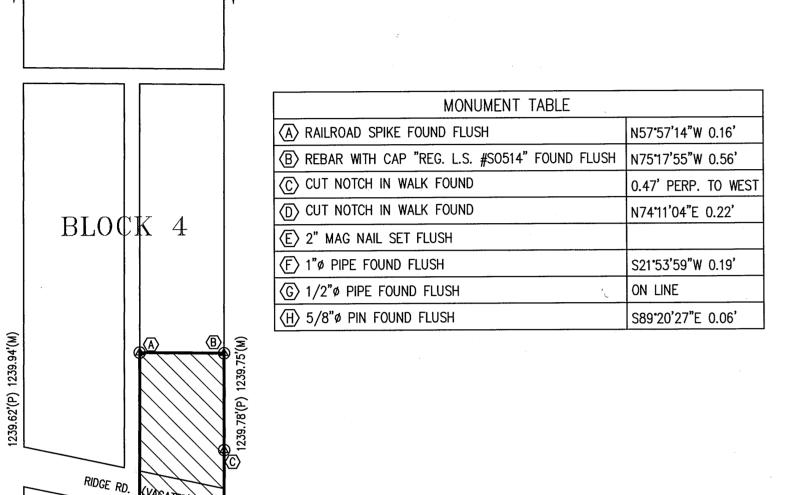
2011 DEC 28 AM 10: 35

Part of Block 4 & Block 5 in Forsythe Highland's 2nd

## Addition to the City of Hammond, Indiana 2011-075107



## BENCHMARK

ORIGINATING BENCHMARK: CHISELED CROSS ON S.W. CORNER OF LIGHT POLE FOUNDATION LOCATED 7.40 FT. NORTH OF THE CENTER OF 165th STREET, AT THE N.W. CORNER OF THE INTERSECTION OF SUMMER STREET AND 165th STREET, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA. ELEV.=597.15

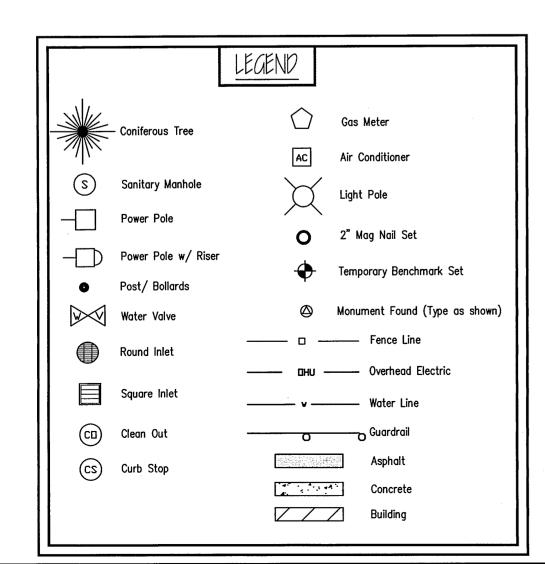
RAILROAD SPIKE SET UP ±1.0' ON THE WEST SIDE OF POWER POLE #102403 ELEV.=613.39

PLAT DETAIL OF FORSYTH HIGHLAND'S 2nd ADDITION, HAMMOND NOT TO SCALE

261'(P) 261.23'(M)

BLOCK 5

RECORDING NOTE I affirm, under penalties for perjury, that I have taken asonable care to redact each Social Security number in this document, unless required by law. Trent Newport



2011 075107

152,

## RECORD DESCRIPTION

SIRCLE III, LTD.
INSTRUMENT NO. 2002055848

30,253.13 SQ. FT

(±0.695 ACRES)

(VACATED PER CONFIRMATORY RESOLUTION 2047 MISC. RECORD

110'(P) N89°18'25"W 110.10'(M)

LOT 25

MILAN JERKAN JR. ET AL. INSTRUMENT NO. 2001015526

Lot 22 and 23, Block 5 in Forsythe Highland's 2nd Addition to the City of Hammond, as recorded in Plat Book 18, Page 11 in the Office of the Recorder of lake County, Indiana, and the Southerly one Half of that part of vacated Martha Street adjoining Lot 22 on the North as evidenced in Confirmatory Resolution 2047, recorded November 3, 1955 in Miscellaneous Record 651, page 298 as Document #882852, Lots 24 to 29, both inclusive, Block 4 in Forsythe Highland's 2nd Addition to the City of Hammond, as recorded in Plat Book 18, page 11 in the Office of the Recorder of Lake County, and the Northerly One Half of that part of vacated Martha Street adjoining Lot 24 on the South as evidenced in Confirmatory Resolution 2047 recorded November 3, 1955 in Miscellaneous Record 651, page 298 of Document #882852.

Subject to an Easement recorded in Deed Book 753, page 77 in the Office of the Recorder of Lake County, Indiana.

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 45-07-08-179-014,000-023

FILED The north adjoiner of the subject parcel is Instrument Number 2008038600. The adjoiner is lots in said DEC 2 8 2011 Forsythe Highland's 2nd Addition so there are no deed discrepancies on the north line. A railroad spike was

found 0.15 feet from the northwest corner of the subject parcel as shown on this survey. A pin with cap was found 0.56 feet from the northeast corner of the subject parcel as shown on this survey. A fence is from 0.0 feet south to 0.3 feet north of the north line of the subject parcel as shown on this survey. ne east adjoiner of the subject parcel is Indianapolis Boulevard. A pin with cap was found 0.56 feet from the west line of the subject parcel as shown on this survey. A notch was found 0.22 feet from the southeast corner of the subject parcel as shown on this survey. There are no deed discrepancies with the east line of the subject parcel. The back of the walk is as much as 0.6 feet west of the east line of the subject parcel as shown on this survey. A building is as close as 0.2 feet west of the east line of the subject parcel as shown on this survey. An awning is as much as 7.0 feet east of the east line of the subject parcel as shown on this survey. An overhead sign is as much as 6.4 feet east of the east line of

SURVEYOR'S REPORT

to the east and an alley to the west. The survey was requested by FJLC Architects.

unrecorded "Plat of Survey" surveys that Gary R. Torrenga (S0514) performed in the area:

This survey represents a Certified Boundary Survey of the property described in Instrument Number 2002055848 owned by Sircle III, Ltd. The subject property is Lot 22 and 23 in Block 5, Lots 24 to 29 in

Block 4, and the vacated Martha Street (Miscellaneous Record 651, page 298) between said Lot 22 and Lot 24 in Forsyth Highland's 2nd Addition to the city of Hammond as recorded in Plat Book 18, page 11. The subject property is located in North Township, Lake County, Indiana and is serviced by Indianapolis Boulevard

Curb splits on Indianapolis Boulevard (Forsyth Ave.), 169th Street (15th Street), Magoun Avenue, and 167th Street (Locust St.) were used to re-establish the block (Blocks 4 and 5). The measured distances for the outside of the block are as much 0.32 feet as shown on this survey. Many monuments were found at

various corners of the block as far as 0.56 feet from the lot corners as shown on this survey. There were

2. Prepared for La-Z-Boy Showcase Shops; Job #134-88; File #14074; dated 2-24-88 (the subject

3. Prepared for Rich Ferro; Job #151-88; File #14149; dated 3-28-88 (north of the subject parcel) 4. Prepared for Rich Ferro; Job #151-88; File #14150; dated 3-28-88 (north of File #14149).

1. Prepared for La-Z-Boy Showcase Shops; Job #71-88; File #14074; dated 2-10-88 (a portion of the

the subject parcel as shown on this survey. The south adjoiner of the subject parcel is Instrument Number 2001042531. The adjoiner is lots in said Forsyth Highland's 2nd Addition so there are no deed discrepancies on the north line. A notch was found 0.22 feet from the southeast corner of the subject parcel as shown on this survey. A building is from 0.1 feet south to 0.2 feet north of the south line of the subject parcel as shown on this survey.

The west adjoiner of the subject parcel is an alley. A railroad spike was found 0.15 feet from the northwest corner of the subject parcel as shown on this survey. There are no deed discrepancies with the west line of the subject parcel. A fence is from 0.0 to 0.9 feet west of the west line of the subject parcel as shown on this survey. A building lies from 0.1 feet to 0.5 feet west of the west line of the subject

In accordance with Title 865 IAC 1—12 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 discrepancies in the following:

- (A) Availability and condition of found monuments
- (B) Occupation or possession lines
- (C) Clarity or ambiguity of the record description used and/or adjoiner's description (D) The theoretical uncertainty of the measurements
- A) Monuments were found at various corners of the plat of Forsythe Highland's 2nd Addition.
- (B) A fence to the north, Indianapolis Blvd. to the east, a building to the south, and an alley to the west
- (C) The record title descriptions for the subject property as well as the adjoining descriptions were obtained from the Lake County's Recorder's Office. All descriptions were retraced to observe any ambiguities within and/or between the subject property and its adjoiners. See above for description and conclusion.
- (D) As a result of the above observations, it is my opinion that the uncertainties in locations of the lines and corners established on this survey are as follows:

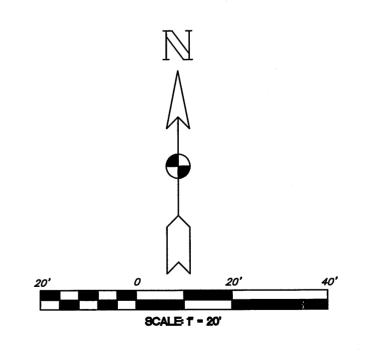
1) Variance in found monuments: Up to 0.56 feet

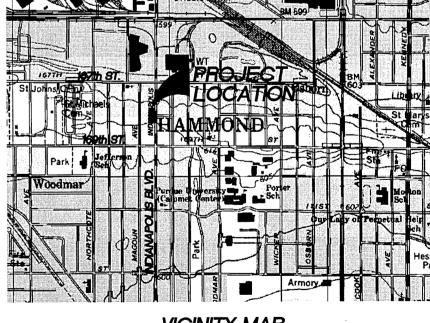
2) Discrepancies in record descriptions: None

3) Inconsistencies in lines of occupation: Up to 7.0 feet

4) The Relative Positional Accuracy (due to random errors in measurement) of the boundary corners either set or found, with respect to all other monuments either set or found by this survey is within that

allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.





VICINITY MAP

NO. DATE 29600,02/1

**CERTIFIED BOUNDARY** "EZ-PAWN"

REVISIONS

Part of Block 4 & Block 5 in Forsyth Highland's 2nd Addition to the City of Hammond, Indiana

APPROVED: TEN DRAWN: CJL OATE: MARCH 11, 2011 CHECKED: GWC