

#20 CK# 056995 Ca

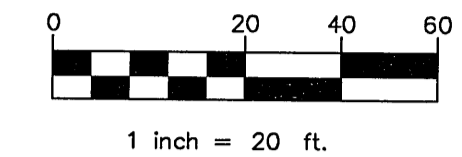
BOOK 21 PAGE 13

2010-012109

"ALTA/ACSM LAND TITLE SURVEY" IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA.

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2010 MAR -5 AM 9:38 MICHELLE R. SAJMAN RECORDER

2010 012109



21/13

SURVEYOR'S REPORT

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THIS RE-TRACED SURVEY WAS PERFORMED BY OR UNDER THE DIRECTION OF THE REGISTERED LAND SURVEYOR... THE SURVEYOR'S BELIEF WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS OF THIS RULE. FURTHERMORE, 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:

- A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
B) OCCUPATION OR POSSESSION LINES;
C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINER'S LINES;
D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

THIS RESURVEY HAS BEEN PERFORMED UNDER CLASSIFICATION OF AN URBAN SURVEY. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS AND CORNERS OF THE SUBJECT TRACT ESTABLISHED IN THIS SURVEY ARE WITHIN SPECIFICATIONS FOR AN URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION).

THEORY OF LOCATION:

THE PURPOSE OF THE SURVEY IS TO PREPARE AN "ALTA/ACSM LAND TITLE SURVEY" FOR THE PARCELS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY MERIDIAN TITLE CORPORATION AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 1000575LP, EFFECTIVE DATE OF DECEMBER 18, 2009.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE WEST LINE OF LOT 9, SMITH'S ADDITION OF OUTLOTS TO CROWN POINT, LAKE COUNTY, INDIANA, BEARING NORTH.

THE FOLLOWING PREVIOUS SURVEY AND PLATS WERE REFERENCED FOR THIS SURVEY: "LIBERTY PARK HIGHLANDS" (RECORDED JUNE 17, 1940 IN BOOK 25, PAGE 8), PLAT OF SURVEY OBTAINED FROM THE COUNTY SURVEYOR DATED MAY 17, 1954 (NO OTHER RECORDING INFORMATION AVAILABLE)

COMMENTS/SUMMARY: THE BOUNDARIES OF THIS PARCEL WERE ESTABLISHED FROM FOUND MONUMENTATION USED IN PREVIOUS SURVEY OF THE SUBDIVISION OF LOT 9, "SMITH'S ADDITION OF OUTLOTS TO CROWN POINT" (RECORDED OCTOBER 18, 1855 IN MISCELLANEOUS RECORD "A", PAGE 290) AND DEED DESCRIPTIONS FOR THE PARCEL AND ADJOINERS. THE NORTH, EAST AND SOUTH LINES OF THE PARCEL HAVE BEEN ESTABLISHED WITH FOUND MONUMENTATION OF PREVIOUS SUBDIVISIONS AND DEED DESCRIPTIONS. THE EAST LINE OF SAID LOT 9 LIES IN MAIN STREET AND NO MONUMENTATION WAS FOUND AT THE CORNERS OF THIS PARCEL. A NEW MAG NAIL WITH BRASS TAG #20800148 WAS SET AT THE CORNERS. BASED ON INFORMATION FROM THE TITLE COMPANY, NO ADDITIONAL RIGHT OF WAY TAKES OR EASEMENTS FOR MAIN STREET WERE FOUND. THE RIGHT OF WAY JOG ON THE NORTH LINE OF THE PARCEL IS MONUMENTED WITH AN UNIDENTIFIED 5/8" IRON. THE RIGHT OF WAY JOG ON THE SOUTH PROPERTY LINE HAS BEEN MONUMENTED WITH A MAG NAIL AND BRASS WASHER #20800148. NO INFORMATION REGARDING A RIGHT OF WAY TAKE OR EASEMENT FOR U.S. 55 WAS PROVIDED BY THE TITLE COMPANY. IT IS POSSIBLE A RIGHT OF WAY MAY EXIST ACROSS THIS PARCEL BUT NO RIGHT OF WAY LINE HAS BEEN SHOWN ON THE SURVEY. THE RIGHT OF WAY ON THE ADJACENT PARCELS WAS SHOWN BASED ON EXISTING DEEDS.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: NONE
DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION OR POSSESSION: THE BACK OF A CONCRETE CURB LIES ON THE NORTH PROPERTY LINE. THE EAST EDGE OF AN ASPHALT PARKING LOT LIES ON THE EAST PROPERTY LINE AND TWO SIGNS ARE EAST OF THE EAST PROPERTY LINE. THE BACK OF TWO CONCRETE CURB ISLANDS, 5 PARKING SIGNS AND LOOSE CURB STOPS LIE ON AND OVER THE SOUTH PROPERTY LINE AS NOTED ON THE SURVEY. COMMON ASPHALT AREAS LIE ADJACENT TO THE NORTH AND SOUTH LINES OF THE PARCEL.

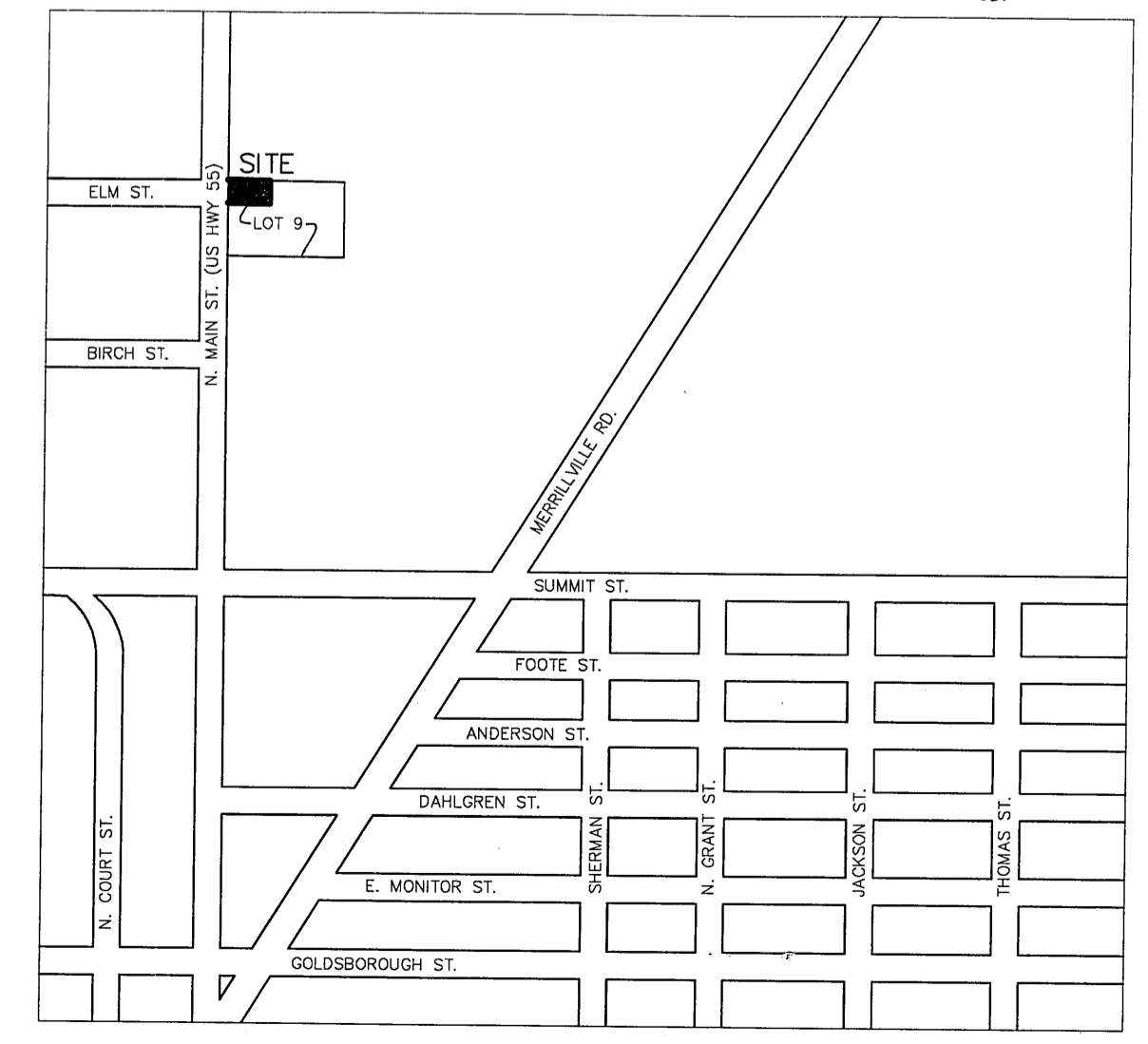
DUE TO DISCREPANCIES OR AMBIGUITY IN THE RECORD OR ADJOINING DESCRIPTIONS: NONE
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

TO: HORIZON BANK AND MERIDIAN TITLE CORPORATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "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, 7, 8, 9, 10, 11, 13, 14, 15, 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.

BRIAN P. LIEBERG LS 20800148
March 1, 2010
DATE

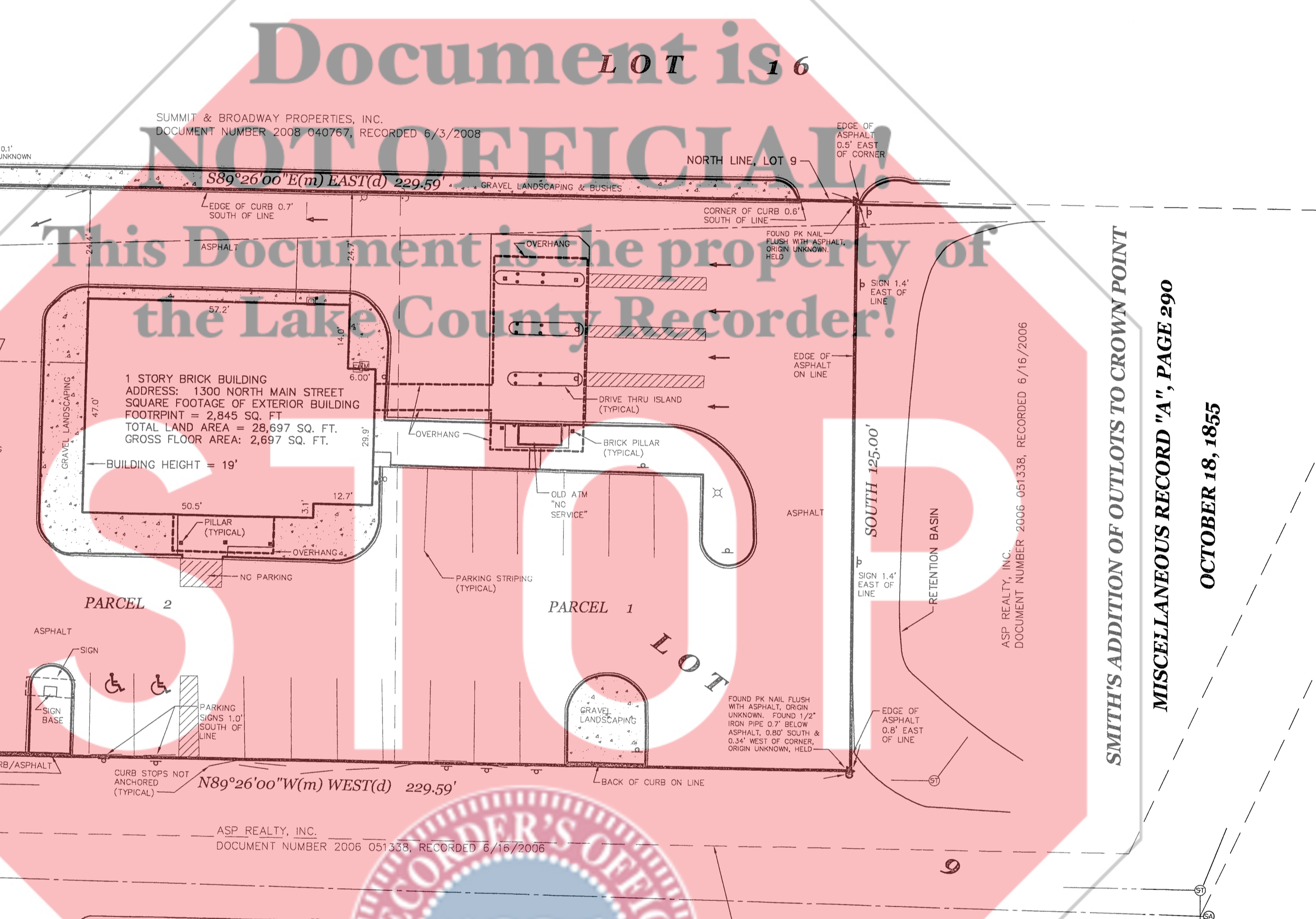


VICINITY MAP

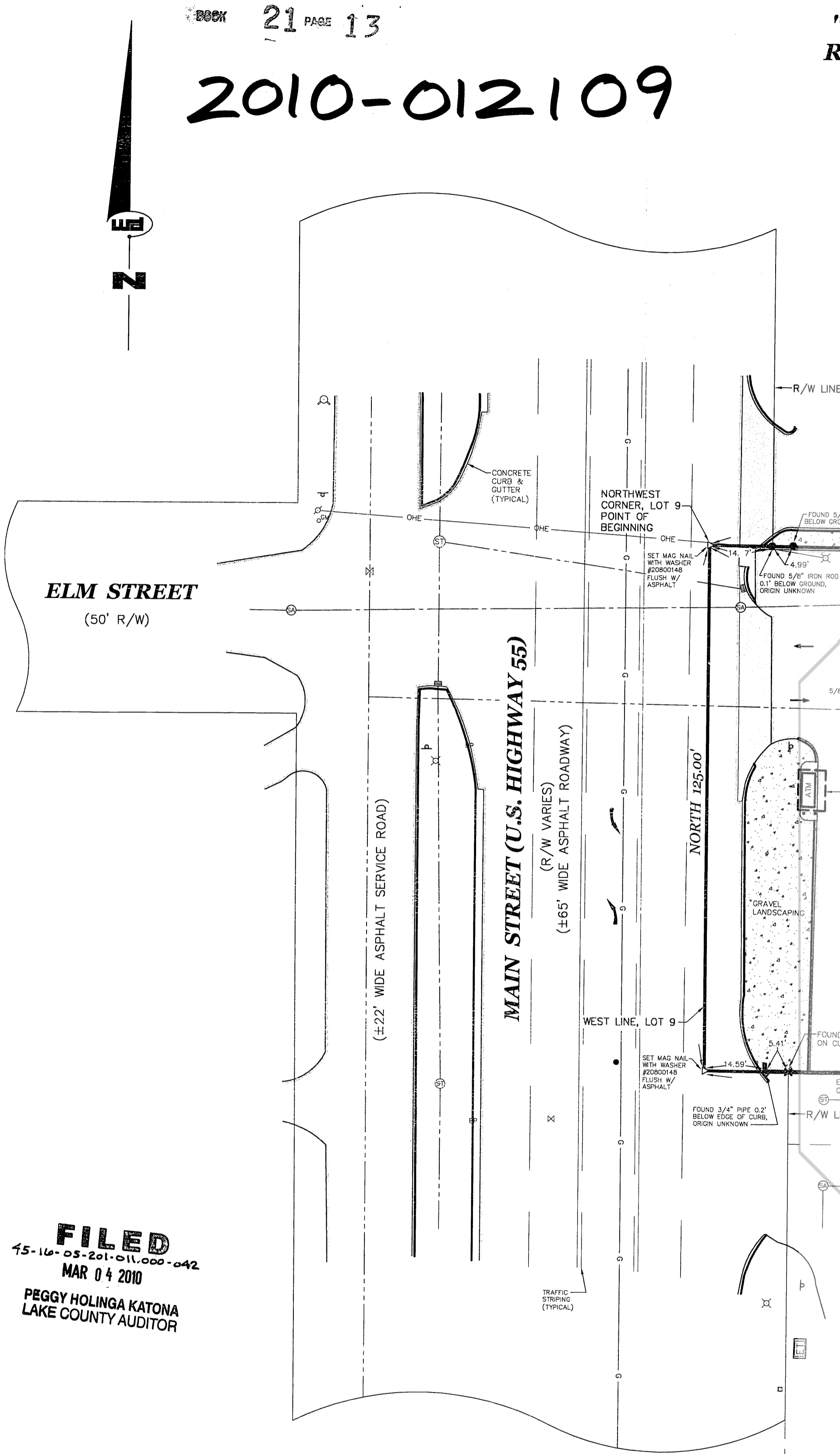


PARCEL 1 THE EAST 100 FEET OF THE WEST 229.59 FEET OF THE NORTH 125 FEET OF OUTLOT 9, SMITH'S ADDITION OF OUTLOTS TO THE CITY OF CROWN POINT, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 290, IN LAKE COUNTY INDIANA.
PARCEL 2 THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, COUNTY OF LAKE, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 9 IN SMITH'S ADDITION OF OUTLOTS TO THE TOWN (NOW CITY) OF CROWN POINT, COUNTY OF LAKE, STATE OF INDIANA, MORE PARTICULARLY: THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 129.59 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LOT 9 A DISTANCE OF 125 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE WEST ON THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 129.59 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.
PARCEL 3 (EASEMENT INTEREST ONLY) RIGHTS AND BENEFITS GRANTED IN PERPETUAL EASEMENT BY AND BETWEEN LAKE COUNTY TRUST COMPANY AS TRUSTEE OF TRUST NO. 2696 AND LOUIS J. FERRERO AND SUE H. FERRERO, HUSBAND AND WIFE, DATED OCTOBER 25, 1978 AND RECORDED APRIL 18, 1979 AS DOCUMENT NUMBER 524568 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

DESCRIPTION AS SURVEYED OF PARCELS 1 AND 2 COMBINED THAT PART OF LOT 9, "SMITH'S ADDITION OF OUTLOTS TO THE CITY OF CROWN POINT", LAKE COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT BEING A MAG NAIL WITH WASHER #20800148 SET FLUSH WITH ASPHALT; THENCE SOUTH 89° 26' 00" EAST (DEEDED EAST) ON THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 229.59 FEET TO A FOUND PK NAIL; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 9 A DISTANCE OF 125.00 FEET TO A FOUND PK NAIL; THENCE NORTH 89° 26' 00" WEST (DEEDED WEST) PARALLEL WITH SAID NORTH LINE 229.59 FEET TO A MAG NAIL WITH WASHER #20800148 SET FLUSH WITH ASPHALT ON SAID WEST LINE; THENCE NORTH ON SAID WEST LINE 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 28,697 SQUARE FEET MORE OR LESS.



SEWER EASEMENT PER DOCUMENT EAS. 1998.971732, PROVIDED BY TITLE COMPANY BUT NOT REFERENCED IN TITLE COMMITMENT.
SURVEY NOTES
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
FLOODPLAIN NOTE: THIS PARCEL IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER INFORMATION OBTAINED FROM NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 180128 0005 C, EFFECTIVE DATE FEBRUARY 12, 1982.
ZONING INFORMATION
ZONING CLASSIFICATION: B3 BUSINESS
SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 10'
HEIGHT RESTRICTIONS: 35' MAXIMUM
FLOOR AREA RESTRICTIONS: NONE
SOURCE: CURT GRAVES
CITY OF CROWN POINT PLANNING & BUILDING DEPT.
219-662-3239
NOTE: THERE ARE 17 PARKING SPACES AND 2 HANDICAPPED PARKING SPACES.
NOTE: THE EXCEPTION REFERENCED IN SCHEDULE B, SECTION 2, ITEM 3b: PERPETUAL EASEMENT AS RECORDED APRIL 18, 1979, DOCUMENT NO. 524568, LAKE COUNTY, INDIANA, ALSO REFERENCED IN THE TITLE COMMITMENT AS EXHIBIT A, PARCEL 3, APPEARS TO BENEFIT THIS PARCEL. HOWEVER, IT APPEARS ATTACHMENTS TO THE ORIGINAL DOCUMENT THAT MAY DEFINE EASEMENT LOCATIONS ARE MISSING. NO SPECIFIC EASEMENTS HAVE BEEN SHOWN.
THE NEAREST INTERSECTING STREET IS ELM STREET AS SHOWN ON THE SURVEY DRAWING.
THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
THERE WAS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINE EITHER COMPLETED OR PROPOSED AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



FILED 15-16-05-2010 11:00:04Z MAR 04 2010 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

LEGEND

- = FOUND IRON
▲ = FOUND PK NAIL
▽ = SET PK NAIL
○ = POWER POLE
⊗ = LIGHT POLE
⊕ = GUY WIRE
⊞ = ELECTRIC METER
⊟ = ELECTRIC TRANSFORMER
⊠ = OVERHEAD UTILITY
⊡ = SIGN
⊢ = FIRE HYDRANT
⊣ = GAS MARKER POST
⊤ = GAS METER
⊥ = GAS LINE
⊦ = GUARD POST
⊧ = SANITARY SEWER MANHOLE
⊨ = SANITARY SEWER LINE
⊩ = STORM SEWER MANHOLE
⊪ = STORM SEWER LINE
⊫ = WATER VALVE
⊬ = WATER LINE
⊭ = CURB INLET
⊮ = CLEANOUT
⊯ = CABLE BOX
♿ = HANDICAPPED PARKING
□ = BLUE PAINT
▭ = CONCRETE
(m) = MEASURED
(d) = DEEDED
R/W = RIGHT OF WAY

UTILITY CONTACTS

TELEPHONE: (NO UNDERGROUND INFORMATION AVAILABLE FROM THE UTILITY COMPANY)
GAS & ELECTRIC: NIPSCO DEREK BROVOLD 312-726-4848
WATER, SANITARY & STORM SEWER: CITY OF CROWN POINT DEPT. OF PUBLIC WORKS JAY OLSON 219-662-3252 APPROXIMATE LINE LOCATIONS AS SHOWN ON DRAWING

Administrative and title information including job number 100005, drawing number X-100005-CP, and contact information for Wightman & Associates, Inc. and Horizon Bank.