

2010-073843

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

PLAT OF SURVEY

000205
205

2010 073843

22/9

2010 DEC 14 PM 3:13

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 48 IN BLOCK 11 IN HOFFMAN'S THIRD ADDITION TO THE CITY OF HAMMOND, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1996, IN BOOK 1, PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 88°44'59" EAST, ALONG THE NORTH LINE OF SAID LOT 48, FOR A DISTANCE OF 77.00 FEET; THENCE SOUTH 47°55'53" EAST, ALONG A SOUTHWEST RIGHT-OF-WAY LINE OF U.S. ROUTE 41, AS MONUMENTED, 55.57 FEET TO A CROSS; THENCE SOUTH 20°27'46" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, 16.07 FEET TO A POINT ON THE WEST LINE OF THE EAST 10.00 FEET OF LOTS 44 THROUGH 48, BOTH INCLUSIVE, IN AFORESAID BLOCK 11, AT A DISTANCE OF 51.26 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTH LINE OF SAID LOT 48; THENCE SOUTH 0°41'18" WEST, ALONG SAID WEST LINE, 73.74 FEET TO THE SOUTH LINE OF SAID LOT 44; THENCE NORTH 88°44'59" WEST, ALONG SAID SOUTH LINE, 124.50 FEET TO THE WEST LINE OF SAID LOTS 44 THROUGH 48; THENCE NORTH 0°41'18" EAST, ALONG THE WEST LINE OF SAID LOTS, 125.00 FEET TO THE POINT OF BEGINNING; IN LAKE COUNTY, INDIANA.

FILED

DEC 22 2009

DEC 14 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

45-02-25-429-077.000-023

GOSTLIN

STREET

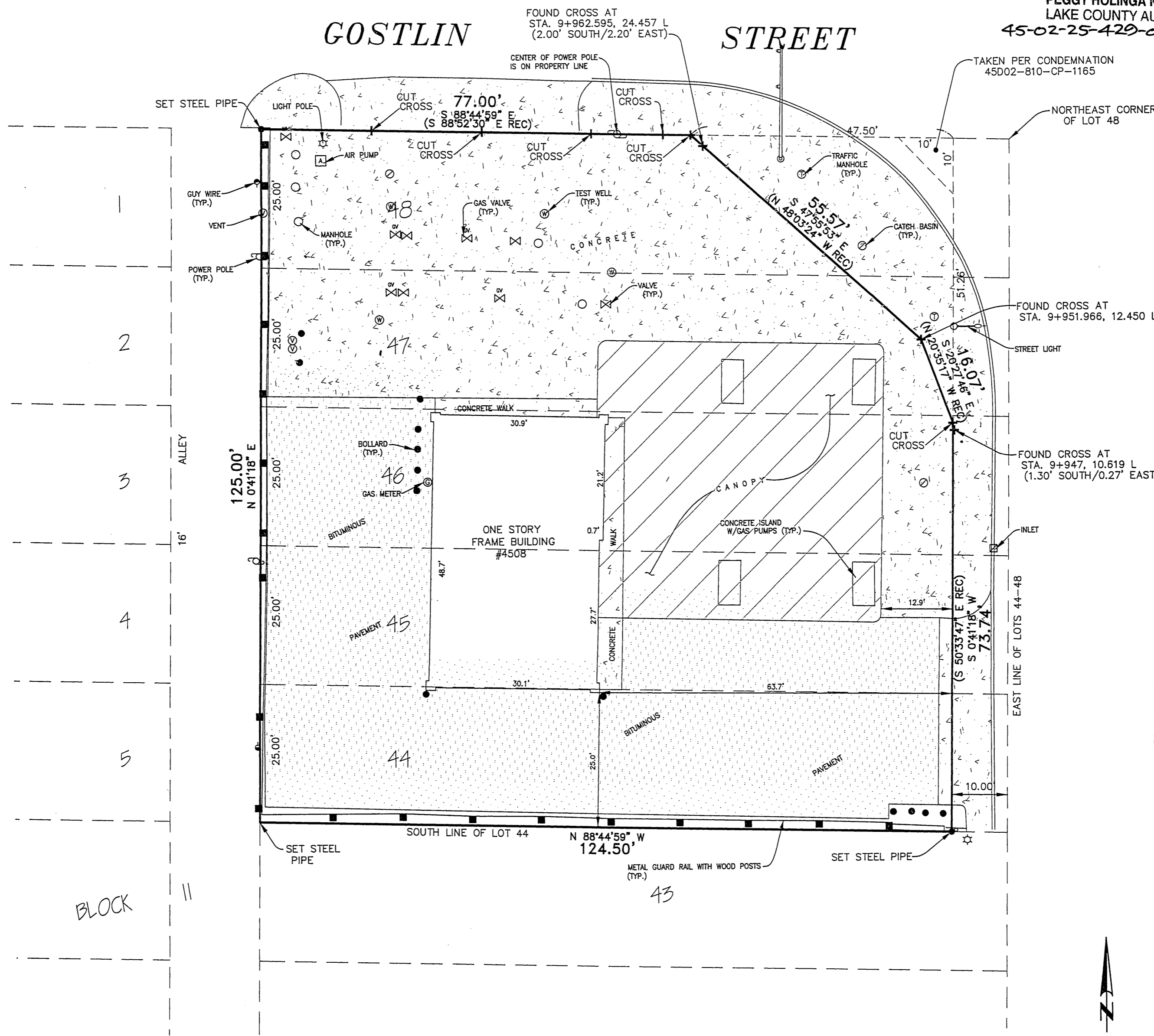
TAKEN PER CONDEMNATION
45D02-810-CP-1165

NORTHEAST CORNER
OF LOT 48

AVENUE

(U.S. ROUTE 41)

CALUMET



SURVEYOR'S REPORT

THIS PLAT IS A RESURVEY OF A PARCEL OF LAND CONSISTING OF REMAINDER PORTIONS OF FIVE LOTS IN A SUBDIVISION AFTER THE U.S. ROUTE 41 RIGHT-OF-WAY HAD BEEN WIDENED. THE PREVIOUS SURVEY WAS RECORDED JUNE 11, 2009, IN PLAT BOOK 20, PAGE 25, AS DOC. NO. 2009 038879, AT THE LAKE COUNTY RECORDER'S OFFICE. THE PURPOSE OF THIS RESURVEY IS TO UPDATE THE LOCATIONS OF ABOVE-GROUND IMPROVEMENTS THAT ARE EXISTING AT THIS TIME.

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:

LOT CORNERS WERE FOUND THROUGHOUT BLOCKS 8, 9, 11, 15 & 16 IN THE SUBJECT SUBDIVISION AND ON NEARBY LOTS OF SUBDIVISIONS ADJACENT TO AND/OR CONTIGUOUS TO SAID BLOCKS.

TIES TO THE INDIANA DEPARTMENT OF TRANSPORTATION'S METRIC STATION AND OFFSET / COORDINATE SYSTEM FOR U.S. 41 HAD BEEN PREVIOUSLY MADE BASED ON A NAIL FOUND AT GOSLIN BASELINE STATION 4+95.30, A NAIL FOUND AT GOSLIN BASELINE STATION 5+027.30, A CROSS FOUND AT CALUMET STATION 9+952, 14m LEFT AND A CROSS FOUND AT CALUMET STATION 9+947, 12.192m LEFT. THESE TIED TOGETHER EXTREMELY WELL. THE RECORD BEARINGS SHOWN HEREON ALONG THE NORTH, NORTHEAST AND EAST LINES ARE TAKEN FROM RIGHT-OF-WAY PARCEL PLAT DATED JANUARY 21, 2010, PREPARED BY THOMAS L. SNIPE, IPLS NO. 80040397, FOR INDOT PROJECT STP-019-6(047). SAID PARCEL PLAT HAD APPARENTLY BEEN PREPARED IN ACCORDANCE WITH THE AFORESAID PLAT OF SURVEY RECORDED IN BOOK 20, PAGE 25., AND APPEARS TO HAVE ELIMINATED THE STATION AND OFFSET PROBLEM NOTED IN THE SURVEYOR'S REPORT OF SAID SURVEY.

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

B. OCCUPATION AND POSSESSION LINES:

U.S. ROUTE 41 (CALUMET AVENUE) RUNS ALONG THE EAST SIDE OF THE PROPERTY AND GOSLIN STREET RUNS ALONG THE NORTH. AN OPEN PUBLIC ALLEY IS LOCATED ALONG THE WEST SIDE OF THE PROPERTY, WITH GUARD RAILS RUNNING ALONG THIS LINE AND ALONG THE SOUTH PROPERTY LINE, AS SHOWN.

PREPARED BY:

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577

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

SURVEY NO. 10-11-033

AREA OF SURVEYED PARCEL:
14,550 SQUARE FEET (more or less)



C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

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 HEREON IN FEET AND DECIMAL PARTS THEREOF. MEASURED BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH DETERMINED BY GPS OBSERVATIONS. AS PREVIOUSLY NOTED, INDOT PLAN BEARINGS FOR THIS AREA NEED TO BE ROTATED COUNTERCLOCKWISE 0°01'58" TO MATCH THE MEASURED. 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 1-12-7. THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY PER THE STANDARDS IS 0.07 FEET PLUS 50 PARTS PER MILLION.

PREPARED FOR:

MICHAEL L. MUENICH
3235 45TH STREET
HIGHLAND, IN 46322

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 865.1-1-12. I ALSO 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.

DATED AT PALOS HILLS, ILLINOIS, THIS 5TH DAY OF DECEMBER, A.D. 2010.

MARK H. LANDSTROM
IPLS No. 29500004

