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23/11

2011 053936

STATE OF INDIANA
LAKE COUNTY
2011 SEP 30 AM 8:58

PLAT OF SURVEY

2011-053936

23 11

NORTH

000164

GRAPHIC SCALE



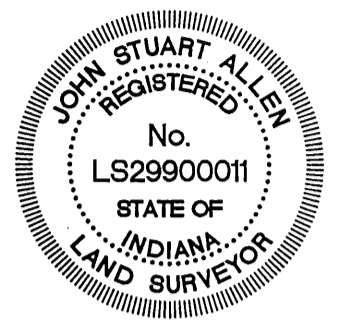
(IN FEET)
1 inch = 60 ft.

STATE OF INDIANA }
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IS DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 865, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT/ORIGINAL SURVEYS.

TORRENGA SURVEYING, LLC.

John Stuart Allen
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



FILED
45-09-08-179-032.000-021
SEP 30 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION:

PARCEL 1: A parcel of land in the East Half of the Southeast Quarter of Section 8, Township 36 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast Corner of said Section 8; thence North 89 Degrees 11 Minutes 49 Seconds West along the South line of said Section 8, a distance of 1320.30 feet to the theoretical Southwest Corner of said East half; thence North 00 Degrees 42 Minutes 15 Seconds West along the West line of the East half of said Southeast Quarter, a distance of 271.43 feet to the Point of Beginning of this description; thence Continuing North 00 Degrees 42 Minutes 15 Seconds West along the West line of the East Half of said Southeast Quarter, a distance of 162.27 feet to the Southerly right of way line of Interstate 80 and Interstate 94; thence North 68 Degrees 13 Minutes 49 Seconds East along the Southerly right of way line of Interstate 80 and Interstate 94, a distance of 283.70 feet to a point of curve concave to the Northeast and having a radius of 163.42 feet; thence Southeasterly along said curve and also along the estimated thread of The Little Calumet River as per Greater Gary Subdivision Number 3, an arc length of 128.51 feet (chord bearing is South 32 Degrees 10 Minutes 39 Seconds East, chord distance is 125.23 feet); thence South 52 Degrees 43 Minutes 59 Seconds East along said river thread, a distance of 184.64 feet; thence South 01 Degrees 43 Minutes 26 Seconds East along said river thread, a distance of 21.56 feet; thence South 30 Degrees 54 Minutes 26 Seconds West along said river thread, a distance of 106.07 feet; thence South 82 Degrees 09 Minutes 20 Seconds West along said river thread, a distance of 141.61 feet; thence North 73 Degrees 41 Minutes 28 Seconds West along said river thread, a distance of 292.76 feet to the Point of Beginning, containing 107,917 square feet, 2.48 acres more or less, all in Lake County, Indiana.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels. Information contained on the Record Plat of Greater Gary Subdivision Number 3, recorded in Plat book 15, Page 29 and in Greater Gary Sub. No. 1 (unrecorded). We found and held the Section Corners shown on the survey along with theoretical Breakdown of found Monuments.

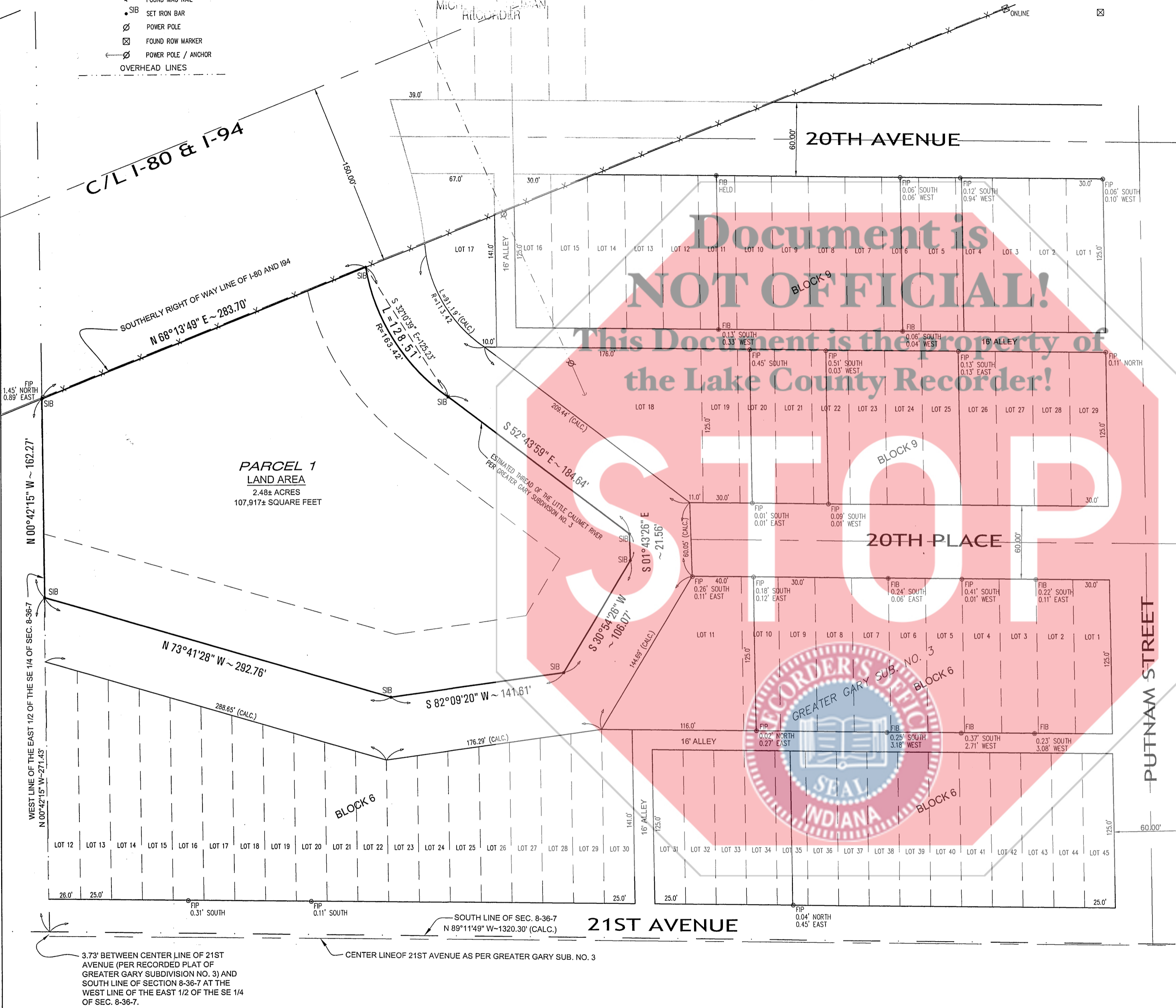
SURVEYOR'S REPORT:

- A.) AVAILABILITY OF MONUMENTS:
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.
- B.) OCCUPATION AND POSSESSION:
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.
- C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
No apparent ambiguity in the record description of the subject parcel
- D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):
The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet for set monuments.

EAST LINE OF SEC. 8-36-7
N 00°44'17" W ~ 5265.56'

SE CORNER OF SEC. 8-36-7

FIM



PARCEL 1
LAND AREA
2.48± ACRES
107,917± SQUARE FEET

3.73' BETWEEN CENTER LINE OF 21ST AVENUE (PER RECORDED PLAT OF GREATER GARY SUBDIVISION NO. 3) AND SOUTH LINE OF SECTION 8-36-7 AT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF SEC. 8-36-7.

CENTER LINE OF 21ST AVENUE AS PER GREATER GARY SUB. NO. 3

CLIENT: RICHARD THORSEN	DATE: AUGUST 18, 2011
JOB NO: 2011-0289	
SCALE: 1"=60'	
DRAWN: RB	

PLAT OF SURVEY
LAKE STATION, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

