

000293

19/50

A.L.T.A./A.C.S.M. LAND TITLE SURVEY 2008-062534

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2008 SEP -5 AM 9:24
MICHAEL A. BROWN
RECORDER

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 40 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND 40 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST, 441.35 FEET ALONG A LINE 40 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, 212.00 FEET PERPENDICULAR TO SAID WEST LINE, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, 193.82 FEET PARALLEL WITH SAID WEST LINE, THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, 95.00 FEET PERPENDICULAR TO SAID WEST LINE, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, 246.12 FEET TO A LINE 40 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, THENCE NORTH 89 DEGREES 45 MINUTES 59 SECONDS WEST, 307.00 FEET ALONG SAID 40 FOOT PARALLEL LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.68 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF PART OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN RECORD BOOK 1165, PAGE 110 AND SURVEYED BY PLUMB, TUCKETT AND ASSOCIATES INC. (SURVEY REFERENCE "A"). THE SUBJECT PARCEL LINES WERE CREATED AND ARE BASED ON A SITE PLAN DATED 7/3/08 PROVIDED BY THE CLIENT.

THEORY OF LOCATION: THIS SURVEY IS BASED ON SAID PRIOR P.T.A. RETRACEMENT SURVEY OF THE PARENT PARCEL. THAT SURVEY WAS BASED ON A PROPORTIONAL DIVISION OF THE SECTION BASED ON FOUND MONUMENTS AT THE SECTION CORNERS AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. MEASUREMENTS WERE MADE ON A PRIOR SURVEY BY P.T.A. (SURVEY REFERENCE "C"). AN IRON ROD WAS FOUND AT THE AREA OF THE NORTH QUARTER CORNER OF THE SECTION. BASED ON INFORMATION GAINED ON PRIOR SURVEYS BY P.T.A., THIS MONUMENT WAS NOT HELD FOR THIS SURVEY 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. MEASURED UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTS WERE 0.8' IN A NORTH-SOUTH DIRECTION AND 0.4' IN AN EAST-WEST DIRECTION.

B: UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES ARE AS FOLLOWS: THERE IS A DETENTION BASIN THAT APPEARS TO BE SERVING THE EAST AND SOUTH ADJOINER'S PARCEL (PARENT PARCEL) AS EVIDENCED BY THE PIPES SHOWN HEREON. NO EASEMENT DOCUMENTS WERE PROVIDED FOR THIS SURVEY. OVERHEAD UTILITY WIRES AND EVIDENCE OF AN UNDERGROUND GAS MAIN WERE LOCATED UP TO 6 FEET EAST OF THE WEST LINE OF THE SUBJECT PARCEL AND SHOWN HEREON.

C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS. THE PARENT PARCEL DEED DESCRIPTION APPEARS TO CONTAIN TWO EXTRA "NORTH 1/2" CALLS AND IS NOTED ON SAID PRIOR P.T.A. SURVEY (SURVEY REFERENCE "A").

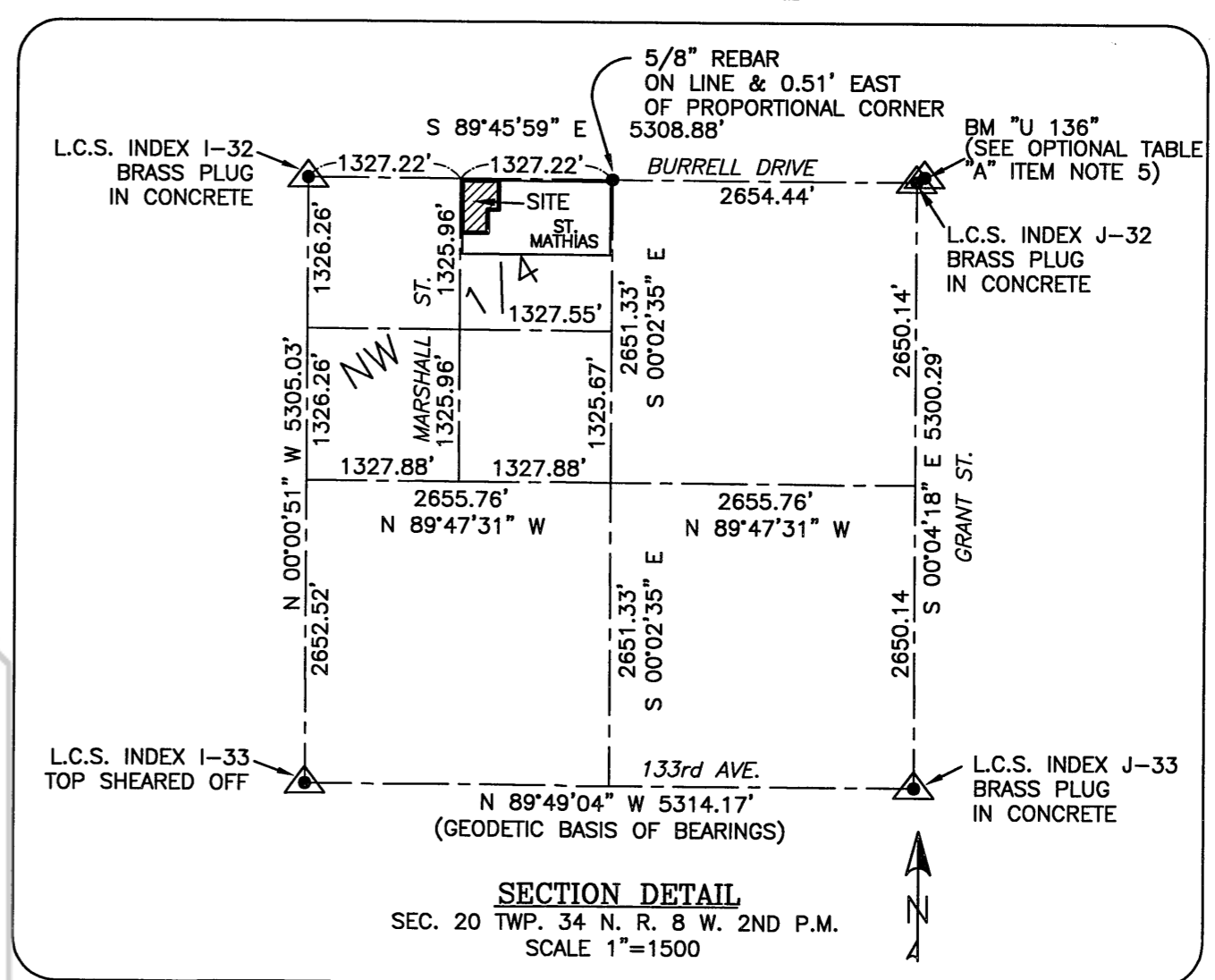
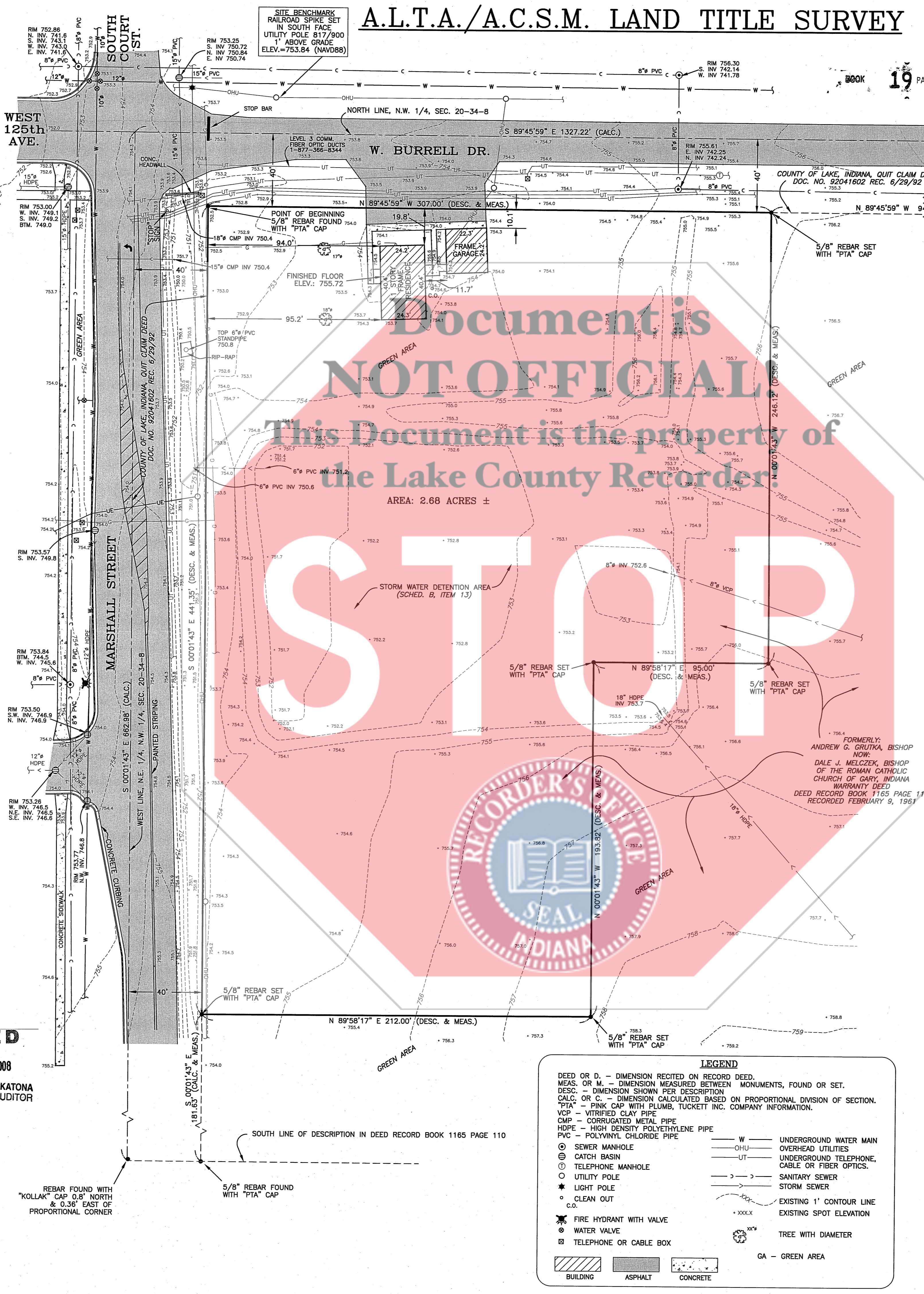
D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

SURVEY REFERENCES:

- A) PLAT OF SURVEY OF THE PARENT PARCEL BY PLUMB, TUCKETT AND ASSOCIATES INC., DATED SEPTEMBER 6, 2007 ON JOB NUMBER S07188.
- B) PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., DATED FEBRUARY 11, 2004 ON JOB NUMBER S04507, SOUTH 1/2, NORTHWEST QUARTER, SECTION 20-34-8.
- C) PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., DATED APRIL 7, 2003 ON JOB NUMBER S03531.
- D) PLAT OF SURVEY BY LAND TECHNOLOGIES INC., DATED MARCH 5, 2003 ON JOB NUMBER 679-02.
- E) PLAT OF SURVEY BY THE OFFICE OF LAKE COUNTY SURVEYOR, STEVE MANICH, DATED FEBRUARY 18, 1966.

NOTES:

- 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 AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED OR RECORD PLAT.
 - B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - C) OWNERSHIP OR TITLE.
- BASIS OF BEARINGS: GEODETIC SOUTH 89°49'04" WEST ALONG THE SOUTH LINE OF SECTION 20, AS MEASURED BETWEEN FOUND MONUMENTS.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR 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. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL. OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN, ONLY SUBSTANTIAL VISIBLE UTILITIES WERE LOCATED AND SHOWN. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND FIELD LOCATIONS AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES IF LOCATED AT THE TIME OF THE SURVEY (INDIANA UNDERGROUND PLANT PROTECTION SERVICE INC., TICKET NO. 0805162489). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.



NOTE: SECTION CORNER MEASUREMENTS FOUND AND SECTION MEASURED BY G.P.S. METHODS ON REFERENCED SURVEY JOB NO. S03531.

ALTA/A.C.S.M. OPTIONAL TABLE "A" ITEM NOTES:

- ITEM 1) MONUMENTS ARE SHOWN HEREON.
- ITEM 2) VICINITY MAP IS SHOWN HEREON.
- ITEM 3) FLOOD HAZARD STATEMENT: ALL OF THE DESCRIBED PARCEL IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE C AREAS OF MINIMAL FLOODING AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180126 D15 B FOR THE FIRM FOR UNINCORPORATED LAKE COUNTY, INDIANA, DATED SEPTEMBER 2, 1981.
- ITEM 4) LAND AREA IS SHOWN HEREON.
- ITEM 5) SPOT ELEVATIONS AND ONE FOOT CONTOUR LINES ARE SHOWN HEREON. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS MEASURED FROM N.G.S. MONUMENT "J" 136", ELEVATION = 766.05.
- ITEM 7a) BUILDING DIMENSIONS ARE SHOWN HEREON.
- ITEM 8) SUBSTANTIAL VISIBLE IMPROVEMENTS ARE SHOWN HEREON.
- ITEM 9) THERE WERE NO VISIBLE PARKING AREAS OBSERVED.
- ITEM 10) THE SUBJECT PROPERTY DOES APPEAR TO HAVE AN IMPROVED ACCESS (ASPHALT DRIVEWAY) TO W. BURRELL DRIVE.
- ITEM 11a) AND 11b) OBSERVED UTILITIES ARE SHOWN HEREON. SEE NOTE 5.

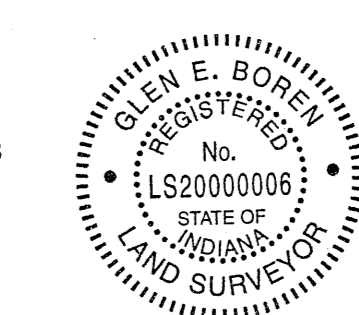
TITLE COMMITMENT NOTES:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 620081667 PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ISSUED FEB. 15, 2008, REVISION NUMBER 2, JUNE 6, 2008. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, IN THE ABOVE REFERENCED COMMITMENT.

SCHEDULE B:	F. SPECIAL EXCEPTIONS
ITEMS 1 AND 2	TAXES - SURVEYOR DID NOT ADDRESS. DOES NOT AFFECT SURVEY
ITEM 3	UNRECORDED LEASES - SURVEYOR DID NOT ADDRESS. DOES NOT AFFECT SURVEY
ITEM 4	PHYSICAL ROADWAY IMPROVEMENTS ARE SHOWN HEREON. THE SUBJECT PARCEL'S NORTH AND WEST LINES ARE CONTIGUOUS BY DESCRIPTION WITH DOC. NO. 92041602 SHOWN HEREON.
ITEM 5	DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS - VISIBLE DITCHES AND DRAINAGE FEATURES ARE SHOWN HEREON. NO PROBINGS WERE MADE FOR THIS SURVEY TO LOCATE LATERALS OR TILES, IF ANY. INGRESS AND EGRESS APPEAR TO BE PERMITTED AS SHOWN HEREON.
ITEM 6	AFFIDAVIT, DOC. NO. 705930 - AFFECTS PARCEL. DOES NOT AFFECT SURVEY.
ITEM 7	NON-SURVEY ITEMS - SURVEYOR DID NOT ADDRESS.
ITEMS 8 THROUGH 12	STORM WATER DETENTION AREA - SHOWN HEREON
ITEM 13	NON-SURVEY ITEMS - SURVEYOR DID NOT ADDRESS
ITEMS 14 THROUGH 16	NON-SURVEY ITEMS - SURVEYOR DID NOT ADDRESS

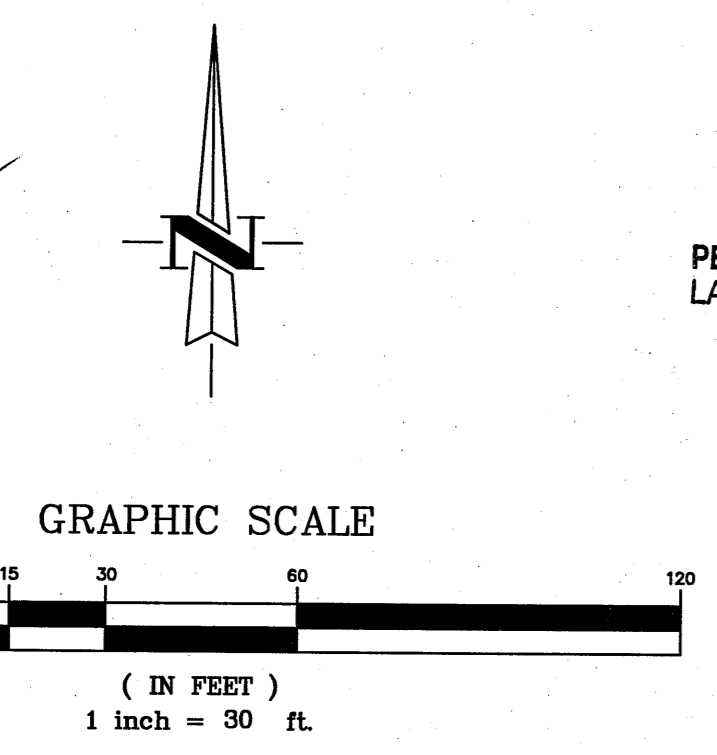
TO: CHICAGO TITLE INSURANCE COMPANY, AETNA DEVELOPMENT CORPORATION AND D.V.G., INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 10, 11(c) AND 11(d) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE 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. I FURTHER STATE THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH 865 IAC 1-12 (RULE 12).

GLEN E. BOREN INDIANA RLS NO. 20000006
DATE OF PLAT THIS REVISION: JULY 11, 2008
FIELDWORK COMPLETED THIS REVISION: JULY 6, 2008
ORIGINAL FIELDWORK COMPLETED: MAY 28, 2008
ORIGINAL DATE OF PLAT: JUNE 3, 2008



"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: *Janice Nalley*



FILED
SEP 05 2008
PEGGY HOLLINGA KATONA
LAKE COUNTY AUDITOR

REVISIONS	DATE	DESCRIPTION/SITE BOUND.
1	7/11/08	LEGAL DESCRIPTION/SITE BOUND. & ELEVATION FIX
2	7/11/08	UPDATE TITLE COM. ITEMS

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
PART OF SECTION 20-34-8
12505 MARSHALL STREET
CROWN POINT, INDIANA
FOR: DVG, INCORPORATED

Plumb Tuckett & Associates
SURVEYORS • ENGINEERS • ARCHITECTS
64 West 67th Place • Merrillville, IN 46410
(219) 738-0556 • FAX (219) 769-0178
www.plumbtuckett.com

FILE: 08597 R-2.DWG PLOT SCALE: 1"=30'
A.L.T.A./A.C.S.M. LAND TITLE SURVEY 12505 MARSHALL STREET CROWN POINT, IN
DRAWING NUMBER 1
SHEET: 1 OF 1
JOB NO. 50897 SECTION: 20-34-8