

PLAT OF SURVEY

BOOK 19 PAGE 54

2008 067860

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

000302

2008 SEP 30 PM 3:59

MICHAEL A. BROWN
RECORDER

SURVEYOR'S REPORT

THIS PLAT IS A SURVEY OF PARCEL 6, ONE OF SEVEN NEW PARCELS OF LAND CREATED AND SHOWN ON PLAT OF SURVEY RECORDED AUGUST 7, 2008, IN BOOK 19, PAGE 43, AS DOCUMENT NO. 2008-056487.

FILED

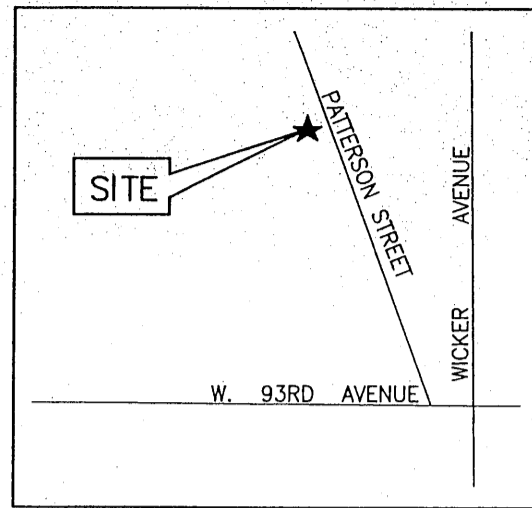
SEP 30 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

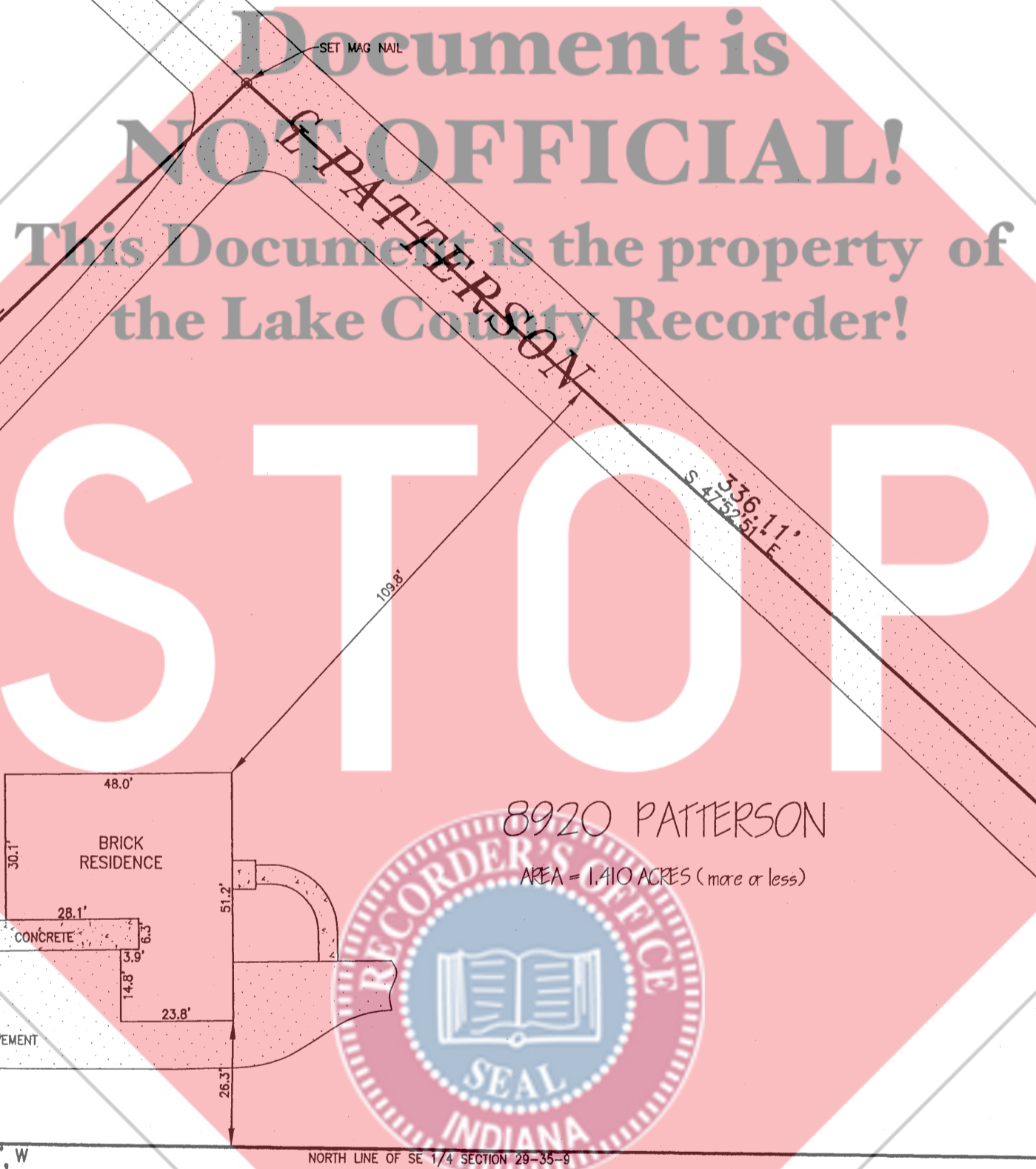
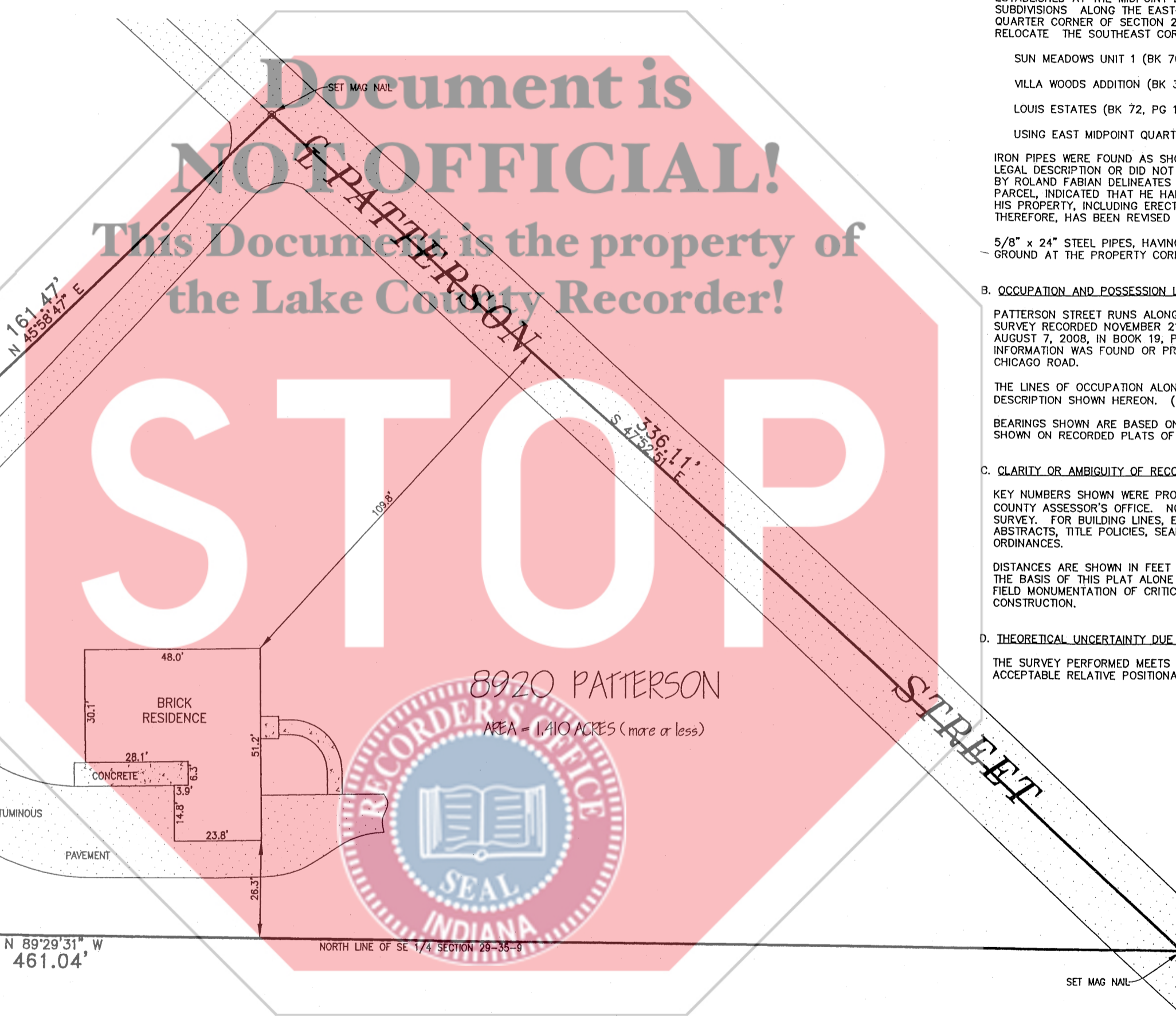
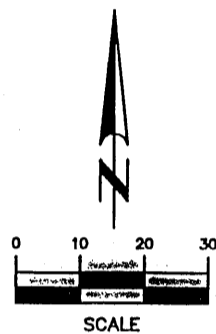
2008-067860

19/54

THAT PART OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN LOUIS ESTATES SUBDIVISION, AN ADDITION TO ST. JOHN, LAKE COUNTY, INDIANA, ACCORDING TO THE PLAT OF CORRECTION RECORDED APRIL 15, 1992, IN BOOK 72, PAGE 16, AS DOCUMENT NUMBER 92023078, AS MONUMENTED; THENCE NORTH 0°28'24" WEST, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 7, FOR A DISTANCE OF 267.39 FEET TO A 5/8 INCH STEEL PIPE WITH RED CAP STAMPED "LEC 29500004" (HEREINAFTER REFERRED TO AS "LEC PIPE") ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 FOR A POINT OF BEGINNING; THENCE NORTH 89°29'31" WEST, ALONG SAID SOUTH LINE, 36.12 FEET TO AN LEC PIPE; THENCE NORTH 0°04'08" EAST 106.41 FEET TO A BENT IRON PIPE; THENCE NORTH 88°57'30" EAST 131.62 FEET TO A FOUND IRON PIPE; THENCE NORTH 45°58'47" EAST 161.47 FEET TO A MAG NAIL ON THE CENTER LINE OF PATTERSON STREET; THENCE SOUTH 47°52'51" EAST, ALONG SAID CENTER LINE, 336.11 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 89°29'31" WEST, ALONG SAID SOUTH LINE, 461.04 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, INDIANA.



VICINITY MAP



A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:

MONUMENTS WERE FOUND AT THE FOUR CORNERS OF SECTION 29-35-9 AND THROUGHOUT SUN MEADOWS UNIT NO. 3 SUBDIVISION TO VERIFY THE MIDPOINT DEFINITION OF THE WEST QUARTER CORNER OF SECTION 29. LOUIS ESTATES WAS DEFINED BASED ON THE PLAT OF CORRECTION NOTED, USING IRON PIPES FOUND AT LOTS 2, 3, 9, 10, 12, 13, 14, 15, 16, 17, 19 & 20, AND PHYSICAL MEASURED OCCUPATIONS.

NO EAST OR WEST QUARTER CORNER REFERENCES WERE FOUND FOR SECTION 29-35-9. THE WEST QUARTER CORNER, HOWEVER, WAS USED COMMON TO SUN MEADOWS UNIT NO. 3 AND TO SCHILLTON HILLS, WHERE IT WAS ESTABLISHED AT THE MIDPOINT BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 29. THE VARIOUS SUBDIVISIONS ALONG THE EAST-WEST CENTER LINE OF SECTION 29 WERE RUN, AS WELL AS SETTING THE EAST QUARTER CORNER OF SECTION 29 AT THE MIDPOINT OF THE EAST SECTION LINE, AND THE RESULTS WOULD RELOCATE THE SOUTHEAST CORNER OF THE PROPERTY AS FOLLOWS:

- SUN MEADOWS UNIT 1 (BK 70, PG 10) 1.33' SOUTH
- VILLA WOODS ADDITION (BK 37, PG 57) 0.65' NORTH
- LOUIS ESTATES (BK 72, PG 16) 4.77' SOUTH
- USING EAST MIDPOINT QUARTER POINT 0.02' NORTH

IRON PIPES WERE FOUND AS SHOWN AROUND THIS PARCEL. WHILE THESE DID NOT MATCH THE ORIGINAL DEED LEGAL DESCRIPTION OR DID NOT MEASURE OR MATCH BETWEEN THEMSELVES, A JUNE 24, 1971, SURVEY PREPARED BY ROLAND FABIAN DELINEATES THESE AS THE PROPERTY CORNERS AND JOSEPH ZADRO, THE OWNER OF THIS PARCEL, INDICATED THAT HE HAD RELIED ON THESE POINTS OVER THE YEARS TO MAKE PHYSICAL IMPROVEMENTS TO HIS PROPERTY, INCLUDING ERECTING A FRAME GARAGE AS SHOWN. THE LEGAL DESCRIPTION SHOWN HEREON, THEREFORE, HAS BEEN REVISED AND DEVELOPED TO MATCH THAT MONUMENTATION.

5/8" x 24" STEEL PIPES, HAVING RED PLASTIC CAPS WITH THE STAMP "LEC 29500004", WERE SET FLUSH WITH THE GROUND AT THE PROPERTY CORNERS AS INDICATED ON THIS PLAT.

B. OCCUPATION AND POSSESSION LINES:

PATTERSON STREET RUNS ALONG THE NORTHEAST SIDE, AND LOUIS ESTATES AND PROPERTIES DEFINED BY PLATS OF SURVEY RECORDED NOVEMBER 21, 2007, IN BOOK 18, PAGE 8, AS DOCUMENT NO. 2007-092630 AND RECORDED AUGUST 7, 2008, IN BOOK 19, PAGE 43, AS DOCUMENT NO. 2008-056487, ALONG THE SOUTH. NO RIGHT-OF-WAY INFORMATION WAS FOUND OR PROVIDED FOR PATTERSON STREET, WHICH WAS ALSO PREVIOUSLY KNOWN AS OLD CHICAGO ROAD.

THE LINES OF OCCUPATION ALONG THIS PARCEL'S BOUNDARIES HAVE BEEN UTILIZED TO DEVELOP THE LEGAL DESCRIPTION SHOWN HEREON. (SEE ABOVE NOTE ABOUT ZADRO MONUMENTATION).

BEARINGS SHOWN ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT AND MAY DIFFER FROM BEARINGS SHOWN ON RECORDED PLATS OF SUBDIVISION.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

KEY NUMBERS SHOWN WERE PROVIDED BY CLIENT AND ADJACENT OWNER INFORMATION WAS FOUND AT THE LAKE COUNTY ASSESSOR'S OFFICE. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

D. THEORETICAL UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENT:

THE SURVEY PERFORMED MEETS THE REQUIREMENTS OF A CLASS 1 URBAN SURVEY PER 865 IAC 11-12-7. THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY PER THE STANDARDS IS 0.07 FEET PLUS 50 PARTS PER MILLION.

PREPARED FOR:

RICHARD & PEGGY SCHILLING
8925 LOUIS COURT
ST. JOHN, IN 46373
(219) 365-5811

OWNER:

JOSEPH ZADRO
8920 PATTERSON
ST. JOHN, IN 46373
(219) 365-4213

PREPARED BY:

LANDMARK

ENGINEERING CORPORATION
DESIGN FIRM REGISTRATION NO. 184-000878

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

SURVEY No. 08-04-001-P7

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, MARK H. LANDSTROM, INDIANA PROFESSIONAL LAND SURVEYOR NUMBER 29500004, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION, THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY PROBABLY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE AND THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 12 OF MINIMUM STANDARDS FOR COMPETENT PRACTICES OF LAND SURVEYING AND AS PRESCRIBED BY INDIANA ADMINISTRATIVE CODE 865.11-12. I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT ANY SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED AT PALOS HILLS, ILLINOIS, THIS 29TH DAY OF SEPTEMBER, A.D. 2008.

(Signature)
MARK H. LANDSTROM
IPLS No. 29500004

