

2008 016525

Plat of Survey

2008 016525

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2008 MAR -6 PM 2:49

MICHAEL A. BROWN  
REGISTERED LAND SURVEYOR

FILED

MAR 06 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

2008  
CK 2178  
RM

000075

18/51

BOOK 18 PAGE 51

BOOK 18 PAGE 51

Sergio & Elizabeth M. Urquiza

Parcel 2  
10.05 Acres  
(Heavily Wooded Area)

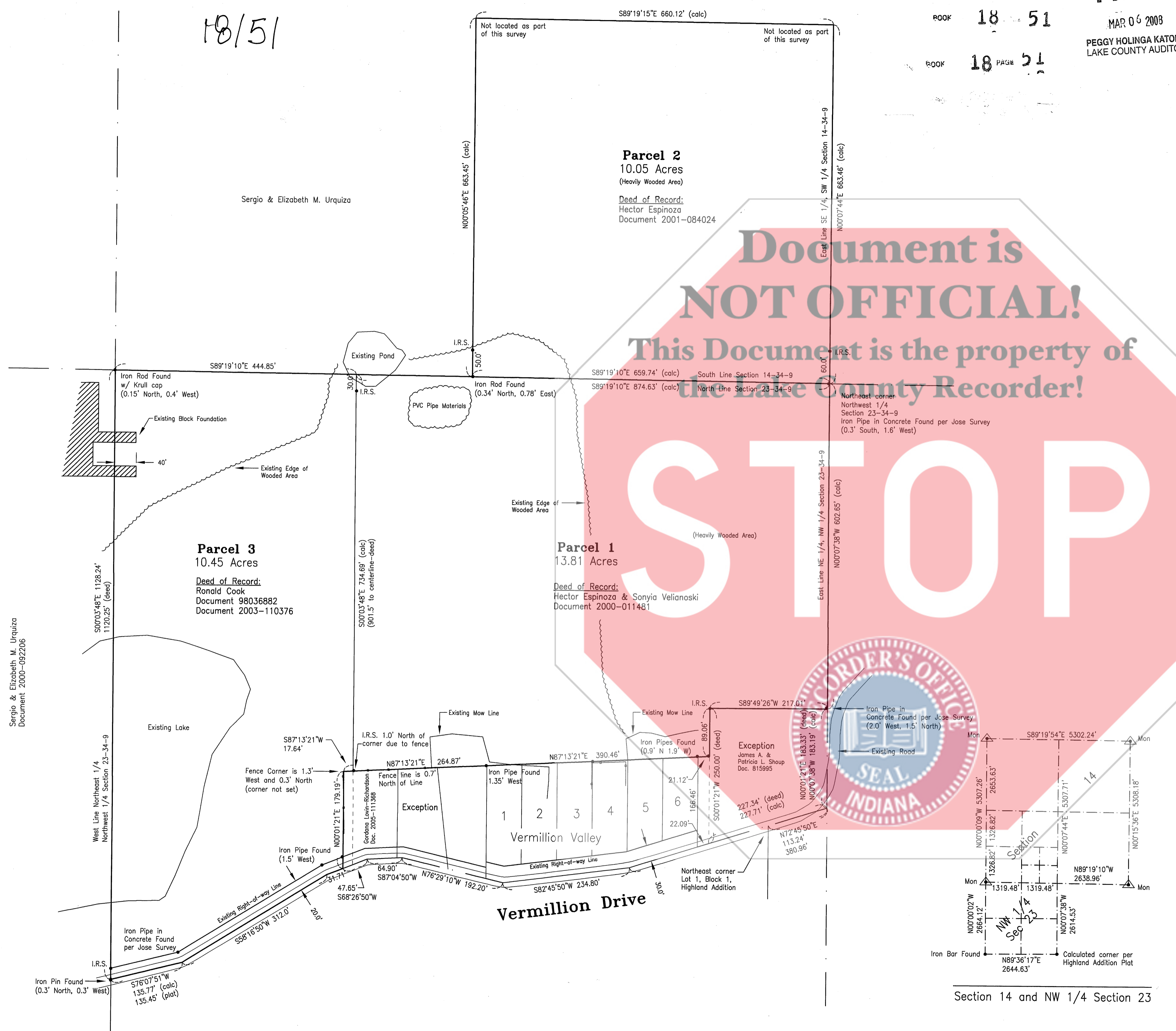
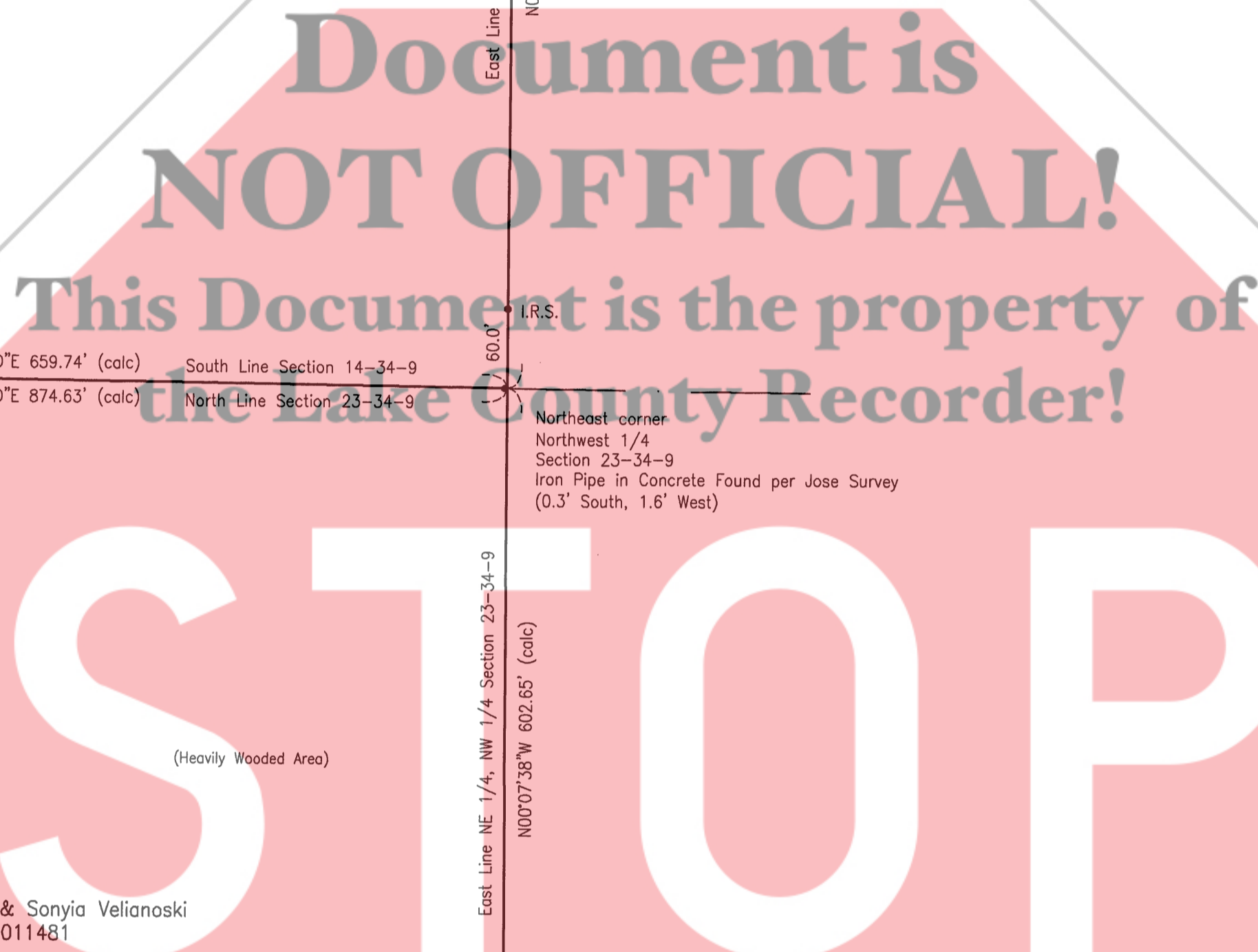
Deed of Record:  
Hector Espinoza  
Document 2001-084024

Parcel 3  
10.45 Acres

Deed of Record:  
Ronald Cook  
Document 98036882  
Document 2003-110376

Parcel 1  
13.81 Acres  
(Heavily Wooded Area)

Deed of Record:  
Hector Espinoza & Sonya Velianoski  
Document 2000-011481



Legal Description:

Parcel 1:  
That part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 9 West of the 2nd Principal Meridian, lying North of the centerline of Vermillion Drive, excepting therefrom the following described tracts of land: Beginning in the centerline of Vermillion Drive which point is Due North on the Northeast corner of Lot 1, Block 1, Highland Addition to Cedar Lake, as shown in Plat Book 18, Page 32; thence North 72°45'50" East along the said centerline of Vermillion Drive, a distance of 113.24 feet to the East line of said Northeast Quarter of the Northwest Quarter; thence North 0°01'21" East along said East line, a distance of 183.33 feet; thence South 89°49'26" West, a distance of 217.01 feet; thence South 0°01'21" West a distance of 250.00 feet to the center line of Vermillion Drive; thence North 72°43'50" East along said center line of Vermillion Drive, a distance of 114.10 feet to the Point of Beginning.

Also, excepting therefrom the that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at the intersection of the East line of said Northeast Quarter of the Northwest Quarter and the centerline of Vermillion Drive, 227.34 feet to the Place of Beginning; thence South 72°45'50" West, along said centerline, 22.09 feet; thence North 0°01'21" East, parallel to the East line of said Northeast Quarter of the Northwest Quarter, 166.46 feet; thence North 87°13'21" East, 21.12 feet; thence South 0°01'21" West, parallel to the East line of said Northeast Quarter of the Northwest Quarter, 160.94 feet to the Place of Beginning, in the Town of Cedar Lake, Indiana.

Also, excepting therefrom the following: That part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, lying North of the centerline of Vermillion Drive and described as follows: Beginning at the intersection of the East line of said Northeast Quarter and the centerline of said Public Highway; thence North 100 feet; thence East, parallel with said Highway, 70 feet; thence South to the centerline of said Highway; thence Westerly along the centerline of said Highway to the Place of Beginning;

Also, excepting therefrom the following: Part of the Northeast Quarter of the Northwest Quarter of Section 23, township 34 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, more particularly described as follows: Commencing at 444.85 feet; thence South parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 901.5 feet, more or less, to the centerline of Vermillion Drive; thence Southwesterly with an interior angle of 111°13'30" along the centerline of said Vermillion Drive, a distance of 50.52 feet; thence Southwesterly along said centerline and with an interior angle of 190°10' a distance of 312.0 feet; thence Southwesterly along said centerline and with an interior angle of 162°04' a distance of 65.10 feet to a point 70 feet Northeastly of the West line of said Northeast Quarter of the Northwest Quarter; thence North parallel with said West line, a distance of 100 feet; thence Southwesterly parallel with the centerline of said Vermillion Drive, a distance of 70 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North along the West line of said Northeast Quarter of the Northwest Quarter, a distance of 1020.25 feet, more or less, to the Point of Beginning.

Also, excepting therefrom that part of the Northeast Quarter of the Northwest Quarter of Section 23, township 34 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, lying North of the centerline of Vermillion Drive, described as follows: Commencing at the intersection of the East line of said Northeast Quarter of the Northwest Quarter and the centerline of Vermillion Drive; thence South 72°45'50" West along said centerline, 249.43 feet to the Point of Beginning; thence South 72°45'50" West along said centerline 131.53 feet; thence South 82°45'50" West along said centerline 234.80 feet; thence North 76°29'10" West along said centerline 192.20 feet; thence North 0°00'21" East parallel with the East line of said Northeast Quarter of the Northwest Quarter 179.19 feet; thence North 87°13'21" East a distance of 264.87 feet to the Northwest corner of the Vermillion Drive Subdivision, recorded in Plat Book 47, Page 15; thence continuing North 87°13'21" East along the North line of said Subdivision, a distance of 390.46 feet to the Northeast corner of said Vermillion Drive Subdivision; thence South 0°01'21" West along the East line of Vermillion Valley Subdivision 166.46 feet to the Point of Beginning.

Parcel 2:  
The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana.

Parcel 3: (Based on Title Commitment 202825 provided by Ronald Cook)  
Part of the Northeast 1/4, of the Northwest 1/4 of Section 23, Township 34 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Northwest corner thereof; thence East along the North line of said Northeast 1/4, of the Northwest 1/4, a distance of 444.85 feet; thence South Parallel with the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 901.6 feet, more or less, to the center line of Vermillion Drive; thence Southwesterly with an interior angle of 111°13'30" along the center line of said Vermillion Drive, a distance of 50.52 feet; thence Southwesterly along said center line and with an interior angle of 190°10', a distance of 312.0 feet; thence Southwesterly along said center line and with an interior angle of 162°04', a distance of 135.77 feet to the West line of said Northeast 1/4; thence North along the West line of said Northeast 1/4, a distance of 1120.25 feet, more or less, to the Point of Beginning.

Excepting therefrom that part included in the following described tract to wit: Part of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 9 West of the 2nd Principal Meridian, lying North of the center line of Vermillion Drive, the following described tract of land; Commencing at the intersection of the East line of said Northeast 1/4 of the Northwest 1/4 and the centerline of Vermillion Drive; thence South 72°45'50" West along said centerline 249.43 feet to the Point of Beginning; thence South 72°45'50" West along said centerline 131.53 feet; thence South 82°45'50" West along said centerline 234.80 feet; thence North 76°29'10" West along said centerline 192.20 feet; thence South 87°04'50" West along said centerline 64.90 feet; thence South 68°26'50" West along said centerline 47.65 feet; thence North 0°01'21" East parallel with the East line of said Northeast 1/4 of the Northwest 1/4, 179.19 feet; thence North 87°13'21" East a distance of 264.87 feet to the Northwest corner of the Vermillion Valley Subdivision as recorded in Plat Book 47, Page 15; thence continuing North 87°13'21" East along the North line of said subdivision, a distance of 390.46 feet to the Northeast corner of said Vermillion Valley subdivision; thence South 0°01'21" West along the East line of Vermillion Valley subdivision 106.40 feet to the Point of Beginning.

SURVEYOR'S REPORT:

Reference Plats:  
\* Section 23: Vermillion Valley Sub, Plat Book 47, Page 15.  
\* Section 23 & 14: Salesions of Saint John Bosco Survey by Samuel Brownsten, dated January 17, 1957.  
\* Section 23 & 14: Salesions Society, Inc. by Jose Ju. dated July 31, 1975.  
\* Section 14: Legal Survey by Krull & Sons, Inc., Legal Plat Book 7, Page 62.  
\* Highland Additions to Cedar Lake.

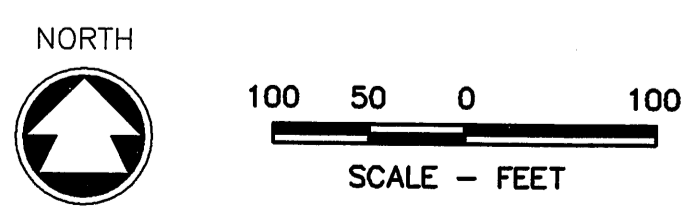
Availability and Condition of Reference Monuments:  
\* (5) Corners were found per Records obtained at the Lake County Surveyor's Office.  
\* An Iron Pipe in Concrete was found at the Northeast and Southeast corner of Parcel 1.  
\* Iron Pipes were found along Vermillion Valley Subdivision.  
\* Iron Rod was found at the Northwest corner of Parcel 1.  
\* Uncertainty Due to Monumentation: (See Plat)

Occupation or possession lines:  
\* Occupation lines are as noted on the plat.  
Clarity or ambiguity of the record description used:  
\* There is no apparent ambiguity between the Parcel surveyed and the adjoining descriptions.

Theory of Location:  
\* There were several older surveys found in this area and of the subject parcel, primarily by Brownsten in 1957 of the Salesion tracts and also by Jose in 1975. Section 14 corners were located according to the Lake County Surveyor's Office monument records and part of Section 23. The center of Section 23 was determined by locating adjacent lot corners and re-establishing the corner by offset and extending lines as established by the Highland Addition Plats. The North (2) corners of Parcel 2 were not set for this survey, due to heavy woods, steep terrain with ravines and as directed by the client (for informational purposes only). Parcels 1 and 2 do not appear to have access to a public street. The corners noted as found indicate the deviation from the calculated position as determined by the measured Section lines and breakdown.

Survey Classification:  
\* According to Title 855, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a RURAL SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

Surveyors Certificate:  
I, David Tiemens, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the above Survey in accordance with Title 865 IAC 1-12, and that the Plat hereon drawn, to the best of my knowledge and belief, represents said survey.  
Date of Survey: October 31, 2007  
David Tiemens: [Signature]  
Reg. Land Surveyor #29900020



Section 14 and NW 1/4 Section 23

Legend:  
I.R.S. = Iron Rod Set w/29900020 I.D. Cap  
Mon. = Monument Found per Lake County Surveyor's Office.  
(Calc) = distance calculated  
(Dead) = distance cited in the deed.

REASON	
DATE	
NO.	
Tiemens Land Surveying, Inc. 527 North Halleck Street, Suite E DeMotte, Indiana 46310 Phone: 219-987-2828	
DESIGNED	
DRAWN	
CHECKED	
DIT	
Boundary Survey and Plat Sections 23-34-9 and 14-34-9 Lake County, Indiana Prepared for Ron Cook and Hector Espinoza	
SCALE	1" = 100'
DATE	10/31/07
PROJECT NO.	2007-986
SHEET NO.	Plat
xxx	