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2008-061856

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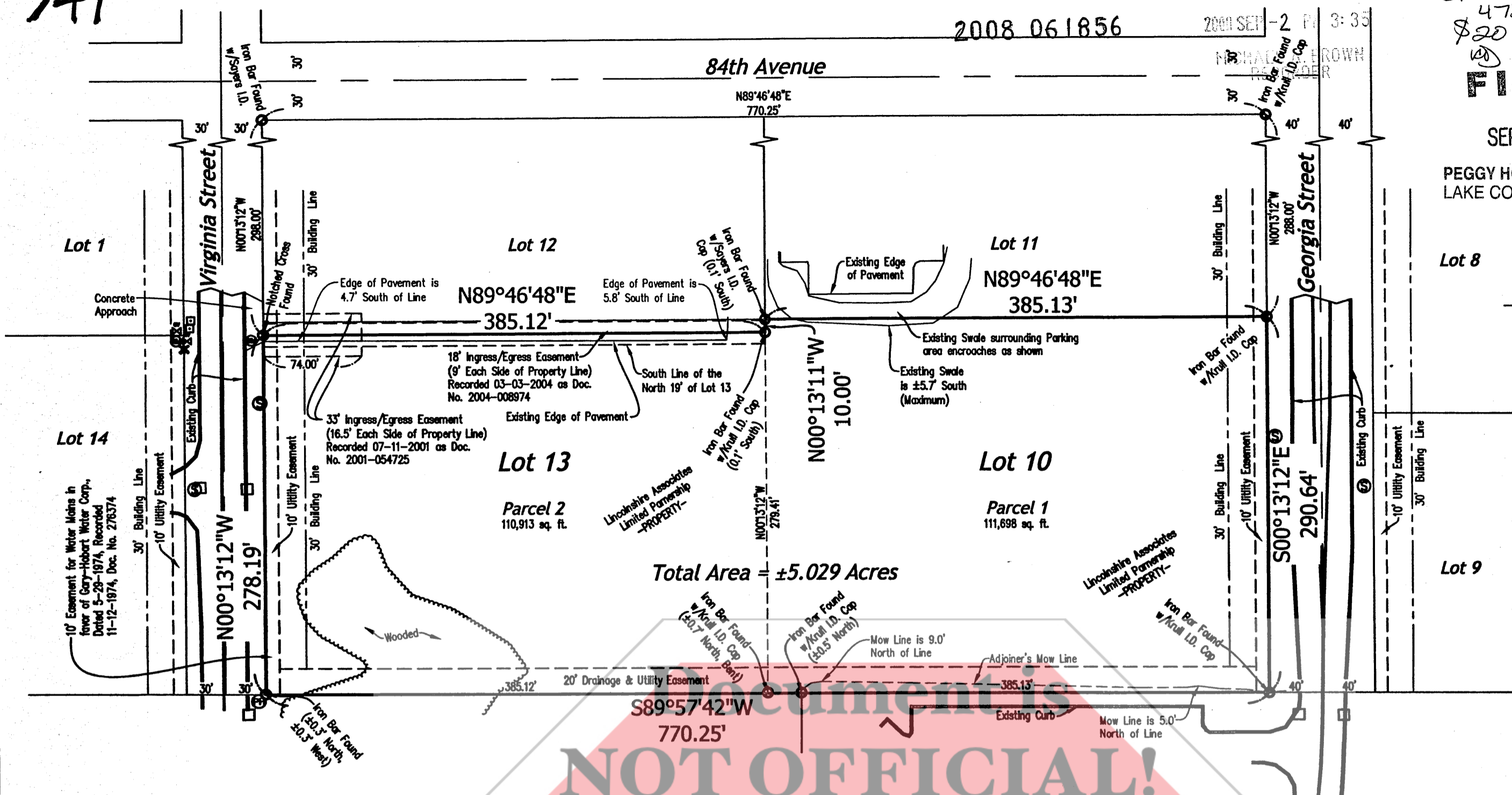
CR# 000290
4730
\$20
FILED

SEP 02 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

LEGEND

- Catch Basin
- ⊙ Sewer Manhole
- ⊗ Telephone Box
- ⊕ Light Pole
- ⊗ Water Valve
- ⊗ Fire Hydrant
- ⊙ Telephone Manhole
- ⊙ Water Meter



NOT OFFICIAL!
the property of the Lake County Recorder!

PARCEL 1 LEGAL DESCRIPTION:

LOT 10, RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", IN LINCOLN SQUARE TO TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2 LEGAL DESCRIPTION:

THE SOUTH 278.19 FEET OF LOT 13, RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", IN LINCOLN SQUARE TO TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT

1. IN ACCORDANCE WITH TITLE 865, ARTICLE I, 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 BY 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 THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT, ESTABLISHED THIS SURVEY, IS WITHIN THE SPECIFICATIONS FOR A "SUBURBAN SURVEY" (0.13"/100 PPM) AS DEFINED IN IAC 865.

THIS SURVEY WAS BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SIDWELL PLATS FROM THE SURVEYOR'S OFFICE; FINAL PLAT OF SUBDIVISION FOR RESUBDIVISION OF PART OF BLOCK "E" AND PART OF BLOCK "F" AND ALL OF BLOCK "G" AND BLOCK "H", IN LINCOLN SQUARE, RECORDED IN PLAT BOOK 58, PAGE 24; THE FINAL DEVELOPMENT PLAN RECORDED IN PLAT BOOK 44, PAGE 25; THE PLAT OF SURVEY RECORDED IN PLAT BOOK 43, PAGE 138; PLAT OF SURVEY OF LOT 11, BY THIS OFFICE, DATED 04-01-2005; PLAT OF SURVEY OF LOT 12, BY THIS OFFICE, DATED 07-22-2003, LAST REVISED 01-08-2004; AND TICOR TITLE INSURANCE COMPANY TITLE POLICY #920082640, EFFECTIVE DATE MARCH 17, 2008.

MONUMENTS WERE FOUND AT THE NORTHWEST CORNER OF LOT 12; THE NORTHEAST, SOUTHWEST, AND SOUTHEAST CORNERS OF LOT 11; THE SOUTHEAST CORNER OF THE NORTH 10 FEET OF LOT 13 TO THE SOUTH; THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 10; AND THE SOUTHWEST CORNER OF LOT 13. THESE POINTS WERE USED TO DETERMINE THE PLATTED LOCATION OF THE SUBJECT TRACT, AS SHOWN HEREON.

ENCROACHMENTS ARE SHOWN ON THE SURVEY AND NOTED AS FOLLOWS: THE SWALE AREA SURROUNDING THE PARKING AREA ON LOT 11; AND THE MOW LINE FROM THE SOUTHERN ADJOINER.

FENCE LINES AND OTHER IMPROVEMENTS SHOWN ALONG THE BOUNDARIES OF THIS SUBJECT TRACT ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT WARRANT THE RIGHT OF POSSESSION OR OWNERSHIP OF THAT PART LYING WITHIN OR SURROUNDING THE SUBJECT TRACT, BETWEEN SAID FENCE LINES AND DEED LINES.

A RESERVATION CONTAINED IN ORDINANCE NO. 84-II VACATING 85TH AVENUE, WHICH WAS ORIGINALLY PLATTED ALONG THE SOUTH LINE OF THE SUBJECT TRACTS, WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MERRILLVILLE RECORDED IN JUNE 7, 1984 AS DOCUMENT NO. 759775.

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS AT THE TIME OF THIS SURVEY.

THERE WAS NO CHANGE IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND MADE AVAILABLE AT THE TIME OF THIS SURVEY. THERE WAS ALSO NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.

UPON REVIEW OF THE DESCRIPTIONS OF THIS AND THE ADJOINING PARCELS, THERE ARE NO APPARENT 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 CAN BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND RECORDER'S OFFICE.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ALL OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN THAT SPECIAL FLOOD ZONE "C" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180138 0010 B OF THE FLOOD INSURANCE RATE MAPS FOR TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA (MAP DATED OCTOBER 15, 1981).

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

4. DATES OF FIELDWORK: MAY 12, 2008.

CERTIFY TO: INOKIN, LLC
TICOR TITLE INSURANCE COMPANY

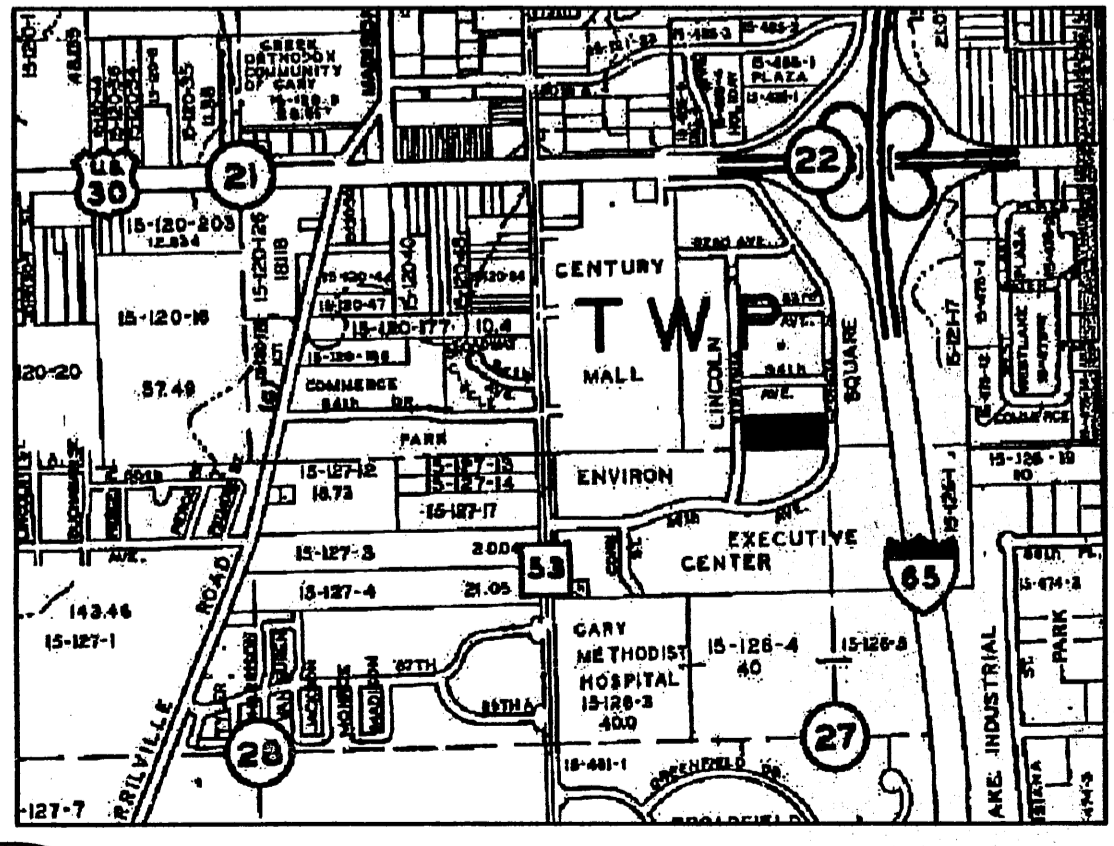
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11A, 14, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: MAY 19, 2008
KEVIN L. SAYERS, RLS #LS20200022
TURNING POINT SURVEYING, INC.



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - A. EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE.
 - B. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
 - C. ANY FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - D. OWNERSHIP OR TITLE.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
3. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
4. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.
5. I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN RESPONSIBLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, KEVIN L. SAYERS



VICINITY MAP

EXPLANATION: NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
NOTE: CONTRACTORS OR BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE ON THE GROUND THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS CERTIFICATE, WITH THE STAKES, POINTS ETC., GIVEN ON THE PROPERTY, BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEING OR APPARENT DIFFERENCES BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

TURNING POINT SURVEYING, INC. 917 South Hallett Street, Suite C, P.O. Box 472, DeMotte, Indiana 46310
Phone: 219-987-8330 Fax: 219-987-8331 E-Mail: turningpoint@netnet.com

FILE NO: TA2008119-2008 John Hatter Jr v.dwg survey.dwg

CLIENT: Inokin, LLC
3398 Sagamore Parkway North
Suite 200
Lafayette, Indiana
765-429-0403
JOB NO: 119-2008
SCALE: 1" = 80'

REVISIONS:
DATE: 05-19-2008

ALTA/ACSM
Land Title Survey
Lot 10 & Part of Lot 13, Lincoln Square
Merrillville, Lake County, Indiana

SHEET 1 OF 1