTEEN ACRES OF LAND, MORE OR LESS.

- NOTES:
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REPRESENT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
 - OWNERSHIP OR TITLE.
 - DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT WRITABLE TO ADDITIONAL INSTRUCTIONS OR SUBJECT MATTER UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
 - BASIS OF BEARINGS: NORTH LINE OF SECTION N 89°14'16" W (GEODETIC)
 - THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
 - 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.
 - THERE ARE CREEKS THAT CROSS OVER THIS PROPERTY THAT WERE NOT LOCATED FOR THIS SURVEY. THEY DO NOT APPEAR TO BE A PART OF THE LAKE COUNTY REGULATED DRAIN SYSTEM. NO EASEMENTS WERE PROVIDED OR RESEARCHED REGARDING DRAINAGE RIGHTS.
 - PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(1) 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.

2007 042970

2007 MAY 25 RECORDED

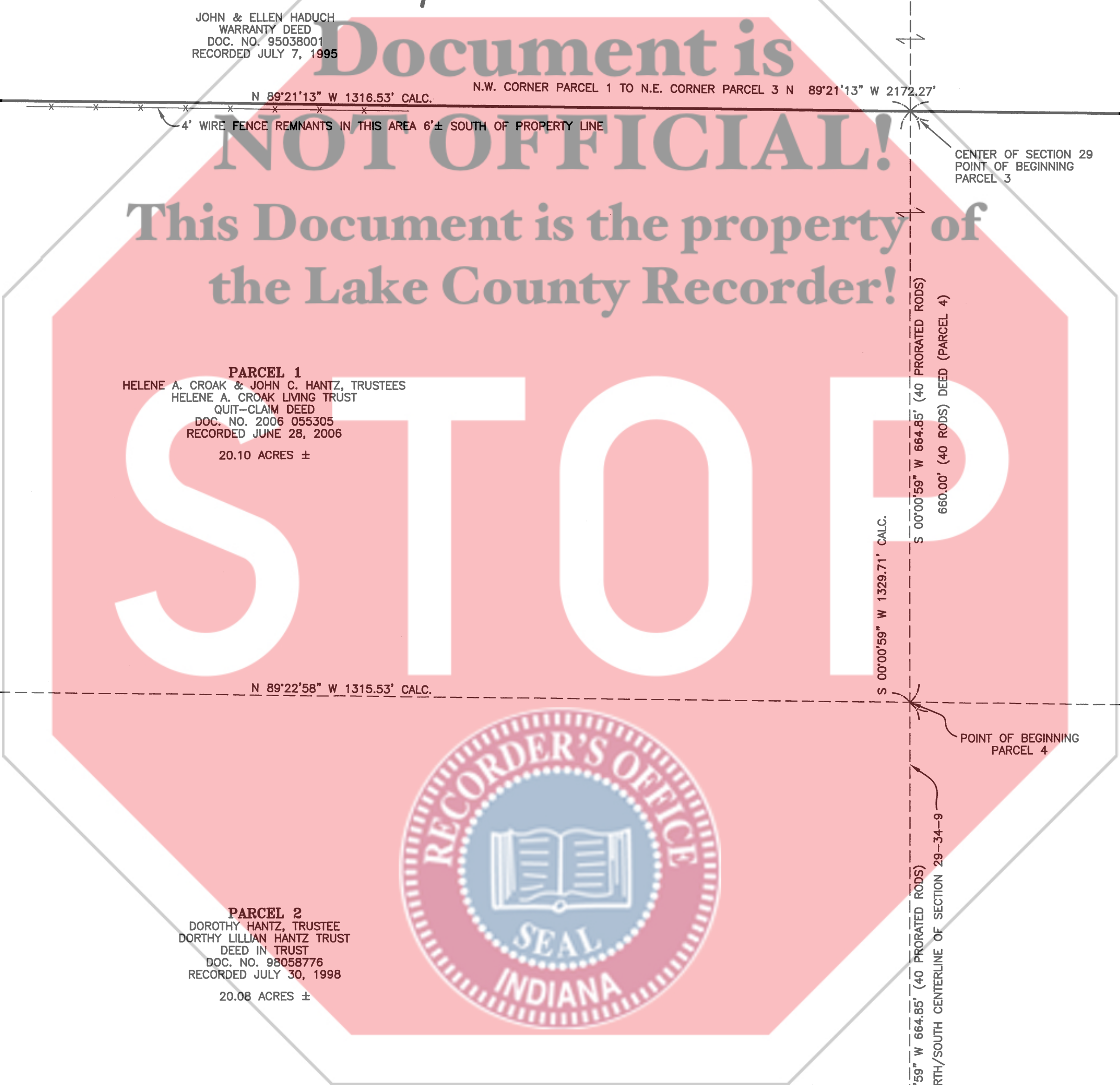
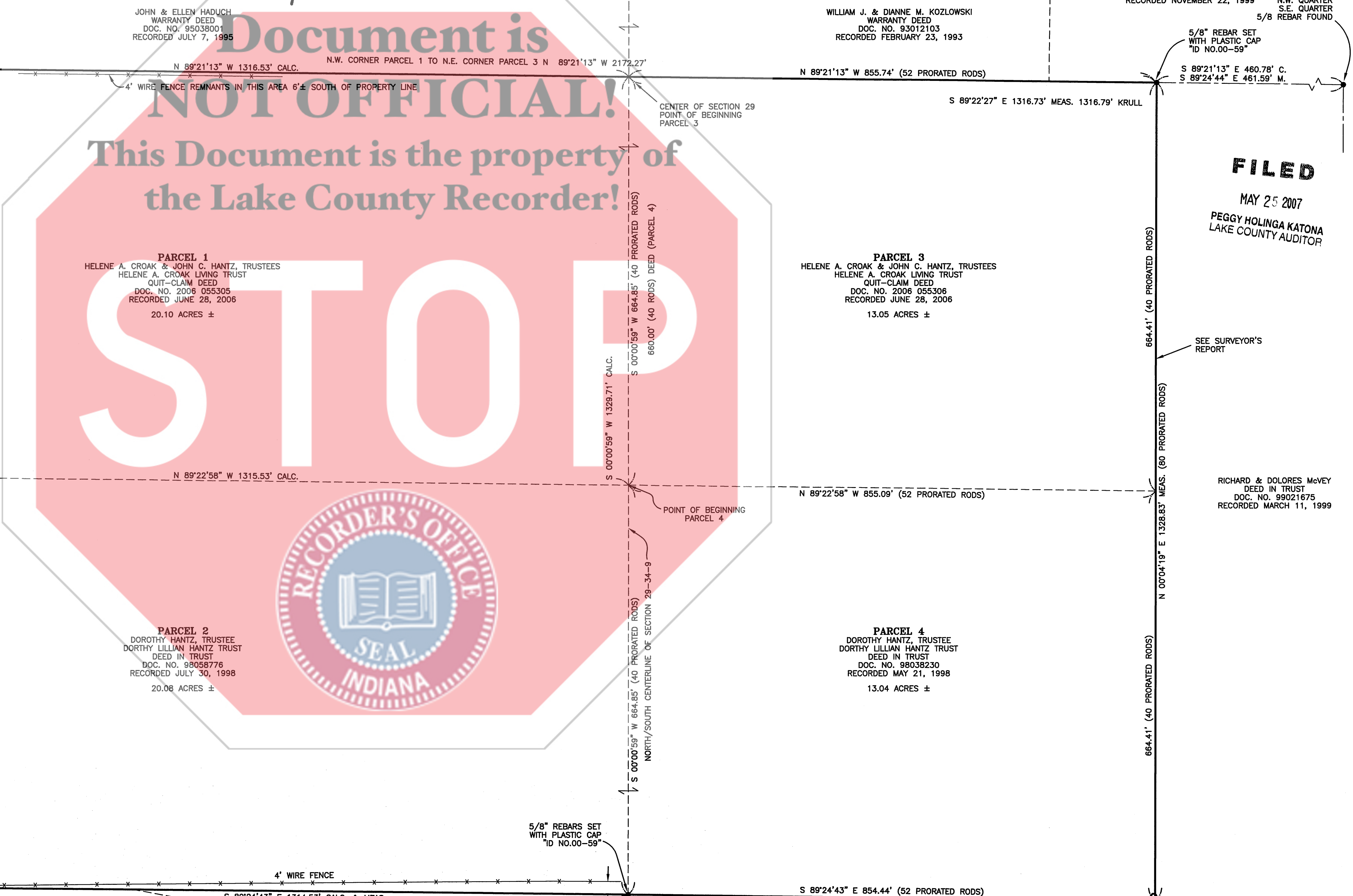
MEAS. OR DIMENSION MEASURED BETWEEN FOUND OR SET MONUMENTS.
PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT.
CALC. OR C. - DIMENSION BASED ON PROPORTIONAL DIVISION OF MEASURED SECTION.
DEED OR D. - DIMENSION SHOWN ON RECORD DEED.

REFERENCES:

PLAT OF SURVEY BY KRULL AND SON INC., PLAT NO. XL-747 DATED JAN. 14, 1986.

PLAT OF MUIR WOODS, RECORDED IN PLAT BOOK 97 PAGE 60.

2007 042970 16/98



FILED

MAY 25 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

PLAT OF SURVEY
PART OF SECTION 29-34-9
139th and MAGOUN AVENUE
CEDAR LAKE, LAKE COUNTY, INDIANA
FOR: BRUCE BOOMSMA

Plumb
Tuckett
& Associates

SURVEYORS • ENGINEERS • ARCHITECTS
64 West 87th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF 4 RECORD DEEDS AS REFERENCED HEREON.

THEORY OF LOCATION: THIS SURVEY IS BASED ON A PROPORTIONAL DIVISION OF SECTION 29 BASED ON FOUND SECTION CORNER MONUMENTS AT THE CORNERS THAT ARE PERPETUATED AND WITNESSED BY THE LAKE COUNTY SURVEYORS OFFICE AND FOUND LOCAL MONUMENTATION WHICH MEASURED REASONABLY AS SHOWN HEREON. ALSO MEASURED BUT NOT SHOWN WERE SEVERAL MONUMENTS FOUND ALONG THE SOUTH AND WEST LINES OF MUIR WOODS SUBDIVISION. THESE MONUMENTS WERE USED TO SUBSTANTIATE THE PROPORTIONAL DIVISION OF THE SECTION.

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 DUE TO THE LOCATION OF FOUND, LOCAL MONUMENTATION ARE UP TO 8.6' IN A NORTH-SOUTH DIRECTION AND 2.3' IN AN EAST-WEST DIRECTION. ALL UNCERTAINTIES IN MONUMENTATION ARE SHOWN ON THE PLAT.

B. UNCERTAINTIES RESULTING DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES: FOUR FOOT WIRE FENCING WAS LOCATED NEAR THE SOUTH AND NORTH LINES AS SHOWN HEREON. IT IS NOT KNOWN TO THE SURVEYOR IF THESE FENCES WERE EVER INTENDED TO BE ON THE PROPERTY LINES.

C. UNCERTAINTY RESULTING DUE TO RECORD DESCRIPTIONS:

1.) THE CURRENT DEED DESCRIPTION FOR PARCEL 3 BEGINS AT THE CENTER OF THE SECTION THEN GOES SOUTH 40 RODS ON THE N/S CENTERLINE OF THE SECTION THEN EAST AT RIGHT ANGLES 52 RODS THEN NORTH AT RIGHT ANGLES 40 RODS TO THE E/W CENTERLINE OF THE SECTION THEN WEST TO THE BEGINNING. IN DEED RECORD 25, PAGE 482 THIS SAME PARCEL IS DESCRIBED AS THIRTEEN ACRES OF THE NORTHWEST CORNER OF THE QUARTER, QUARTER BEING 40 RODS NORTH/SOUTH AND 52 RODS EAST/WEST.

2.) THE CURRENT DEED DESCRIPTION FOR PARCEL 4 COMMENCES AT THE CENTER OF THE SECTION, GOES SOUTH 40 RODS TO THE POINT OF BEGINNING THEN GOES SOUTH 40 MORE RODS THEN EAST AT A RIGHT ANGLE 52 RODS THEN NORTH AT RIGHT ANGLES 40 RODS THEN WEST AT RIGHT ANGLES TO THE BEGINNING. IN DEED RECORD 88, PAGE 331 THIS SAME PARCEL IS DESCRIBED AS BEING PART OF THE QUARTER, QUARTER BEGINNING AT THE SOUTHWEST CORNER THEREOF THEN EAST 52 RODS, NORTH 40 RODS, WEST 52 RODS AND SOUTH 40 RODS TO THE BEGINNING WITH NO MENTION OF ANGLES.

3.) THE CURRENT DEED DESCRIPTION FOR THE EAST ADJOINER (McVEY) BEGINS AT THE SOUTHEAST CORNER OF THE QUARTER; QUARTER THEN GOES NORTH 1320 FEET, WEST 462 FEET, SOUTH 1320 FEET AND EAST 462 WITH NO SECTION LINE CALLS. IN DEED RECORD BOOK H, PAGE 248 THIS SAME PARCEL IS DESCRIBED AS BEING PART OF THE QUARTER, QUARTER BEGINNING AT THE SOUTHEAST CORNER THEREOF THEN NORTH 80 RODS, WEST 28 RODS, SOUTH 80 RODS AND EAST 28 RODS TO THE BEGINNING.

4.) AT ONE TIME THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER WAS DESCRIBED IN DEED RECORD BOOK G, PAGE 118 AS THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SECTION. EACH OF THE DESCRIPTIONS THAT CREATED THE THREE PARCELS IN THE QUARTER, QUARTER USED ROD DIMENSIONS AND CARDINAL OR GENERAL DIRECTIONS. BY PROPORTIONING THE ROD DIMENSIONS AROUND THE QUARTER, QUARTER ALL THREE PARCELS FIT TOGETHER WITHOUT GAPS OR OVERLAPS. BECAUSE OF THE FACT THE QUARTER, QUARTER MEASURES SHORT EAST/WEST AND LONG NORTH/SOUTH, THE REWRITING OF THE DESCRIPTIONS BY ADDING FEET DISTANCES AND RIGHT ANGLES FOR THE LATER CONVEYANCES ADDED AMBIGUITY AND CONFLICTS TO THE DESCRIPTIONS.

5.) THE UNCERTAINTY OF DEED LINE LOCATION WITH THE CURRENT DEED DESCRIPTIONS ARE AS FOLLOWS:
SUBJECT PARCEL 3 OVERLAPS THE EAST ADJOINER BY A VARYING AMOUNT UP TO AS MUCH AS 4.5 FEET AND A DISTANCE CALL OF 40 RODS NORTH WOULD OVERLAP INTO THE NORTHEAST QUARTER OF THE SECTION BY AS MUCH AS 9.5 FEET. SUBJECT PARCELS 3 AND 4 HAVE A VARYING GAP BETWEEN THEM OF AS MUCH AS A HALF FOOT. SUBJECT PARCEL 4 OVERLAPS THE EAST ADJOINER BY A VARYING AMOUNT UP TO AS MUCH AS 5.5 FEET AND HAS A VARYING GAP WITH THE SOUTH ADJOINER UP TO 8.5 FEET WIDE. THE EAST ADJOINER FALLS ABOUT 9 FEET SHORT OF REACHING THE NORTH LINE OF THE QUARTER, QUARTER.

FOR THE ABOVE REASONS THIS SURVEY USED A PRORATION OF ROD LENGTHS AND BEARINGS BASED ON A PROPORTIONAL SECTION BREAKDOWN. IN SO DOING ELIMINATED ALL DESCRIBED GAPS AND OVERLAPS YET MAINTAINING THE RECORD ACREAGE CALLS.

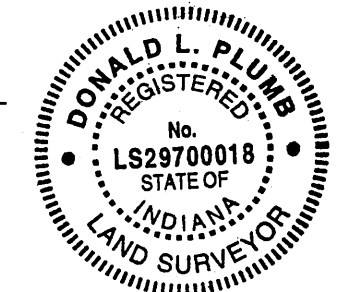
6.) NO RECORD EASEMENT OR RIGHT OF WAY WAS FOUND OR PROVIDED TO THE SURVEYOR THAT WOULD ALLOW FOR LEGAL ACCESS TO THIS PROPERTY. A 12' STONE ROAD (PATTERSON STREET) DEAD ENDS AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN HEREON.

D. THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.26 FEET PLUS 200 PARTS PER MILLION) FOR A RURAL SURVEY, PER 865 IAC 1-12-7.

STATE OF INDIANA
COUNTY OF LAKE

S. I. 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.

Donald L. Plumb
REGISTERED SURVEYOR: DONALD L. PLUMB
REGISTRATION NUMBER: LS29700018
DATE: MAY 18, 2007



FIELD WORK COMPLETED: MAY 18, 2007

5/8" REBAR SET WITH PLASTIC CAP "D NO.00-59"

1/2" IRON PIPE FOUND 0.7' EAST & 1.7' SOUTH FENCE POST 1.0' NORTH & 1.0' EAST OF IRON PIPE

WAYNE M. STUPPY
WARRANTY DEED
DOC. NO. 515896
RECORDED FEBRUARY 15, 1979

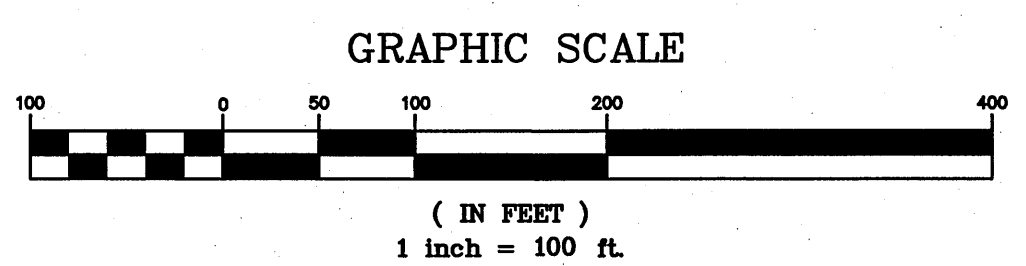
ERM & MARILYN MOONEY
WARRANTY DEED
DOC. NO. 111939
RECORDED AUGUST 12, 1971

ERM & MARILYN MOONEY
WARRANTY DEED
DOC. NO. 111939
RECORDED AUGUST 12, 1971

ERM & MARILYN MOONEY
WARRANTY DEED
DOC. NO. 111939
RECORDED AUGUST 12, 1971

ROLAND & DIANE VENSTROM
WARRANTY DEED
DOC. NO. 2004 064085
RECORDED JULY 29, 2004

5/8" REBAR SET WITH PLASTIC CAP "D NO.00-59"
2.26' EAST & 6.57' SOUTH OF 1" IRON PIPE FOUND



FILE: 06731.DWG
PLOT SCALE: 1"=100'

PLAT OF SURVEY

DRAWING NUMBER
1

SHEET: 1 OF: 1

JOB NO. 506731
SECTION: 29-34-9