

#20 CK#056995 CA

BOOK 21 PAGE 14

2010 012110

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2010 MAR -5 AM 9:39  
MICHELLE R. FAJMAN  
RECORDER

21/14

000025

2010-012110

"ALTA/ACSM LAND TITLE SURVEY" IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WHITING, LAKE COUNTY, INDIANA.

DESCRIPTION PER TITLE COMMITMENT ISSUED BY MERIDIAN TITLE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 1000573LP, EFFECTIVE DATE OF DECEMBER 17, 2009.  
LOTS NUMBERED 21, 22, 23, 24, & 25 IN BLOCK 7 AS SHOWN ON THE RECORDED PLAT OF CENTRAL PARK ADDITION TO WHITING, INDIANA RECORDED IN PLAT BOOK 5, PAGE 1 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, CONTAINING 16,285 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THIS RETRACEMENT SURVEY WAS PERFORMED BY OR UNDER THE DIRECTION OF THE REGISTERED LAND SURVEYOR STATED HEREON AND TO THE BEST OF 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 ADJOINERS' 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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY MERIDIAN TITLE CORPORATION AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 1000573LP, EFFECTIVE DATE OF DECEMBER 17, 2009.

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMING THE SOUTH LINE OF BLOCK 7, CENTRAL PARK ADDITION TO WHITING INDIANA TO BEAR WEST. THE FOLLOWING PREVIOUS SURVEY AND PLATS WERE REFERENCED FOR THIS SURVEY: CENTRAL PARK ADDITION TO WHITING INDIANA, RECORDED IN PLAT BOOK 5, PAGE 1 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMENTS/SUMMARY: THE BOUNDARY LINES FOR THIS PARCELS WERE ESTABLISHED USING MULTIPLE FOUND IRONS FROM PREVIOUS SURVEYS IN BLOCKS 6, 7 AND 8 OF CENTRAL PARK ADDITION TO WHITING INDIANA. BEST FIT LINES AND MEASURED DIMENSIONS BETWEEN RELIABLE EXISTING MONUMENTATION WERE PRORATED AGAINST PLATTED LOT DIMENSIONS FOR THE RESULTING BOUNDARY DIMENSIONS. NO EXISTING MONUMENTATION FOR LOT CORNERS OF THE PARCELS WERE FOUND. NEW CORNERS WERE SET AS NOTED ON THE SURVEY. BOUNDARY LINES WERE CONSISTENT WITH BUILDING WALL LOCATIONS, EVIDENCE OF LONGSTANDING OCCUPATION.

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: EXISTING MONUMENTATION OF RESURVEYS IN BLOCKS 6, 7 AND 8 WAS USED AS THE BEST AVAILABLE EVIDENCE OF LOT CORNERS AND DIMENSIONS.

DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION OR POSSESSION: OVERHEAD SIGN EXTENDS 6.8 FEET INTO 119th STREET RIGHT OF WAY.

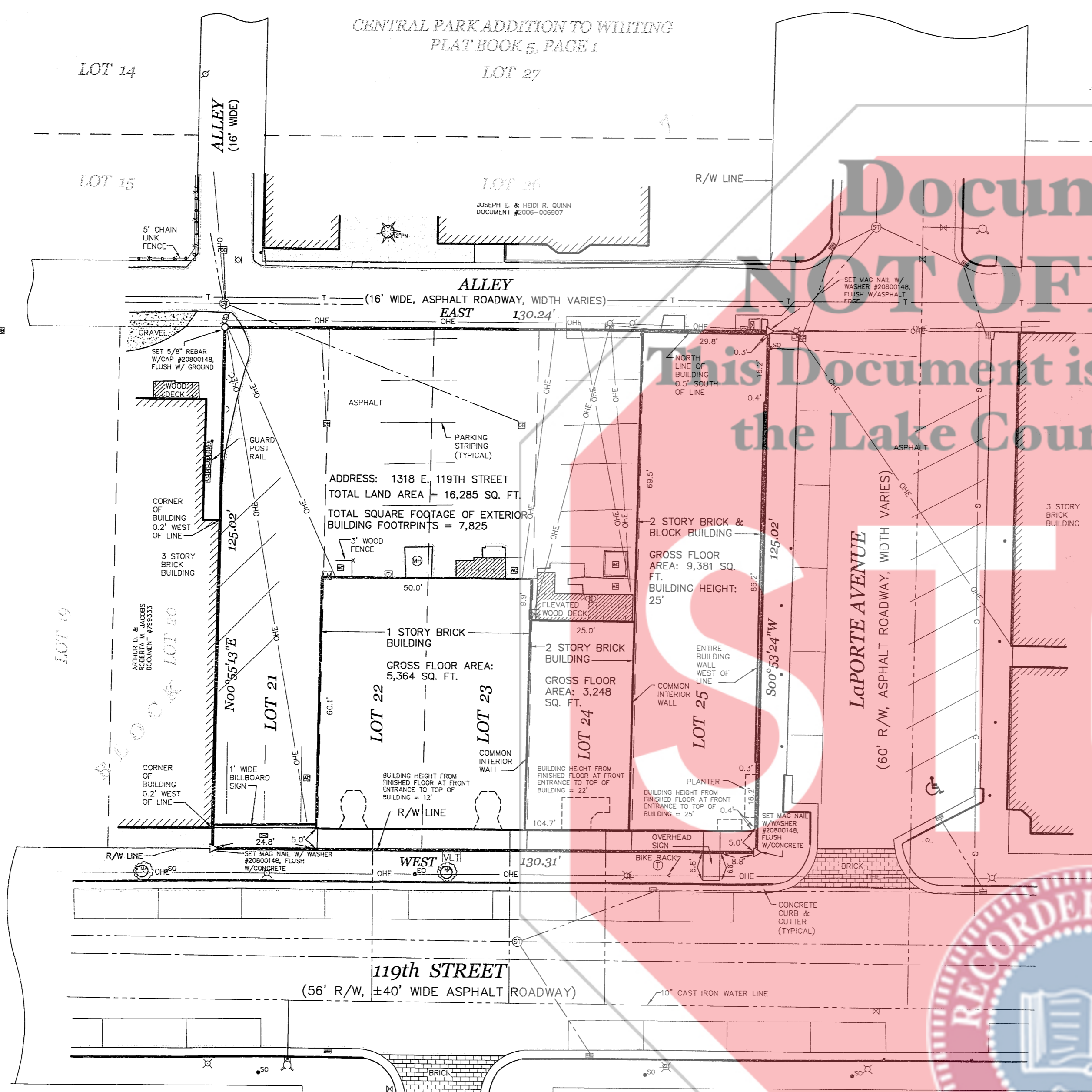
DUE TO DISCREPANCIES OR AMBIGUITY IN THE RECORD OR ADJOINING DESCRIPTIONS: PRORATED LOT DIMENSIONS WERE CALCULATED FROM EXISTING MONUMENTATION.

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.

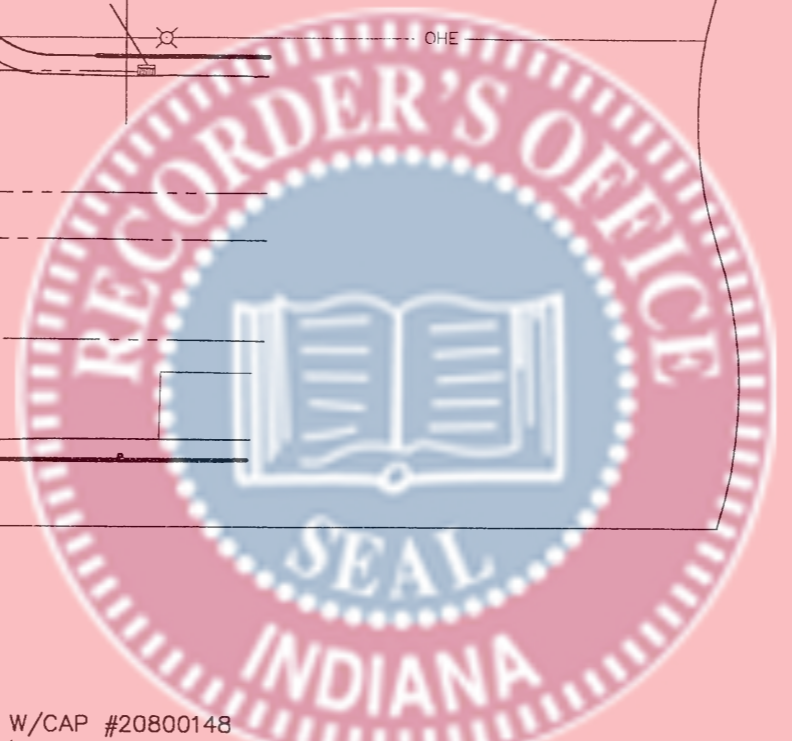
TO: HORIZON BANK AND MERIDIAN TITLE CORPORATION:

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, 7a, 7b, 7c, 7d, 8, 9, 10, 11b, 13, 14, 16, 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

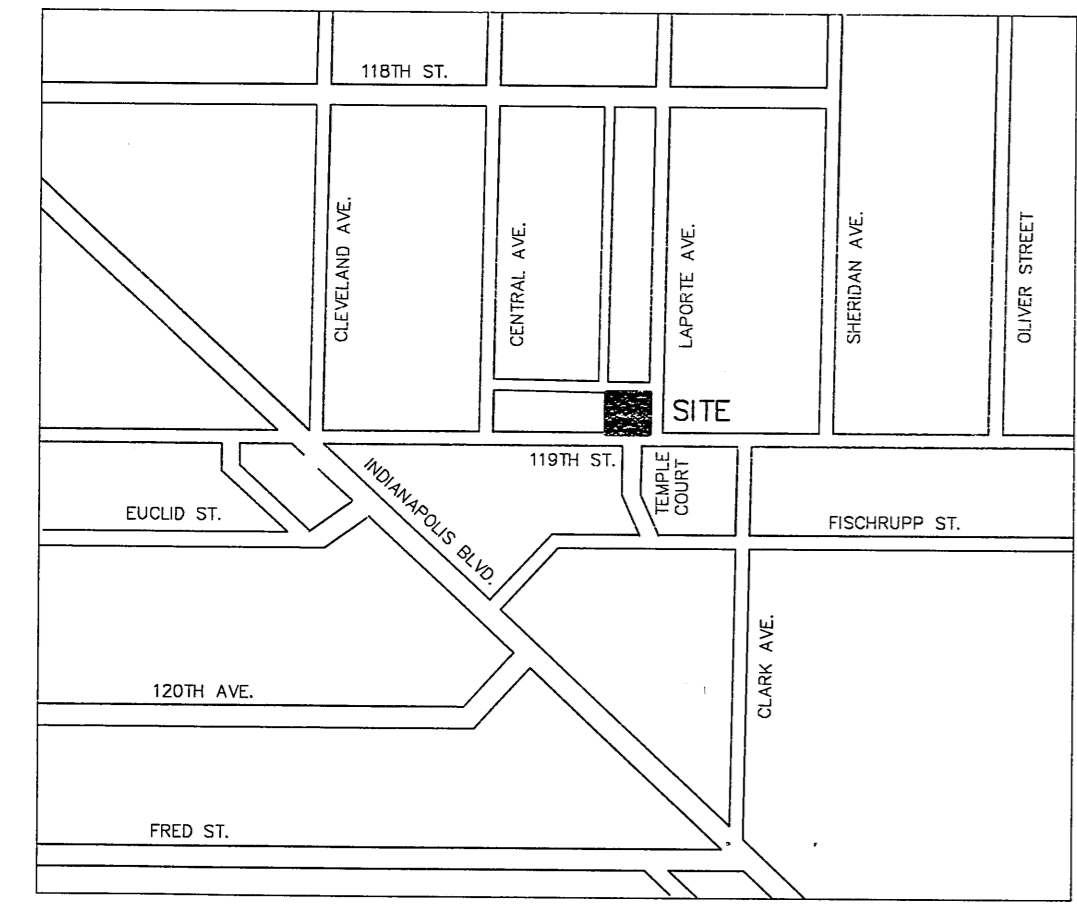


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FILED  
MAR 04 2010  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
45-03-D-208-027.000-025  
45-03-D-208-028.000-025  
45-03-D-208-029.000-025

VICINITY MAP  
NOT TO SCALE



LEGEND

- = SET 1/2" REBAR W/CAP #20800148
- = SET MAG NAIL W/WASHER #2800148
- = POWER POLE
- = LIGHT POLE
- = GUY WIRE
- = ELECTRIC METER
- = OVERHEAD UTILITY
- = ELECTRIC OUTLET
- = VAULT
- = GAS VALVE
- = GAS METER
- = GAS LINE
- = GUARD POST
- = CATCH BASIN
- = CURB INLET
- = STORM SEWER LINE
- = STORM SEWER MANHOLE
- = WATER VALVE
- = FIRE HYDRANT
- = WATER LINE
- = WATER SHUTOFF
- = WATER METER
- = TELEPHONE MANHOLE
- = TELEPHONE LINE
- = SANITARY SEWER LINE
- = MAILBOX
- = AIR CONDITIONING UNIT
- = CONCRETE
- = RIGHT OF WAY
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- MA = MAPLE
- PN = PINE
- = HANDICAPPED PARKING MANHOLE

UTILITIES

TELEPHONE:  
AT&T  
JOE ESCH  
219-669-4407  
jesch37@att.com  
APPROXIMATE LOCATION OF LINES AS SHOWN ON DRAWING  
  
GAS & ELECTRIC:  
NIPSCO  
DEREK BROVOLD  
312-726-4848  
APPROXIMATE LOCATION OF LINES AS SHOWN ON DRAWING  
  
WATER:  
CITY OF WHITING WATER DEPT.  
PAUL TUMG, CITY OF WHITING  
UTILITIES DIRECTOR  
219-659-0407  
ptumg@whitingindiana.com  
APPROXIMATE LOCATION OF LINES AS SHOWN ON DRAWING  
  
SANITARY & STORM SEWER:  
PAUL TUMG, CITY OF WHITING  
UTILITIES DIRECTOR  
219-659-0407  
ptumg@whitingindiana.com  
APPROXIMATE LOCATION OF LINES AS SHOWN ON DRAWING

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 180313 0001 C, EFFECTIVE DATE MARCH 6, 1981.  
  
ZONING INFORMATION  
MARK HARBIN, ZONING ADMINISTRATOR, CITY OF WHITING, 219-659-7704, EXT. 246, mhabin@whitingindiana.com  
ZONING CLASSIFICATION: C-DB COMMERCIAL DOWNTOWN BUSINESS  
SETBACKS:  
FRONT: NONE  
SIDE: NONE  
REAR: NONE  
HEIGHT RESTRICTIONS: 75'  
FLOOR AREA RESTRICTIONS: NONE  
  
THE NEAREST INTERSECTING STREET IS LaPORTE AVENUE 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.  
  
NOTE: THERE ARE 14 MARKED REGULAR PARKING SPACES ON THE PROPERTY. ADDITIONAL STREET PARKING APPEARS TO BE AVAILABLE BUT HAS NOT BEEN INCLUDED IN PARKING COUNT.  
  
NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

REV.	DESCRIPTION	DATE

BRIAN P. LIEBERG  
LS 20800148

WIGHTMAN & ASSOCIATES, INC.  
ENGINEERING & SURVEYING & ARCHITECTURE  
BENTON HARBOR, MI 49022  
2303 PIPESTONE ROAD  
PHONE: (269) 927-0100  
FAX: (269) 927-1300  
WWW.WIGHTMAN-ASSOC.COM

HORIZON BANK  
502 FRANKLIN SQUARE  
MICHIGAN CITY, IN 46360  
"ALTA/ACSM LAND TITLE SURVEY"

JOB NO.	100005
DRAWN BY:	BPL
CHECKED BY:	APPROVED BY:
DATE:	2/11/2010
SCALE:	1" = 20'
DRAWING NO.	X-100005-WH