

2007 059464

17/58

PLAT OF SURVEY

2007 059464

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2007 JUL 20 AM 10:03
MICHAEL A. BROWN
RECORDER

000362

2007
ES
R

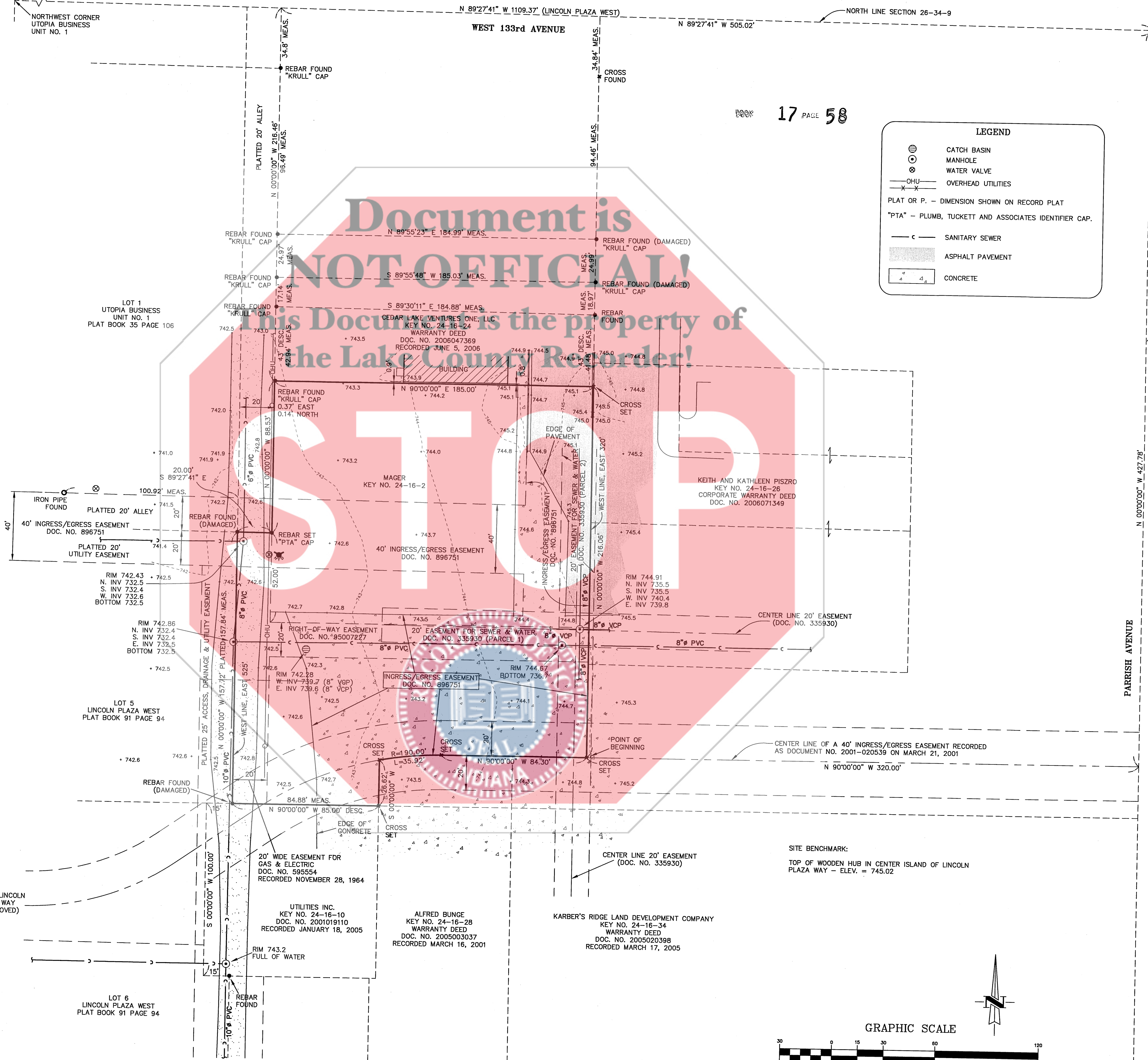
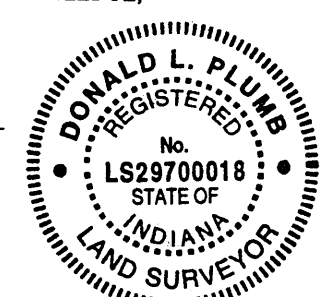
LEGAL DESCRIPTION:

PART OF THE EAST 525 FEET OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, (ASSUMED BEARING), 427.78 FEET ALONG THE EAST LINE OF SAID SECTION 28; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 320.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 43.15 FEET TO THE EAST LINE EXTENDED NORTH OF A PARCEL DESCRIBED TO RAYMOND, RUTH, MARTIN AND ANNA MAGER IN A TRUSTEE'S DEED RECORDED APRIL 13, 1995 AS DOCUMENT NUMBER 95020352; THENCE, CONTINUING, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 41.15 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF A CURVE THAT IS CONCAVE SOUTHERLY WITH A RADIUS OF 190.00 FEET AND A CHORD BEARING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 26.63 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED TO UTILITIES, INC. IN A TRUSTEE'S DEED RECORDED MARCH 18, 2001 AS DOCUMENT NUMBER 2001019110; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 85.00 FEET ALONG THE NORTH LINE OF SAID UTILITIES, INC. PARCEL TO THE WEST LINE OF SAID EAST 525 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 157.72 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID UTILITIES, INC. PARCEL; THENCE SOUTH 89 DEGREES 27 MINUTES 41 SECONDS EAST, 20.00 FEET ALONG THE SOUTH LINE OF SAID UTILITIES, INC. PARCEL TO THE SOUTHWEST CORNER OF SAID UTOPIA BUSINESS PARK UNIT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 88.53 FEET ALONG THE EAST LINE OF SAID UTOPIA BUSINESS PARK UNIT 1 TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED TO WICKER IN DOCUMENT NO. 918154, RECORDED MAY 20, 1987; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID WICKER PARCEL 185.00 FEET TO THE SOUTHEAST CORNER OF SAID WICKER PARCEL AND A LINE THAT IS 320 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 216.06 FEET ALONG SAID 320 FOOT PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES MORE OR LESS; ALL DOCUMENTS AND PLATS RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF PART OF THE REMAINDER OF THE MAGER ESTATE.
THEORY OF LOCATION: THIS SURVEY IS BASED ON THE POSITION OF THE NORTH AND EAST LINES BASED ON SECTION CORNERS AS PERPETUATED BY THE LAKE COUNTY SURVEYOR AND LOCAL MONUMENTATION AS SHOWN HEREON.
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 0.5' IN A NORTH-SOUTH DIRECTION AND 0.4' IN AN EAST-WEST DIRECTION.
B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES.
C: THE SUBJECT PARCEL DESCRIPTION WAS CREATED FOR AND BY THIS SURVEY BECAUSE IT IS THE REMAINDER PARCEL. THERE IS AMBIGUITY IN SOME OF THE ADJOINING AND ADJACENT PARCEL DESCRIPTIONS BECAUSE SOME WERE DESCRIBED AS BEING AT RIGHT ANGLES TO THE EAST LINE OF THE SECTION AND SOME WERE DESCRIBED AS PARALLELOGRAMS BEING PARALLEL WITH THE NORTH AND EAST LINES OF THE SECTION.
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.

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.
Donald L. Plumb
REGISTERED SURVEYOR: DONALD L. PLUMB
REGISTRATION NUMBER: LS29700018
DATE: JULY 19, 2007
FIELD WORK COMPLETED: JULY 18, 2007



LEGEND

- CATCH BASIN
- ⊙ MANHOLE
- ⊙ WATER VALVE
- OHU — OVERHEAD UTILITIES
- X — PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT
- c — SANITARY SEWER
- ASPHALT PAVEMENT
- CONCRETE

17 PAGE 58

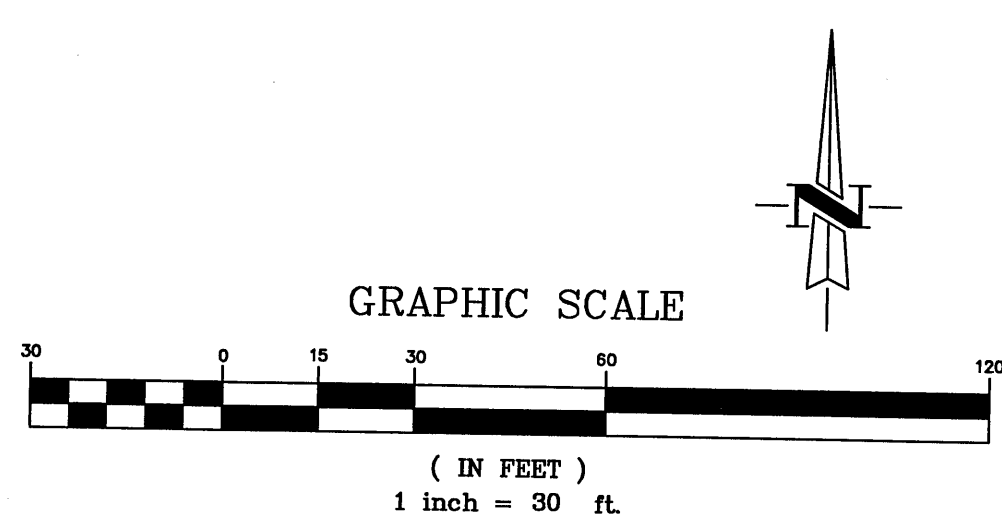
FILED
JUL 20 2007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DRAWN BY: M.L.P.	DATE: JULY 18, 2007
CHECKED BY: D.L.P.	DATE: JULY 19, 2007
COPYRIGHT © BY: PLUMB ALL RIGHTS RESERVED	

REVISIONS

PLAT OF SURVEY
PREPARED FOR: VANCO
1260 E. SUMMIT STREET
CROWN POINT, INDIANA 46307

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



FILE: /07122.DWG
PLOT SCALE: 1"=30'
PLAT OF SURVEY
KEY NO.
30-24-16-2
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. 507122
SECTION: 28-34-9