

STACEY'S SECOND ADDITION SECONDARY PLAT OF SUBDIVISION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN,
IN LAKE COUNTY, INDIANA.

2007 053256

101/61

2007 053256

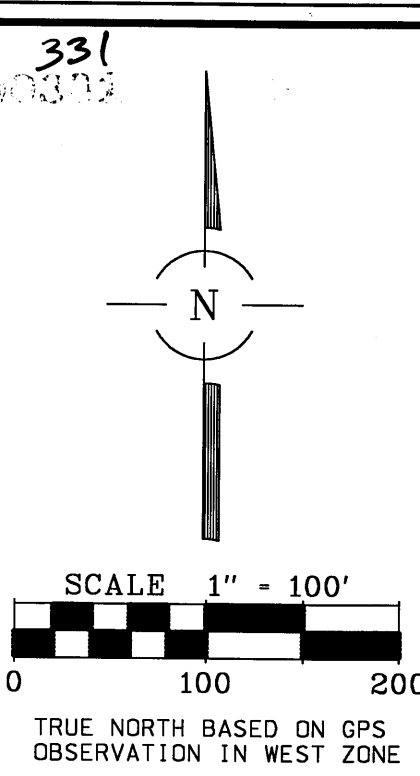
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 JUN 29 PM 2:04
MICHAEL A. BROWN
RECORDER

BOOK 101 PA 61

172358516A
20.000
P.M.M.

4.721 AC PLATTED
FROM KEY 7-32-60
UNRECORDED FOR TRANSFER SUBJECT TO
RECORD DEPENDENT FOR TRANSFER

JUN 28 2007
NEW KEY 7-307-1
PROPERTY HOLDING NATIONAL
LAKE COUNTY AUDITOR
LOT 1



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, 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 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 ON 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.

RTK-GPS WAS USED FOR THE MEASUREMENTS OF ALL SURVEYED POINTS OF THIS SURVEY.

THIS SURVEY HAS BEEN BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SIDWELL AERIAL PHOTOGRAPHY FROM THE SURVEYOR'S OFFICE; SECTION CORNER RECORD FILES FROM THE SURVEYOR'S OFFICE; TICOR TITLE INSURANCE COMPANY COMMITMENT NO. 920055353, DATED JUNE 6, 2006.

ALL SECTION CORNERS OF SECTION 13 WERE FOUND AS PERPETRATED BY THE LAKE COUNTY SURVEYOR. A RAILROAD SPIKE WAS FOUND AT THE SOUTH QUARTER/QUARTER CORNER AND HELD. A RAILROAD SPIKE WAS FOUND NEAR THE CENTER OF THE SECTION AND HELD IN THE EAST/WEST DIRECTION. FROM THIS INFORMATION THE SECTION WAS BROKEN DOWN BY PROPORTIONATE MEASUREMENT TO DETERMINE THE BOUNDARIES OF THE SUBJECT TRACT, AS SHOWN ON THE THEORY OF LOCATION DETAIL HEREON.

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.

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

ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 180126 0095 B WITH EFFECTIVE DATE SEPTEMBER 2, 1981, THIS PROPERTY LIES WITHIN "ZONE C".

LOT ZONING INFORMATION IS R3.

ANTICIPATED DEVELOPMENT IS 1 SINGLE FAMILY HOME.

THE PARENT PARCEL LEGAL DESCRIPTION WAS PROVIDED BY TICOR TITLE INSURANCE COMPANY FROM COMMITMENT NO. 920055353, DATED JUNE 6, 2006, AND FURTHER DESCRIBED BY SPACECO, INC.

THIS PARCEL OF LAND HAS BEEN CARVED OUT OF A LARGER TRACT AS DESCRIBED IN A TRUSTEE'S DEED RECORDED JUNE 29, 1998 AS DOCUMENT NUMBER 98048587 AND SHOWN ON A SURVEY BY ZARKO SEKEREZ & ASSOCIATES, INC. DATED AUGUST 11, 2005, RECORD STATUS UNKNOWN.

MONUMENT G-31, NW CORNER OF SECTION 13 WAS DESTROYED AND ITS POSITION CALCULATED FROM CONCRETE WITNESS POINTS.

SURFACE DRAINAGE SHALL SHEET FLOW TO ROADSIDE SWALE AND/OR MAINTAIN CURRENT PATH.

DOMESTIC SEWAGE WILL BE TREATED PER A SEPTIC SYSTEM.

DOMESTIC WATER SERVICE WILL BE SUPPLIED PER A LOT WELL SYSTEM.

DRIVEWAY CULVERTS SHALL HAVE A MINIMUM 1' COVER.

UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE COUNTY OF LAKE, ALL PUBLIC UTILITY COMPANIES INCLUDING AMERTITECH 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 SEWERS, WATER MAINS, GAS MAINS, CONDUITS, CABLES, WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUTS, 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 FORESAID 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 OF STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUN-OFF.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, SPACECO, INC. DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER OUR DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THAT PART LYING NORTHEAST OF THE SOUTHWEST LINE OF PROPERTY DEEDED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY BY WARRANTY DEED RECORDED JANUARY 16, 1981 AS DOCUMENT NUMBER 614356.

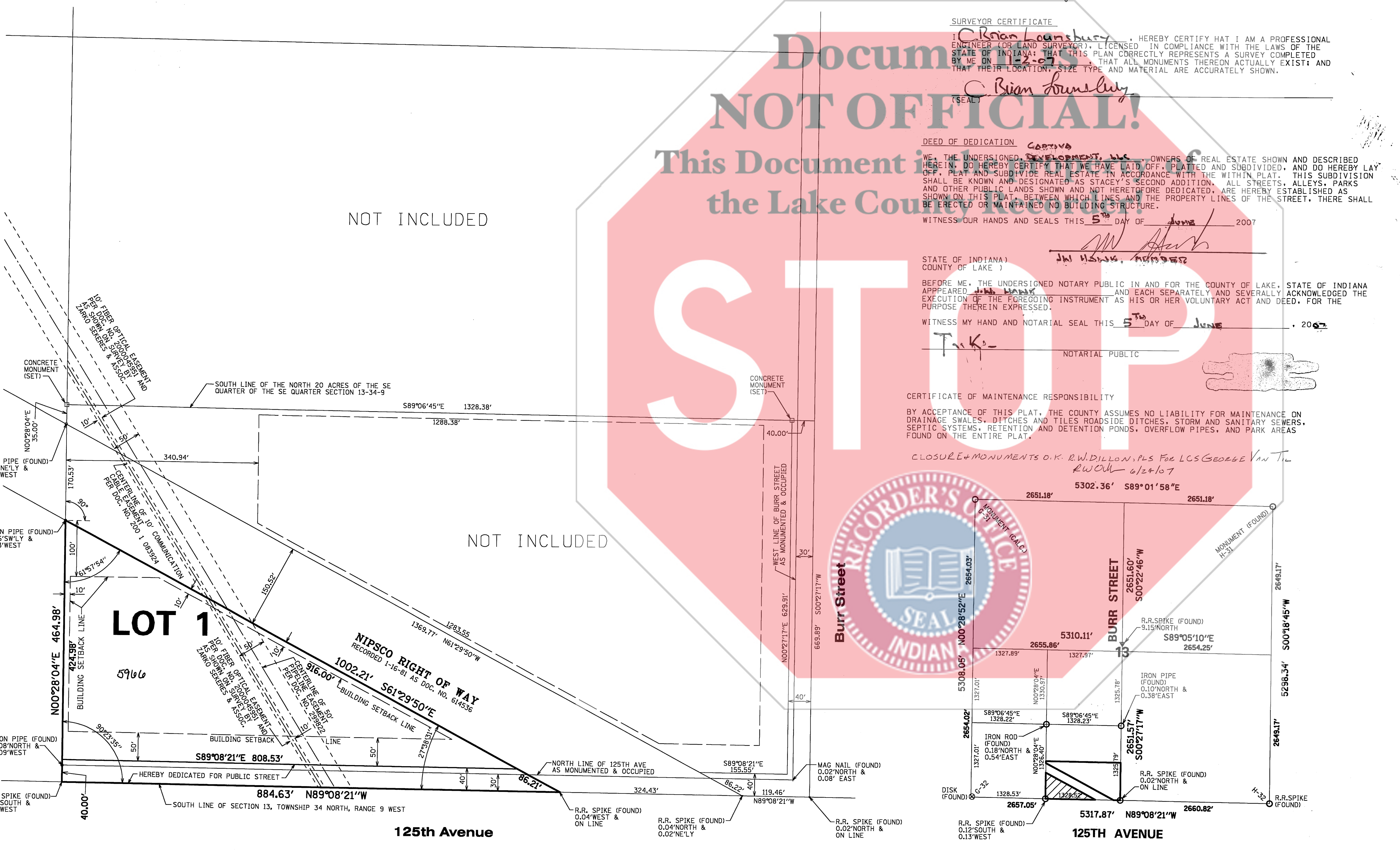
SAID PARCEL CONTAINS 205,666 SQUARE FEET OR 4.721 ACRES, MORE OR LESS.

WE HAVE SUBDIVIDED SAID PROPERTY ONE LOT WHICH IS REPRESENTED ON THIS INSTRUMENT. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ANGULAR BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. THE BEARINGS ON THIS PLAT ARE BASED UPON TRUE NORTH, BASED ON G.P.S. OBSERVATION.

UPON APPROVAL AND RECORDATION OF THIS PLAT, LOT CORNERS WILL BE MONUMENTED WITH 3/8" IRON RODS.

DATED AT ROSEMONT, ILLINOIS THIS 4th DAY OF June A.D., 2007.

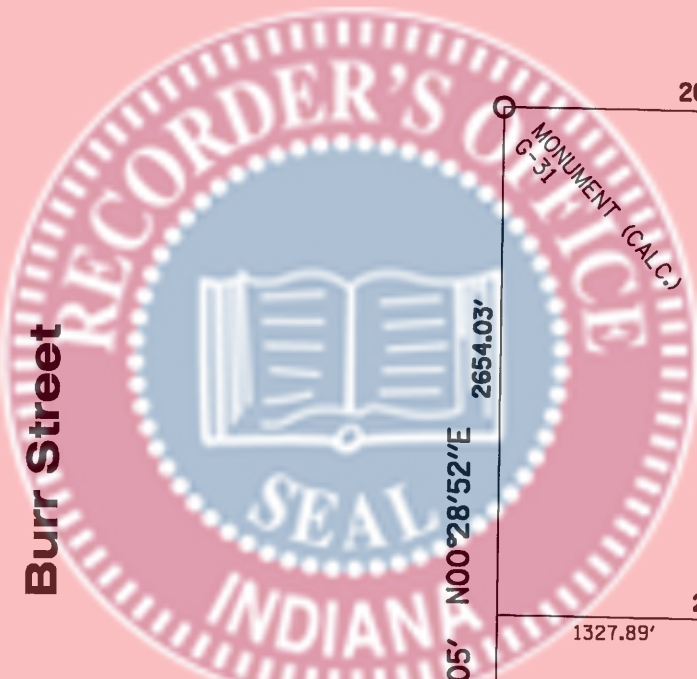
C. Brian Lounsbury
C. BRIAN LOUNSBURY, REGISTERED LAND SURVEYOR NO. LS-20300057
LICENSED UNDER THE LAWS OF THE STATE OF INDIANA.



BENCHMARK: CORNER G-32 ELEVATION = 758.4'

AREA SUMMARY			
LOT #	SQ. FT.	ACRES	
LOT 1	171,803	3.944	
STREET DEDIC.	33,863	0.777	
TOTAL AREA	205,666	4.721	

PREPARED FOR:
CAPTIVA DEVELOPMENT LLC
1313 WHITE HAWK DRIVE
CROWN POINT, INDIANA 46307



REVISIONS: 3/13/07 6/4/07		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 2/2/07 JOB NO: 5353 FILENAME: 5353CONDSUB01-SEC SHEET: 1 OF 1
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