

2pg # 25 CK# 89354# 2CS CA

BOOK 19 PAGE 94

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 021371

2009 APR -2 PM 4:07

MICHAEL A. BROWN
RECORDER

T-Mobile
stick together
4100 GUARDIAN STREET, SUITE 101
SMI VALLEY, CA 93063

PLANS PREPARED BY:

ADDRESS
ADDRESS2
PHONE: PHONE FAX: FAX

SEAL:



CONSULTING GROUP:

ADDRESS
ADDRESS2
PHONE: PHONE FAX: FAX

DATE: DESCRIPTION: REL: BY:

DATE	DESCRIPTION	REL	BY
01JAN08	ZD REVIEW	A	PB
01FEB08	ZD FINAL	O	PB
01MAR08	CD REVIEW	B	PB
01APR08	CD FINAL	O	PB

REV: DATE: DESCRIPTION:

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

SITE INFORMATION:

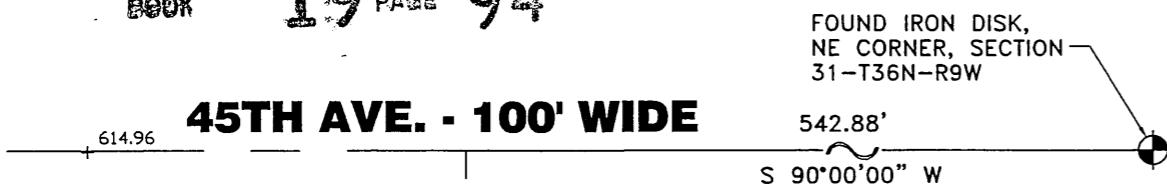
**T082151
WHITE
OAK PARK**
MUNSTER
INDIANA
PBT JOB NUMBER: 28###

**BOUNDARY
SURVEY**

SHEET NUMBER:

SHEET 1 OF 2

PLOT SCALE: 11" x 17"

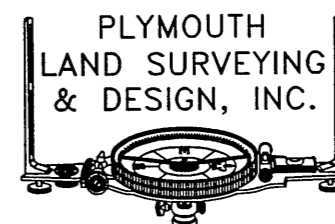


BENCHMARK DATA

TBM - SET MAG NAIL, SW FACE OF
NIPSCO PWP NO. 93/226, LOCATED
ALONG S. SIDE 45TH AVE., 2ND POLE
W. OF HARTS DITCH. EL=616.82.

LEGEND

- (R) RECORD
- SET 5/8" IRON ROD
CAPPED LS 880024/
LS 29900023
- FOUND 5/8" IRON ROD



505 North Walnut St.
Plymouth, Indiana 46563
Phone (574)936-3469
Fax (574)936-1356

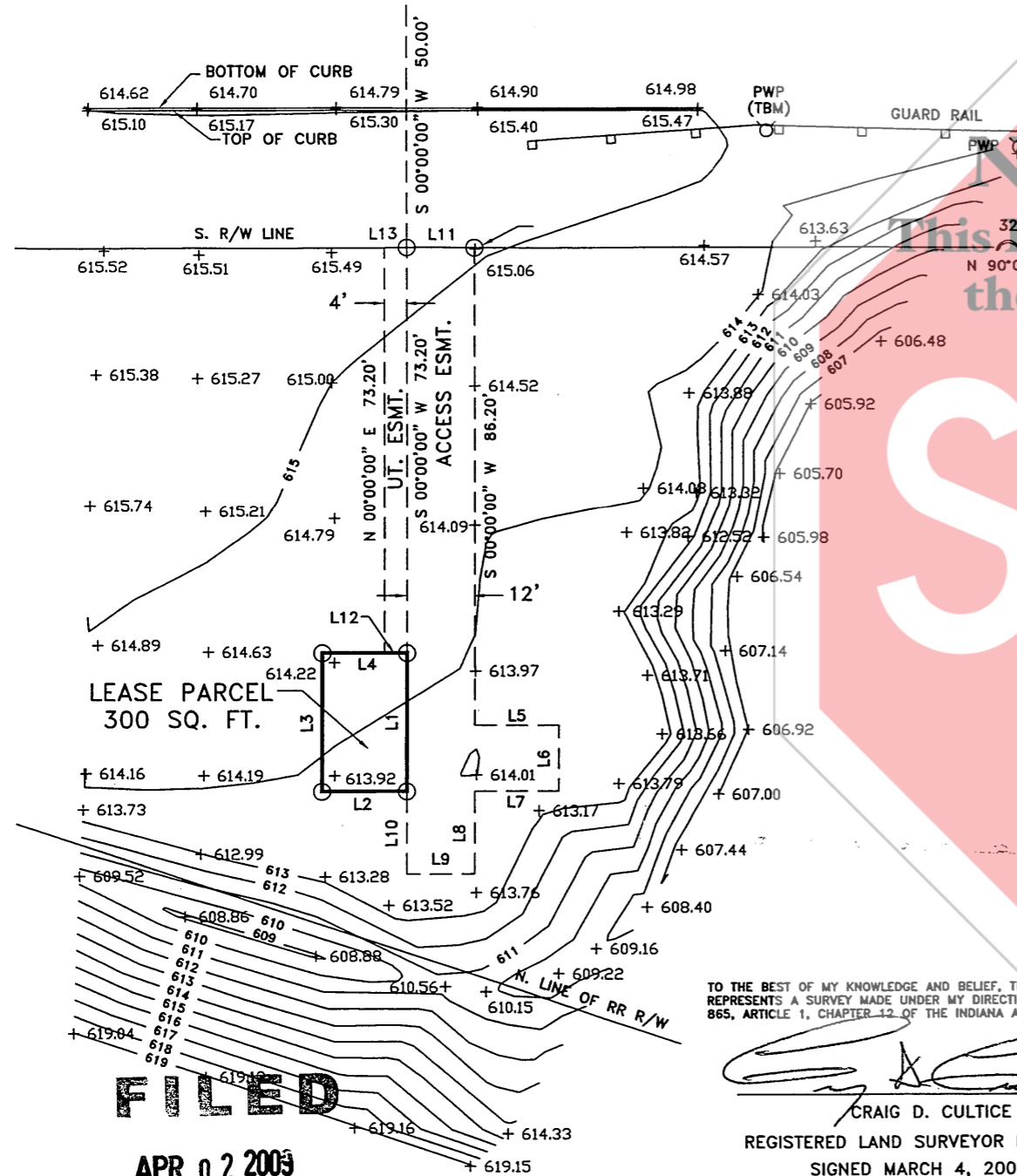
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the Lake County Recorder!



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'00" W	25.00'
L2	S 90°00'00" W	15.00'
L3	N 00°00'00" E	25.00'
L4	N 90°00'00" E	15.00'
L5	N 90°00'00" E	15.00'
L6	S 00°00'00" W	12.00'
L7	S 90°00'00" W	15.00'
L8	S 00°00'00" W	15.00'
L9	S 90°00'00" W	12.00'
L10	N 00°00'00" E	15.00'
L11	N 90°00'00" E	12.00'
L12	S 90°00'00" W	4.00'
L13	N 90°00'00" E	4.00'

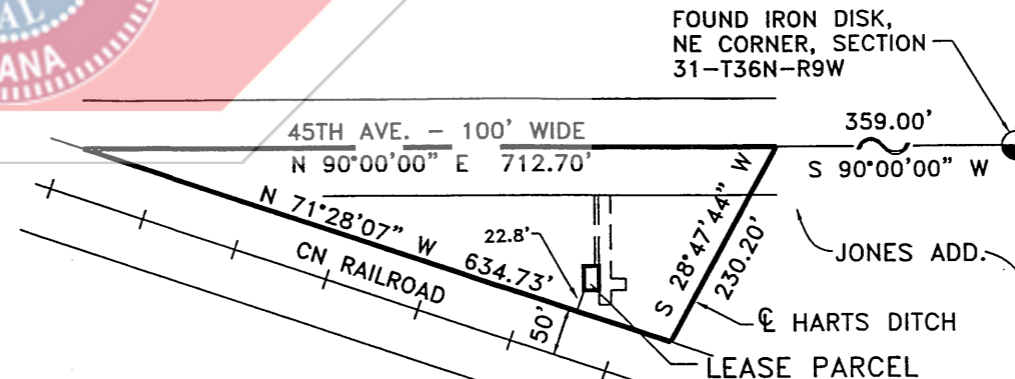


TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT CORRECTLY
REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN ACCORDANCE WITH TITLE
865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

Craig D. Cultice
CRAIG D. CULTICE

REGISTERED LAND SURVEYOR NO. 29900023
SIGNED MARCH 4, 2009.
FIELDWORK COMPLETED MARCH 2, 2009.

DETAIL OF PARENT PARCEL
SCALE: 1"=200'



PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

APR 2 2009

FILED

job no. 08-323a

1:2

2009-021371

BOOK

19 PAGE 94

**SURVEY DESCRIPTION
ACCESS EASEMENT**

An easement for ingress and egress described as follows: A part of the Northeast Quarter of Section 31, Township 36 North, Range 9 West, Town of Munster, Lake County, Indiana, described as follows: Commencing at an iron disk located at the Northeast corner of said Northeast Quarter; thence South 90 degrees 00'00" West (basis of bearing) along the North line of said quarter 542.88 feet; thence South 00 degrees 00'00" West, 50.00 feet to a capped 5/8 inch iron reinforcing rod located on the South right-of-way line of 45th Avenue and the point of beginning of this description; thence North 90 degrees 00'00" East along said South right-of-way line a distance of 12.00 feet; thence South 0 degrees 00'00" West, 86.20 feet; thence North 90 degrees 00'00" East, 15.00 feet; thence South 0 degrees 00'00" West, 12.00 feet; thence South 90 degrees 00'00" West, 15.00 feet; thence South 0 degrees 00'00" West, 15.00 feet; thence South 90 degrees 00'00" West, 12.00 feet; thence North 0 degrees 00'00" East, 113.20 feet to the point of beginning.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code, 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 variances in reference monuments, discrepancies in record descriptions and plats, inconsistencies in lines of occupation and random errors in measurement (theoretical uncertainty).

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet plus 50 ppm) as defined in IAC 865.

REFERENCE SURVEYS:

The Final Plat of Janelle Addition as prepared by Torrenga Engineering, Inc., as recorded in Deed Book 075, Page 87.

COMMENTS:

The purpose of this survey was to stake and describe a proposed lease parcel and easements as per client specifications. The Northeast corner Section 31 honored a documented county section corner as referenced in the Office of the Lake County Surveyor. The North line of section 31 was reconstructed by measuring 50 feet North of a 5/8 inch iron reinforcing rod located East of the subject tract on the South right-of-way line of 45th Avenue. This monument is believed to be of the same material as documented in the reference survey.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners of the subject tract are as follows:

- Due to variances in reference monuments: none observed.
- Due to discrepancies in the record description: none observed.
- Due to inconsistencies in lines of occupation: none observed.

DEED DESCRIPTION

PARENT PARCEL (INSTRUMENT NO. 883993)

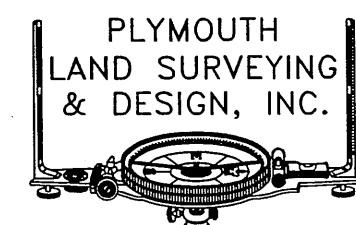
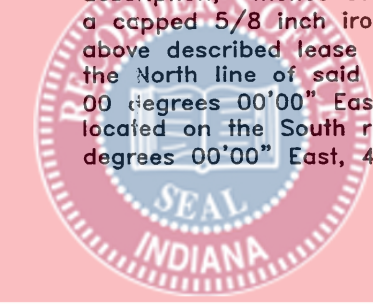
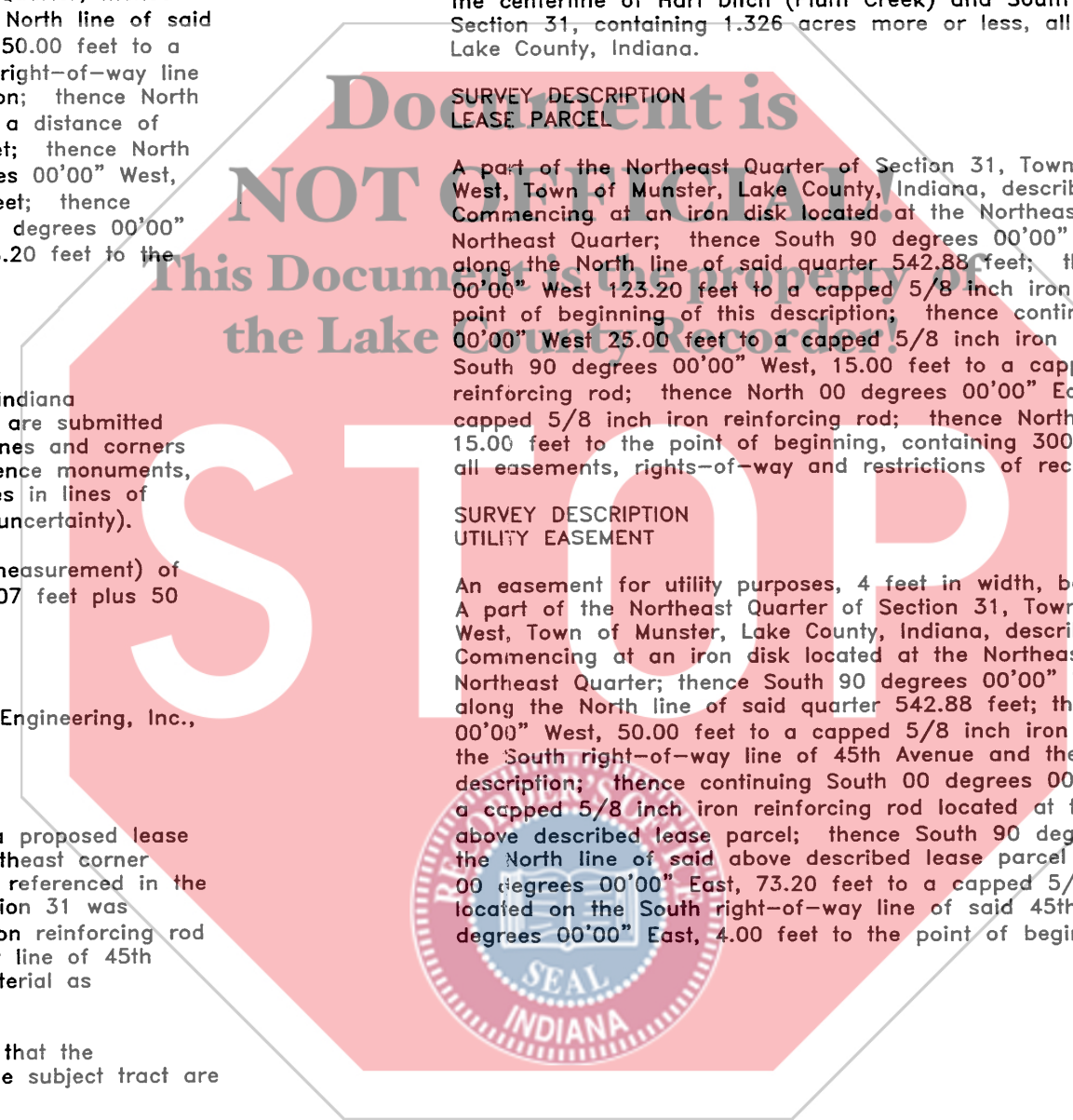
That part of the Northeast Quarter of Section 31, Township 36 North, Range 9 West of the Second Principal Meridian lying Northeasterly of the Northeasterly right-of-way line of the Grand Trunk Railroad, Northwesterly of the centerline of Hart Ditch (Plum Creek) and South of the North line of said Section 31, containing 1.326 acres more or less, all in the Town of Munster, Lake County, Indiana.

**SURVEY DESCRIPTION
LEASE PARCEL**

A part of the Northeast Quarter of Section 31, Township 36 North, Range 9 West, Town of Munster, Lake County, Indiana, described as follows: Commencing at an iron disk located at the Northeast corner of said Northeast Quarter; thence South 90 degrees 00'00" West (basis of bearing) along the North line of said quarter 542.88 feet; thence South 00 degrees 00'00" West 123.20 feet to a capped 5/8 inch iron reinforcing rod at the point of beginning of this description; thence continuing South 00 degrees 00'00" West 25.00 feet to a capped 5/8 inch iron reinforcing rod; thence South 90 degrees 00'00" West, 15.00 feet to a capped 5/8 inch iron reinforcing rod; thence North 00 degrees 00'00" East, 25.00 feet to a capped 5/8 inch iron reinforcing rod; thence North 90 degrees 00'00" East, 15.00 feet to the point of beginning, containing 300 square feet, subject to all easements, rights-of-way and restrictions of record.

**SURVEY DESCRIPTION
UTILITY EASEMENT**

An easement for utility purposes, 4 feet in width, being described as follows: A part of the Northeast Quarter of Section 31, Township 36 North, Range 9 West, Town of Munster, Lake County, Indiana, described as follows: Commencing at an iron disk located at the Northeast corner of said Northeast Quarter; thence South 90 degrees 00'00" West (basis of bearing) along the North line of said quarter 542.88 feet; thence South 00 degrees 00'00" West, 50.00 feet to a capped 5/8 inch iron reinforcing rod located on the South right-of-way line of 45th Avenue and the point of beginning of this description; thence continuing South 00 degrees 00'00" West, 73.20 feet to a capped 5/8 inch iron reinforcing rod located at the Northeast corner of above described lease parcel; thence South 90 degrees 00'00" West, along the North line of said above described lease parcel 4.00 feet; thence North 00 degrees 00'00" East, 73.20 feet to a capped 5/8 inch iron reinforcing rod located on the South right-of-way line of said 45th Avenue; thence North 90 degrees 00'00" East, 4.00 feet to the point of beginning.



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OAK PARK**
MUNSTER
INDIANA
PBT JOB NUMBER: 28###

**BOUNDARY
SURVEY**

SHEET NUMBER:
SHEET 2 OF 2

PLOT SCALE: 1/4" = 11'x17'

H
G
F
E
D
C
B
A

2:2