

22/94

PLAT OF SURVEY

2011-042943

000134

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 042943

2011 AUG 10 PM 3:01

MICHAEL S. FAJMAN
RECORDER

AMOUNT \$ 20.00
CASH CHARGE
CHECK #
OVERAGE #
COPY
NON-COM
CLERK

SUBJECT PARCEL INFORMATION:
TAX KEY NO. 45-15-35-181-023.000-043
STEVEN R. AND LINDA L. THOMPSON
PERSONAL REPRESENTATIVE'S DEED
DOC. NO. 2002 029267
REC. 3/28/02

SUBJECT PARCEL AREA:
29,065 SQ. FT. ± OR 0.67 ACRES ±

REFERENCE SURVEYS:
1.) PLAT OF STREET VACATION (SUBJECT PARCEL 3 HEREON) BY ROWLAND FABIAN, DATED 4/29/82, RECORDED IN PLAT BOOK 55, PAGE 12 AS DOCUMENT NUMBER 692177.
2.) PLAT OF SURVEY OF THE SUBJECT PARCELS WITH THE SOUTHEAST AND EAST ADJOINERS, BY ROWLAND FABIAN, DATED 9/13/03, JOB NO. 03-083.
3.) PLAT OF SURVEY OF THE SOUTHWEST ADJOINER BY PLUMB, TUCKETT AND ASSOCIATES, INC., DATED 9/8/95, JOB NO. 95638.

SURVEYOR'S REPORT:
THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF LOTS AND A VACATED STREET IN A PLATTED SUBDIVISION.

THEORY OF LOCATION: THIS SURVEY IS BASED ON FOUND MONUMENTS AT THE SUBJECT PARCEL CORNERS. SEVERAL STEEL BOLTS WERE FOUND THIS SURVEY AND SHOWN ON SAID PLAT REFERENCES 1, 2, & 3. SAID BOLTS ARE BELIEVED TO HAVE BEEN PART OF THE ORIGINAL MONUMENTS OF THE SUBDIVISION. THERE ARE NO PLATTED BEARINGS ON THE RECORD PLAT AND MANY OF THE LOTS DO NOT MATHEMATICALLY CLOSE. THE RESULTING MEASURED DIMENSIONS BETWEEN THE BOLTS FOR SEVERAL OF THE LOTS DID NOT FIT WELL WITH THE PLATTED DIMENSIONS. THE BOLTS ALONG WITH OTHER FOUND MONUMENTATION (SHOWN HEREON) APPEARED TO FIT PRIOR REFERENCE SURVEYS AND OCCUPATION IN THE AREA AND WERE HELD FIXED FOR THIS SURVEY. THE RESULTING DIFFERENCES BETWEEN PLATTED DIMENSIONS AND MEASURED BETWEEN THE MONUMENTS IS SHOWN HEREON.

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 4.8" IN A NORTH-SOUTH DIRECTION AND 2.3" IN AN EAST-WEST DIRECTION.

B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES EXCEPT AS FOLLOWS: FENCING WAS LOCATED ON OR NEAR THE SUBJECT PARCEL LINES IS SHOWN HEREON WITH RELATIONSHIP TO SUBJECT PARCEL LINES. OVERHEAD UTILITY WIRES AND EVIDENCE OF UNDERGROUND WATER WERE LOCATED THROUGH THE SOUTHERN PART OF THE SUBJECT PARCELS AND SHOWN HEREON. THERE IS NO EASEMENT ON THE RECORD PLAT THAT WOULD ALLOW SAID USE (SEE NOTE 5). A PORTION OF THE SOUTHWEST ADJOINER'S (JOSTES) RETAINING WALL, STONE, AND CONCRETE AREAS WERE LOCATED NORTH OF SUBJECT PARCEL 2'S SOUTH LINE. THE OWNER OF THE SUBJECT PARCELS (THOMPSON) HAS A VERBAL AGREEMENT WITH THE SOUTHWEST ADJOINER (JOSTES) TO ALLOW SAID USE IN EXCHANGE FOR THE USE OF THE SOUTHWEST ADJOINER'S (THOMPSON) DRIVEWAY AND LANDSCAPING BLOCK TO ENCRoACH INTO THE SOUTHWEST ADJOINER'S (JOSTES) PARCEL. THE INTENT OF THIS SURVEY IS TO PRECEED A 2 LOT SUBDIVISION OF THE SUBJECT PARCELS AND TO CREATE AN OUTLOT AROUND THE JOSTES ENCROACHMENT. THE JOSTES ENCROACHMENT (OUTLOT) WILL THEN BE EXCHANGED FOR THE THOMPSON ENCROACHMENT BY DEED.

C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS.

D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.13 FEET PLUS 100 PARTS PER MILLION) FOR A SUBURBAN SURVEY, PER 865 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) EXCEPT 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).

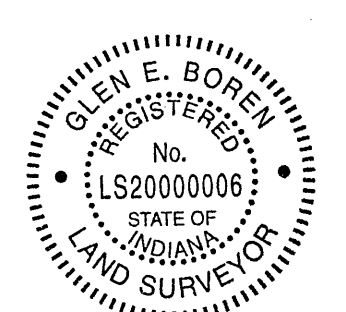
4.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, UNLESS SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, 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 865 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.

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 865 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: LS20000006
DATE: AUGUST 9, 2011
FIELD WORK COMPLETED: AUGUST 2, 2011



LEGEND
TELEPHONE BOX
UTILITY POLE
TREE WITH APPROXIMATE DIAMETER
OVERHEAD UTILITY WIRES
2" PVC WATERMAIN
EXISTING STORM SEWER WITH FLOW DIRECTION
EXISTING SANITARY SEWER WITH FLOW DIRECTION
FENCE
STORM CATCHBASIN
SANITARY MANHOLE
ASPHALT PAVEMENT
DOC. - DOCUMENT
REC. - RECORDED
P - PLATTED DIMENSION
C - CALCULATED DIMENSION
M - MEASURED DIMENSION
D OR DEED - DEEDED DIMENSION
PTA - PLUMB, TUCKETT AND ASSOCIATES, INC.
IRS PTA - 5/8" REBAR SET WITH PTA IDENTIFICATION CAP
IRF PTA - 5/8" REBAR FOUND WITH PTA IDENTIFICATION CAP
IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
HOPE - HIGH DENSITY POLY. PIPE
PVC - POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:
PARCEL 1: LOTS 1 AND 2 IN BLOCK 9 IN SURPRISE PARK ON THE LAKE, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
PARCEL 2: LOTS 10, 11 AND 12 IN BLOCK 10 IN SURPRISE PARK ON THE LAKE, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART OF LOT 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BEING ALSO THE SOUTHERN MOST CORNER OF LOT 10 AND THE NORTHWEST CORNER OF LOT 9 IN SAID SURPRISE PARK ADDITION; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 8 BEING ALSO THE SOUTHWESTERLY LINE OF LOT 10, 65.6 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, BEING ALSO THE SOUTHWEST CORNER OF LOT 10, THENCE EASTERLY THROUGH SAID LOT 10, 89.12 FEET TO THE EASTERN MOST CORNER OF LOT 10, BEING ALSO THE NORTHERN MOST CORNER OF LOT 9 AS ORIGINALLY PLATTED; THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 AND THE NORTHWESTERLY LINE OF LOT 9, 42.1 FEET TO THE POINT OF BEGINNING.
PARCEL 3: THAT PART OF THE VACATED STREET LYING BETWEEN BLOCK 9 AND 10 OF SURPRISE PARK ON THE LAKE, IN THE TOWN OF CEDAR LAKE, RECORDED IN PLAT BOOK 21, PAGE 25 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, LYING NORTH OF A STRAIGHT LINE CONNECTING THE NORTHEAST CORNER OF LOT 8 IN BLOCK 9 AND NORTHERLY MOST POINT OF LOT 9 IN BLOCK 10.

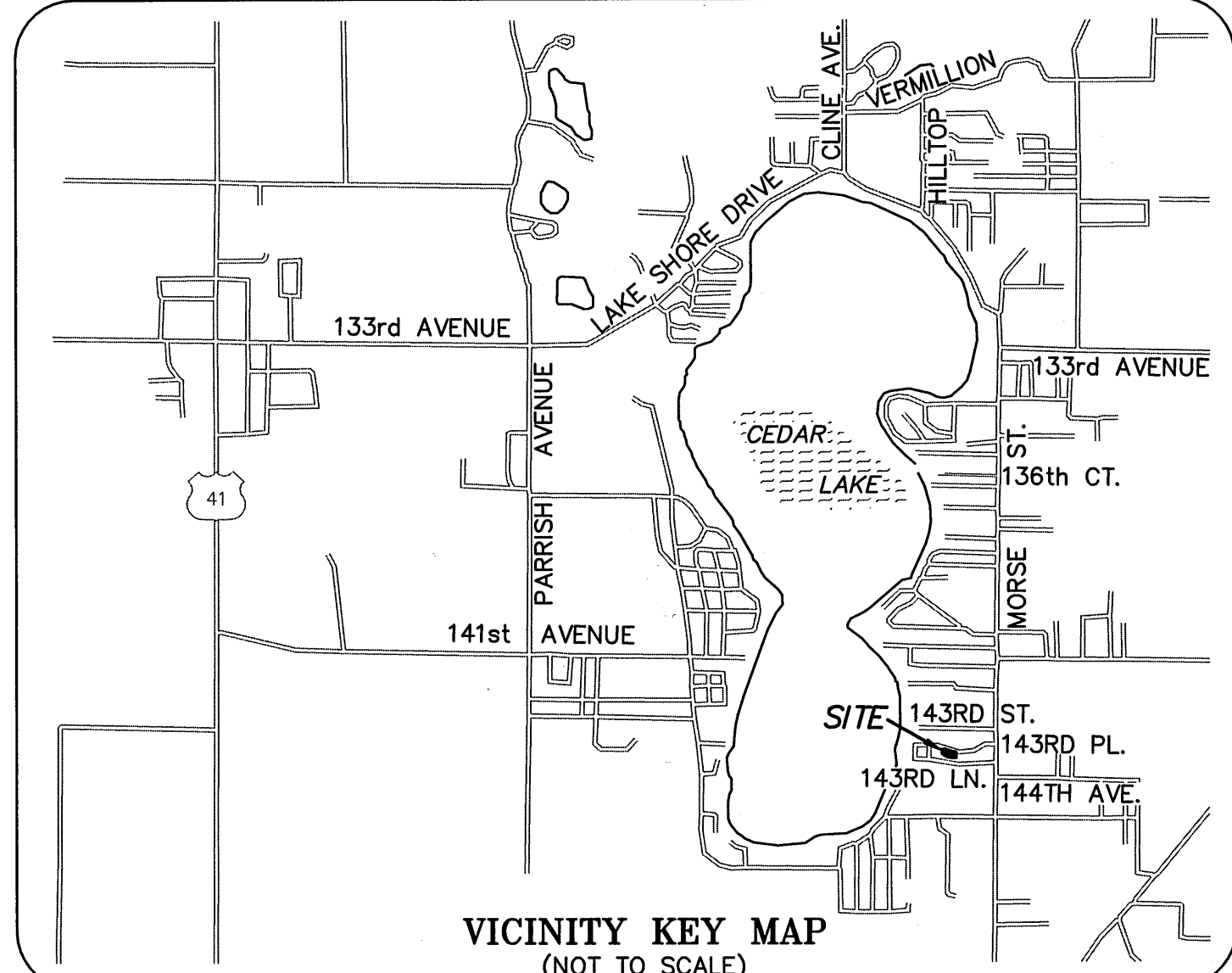
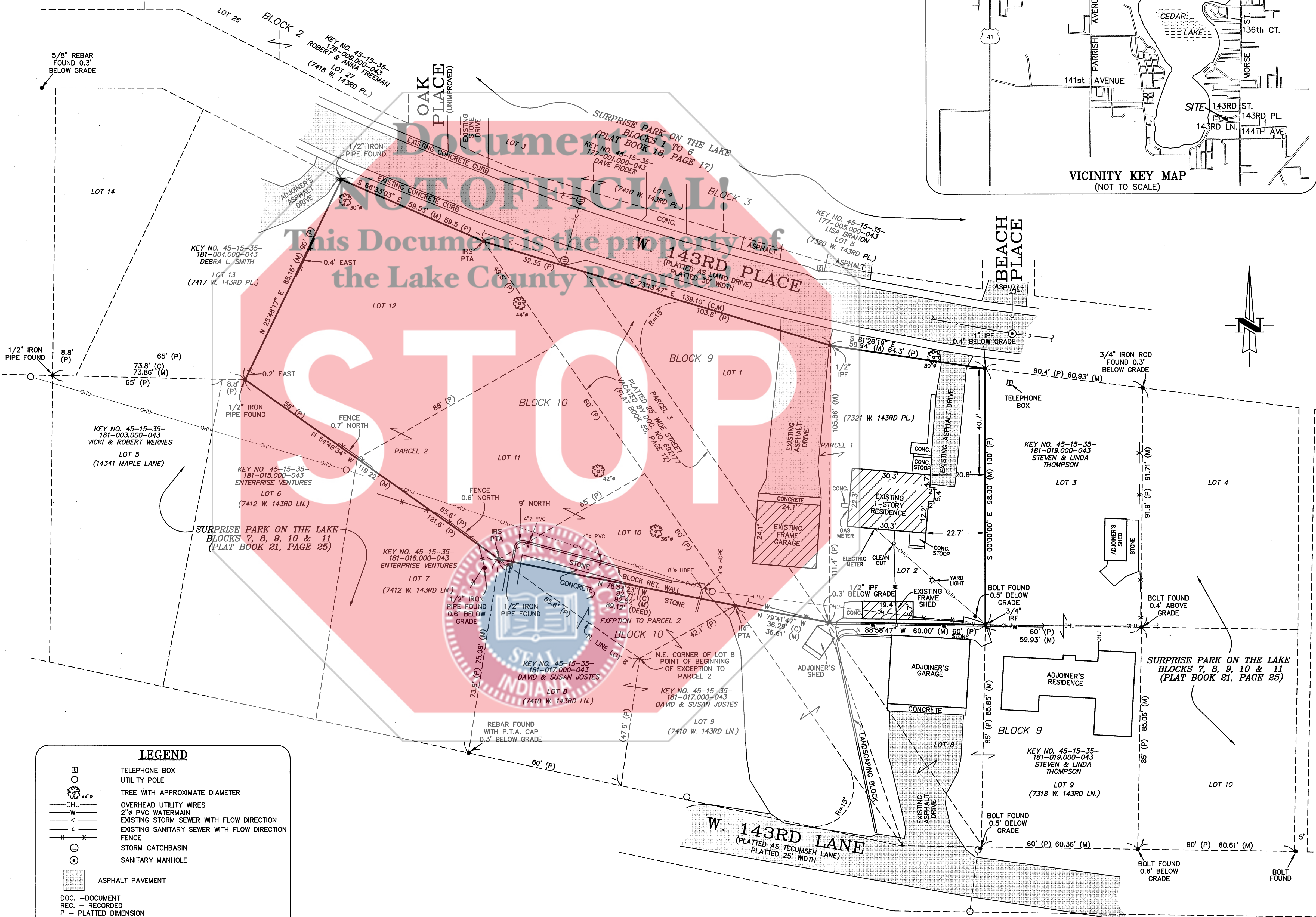


Table with columns: DRAWN BY: G.B., DATE: 8/9/11, CHECKED BY: G.B., DATE: 8/9/11, PLUMB, TUCKETT & ASSOCIATES, INC. ALL RIGHTS RESERVED.

Table with columns: REVISIONS.

PLAT OF SURVEY
7321 W. 143RD PLACE
CEDAR LAKE, INDIANA
REF. NAME: THOMPSON

Plumb Tuckett & Associates
SURVEYORS • ENGINEERS
64 West 67th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtuckett.com

PLAT SCALE: 1"=20'
PLAT OF SURVEY
7321 W. 143RD
CEDAR LAKE

DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. S11558
SECTION: 35-34-9

FILED
AUG 10 2011
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

