

**SURVEYOR'S NOTES**

As required by Title 865, Article 1, Chapter 12, Section 1 through 30 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the drawing resubdivision.

Location of this survey is based on a measurement of Section 16, Township 35 North, Range 9 West of the Second Principal Meridian using monuments found and indexed by the Lake County Surveyor's Office, and the monuments found which relate to previous surveys and the record documentation of the parcels and all adjoining parcels.

**A. Availability and condition of reference monuments:** Monuments were found as indexed by the Lake County Surveyor's Office records at the Northeast, Northwest, Southeast and Southwest Section corners. These monuments were used and held for this survey.

Additionally, Monuments were found, used and held for this survey, and are shown which include the following:

A 3/4 inch iron pipe being the Northwest corner of Helfen Addition. Also, a 1/2 inch iron pipe being a recorded distance 118.55 feet West along the Northernly line of Helfen Addition extending west. Also, a 3/4 inch iron pipe being a recorded distance of 30.13 feet north of the Southwest corner of Block 17 of the Original Town of Schererville. The monument representing the Southwest corner of Block 17 was found being a 1 inch iron pipe. Also, a 1 inch iron pipe being the Northwest corner of Block 17 of the Original Town of Schererville.

Monuments were found, but not used and held for this survey, and are shown which include the following:

A 1/2 inch iron pipe, found bent, 0.76' (east-west) and 2.43' (north-south) of the Helfen Addition.

**B. Occupation and Possession Lines:** The following field observations were noted as follows: A chain link fence was located north of Lot 1 of the Helfen Addition, along the South boundary line of the surveyed parcel. The fence extends north of the 3/4 inch iron pipe, being the Northwest corner of Helfen Addition mentioned above and then runs east until crossing the Northernly line of Helfen Addition as shown. Also, a wood post and wire fence was located along the Northernly boundary line in the Northwest corner of the surveyed parcel. The fence is located south of the northernly line of the surveyed parcel and slightly east of the surveyed parcel line as shown.

**C. Clarity or Ambiguity of the record description:** Property deeds and plats of the parcel and all adjoining parcels were obtained from the Lake County Recorder's Office and are listed as follows:

- Original Town of Schererville, Miscellaneous Record "A" page 512
- The Water Department of the Town of Schererville, Book 734 Page 213
- The Water Department of the Town of Schererville, Book 928 Page 191
- The Water Department of the Town of Schererville, Book 928 Page 446
- The Town of Schererville, Book 589 Page 225
- Helfen Addition to the Town of Schererville, Plat Book 34 page 74
- Immanuel Presbyterian Church of Schererville, Corporate Warranty Deed 758634, May 30, 1984
- Adam Groszek, Warranty Deed 2004 028334
- James L. Stephen, Trustee of the James L. Stephen Revocable Living Trust, Quit Claim Deed 2005 084249
- Donald V. Takacs & Sheila A. Takacs, Trustee's Deed 2000 074739
- St. Michael's Church Addition to the Town of Schererville, Plat Book 78 Page 04

Inconsistencies were noted in the following document:  
The Water Department of the Town of Schererville, Book 734 Page 213, does not close by 2.12' (east-west) and 9.11' (north-south) per the deeds recorded bearings and distances.

**D. The positional accuracy of this plat falls within the Urban Survey R.P.A. of 0.07 feet and 50 ppm, basis of bearing in N. T. PL. W. (NAD 83).**

# ANNA STREET ADDITION

## A ONE LOT SUBDIVISION TO THE TOWN OF SCHERERVILLE LAKE COUNTY, INDIANA

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2007 DEC 13 PM 1:05  
MICHAEL A. BROWN  
RECORDER

102/32  
2007 097759

**PARCEL DESCRIPTION**

Being a parcel of land lying in the Northeast quarter of the Northeast quarter of Section 16, in Township 35 North, Range 9 West of the Second Principal Meridian, all in the Town of Schererville, Lake County, Indiana.  
More particularly described as follows: Commencing at a monument being the northeast corner of said Section 16; thence South 00° 36' 19" East along the east line of said Section 16 a distance of 820.79 feet to the intersection of said east line of Section 16 and the center of a 60 foot Right-of-Way of Wilhelm Street shown in Miscellaneous Record Book "A" page 512, May 22, 1866, in the Office of the Recorder, at the Lake County Government Center; thence South 84° 11' 00" West along said center of a 60 foot Right-of-Way of Wilhelm Street a distance of 725.94 feet; thence South 05° 49' 00" West a distance of 30.00 feet to an 5/8" iron rod with cap being the Western Right-of-Way of Anna Street and the Southern Right-of-Way of Wilhelm Street, for a point of beginning; thence continuing South 05° 49' 00" East along said Western Right-of-Way of Anna Street a distance of 273.16 feet to an 5/8" iron rod with cap being the northeast corner of Helfen Addition, recorded in plat book 34, page 74, April 1, 1961, in the Office of the Recorder, at the Lake County Government Center; thence South 84° 37' 11" West along the north line of said Helfen Addition a distance of 190.91 feet to an 3/4" iron pipe being the northwest corner of said Helfen Addition; thence continuing South 84° 37' 11" West a distance of 118.47 feet to an 1/2" iron pipe; thence North 00° 37' 34" West a distance of 266.73 feet to an 5/8" iron rod with cap; thence North 87° 49' 25" East a distance of 146.95 feet to an 3/4" iron pipe; thence North 06° 56' 40" West a distance of 14.50 feet to an 1" iron pipe being on said Southern Right-of-Way of Wilhelm Street; thence North 84° 11' 00" East along said Southern Right-of-Way of Wilhelm Street a distance of 138.87 feet to point of beginning, containing 1.82 acres.

STATE OF INDIANA } S.S.  
COUNTY OF LAKE }  
I, Michael A. Brown, Recorder of the Town of Schererville, do hereby certify that it is the owner of the real estate shown and described herein, and do certify that we have laid off, platted and subdivided, and do hereby lay off plot and subdivide, said real estate in accordance with the Plat.

This subdivision shall be known and designated as Anna Street Addition, A One Lot Subdivision to the Town of Schererville, Lake County, Indiana. All streets, alleys and other public lands shown and not heretofore dedicated to the public are hereby dedicated to the public. Front and side yard building lines are hereby established as shown on this plat between which lines and property lines of the street there shall be erected or maintained no building or structure.

Dated this 15th day of November 2007.

Robert J. Volkman Town Manager

STATE OF INDIANA } S.S.  
COUNTY OF LAKE }  
Before me, the undersigned notary public, in and for the County and State personally appeared Robert J. Volkman of the Town of Schererville, known to me to be the same person who signed the above certificate and acknowledged to me that they executed the same as their own free act and deed.

Witness my hand and Notarial Seal this 15th day of November, 2007.

My commission expires 5/25/2008

County of residence: Lake Notary Public

STATE OF INDIANA } S.S.  
COUNTY OF LAKE }  
Under authority provided by Chapter 174-Acts of 1947 enacted by the General Assembly of the State of Indiana, and an Ordinance adopted by the Town Board of the Town of Schererville, as follows:

Submitted to and approved by the Plan Commission of the Town of Schererville, Lake County, Indiana, this 5th day of November 2007.

By: Edmund D. Malinowski  
Director of Planning and Building

STATE OF INDIANA } S.S.  
COUNTY OF LAKE }  
Before me, the undersigned Notary Public, in and for the County and State personally appeared Edmund D. Malinowski, acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and Notarial Seal this 15th day of November, 2007.

My commission expires 5/25/2008

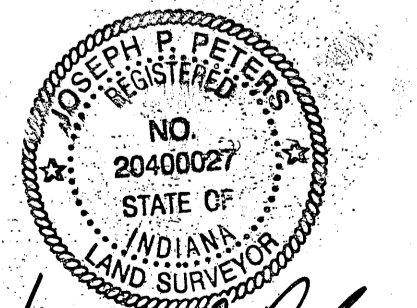
County of residence: Lake Notary Public

Easements for Public Utilities are hereby granted to Northern Indiana Public Service Company, SEC, the Town of Schererville and Cable Television Companies, jointly and severally, together with their respective heirs, successors and assigns to install, lay erect, and construct, renew, repair, operate, and maintain sewers, water mains, gas mains, conduits, cables and wires, both overhead and underground, in, upon, along, and over those strips of ground designated on the plat by dotted lines and marked "Easement", including those immediate areas not so marked but extending from said strips of ground, whereupon overhead or underground facilities as stated above shall exist for the direct service to the real estate herein platted for the purpose of serving the public in general with sewer, gas, electric, telephone and cable television service, including the right to use said easement for the conveyance, channelization, collection and dispersal of surface water runoff and the right to use both public and private street right-of-ways when necessary, together with the right to enter upon said easements at all time for any and all of the purposes aforesaid, and to trim and keep trimmed any trees, shrubs, saplings that interfere with the normal use, operation or maintenance of any such utility equipment, together with the right to grade or regrade the surface or to remove obstructions to surface drainage. No permanent building or structure shall be placed on said easements but the same may be used for gardens, planting, landscaping, fencing and other purposes that do not interfere with the use of said easements for said public utility and drainage purposes.

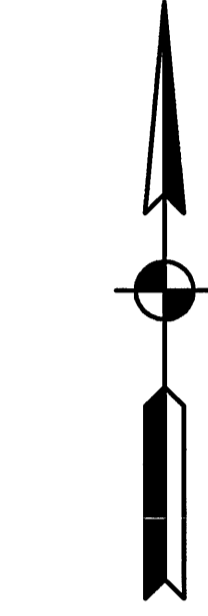
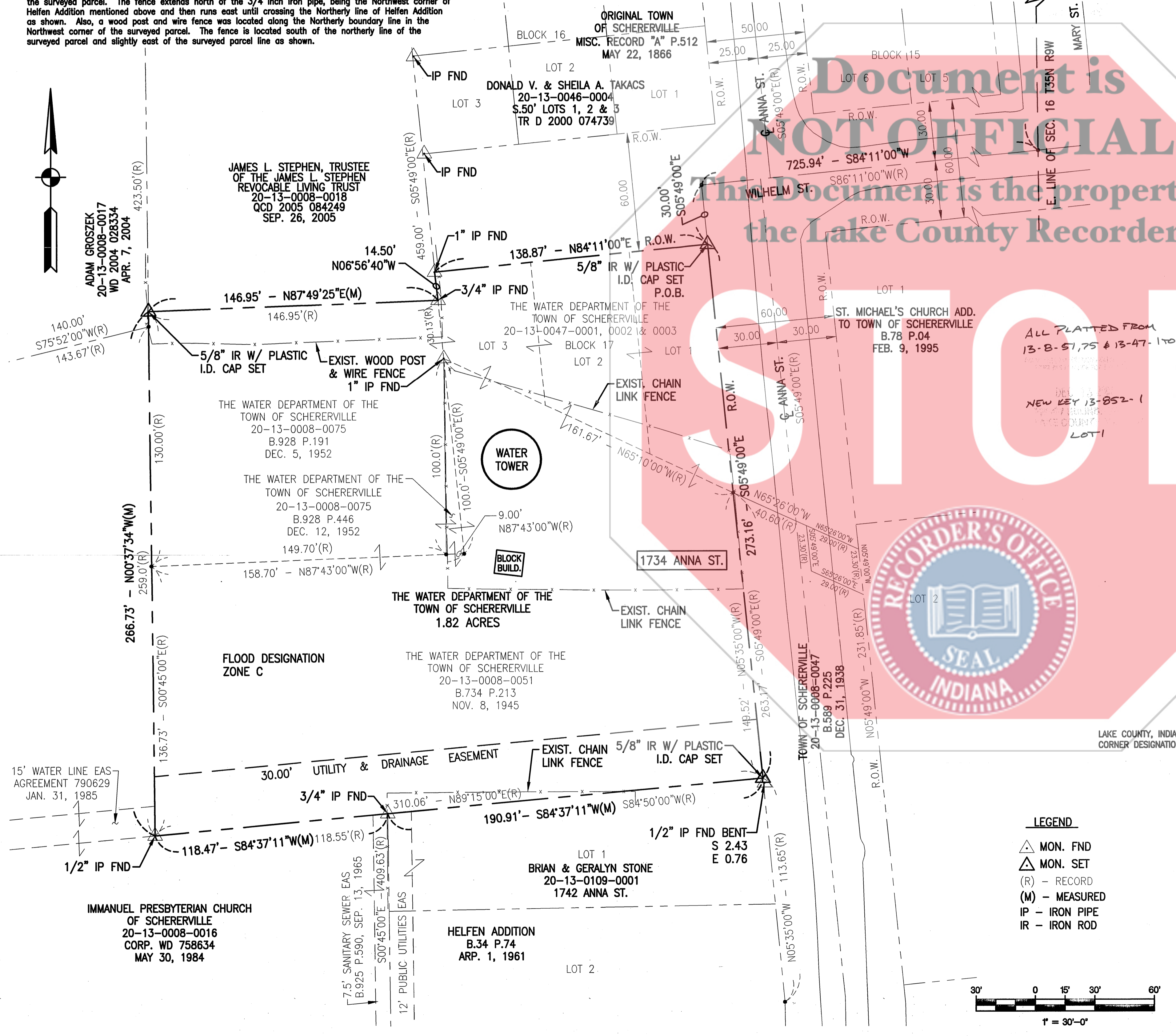
**LAND SURVEYOR CERTIFICATE**

I, Joseph P. Peters, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, that this survey was performed under my supervision; and to the best of my knowledge conforms to the requirements in 865 IAC Rule 12.

Indiana Reg. No. 20400027  
Date 10/30/07



"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: [Signature]



15' WATER LINE EAS AGREEMENT 790629 JAN. 31, 1985

ADAM GROSZEK  
20-13-0008-0017  
WD 2004 028334  
APR. 7, 2004

JAMES L. STEPHEN, TRUSTEE  
OF THE JAMES L. STEPHEN  
REVOCABLE LIVING TRUST  
20-13-0008-0018  
OCT. 2005 084249  
SEP. 26, 2005

THE WATER DEPARTMENT OF THE  
TOWN OF SCHERERVILLE  
20-13-0008-0075  
B.928 P.191  
DEC. 5, 1952

THE WATER DEPARTMENT OF THE  
TOWN OF SCHERERVILLE  
20-13-0008-0075  
B.928 P.446  
DEC. 12, 1952

THE WATER DEPARTMENT OF THE  
TOWN OF SCHERERVILLE  
20-13-0008-0051  
B.734 P.213  
NOV. 8, 1945

FLOOD DESIGNATION ZONE C

THE WATER DEPARTMENT OF THE  
TOWN OF SCHERERVILLE  
20-13-0008-0047  
B.589 P.225  
DEC. 31, 1938

THE WATER DEPARTMENT OF THE  
TOWN OF SCHERERVILLE  
20-13-0008-0047  
B.589 P.225  
DEC. 31, 1938

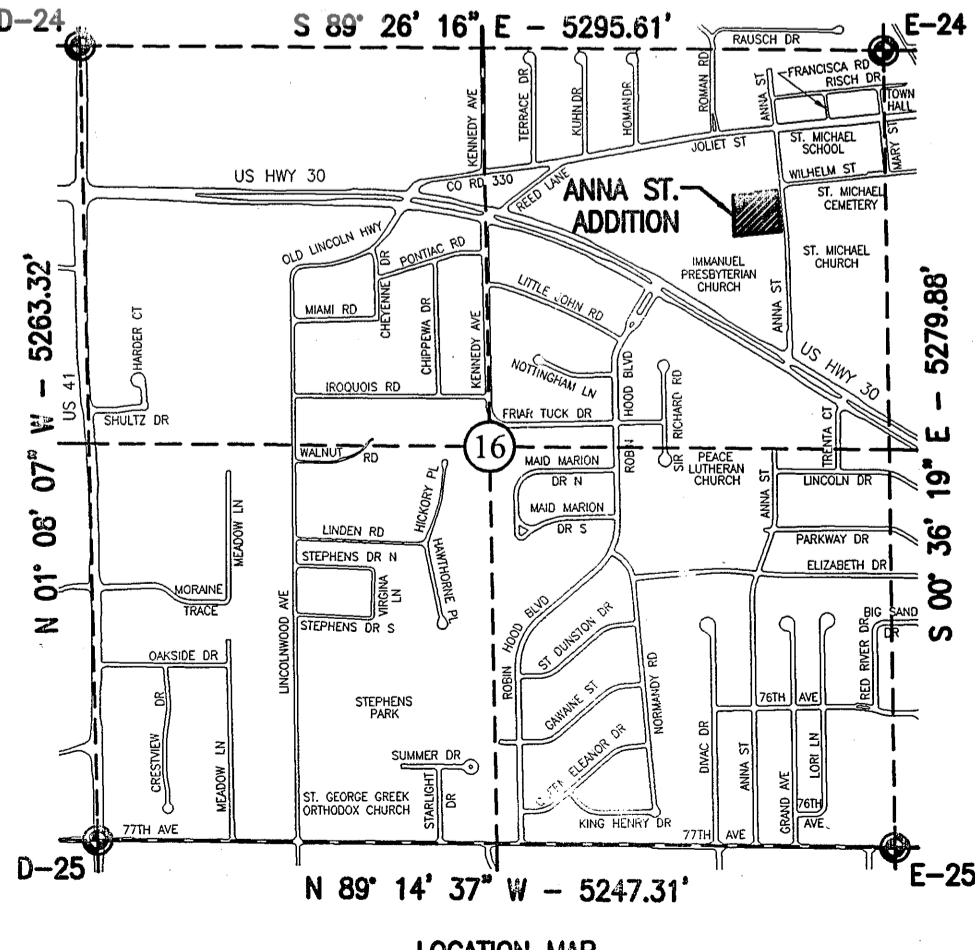
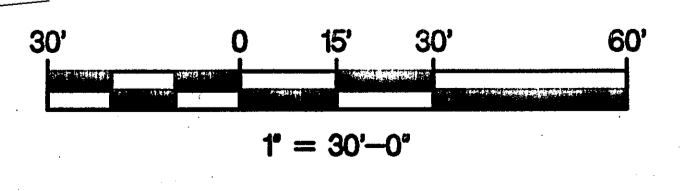
HELFEN ADDITION  
B.34 P.74  
ARP. 1, 1961

LOT 1  
BRIAN & GERALYN STONE  
20-13-0109-0001  
1742 ANNA ST.

ALL PLATTED FROM  
13-B-51,75 & 13-47-1104  
NEW KEY 13-852-1  
LOT 1



- LEGEND**
- MON. FND
  - MON. SET
  - (R) - RECORD
  - (M) - MEASURED
  - IP - IRON PIPE
  - IR - IRON ROD



 NIES ENGINEERING, Inc. 2421 17th St Phone: (219) 844-8881 Fax: (219) 844-7754 Your Vision. Our Focus.	Anna Street Addition Final Plat	Anna Street Addition Final Plat	X:\Projects\Schererville\50725_09\Anna St Addition\PLAT.DWG\FinalPlat	Vertical Scale: 1:30
	Drawing Title: Sub Title:	Drawing Filename: Horizontal Scale:	Town of Schererville, Water Works Board One Lot Subdivision	Customer Name: Project Number: Date & Time:
Designed: MJH Drawn: MJH Checked: JPP	SHEET <b>1</b>	OF 1		