

2007 049452

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
**KRULL & SON**

2007 JUN 18 AM 11:47  
ENGINEERS AND SURVEYORS

MICHAEL A. BROWN  
RECORDER

ESTABLISHED 1914  
P.O. BOX 422  
206 MAIN STREET  
HOBART, INDIANA 46342  
OFFICE PHONE 219-947-2868

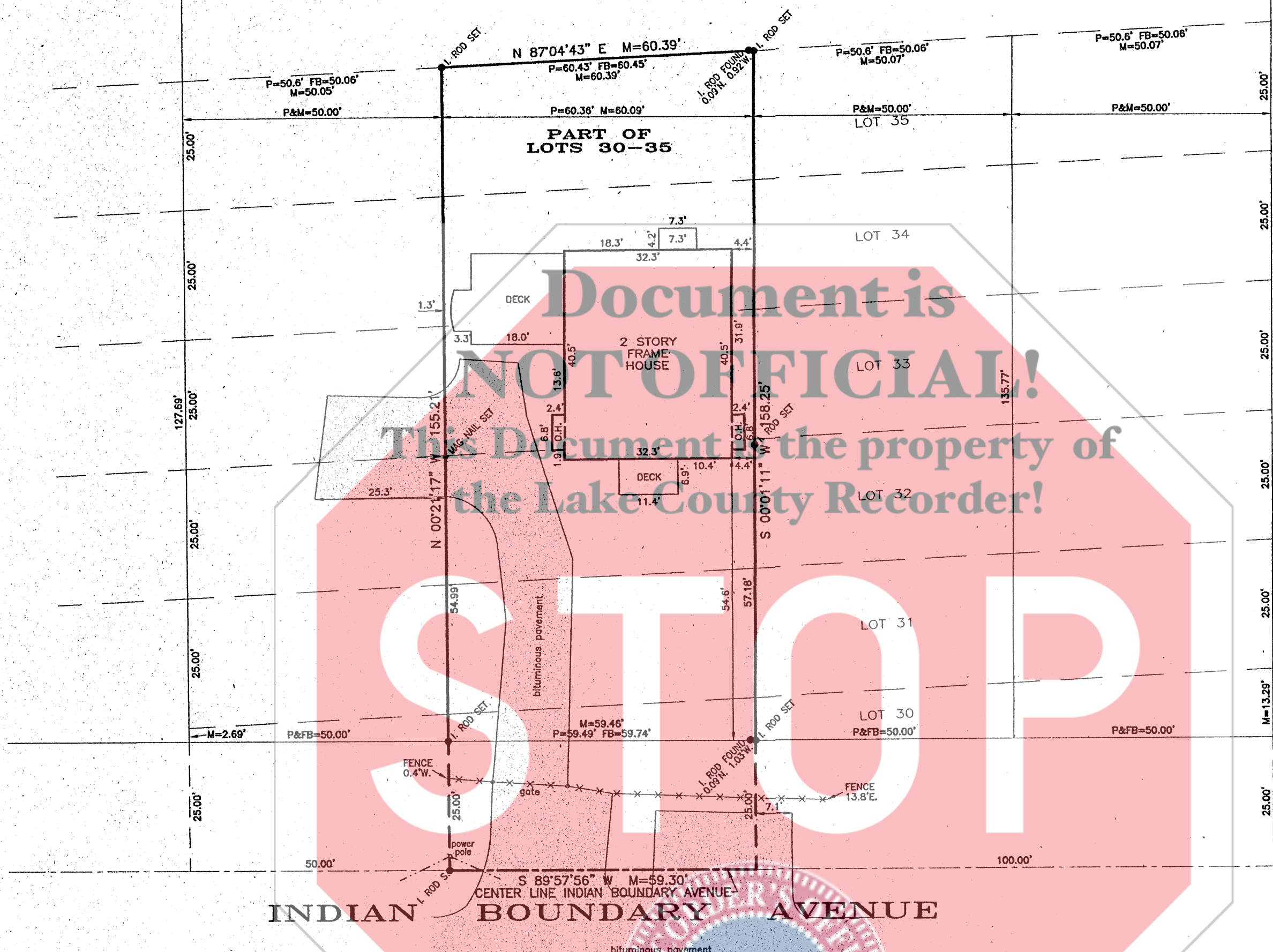
BOOK 17 PAGE 30

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2007049452  
17/30

**PLAT OF SURVEY**

NAME OF OWNER:  
ADDRESS OF PROPERTY: 9432 Indian Boundary Road, Gary, Indiana 46403  
DESCRIPTION OF PROPERTY: Part of Lots 30 to 35, both inclusive, described as follows: Beginning at a point on the North line of said Lot 35, that is 50.6 feet East of the Northwest corner of said Lot 35; thence East on and along said North line of said Lot 35 to a point of the West line of Eastern 101.2 feet of said Lots 30 to 35, both inclusive; thence South along said West line to a point on the North line of Indian Boundary Avenue; thence continuing South along the extension of last described line to the center line of Indian Boundary Avenue; thence West on and along the center line of said Indian Boundary Avenue to the Southwest corner of land conveyed to Christopher F. Backmyer and Ella Pinckney Backmyer, husband and wife, by a Warranty Deed dated July 5, 1949 and recorded July 6, 1949 in Deed Record 840 page 802; thence North parallel with and 50 feet East of the West line of said Lots 30 to 35, both inclusive, at the North line of said Indian Boundary Avenue to the place of beginning, Block 23, Lake Shore Addition to East Chicago, in the City of Gary, as per plat thereof, recorded in Plat Book 2 page 17, in the Office of the Recorder of Lake County, Indiana.



**FILED**

JUN 18 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

WELLS STREET

P = 1949 PLAT  
FB = FIELD BOOK 120 PAGE 106  
M = FIELD MEASUREMENT

INDIAN BOUNDARY AVENUE

**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:

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

The following documents were used in the course of this survey:

Uncertainties resulting from occupation lines:  
Apparent uncertainties in possession were observed. The fence and the driveway deviated from the deed line by as much as 25.3 feet as shown on the hereon drawn plat.

1. A plat of "Lake Shore Addition to East Chicago" prepared by the Gary City Engineers Office, dated December 1931, in which 22 local Engineers and Surveyors sign off that this plat correctly represent the intentions of the subdividers and agreed to use this plat.
2. A Plat of Survey by Krull and Son, dated May 11, 1949, of hereon surveyed parcel and the East and West adjoining parcels.
3. Krull and Son's field book no. 120 page 106.
4. This survey was performed without the benefit of a Title Commitment.

Discrepancies due to record descriptions:  
Apparent uncertainties resulted from the record descriptions due to errors in drafting on the 1949 Krull and Son Plat. The plat shows the surveyed parcel, the West adjoinder parcel and the two East adjoinder and adjacent parcels which comprise Lots 30 through 35 as shown on the hereon drawn plat. The 1949 plat and the field book show the East and West parcels are 50 feet wide by perpendicular measurement and the hereon surveyed parcel has the remainder. The field book shows 50.06 feet for the North line of these parcels which would correspond with the intended 50 foot wide parcels. The draftsman erroneously wrote 50.6 instead of the correct distance of 50.06 and the legal descriptions were written from the erroneous plat. In 1949 the monuments set in the field were set using 50.06 feet (50 foot wide parcels) therefore this survey followed the same. The two found monuments West of the East deed line would have been set erroneously from the wrong dimension in the legal description.

- The following monuments were used for this survey:
1. An iron pipe at the intersection of Indian Boundary Avenue and County Line Road.
  2. An iron pipe at the intersection of Oak Avenue and County Line Road.
  3. A rail at the intersection of Warren Street and Oak Avenue.
  4. A rail at the intersection of Warren Street and Indian Boundary Avenue.

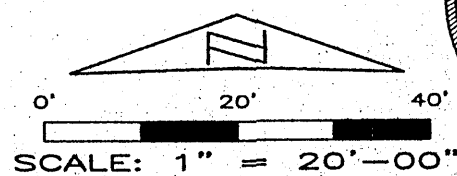
The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Suburban Survey (0.13 feet plus 100 ppm) as defined in IAC 865.

NOTE: According to FIRM Community-Panel 180132-0001-C, dated March 16, 1981, the above described parcel is in Zone "C".

**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, 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 DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS, ETC... MAY BE CORRECTED BEFORE DAMAGE IS DONE.

LAKE SHORE ADD. TO E.C. BLK. 23 DISK: K700 FILE: 07-218.\*  
FIELD BOOK NO. Notes PAGE 43-46  
ORDERED BY Four Seasons Greenhouses PLAT NO. XL-3306



STATE OF INDIANA ) SS: HOBART, INDIANA April 20, 2007  
COUNTY OF LAKE )

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 SURVEY.

Robert A. Krull  
ROBERT A. KRULL, REG. LAND SURVEYOR #T0516