

# PLAT OF SURVEY

1#20 CS CAP

000458

**Tract 1: (7205 Arkansas Street)**  
 Outlot "A", Bloomberg's Addition to the City of Hammond as shown in Plat Book 28, Page 93, in the Office of the Recorder, Lake County, Indiana and North 86.10 feet of a parcel of land originally described in Deed Record 179, Page 188, recorded March 23, 1912, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at a point on the South line of said Outlot "A" 1.34 feet East of the Southwest corner of said Outlot "A"; thence South 89 degrees 23 minutes 47 seconds East, along said South line of Outlot "A" 103.62 feet to the Northwest corner of Peoples Addition to the City of Hammond as shown in Plat Book 24, Page 28 in the Office of the Recorder, Lake County, Indiana; thence South 00 degrees 12 minutes 23 seconds West along the West line of said Peoples Addition, 245.90 feet to the Southwest corner of Lot 1 in said Peoples Addition said corner being 28.66 feet North of the Original centerline of a public highway as described in said 1912 deed said corners also being the North line of an existing concrete city sidewalk marking the North line of Orchard Drive (formerly known as Black Oak Road); thence North 64 degrees 57 minutes 21 seconds West along the North side of said city walk, 114.18 feet to a point on the East line of Arkansas Avenue, which is 103.62 feet West of the West line of said Peoples Addition as measured along the South line of said Outlot "a", said point being 25.74 feet North of the original centerline of said public highway; thence North 00 degrees 12 minutes 23 seconds East along the East line of said Arkansas Avenue, 198.66 feet to the point of beginning.

**Tract 2: (2939 Orchard Drive)**  
 The East one half of a parcel of land originally described in Deed Record 179, Page 188, recorded March 23, 1912, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at a point on the South line of said Outlot "A" 1.34 feet East of the Southwest corner of said Outlot "A"; thence South 89 degrees 23 minutes 47 seconds East, along said South line of Outlot "A" 103.62 feet to the Northwest corner of Peoples Addition to the City of Hammond as shown in Plat Book 24, Page 28 in the Office of the Recorder, Lake County, Indiana; thence South 00 degrees 12 minutes 23 seconds West along the West line of said Peoples Addition, 245.90 feet to the Southwest corner of Lot 1 in said Peoples Addition said corner being 28.66 feet North of the Original centerline of a public highway as described in said 1912 deed said corners also being the North line of an existing concrete city sidewalk marking the North line of Orchard Drive (formerly known as Black Oak Road); thence North 64 degrees 57 minutes 21 seconds West along the North side of said city walk, 114.18 feet to a point on the East line of Arkansas Avenue, which is 103.62 feet West of the West line of said Peoples Addition as measured along the South line of said Outlot "a", said point being 25.74 feet North of the original centerline of said public highway; thence North 00 degrees 12 minutes 23 seconds East along the East line of said Arkansas Avenue, 198.66 feet to the point of beginning, except the North 86.10 feet thereof.

**Tract 3: (2935 Orchard Drive)**  
 The West one half of a parcel of land originally described in Deed Record 179, Page 188, recorded March 23, 1912, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at a point on the South line of said Outlot "A" 1.34 feet East of the Southwest corner of said Outlot "A"; thence South 89 degrees 23 minutes 47 seconds East, along said South line of Outlot "A" 103.62 feet to the Northwest corner of Peoples Addition to the City of Hammond as shown in Plat Book 24, Page 28 in the Office of the Recorder, Lake County, Indiana; thence South 00 degrees 12 minutes 23 seconds West along the West line of said Peoples Addition, 245.90 feet to the Southwest corner of Lot 1 in said Peoples Addition said corner being 28.66 feet North of the Original centerline of a public highway as described in said 1912 deed said corners also being the North line of an existing concrete city sidewalk marking the North line of Orchard Drive (formerly known as Black Oak Road); thence North 64 degrees 57 minutes 21 seconds West along the North side of said city walk, 114.18 feet to a point on the East line of Arkansas Avenue, which is 103.62 feet West of the West line of said Peoples Addition as measured along the South line of said Outlot "a", said point being 25.74 feet North of the original centerline of said public highway; thence North 00 degrees 12 minutes 23 seconds East along the East line of said Arkansas Avenue, 198.66 feet to the point of beginning, except the North 86.10 feet thereof.

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BOOK 17 PAGE 93

FILED

OCT 10 2007

PEGGY HOLINGA KATONA  
 LAKE COUNTY AUDITOR

Warranty Deed Recorded as Document Number 98041318

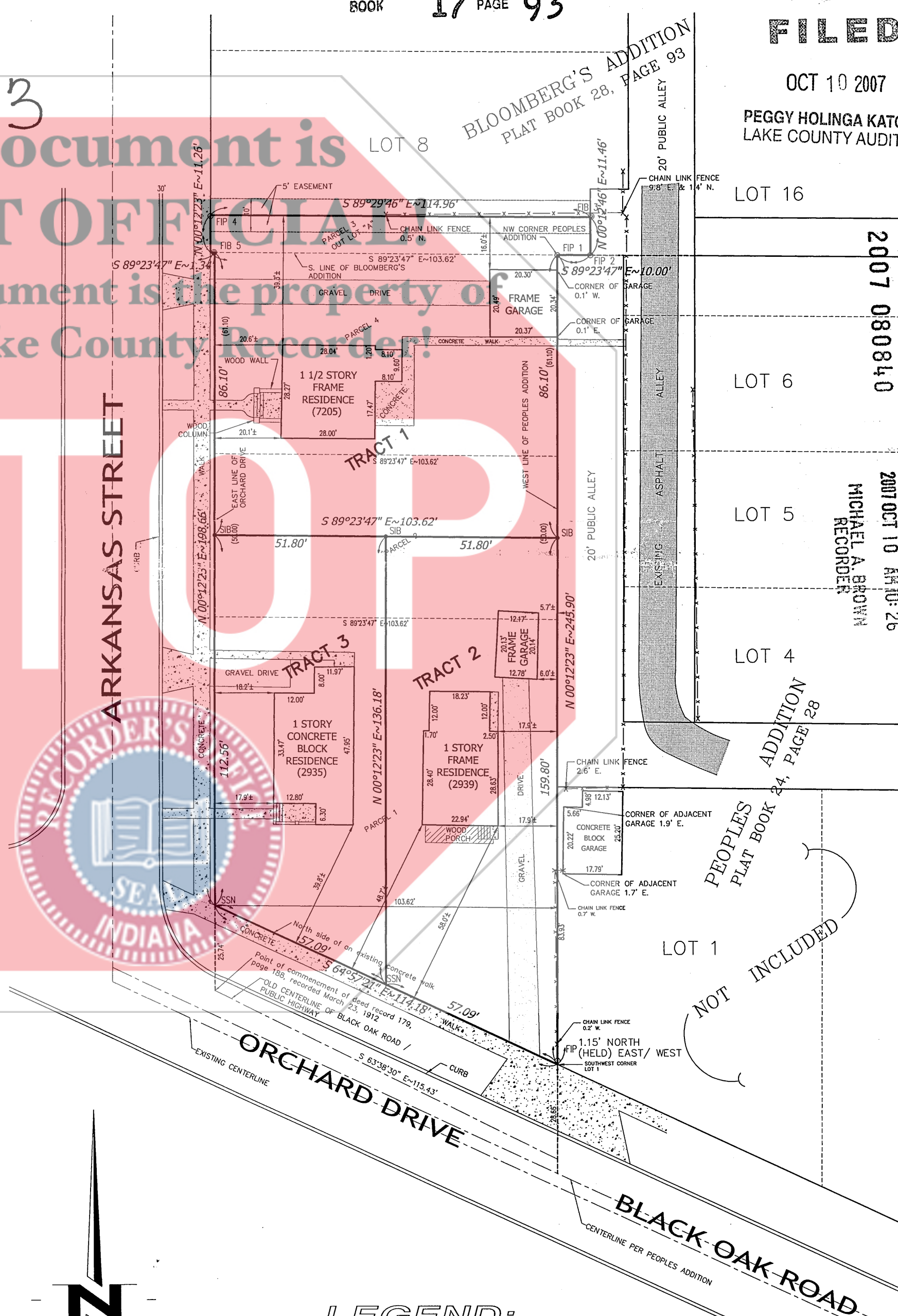
**Parcel 1:**  
 That part of the Southeast quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, as described in Deed Record 179, Page 188, recorded March 23, 1912, in the Office of the Recorder of Lake County, Indiana, excepting therefrom the North 111.1 feet; said land lying contiguous to and South of Outlot "A" in Bloomberg's Addition to the City of Hammond, as shown in Plat Book 28, Page 93 in the Office of the Recorder, Lake County, Indiana; lying East of the East line of Arkansas Avenue; lying West of Peoples Addition, as shown in 24, Page 28, Lake County, Indiana; and lying North of Orchard Drive (formerly known as Black Oak Road) Key No. 37-172-8 commonly known as 2935 + 2939 Orchard Drive, Hammond, Indiana.

**Parcel 2:**  
 The South 50 feet of the North 111.1 feet of Deed Record 179, Page 188, recorded March 23, 1912, in Office of the Recorder of Lake County, Indiana, lying within the Southeast quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; said land lying contiguous to and South of Outlot "A" in Bloomberg's Addition to the City of Hammond, as shown in Plat Book 28, Page 93 in the Office of the Recorder, Lake County, Indiana; lying East of the East line of Arkansas Avenue; lying West of Peoples Addition, as shown in 24, Page 28 in the Office of the Recorder, Lake County, Indiana; and lying North of Orchard Drive (formerly known as Black Oak Road) Key No. 37-172-37 commonly known as vacant lot immediately South of 7205 Arkansas Avenue, Hammond, Indiana.

**Parcel 3:**  
 Outlot "A" Bloomberg's Addition to the City of Hammond, as shown in Plat Book 28, Page 93, in Lake County, Indiana; Key No. 37-191-17 commonly known as Outlot "A" immediately North of 7205 Arkansas Avenue, Hammond, Indiana.

**Parcel 4:**  
 The North 61.1 feet of Deed Record 179, Page 188, recorded March 23, 1912, in Office of the Recorder of Lake County, Indiana, lying within the Southeast quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; said land lying contiguous to and South of Outlot "A" in Bloomberg's Addition to the City of Hammond, as shown in Plat Book 28, Page 93, in Lake County, Indiana; lying East of the East line of Arkansas Avenue; lying West of Peoples Addition, as shown in 24, Page 28, in Lake County, Indiana; and lying North of Orchard Drive (formerly known as Black Oak Road) Key No. 37-172-36 commonly known as 7205 Arkansas Avenue, Hammond, Indiana.

Original Legal Per Deed Record 179, Page 188  
 Commencing at the Southeast corner of the tract of land described as one and one-half acres and lying North of the public Highway and West of the Centre North and South line of the Southeast 1/4 of Section 9, Township 36, Range 9 which was deeded by Deed of even date herewith by first parties to second parties thence North four chains and Sixteen links (4-16/100) thence West one chain and Fifty seven links (1-57/100) thence South Three chains and forty links (3-40/100) to the centre of the public Highway aforesaid; thence Southeasterly along the centre of said highway to the place of beginning containing one-half acre of land.



GRAPHIC SCALE



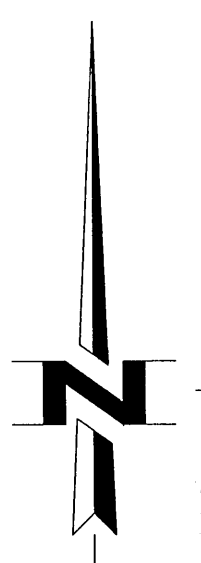
( IN FEET )  
 1 inch = 30 ft.

STATE OF INDIANA } §  
 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.

TORRENGA SURVEYING, LLC.

*John Stuart Allen*  
 JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



LEGEND:

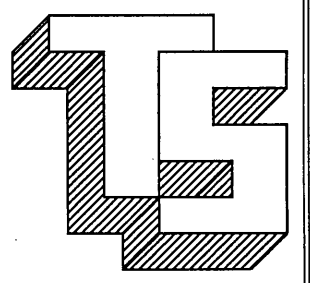
- FP FOUND IRON PIPE
- FB FOUND IRON BAR
- SIB SET IRON BAR
- SSN SET SCRIBED NOTCH

CLIENT:  
 Rey Lanzaga

DATE: 2/16/2007

PLAT OF SURVEY  
 ARKANSAS AVE. AND ORCHARD DR.  
 HAMMOND, INDIANA

TORRENGA SURVEYING, LLC  
 PROFESSIONAL LAND SURVEYORS  
 907 RIDGE ROAD, MUNSTER, INDIANA 46321



JOB NO: 0021-07  
 SCALE: 1"=30'  
 DRAWN: AD

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TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM