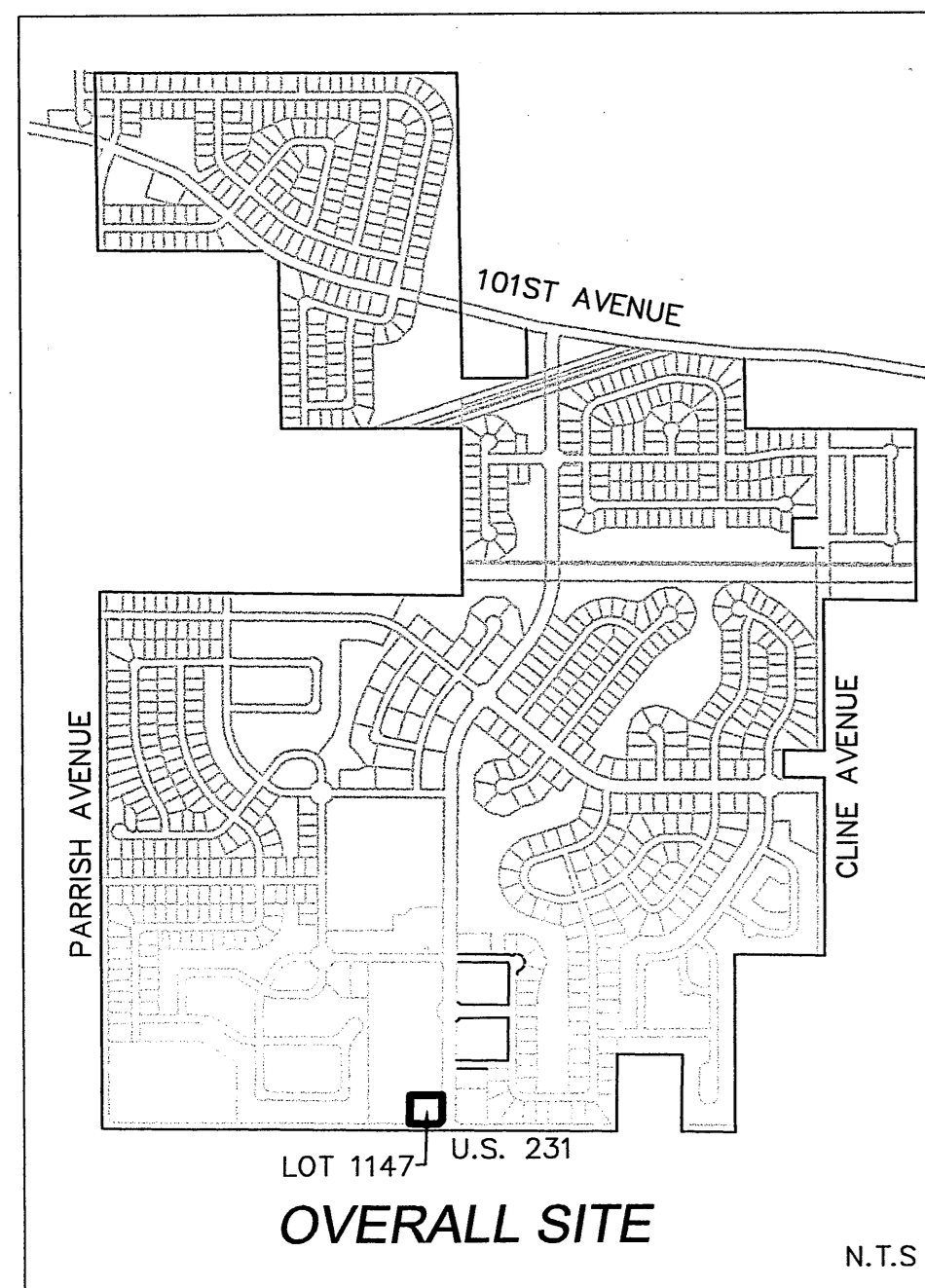


1#2005



2009 021812

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2009 APR -6 AM 10:25  
MICHAEL A. BROWN  
RECORDER

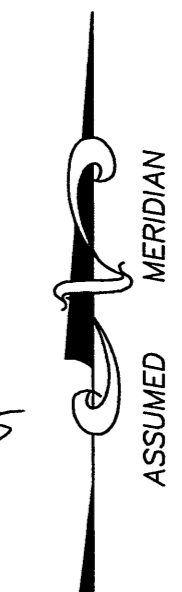
# PLAT OF SURVEY OF THE GATES OF ST. JOHN PROPOSED LOT 1417

2009-021812

FILED

APR 06 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
45-15-03-400-027.000-015



19/95

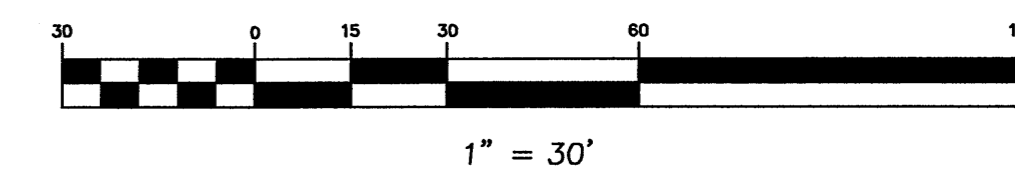
BOOK 19 PAGE 95

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST  
OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

### LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 2476.37 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST 35.00 FEET TO THE NORTH LINE OF U.S. HIGHWAY 231 FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST ALONG SAID NORTH LINE 212.75 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS EAST 225.00 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS EAST 237.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF PARK PLACE PER DOCUMENT 2006011908; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 185.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 45 DEGREES 32 MINUTES 18 SECONDS WEST 35.36 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 18 SECONDS WEST 15.00 FEET TO THE PLACE OF BEGINNING.

### GRAPHIC SCALE



### SURVEYOR'S REPORT

THIS SURVEY IS A RETRACEMENT SURVEY COMPRISED OF 1 PARCEL. A CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NUMBER 620090253, EFFECTIVE DATE NOVEMBER 12, 2008 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

IN ACCORDANCE WITH TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, ARTICLE 1, RULE 12, SECTION 12 THE SURVEYOR IS OBLIGATED TO REPORT HIS PROFESSIONAL OPINION OF THE CAUSE AND THE AMOUNT OF UNCERTAINTY IN THE LINES AND CORNERS FOUND OR ESTABLISHED BY THE SURVEY RESULTING OF THE FOLLOWING:

#### (A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE SURVEY INCLUDED A SURVEY OF SECTION 3-34-09. A RECORD OF CORNER MONUMENT WAS FILED IN LAKE COUNTY FOR ALL 4 SECTION CORNERS AND ALL 4 MONUMENTS WERE RECOVERED IN GOOD CONDITION. NO RECORD OF CORNER MONUMENTS WAS FOUND FOR ANY OF THE QUARTER CORNERS

#### (B) OCCUPATION AND POSSESSION LINES

THE SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE VACANT.

#### (C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTION AND/OR ADJOINING DESCRIPTIONS.

THERE IS NO APPARENT AMBIGUITY REGARDING THE RECORD DESCRIPTION OR THE ADJOINING DESCRIPTIONS.

#### (D) THEORETICAL UNCERTAINTY

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS FOR A SUBURBAN CLASS SURVEY AS DEFINED UNDER 865 IAC 1-12-7e AND THAT THE THEORETICAL UNCERTAINTY OF MEASUREMENTS FOR LOCATION OF ANY POINT IS 0.13 FEET PLUS 100 PARTS PER MILLION.

#### DATA SOURCES

BASIS OF BEARINGS = ASSUMED THE SOUTH LINE OF THE NE QUARTER OF THE NW QUARTER OF SECTION 3-34-9 TO BE: S 89° 06' 54" E.

#### REFERENCES:

PLATS, DEEDS AND EASEMENTS WERE OBTAINED FROM THE LAKE COUNTY RECORDERS OFFICE.

- \* 1998 SURVEY BY JOHN BULLOCK OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34-35-9
- \* 2001 SURVEY BY GLEN H. KRACHT OF THE SOUTHWEST QUARTER OF SECTION 34-35-9
- \* 2000 SURVEY BY JOHN BULLOCK OF SECTION 3-34-9
- \* 2002 SURVEY BY ANTHONY GREGORY OF THE NORTHWEST QUARTER OF SECTION 34-35-9
- \* ORIGINAL GOVERNMENT SURVEY OF TWP 34 N, R9 W, 2ND PM
- \* MONUMENT CORNER RECORD FILES FROM LAKE COUNTY SURVEYORS OFFICE
- \* SUBDIVISION PLAT OF THE GATES OF ST. JOHN, UNIT 100, PLAT BOOK 102, PAGE 07
- \* SUBDIVISION PLAT OF MARTIN'S COMMERCIAL ADDITION, PLAT BOOK 100, PAGE 90

### SURVEYOR CERTIFICATE

STATE OF INDIANA )  
COUNTY OF LAKE ) SS

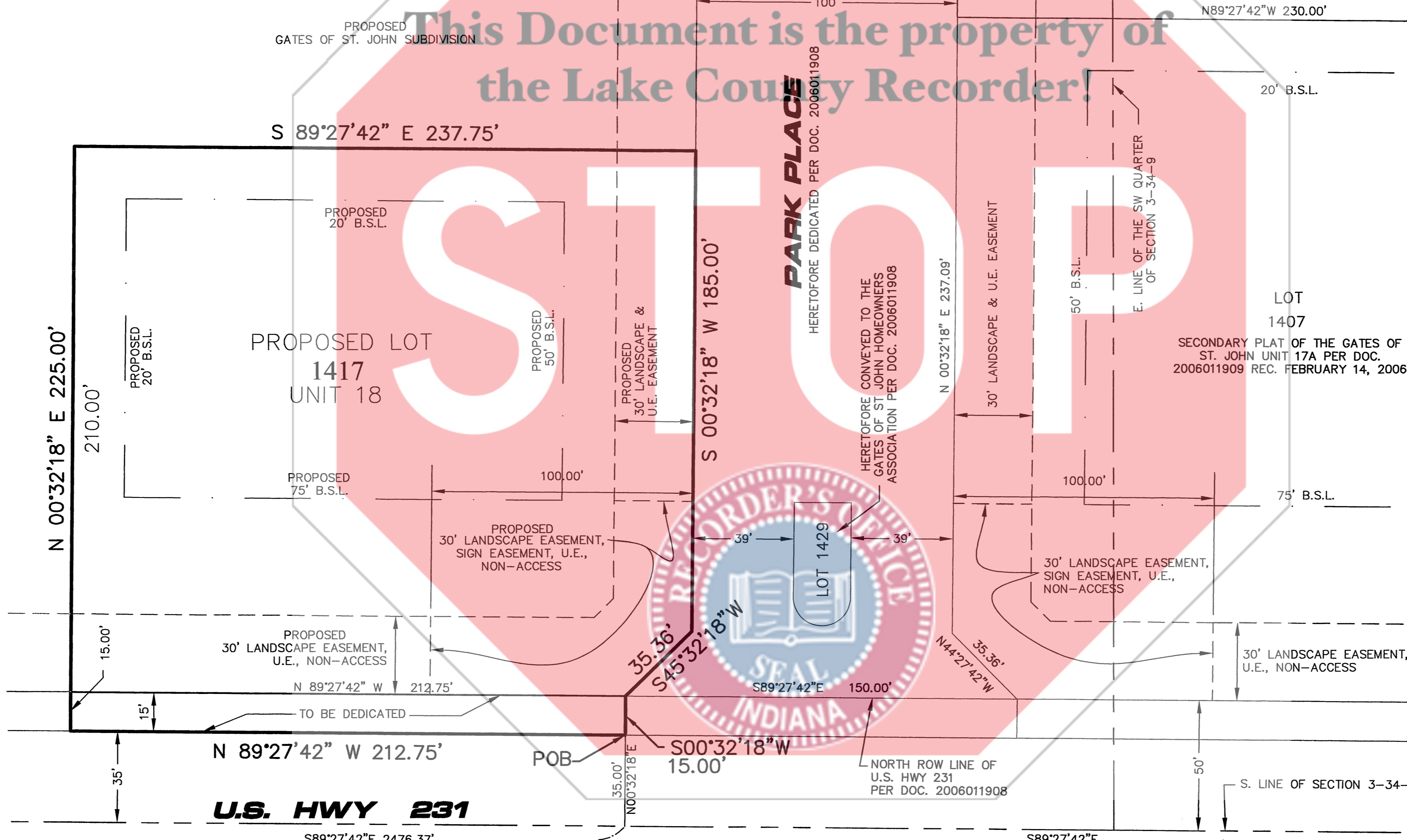
I, ANTHONY J. STRICKLAND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID SURVEY CONFORMS TO THE REQUIREMENTS AS SET FORTH UNDER TITLE 865 IAC, RULE 12.

DATED THIS 6TH DAY OF APRIL, A.D. 2009.

*Anthony J. Strickland*  
ANTHONY J. STRICKLAND  
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS20800143  
MY LICENSE EXPIRES ON JULY 31, 2009



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### AREA

52806 SQ. FT., 1.212 ACRES

### FLOOD HAZARD NOTE

THIS PROPERTY IS IN AN AREA OF MINIMAL FLOODING (ZONE C) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, INDIANA (COMMUNITY PANEL NO. 180126 0085 B, EFFECTIVE DATE SEPTEMBER 2, 1981 AND COMMUNITY PANEL NO. 180126 0085 B, EFFECTIVE DATE SEPTEMBER 2, 1981)

### LEGEND

- |                            |                        |
|----------------------------|------------------------|
| SECTION CORNER             | FOUND DISK IN CONCRETE |
| QUARTER SECTION CORNER     | FOUND ROW MARKER       |
| BOUNDARY LINE              | FOUND IRON ROD         |
| EXISTING RIGHT-OF-WAY LINE | FOUND RAILROAD SPIKE   |
| PROPOSED RIGHT-OF-WAY LINE | FOUND PK NAIL          |
| LOT LINE                   | FOUND IRON PIPE        |
| CENTERLINE                 | FOUND IRON BAR         |
| EXISTING EASEMENT LINE     | FOUND BRASS MONUMENT   |
| PROPOSED EASEMENT LINE     | SET TRAVERSE POINT     |
| BUILDING SETBACK LINE      | SET PK NAIL            |
| SECTION LINE               | SET IRON PIPE          |
|                            | SET MONUMENT           |

### ABBREVIATIONS

- |        |                         |        |                               |
|--------|-------------------------|--------|-------------------------------|
| N      | NORTH                   | PC     | POINT OF CURVATURE            |
| S      | SOUTH                   | POC    | POINT OF CURVATURE            |
| E      | EAST                    | PRC    | POINT OF REVERSE CURVATURE    |
| W      | WEST                    | PT     | POINT OF TRASCENCY            |
| CB     | CHORD BEARING           | (REC)  | RECORD DATUM                  |
| A      | ARC LENGTH              | MEAS   | MEASURED DATUM                |
| R      | RADIUS                  | (CALC) | CALCULATED DATUM              |
| U.E.   | UTILITY EASEMENT        | (DEED) | INFORMATION TAKEN FROM DEED   |
| P.U.E. | PUBLIC UTILITY EASEMENT | ETB    | EXCEPTION TO BLANKET EASEMENT |
| D.E.   | DRAINAGE EASEMENT       | M.U.E. | MUNICIPAL UTILITY EASEMENT    |
| POC    | PLACE OF COMMENCEMENT   | I.E.   | INGRESS & EGRESS EASEMENT     |
| POB    | PLACE OF BEGINNING      | B.S.L. | BUILDING SETBACK LINE         |
| ROW    | RIGHT-OF-WAY            |        |                               |



7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
630.724.9200 voice  
630.724.0384 fax  
v3co.com

PREPARED FOR:  
**BLB ST JOHN, LLC**  
3500 UNION AVENUE  
STEEGER, ILLINOIS 60475  
708-756-0860

NO.		DATE	DESCRIPTION	NO.		DATE	DESCRIPTION

PLAT OF SURVEY			
THE GATES OF ST. JOHN PROPOSED LOT 1417			
DRAFTING COMPLETED:	4/5/2009	DRAWN BY:	AJS
FIELD WORK COMPLETED:	N/A	CHECKED BY:	AJS
PROJECT MANAGER:	AJS	SCALE:	1" = 30'
Project No:	03206	Group No:	VP02.3
SHEET NO.	1	of	1