

10F2

2 #42505 cm

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

000318

LEGAL DESCRIPTION:

PARCEL 1: PART OF THE WEST HALF OF THE WEST HALF OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA DESCRIBED AS: BEGINNING ON THE WEST LINE OF SAID SECTION 10, 876.88 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE AND THE NORTHERLY RIGHT OF WAY LINE OF THE GRAND TRUNK RAILROAD; THENCE NORTH ALONG SAID WEST LINE 200 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE 579 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE 200 FEET; THENCE WEST 579 FEET TO THE POINT OF BEGINNING, AND

PARCEL 2: THE SOUTH 100 FEET OF THE FOLLOWING DESCRIBED PARCEL: PART OF THE WEST HALF OF THE WEST HALF OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA DESCRIBED AS: BEGINNING ON THE WEST LINE OF SAID SECTION 10, 776.88 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE AND THE NORTHERLY RIGHT OF WAY LINE OF THE GRAND TRUNK RAILROAD; THENCE NORTH ALONG SAID WEST LINE 300 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE 579 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE 300 FEET; THENCE WEST 579 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED OCTOBER 13, 1981 AS DOCUMENT NO. 647223 DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION AND THE NORTHERN LINE OF THE RIGHT OF WAY OF THE GRAND TRUNK RAILROAD; THENCE NORTH 0 DEGREES 04 MINUTES 00 SECONDS EAST 776.88 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST 50.00 FEET ALONG THE SOUTH LINE OF THE OWNER'S LAND TO THE EAST BOUNDARY OF S.R. 53 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0 DEGREES 04 MINUTES 00 SECONDS EAST 300.00 FEET ALONG THE BOUNDARY OF S.R. 53 TO THE NORTH LINE OF THE OWNER'S LAND; THENCE SOUTH 87 DEGREES 56 MINUTES 00 SECONDS EAST 15.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0 DEGREES 04 MINUTES 00 SECONDS WEST 300.00 FEET TO THE SOUTH LINE OF THE OWNER'S LAND; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST 15.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT:

THIS SURVEY IS BASED ON PRIOR SURVEYS IN THE AREA IN ADDITION TO THE REFERENCED SURVEYS LISTED HEREON. THE WEST LINE OF THE SUBJECT PARCEL WAS HELD AS A BEING ON A LINE BETWEEN THE NORTHWEST AND THE SOUTHWEST CORNERS OF SECTION 10.

A.) REFERENCED MONUMENTS: A MAG NAIL WAS FOUND NEAR THE WEST QUARTER CORNER OF SECTION 10. ITS LOCATION APPEARS TO HAVE BEEN USED BY OTHERS FOR SURVEYS IN THE AREA INCLUDING THE SUBJECT PARCEL. HOWEVER ITS LOCATION WAS NOT HELD AND IS SHOWN HEREON FOR REFERENCE. THE SURVEYOR OF REFERENCED SURVEYS ALSO CHOSE NOT TO HOLD ITS POSITION. THIS SURVEY FOUND A MAG NAIL OTHER SURVEYS FOUND A BOLT AND A CHISELED SQUARE AT OR NEAR THE SAME LOCATION. ALSO THE LAKE COUNTY SURVEY HAS NOT PERPETUATED THE QUARTER CORNER. THE RIGHT-OF-WAY OF THE GRAND TRUNK RAILROAD HAD BEEN LOCATED ON PRIOR REFERENCED SURVEYS BY BIGELOW AND GEMBALA. ALL OTHER MONUMENTATION FOUND IS SHOWN HEREON AND UNLESS OTHERWISE STATED ON THE PLAT WAS AT OR NEAR GRADE, UNDISTURBED, IN GOOD CONDITION AND OF UNKNOWN ORIGIN.

B.) OCCUPATION AND POSSESSION LINES: THERE FENCE LINES AS SHOWN HEREON THAT ARE INSIDE THE SUBJECT PARCEL.

C.) CLARITY AND AMBIGUITY OF THE RECORD DESCRIPTIONS: THE PARCEL DESCRIPTIONS ARE CLEAR. THE MCD EASEMENT DESCRIBED IN DOC. NO. 602299 IS POOR. THE EASEMENT IS SHOWN ON THE AUDITORS MAP AS OVERLAPPING THE EAST LINE OF THE SUBJECT PARCEL AS IT IS ALSO SHOWN ON THE REFERENCED BIGELOW SURVEY. THIS SURVEY FINDS IT TO BE ABOUT 60 FEET EAST OF THE EAST LINE OF THE SUBJECT PARCEL. D.) (SAME AS ALWAYS)

D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

A.L.T.A./A.C.S.M. OPTIONAL TABLE "A" ITEM NOTES:

- ITEM 1) MONUMENTS ARE SHOWN HEREON.
- ITEM 3) FLOOD HAZARD STATEMENT: ALL OF THE WITHIN DESCRIBED LAND LIES WITHIN THAT FLOOD HAZARD ZONE C AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL 180138 0005 B OF THE FORM FOR MERRILLVILLE, INDIANA, DATED OCTOBER 15, 1981.
- ITEM 4) LAND AREA IS SHOWN HEREON.
- ITEM 7a) BUILDING DIMENSIONS ARE SHOWN ON SHEET 2.
- ITEM 8) SUBSTANTIAL VISIBLE IMPROVEMENTS ARE SHOWN HEREON AND ON SHEET 2.
- ITEM 9) PARKING AREAS AND STRIPING ARE SHOWN HEREON AND ON SHEET 2.
- ITEM 10) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BROADWAY (STATE ROAD 53) AND AN INGRESS/EGRESS EASEMENT IMMEDIATELY SOUTH ADJACENT TO THE SUBJECT PARCEL. STREET IMPROVEMENTS ARE SHOWN HEREON AND ON SHEET 2.
- ITEM 11a) OBSERVED ABOVE GROUND UTILITIES ARE SHOWN ON SHEET 2.
- ITEM 13) ADJOINING LAND OWNERS NAMES ARE SHOWN HEREON AS REFERENCED FROM INFORMATION AVAILABLE FROM THE LAKE COUNTY AUDITOR'S OFFICE.
- ITEM 16) THERE WERE NO VISIBLE SIGNS OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION ON THE SUBJECT PARCEL.
- ITEM 18) THERE WERE NO VISIBLE SIGNS OF THE SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TITLE COMMITMENT NOTES:

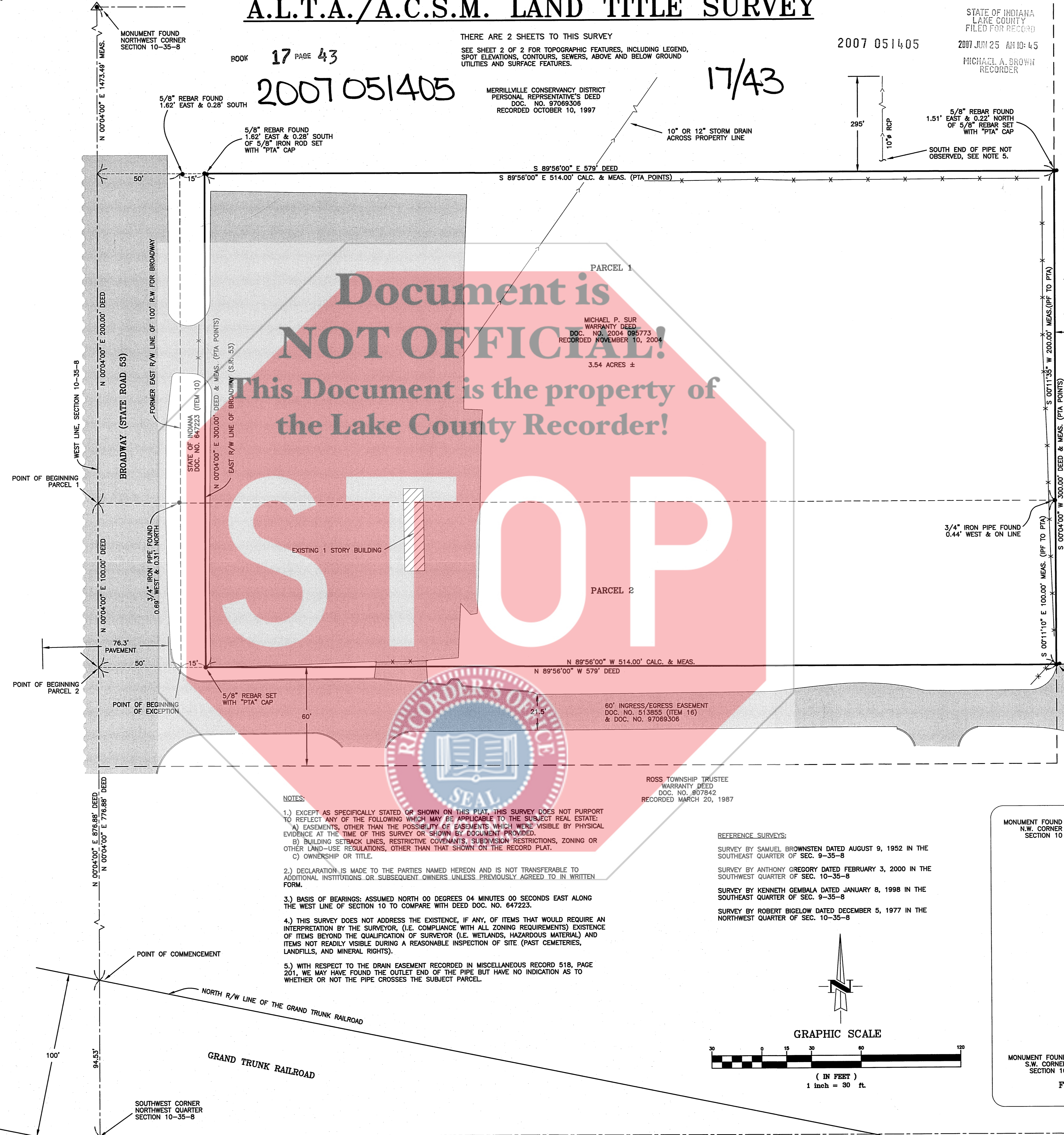
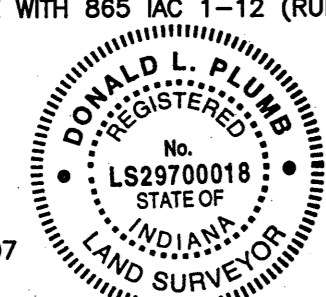
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 920070820 PREPARED BY TICOR TITLE INSURANCE COMPANY, DATED JANUARY 2, 2007. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, IN THE ABOVE REFERENCED COMMITMENT.

SCHEDULE B:	F. SPECIAL EXCEPTIONS
ITEMS 1 THROUGH 9	TAXES, ASSESSMENTS, MORTGAGES AND LEASES - NOT ADDRESSED
ITEM 10	RIGHT OF WAY OF BROADWAY (STATE ROAD 53) - RIGHT OF WAY DOC. NO. 647223 IS SHOWN HEREON. STREET IMPROVEMENTS SHOWN HEREON.
ITEM 11	DITCHES, FEEDERS AND LATERALS SHOWN HEREON, IF ANY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED TILES. OTHER THAN DRAINS SHOWN, NONE WERE OBSERVED.
ITEM 12	PIPELINE EASEMENT - EASEMENT IS BLANKET IN NATURE. THERE WAS NO VISIBLE EVIDENCE ON THE SITE SUCH AS BREATHERS, TEST STATIONS OR MARKING POST OF A PIPELINE. THERE IS, HOWEVER, A N.I.P.S.CO. PIPELINE RUNNING ABOUT 10 FEET NORTH OF AND PARALLEL WITH THE NORTH R/W LINE OF THE GRAND TRUNK RAILROAD.
ITEM 13	STORM SEWER DRAIN UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT BASED ON PROVIDED DOCUMENT MISCELLANEOUS RECORD 518 PAGE 201 AND NO EVIDENCE OBSERVED ON SITE. SEE NOTE 5.
ITEM 14	EASEMENT DESCRIBED IN DOC. NO. 602300 DOES NOT AFFECT THE SUBJECT PARCELS.
ITEM 15	EASEMENT DESCRIBED IN DOC. NO. 602299 IS SHOWN HEREON. DOES NOT AFFECT THE SUBJECT PARCELS.
ITEM 16	ROADWAY EASEMENT DESCRIBED IN DOC. NO. 513855 IS SHOWN HEREON.
ITEMS 17 AND 18	NOT SURVEY ITEMS - NOT ADDRESSED

TO: J.D. BYRIDER AND TICOR TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 10, 11a, 13, 16 AND 18 OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. I FURTHER STATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH 865 IAC 1-12 (RULE 12).

Donald L. Plumb
DONALD L. PLUMB
INDIANA RLS NO. LS29700018
FIELDWORK COMPLETED: MARCH 16, 2007
DATE OF PLAT: MARCH 16, 2007



THERE ARE 2 SHEETS TO THIS SURVEY
SEE SHEET 2 OF 2 FOR TOPOGRAPHIC FEATURES, INCLUDING LEGEND, SPOT ELEVATIONS, CONTOURS, SEWERS, ABOVE AND BELOW GROUND UTILITIES AND SURFACE FEATURES.

2007 051405

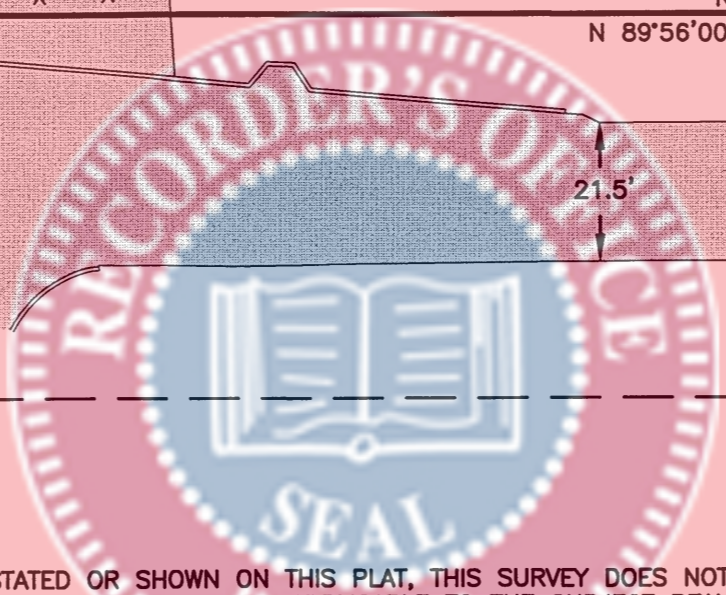
BOOK 17 PAGE 43

2007 051405

17/43

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 JUN 25 AM 10:45
MICHAEL A. BROWN
RECORDER

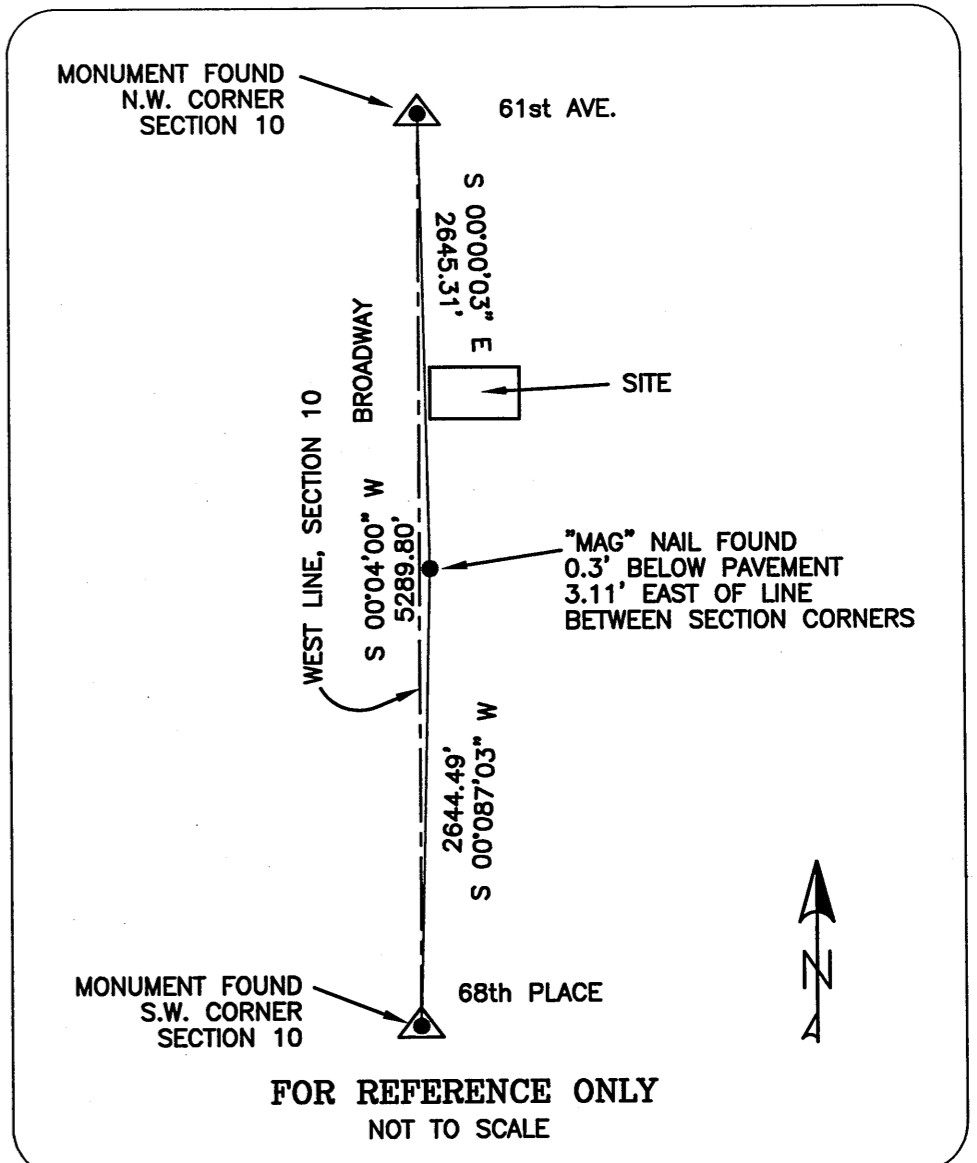
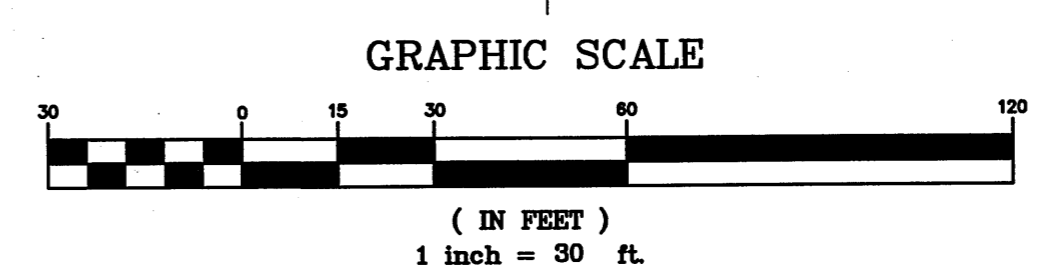
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NOTES:

- 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 SHOWN BY DOCUMENT PROVIDED.
 - B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - C) OWNERSHIP OR TITLE.
- 2.) DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
- 3.) BASIS OF BEARINGS: ASSUMED NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SECTION 10 TO COMPARE WITH DEED DOC. NO. 647223.
- 4.) 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).
- 5.) WITH RESPECT TO THE DRAIN EASEMENT RECORDED IN MISCELLANEOUS RECORD 518, PAGE 201, WE MAY HAVE FOUND THE OUTLET END OF THE PIPE BUT HAVE NO INDICATION AS TO WHETHER OR NOT THE PIPE CROSSES THE SUBJECT PARCEL.

- ### REFERENCE SURVEYS:
- SURVEY BY SAMUEL BROWNSTEN DATED AUGUST 9, 1952 IN THE SOUTHEAST QUARTER OF SEC. 9-35-8
 - SURVEY BY ANTHONY GREGORY DATED FEBRUARY 3, 2000 IN THE SOUTHWEST QUARTER OF SEC. 10-35-8
 - SURVEY BY KENNETH GEMBALA DATED JANUARY 8, 1998 IN THE SOUTHEAST QUARTER OF SEC. 9-35-8
 - SURVEY BY ROBERT BIGELOW DATED DECEMBER 5, 1977 IN THE NORTHWEST QUARTER OF SEC. 10-35-8



ROSS TOWNSHIP TRUSTEE
WARRANTY DEED
DOC. NO. 907842
RECORDED MARCH 20, 1987

CENTERLINE OF 20' SEWER EASEMENT DOC. NO. 602299 (ITEM 15)

FILED
JUN 25 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DRAWN BY: CAH
DATE: MARCH 16, 2007
CHECKED BY: DJP
DATE: MARCH 16, 2007
PLUMB TUCKETT & ASSOCIATES, INC.
ALL RIGHTS RESERVED

REVISIONS

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
PART OF SECTION 10-35-8
6401 BROADWAY
MERRILLVILLE, INDIANA
FOR: J.D. BYRIDER

Plumb Tucket & Associates
SURVEYORS-ENGINEERS-ARCHITECTS
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FILE: \033\07033\td.dwg
PLOT SCALE: 1=30

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

DRAWING NUMBER
1

SHEET: 1 OF: 2

JOB NO. 057033
SECTION: 10-35-8

20F2

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

BOOK 17 PAGE 43

THERE ARE 2 SHEETS TO THIS SURVEY

2007 051405

17/43

2007 051405

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 JUN 25 AM 10:45
MICHAEL A. BROWN
RECORDER

FILED
JUN 25 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

RIM 616.05
NW INV 608.70
S INV 609.02
SW INV 609.61

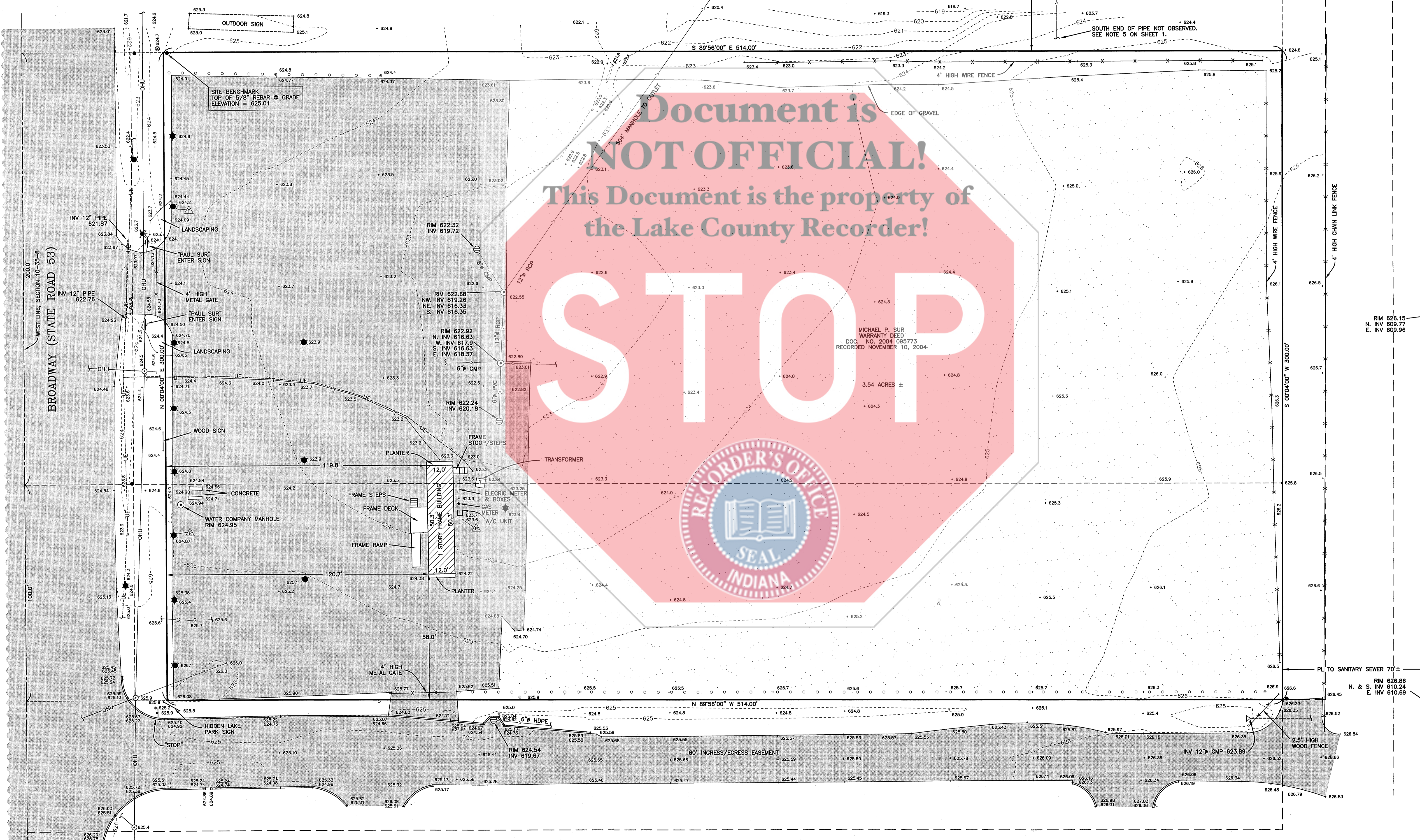
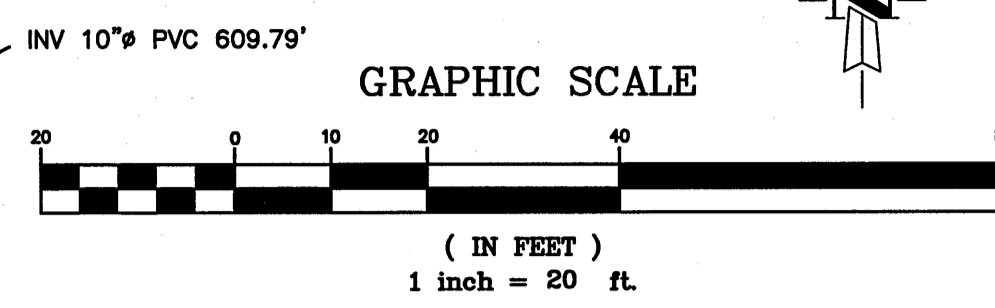
LEGEND

○ MANHOLE	—X— FENCE
○ CATCH BASIN	—X— OVERHEAD UTILITIES
○ UTILITY POLE	—UE— UNDERGROUND ELECTRIC
○ LIGHT POLE WITH ROUND BASE	—T— UNDERGROUND TELEPHONE
○ FIRE HYDRANT	—G— UNDERGROUND GAS LINE
○ WATER VALVE	—S— STORM SEWER
○ WATER PUMP	—S— SANITARY SEWER
○ METAL OR WOOD POST	—XXX— EXISTING 1' CONTOUR LINE
▭ BUILDING	○ EXISTING SPOT ELEVATION
▭ ASPHALT	—S— SIGN
▭ STONE/GRASS AREA	—S— GUY WIRE

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S REPORT, NOTES AND INFORMATION REGARDING BOUNDARY AND EASEMENTS.

ELEVATIONS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON A GPS NETWORK MAINTAINED BY OTHERS.

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD LOCATIONS AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES FOR TICKET NUMBER 0703010008 BY INDIANA UNDERGROUND PLANT PROTECTION SERVICE INC., IF LOCATED AT THE TIME OF THE SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITIES LOCATED.



00033

DRAWN BY: GAH
DATE: MARCH 16, 2007
CHECKED BY: DJT
DATE: MARCH 16, 2007
COMPILED BY: BFC
PLUS ALL RIGHTS RESERVED

REVISIONS

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
PART OF SECTION 10-35-8
6401 BROADWAY, INDIANA
MERRILLVILLE, INDIANA
FOR: J.D. BYRIDER

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INDIANA LAND SURVEYOR
DONALD L. PLUMB
REGISTERED PROFESSIONAL
STATE OF INDIANA
LS29700018
EXPIRES 12/31/2010

Donald L. Plumb

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

DRAWING NUMBER
2

SHEET: 2 OF: 2

JOB NO. 507033
SECTION: 10-35-8

FILE: V033A0703010008.dwg
PLOT SCALE: 1=20