

22/57

# PLAT OF SURVEY

## 2011-024934

000074

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2011 MAY -4 AM 9:57  
MICHAEL R. FAJMAN  
RECORDER

2011 024934

### LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, 575.76 FEET MORE OR LESS TO A POINT 748.66 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 39 MINUTES 55 SECONDS WEST, 528.00 FEET TO A POINT 745.05 FEET SOUTH OF THE NORTH LINE OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, 660.00 FEET TO THE CENTER LINE OF 83RD AVENUE; THENCE NORTH 89 DEGREES 39 MINUTES 43 SECONDS WEST, ALONG SAID CENTER LINE 793.56 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 1243.46 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 1321.55 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED TO THE CITY OF HOBART, IN THE STATE OF INDIANA IN DOCUMENT NUMBER 98055296, RECORDED ON 7/20/98 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID EXCEPTION PORTIONS GENERALLY BEING THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID PART.

### SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF THE REMAINDER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 97031795, RECORDED MAY 20, 1997 AFTER EXCEPTING OUT THE PARCELS DESCRIBED TO THE CITY OF HOBART IN DOCUMENT NUMBER 98055296, RECORDED JULY 20, 1998.

**THEORY OF LOCATION:** THIS SURVEY IS BASED ON THE MEASUREMENT OF THE S.E. 1/4 OF THE S.E. 1/4 OF THE SECTION CALCULATED FROM ADJOINING RECORD SUBDIVISION PLATS AND THE SUBJECT PARCEL LEGAL DESCRIPTION. MONUMENTS WERE FOUND AT ALL THE SUBJECT PARCEL CORNERS ALONG WITH A BRASS PLUG IN CONCRETE AT THE SOUTHEAST CORNER OF THE SECTION. ALL MONUMENTS MEASURED WELL WITH RECORD AND PLATTED DISTANCES WITH THE EXCEPTION OF THE KRULL REBAR FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL.

**A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN; UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 0.4' IN A NORTH-SOUTH DIRECTION AND 0.4' IN AN EAST-WEST DIRECTION.

**B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES EXCEPT AS FOLLOWS:** REMNANTS OF A FENCE LINE WERE LOCATED UP TO 7.3 FEET WEST OF THE WEST LINE OF THE SUBJECT PARCEL AND SHOWN HEREON. ALSO, THE APPROXIMATE LOCATION OF CULTIVATED FIELD LINES IS SHOWN HEREON.

**C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS EXCEPT AS FOLLOWS:** THE LENGTH OF THE SOUTH LINE OF LOT 1 IN BAEZ ACRES WAS PLATTED AS 498.02 FEET WHILE THE CALCULATED LINE OF THE SUBJECT PARCEL WAS 498.00 FEET. ALSO, THE DISTANCE ALONG THE EAST LINE OF LOT 2 IN POTEMKIN VILLAGE (BEING THE WEST LINE OF THE SUBJECT PARCEL) FROM THE NORTHWEST CORNER OF THE S.E. 1/4, S.E. 1/4 OF THE SECTION TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER WAS PLATTED AS 1243.97 FEET WHILE THE CALCULATED AND DISTANCE PER THE SUBJECT PARCEL DEED WAS 1243.46 FEET WHICH CREATES A NORTH-SOUTH UNCERTAINTY OF 0.51 FEET.

**D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 885 IAC 1-12-7.**

### NOTES:

1.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.

B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.

C) OWNERSHIP OR TITLE.

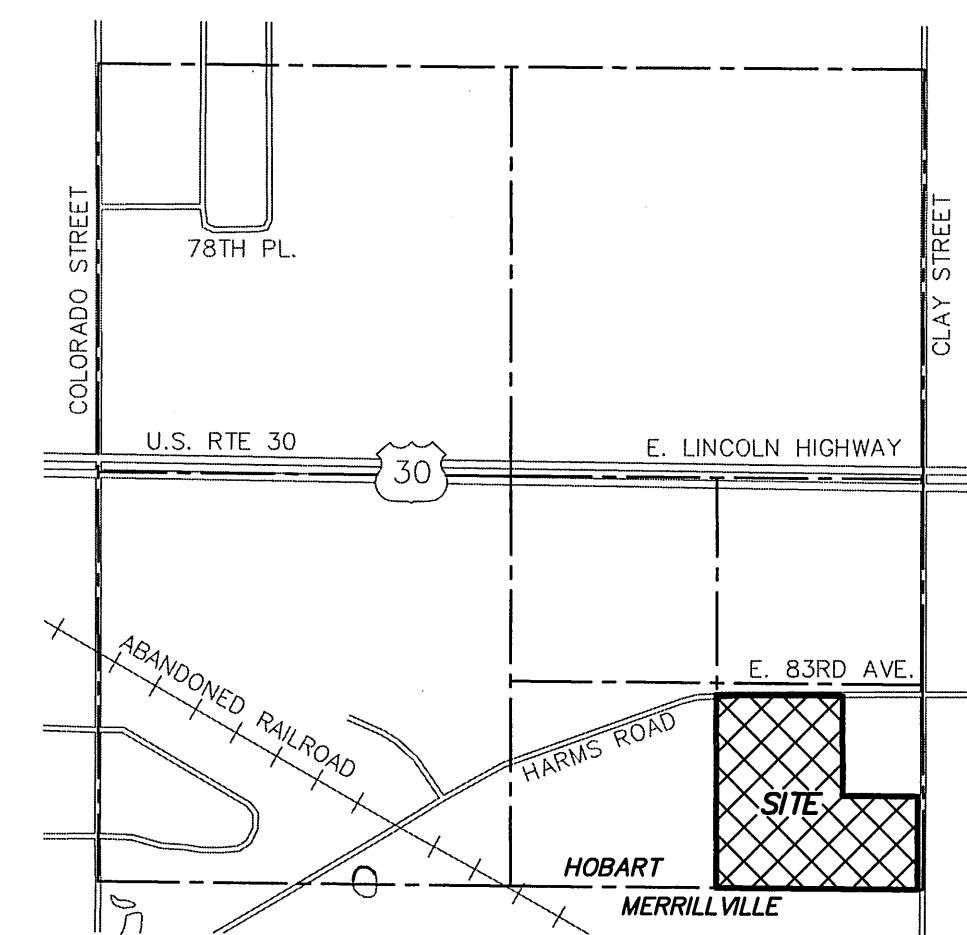
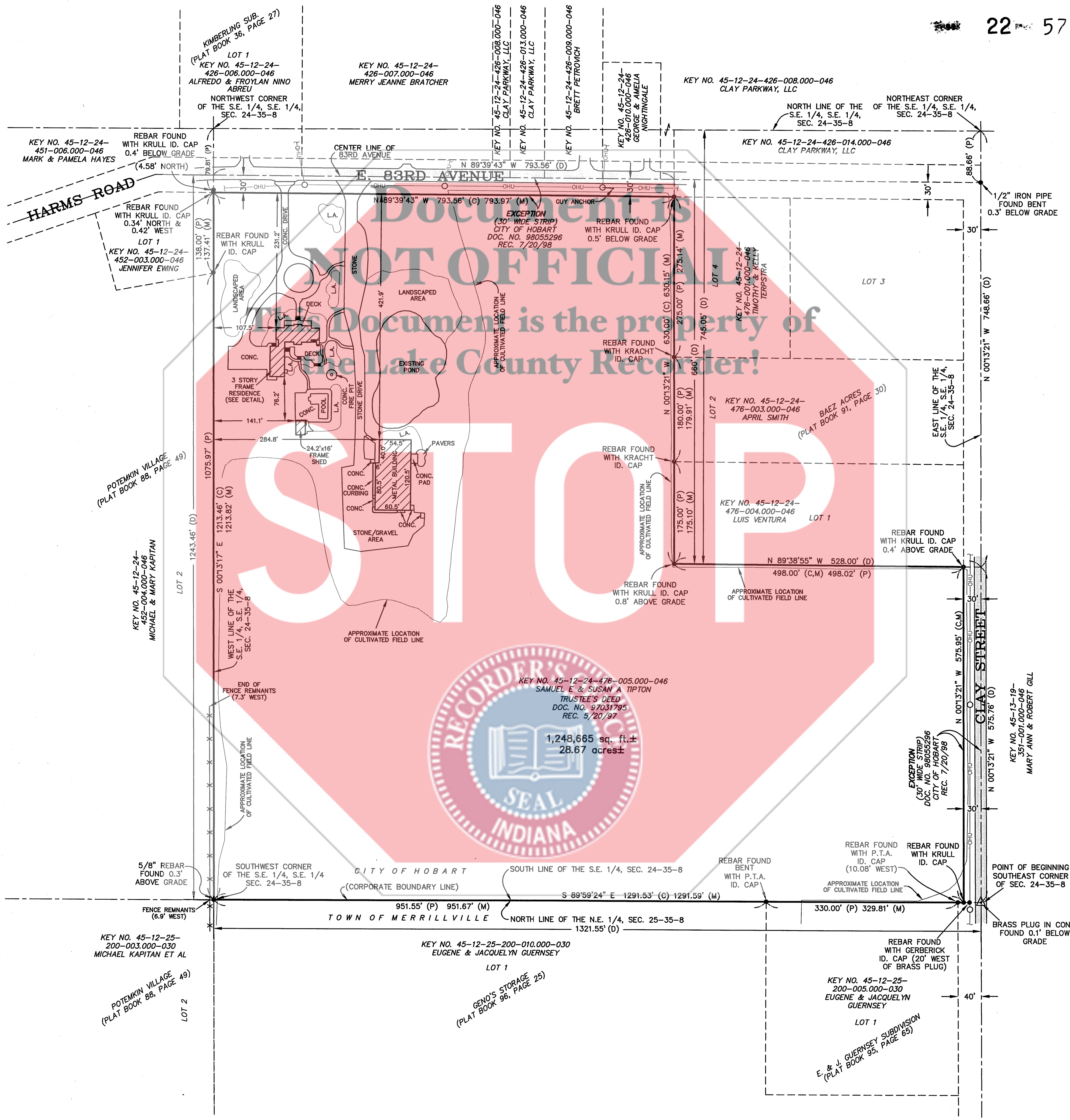
2.) DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.

3.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

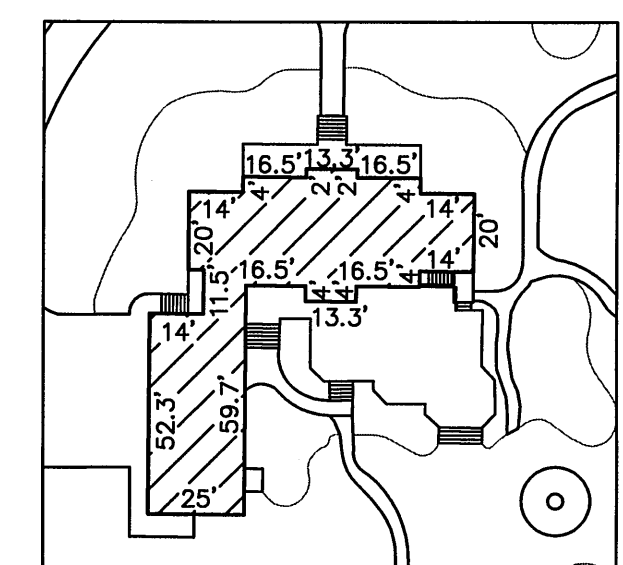
4.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, UNLESS SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD LOCATIONS AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES, IF LOCATED AT THE TIME OF THE SURVEY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

5.) NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

6.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 885 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.



VICINITY MAP  
SEC. 24 - TWP. 35 N. - R. 8 W. 2ND P.M.  
HOBART, LAKE COUNTY, INDIANA  
(NOT TO SCALE)



RESIDENCE DETAIL  
SCALE: 1"=50'

**LEGEND**

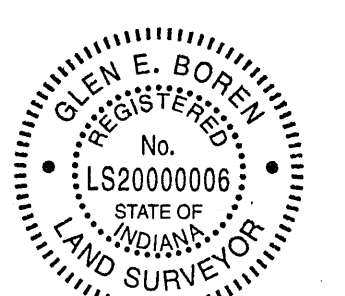
- UTILITY POLE
- OHU— OVERHEAD UTILITY WIRES
- X—X— FENCE
- ▭ ASPHALT

MEAS. OR M - MEASURED DIMENSION BETWEEN MONUMENTS  
DEED OR D - DIMENSION RECITED IN RECORD DEED  
PLAT OR P - DIMENSION SHOWN ON RECORD PLAT  
CALC. OR C - DIMENSION CALCULATED  
P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.  
KRULL - KRULL & SONS, INC.  
KRACHT - GLENN KRACHT & ASSOCIATES  
GERBERICK - MICHAEL GERBERICK, L.S.  
DOC. - DOCUMENT  
REC. - RECORDED  
CONC. - CONCRETE  
ID. - IDENTIFICATION  
L.A. - LANDSCAPED AREA

**FILED**  
MAY 04 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
45-12-24-476-005,000-046

STATE OF INDIANA  
COUNTY OF LAKE  
S.S.  
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 885 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

REGISTERED SURVEYOR: GLEN E. BOREN  
REGISTRATION NUMBER: LS2000006  
DATE: MAY 3, 2011  
FIELD WORK COMPLETED: MAY 2, 2011



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

BASIS OF BEARINGS: PER LEGAL DESCRIPTION IN TRUSTEE'S DEED OF THE SUBJECT PARCEL RECORDED AS DOCUMENT NUMBER 97031795 ON 5/20/97 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PLAT SCALE: 1"=100'

PLAT OF SURVEY  
4433 E. 83RD AVENUE  
MERRILLVILLE, IN

DRAWING NUMBER  
**1**

SHEET: 1 OF: 1

JOB NO. S11538  
SECTION: 24-35-8

DRAWN BY: G.B.	DATE: 5/5/11	CHECKED BY: G.B.	DATE: 5/2/11
REVISIONS			

PLAT OF SURVEY  
4433 E. 83RD AVENUE  
MERRILLVILLE, INDIANA  
REF. NAME: SAMUEL TIPTON

**Plumb Tuckett & Associates**  
SURVEYORS • ENGINEERS  
64 West 87th Place • Merrillville, IN 46410  
(219) 798-0555 • FAX (219) 769-0176  
www.plumbtuckett.com