

PLAT OF SURVEY

2012-059159

000159

2012 059159

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG 30 PM 2:28

45TH AVENUE

S 89°37'13" E 5295.73' MEAS. *

24/12

PARENT PARCEL LEGAL DESCRIPTION: (RECORD) PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, 343.05 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 225 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 33, 343.05 FEET; THENCE WEST 225 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, 193 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 195 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 33, 193 FEET TO THE NORTH LINE OF SECTION 33; THENCE WEST 195 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

PARCEL TWO LEGAL DESCRIPTION: (NON RECORD) THE SOUTH 75 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, 343.05 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 225 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 33, 343.05 FEET TO THE NORTH LINE OF SECTION 33; THENCE WEST 225 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, 193 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 195 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 33, 193 FEET TO THE NORTH LINE OF SECTION 33; THENCE WEST 195 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF PART OF A PARCEL THAT IS DESCRIBED IN A CORPORATE DEED TO FIRST BANK OF WHITING, RECORDED DECEMBER 16, 1983 AS DOCUMENT NUMBER 737877. THE DIMENSIONS OF THE NEW PARCEL ARE PER THE CLIENT'S REQUEST.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

- 1.) THE DESCRIPTIONS IN DEEDS AS OBTAINED FROM THE COUNTY RECORDER.
- 2.) PREVIOUS SURVEYS AND SUBDIVISION PLATS OF ADJOINERS.
- 3.) REFERENCE MONUMENTS AS FOUND IN THE LOCATIONS SHOWN HEREON, INCLUDING THREE SECTION CORNER MONUMENTS AS MAINTAINED BY THE LAKE COUNTY SURVEYOR'S OFFICE.

THE PARCEL LINES AND CORNERS WERE ESTABLISHED BY MEASURING THE NORTH AND WEST LINES OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 9 WEST AND HOLDING THE FOUND SECTION CORNERS. THE PARENT PARCEL LINES WERE REFERENCED FROM THE NORTHWEST CORNER OF THE SECTION AND AS DESCRIBED, THE WEST, EAST, NORTH AND SOUTH PARCEL LINES WERE MADE PARALLEL WITH THE SECTION LINES. THE WEST PART OF THE PARCEL WAS REDUCED BY THE STATE OF INDIANA JUDGMENT DOCUMENT DESCRIPTION. THIS WEST LINE AS SURVEYED AGREED WITHIN 0.15 FEET WITH A FOUND MONUMENT.

A: CONDITION OF FOUND MONUMENTS: UNLESS OTHERWISE STATED HEREON, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. MAXIMUM UNCERTAINTIES IN LOCATION OF FOUND MONUMENTATION MEASURED 0.65 FEET EAST-WEST AND 0.9 FEET NORTH-SOUTH.

B: APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE:

- 1.) CONCRETE CURBING, ASPHALT, AREA LIGHT, FLAG POLE & LANDSCAPING EXTEND NORTH OVER THE NEW NORTH LINE OF THE SURVEYED PARCEL OVER INTO THE REMAINDER PORTION OF THE PARENT PARCEL.
- 2.) SOME AREAS OF STONE AND A PORTION OF CONCRETE EXTENDS OVER THE SOUTH LINE OF THE NEW PARCEL FROM THE ADJOINING PARCEL TO THE SOUTH.
- 3.) NO UNCERTAINTIES WERE APPARENT DUE TO RECORD DESCRIPTIONS.

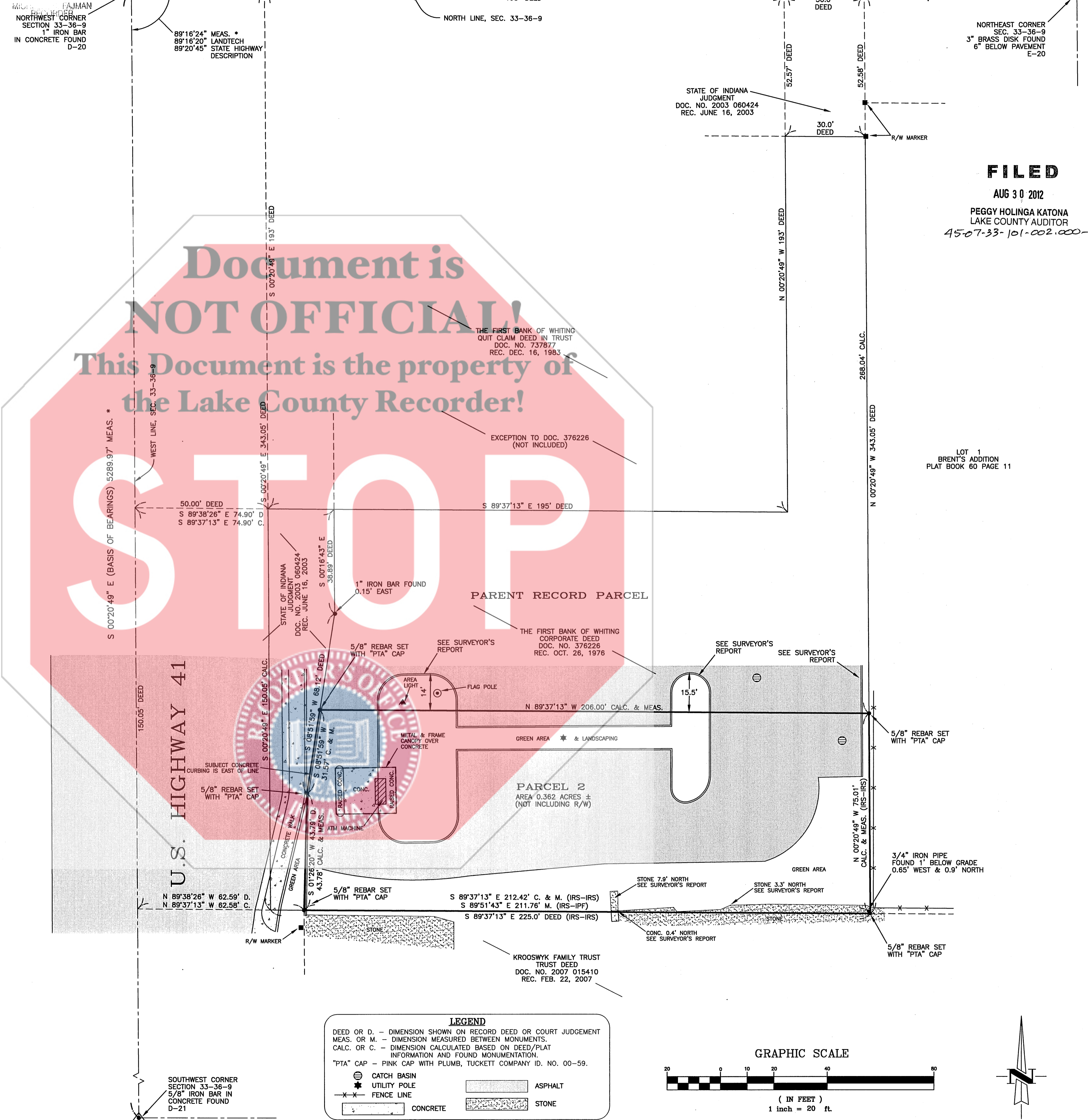
D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

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) BASIS OF BEARINGS: ASSUMED S 00°20'49" E ALONG THE WEST LINE OF SECTION 33-36-9 BETWEEN FOUND AND MEASURED MONUMENTS REFERENCED HEREON AS SHOWN ON RECORD STATE HIGHWAY COURT JUDGMENT DOCUMENTS.
- 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) 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 OR RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.
- 5) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND SEWERS OR OTHER UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL. NO UTILITY COMPANIES OR LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL VISIBLE UTILITIES WERE LOCATED AND SHOWN. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON BY SURFACE EVIDENCE. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

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: KENNETH D. GEMBALA
REGISTRATION NUMBER: S0568
DATE: AUGUST 30, 2012
FIELD WORK COMPLETED: AUGUST 30, 2012

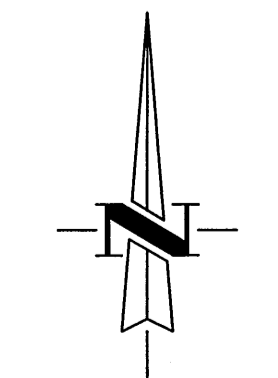
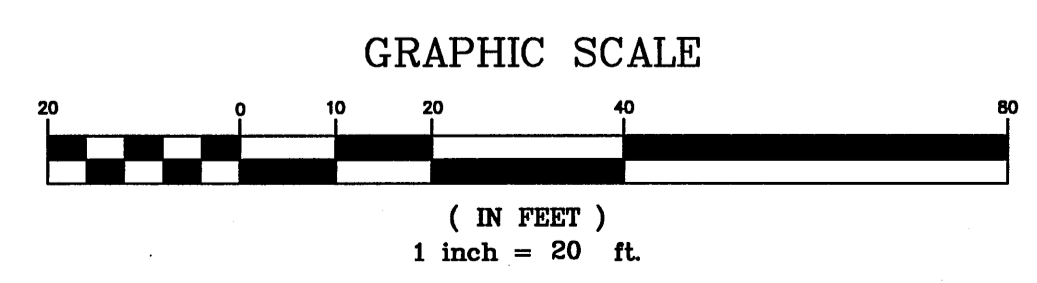


LEGEND

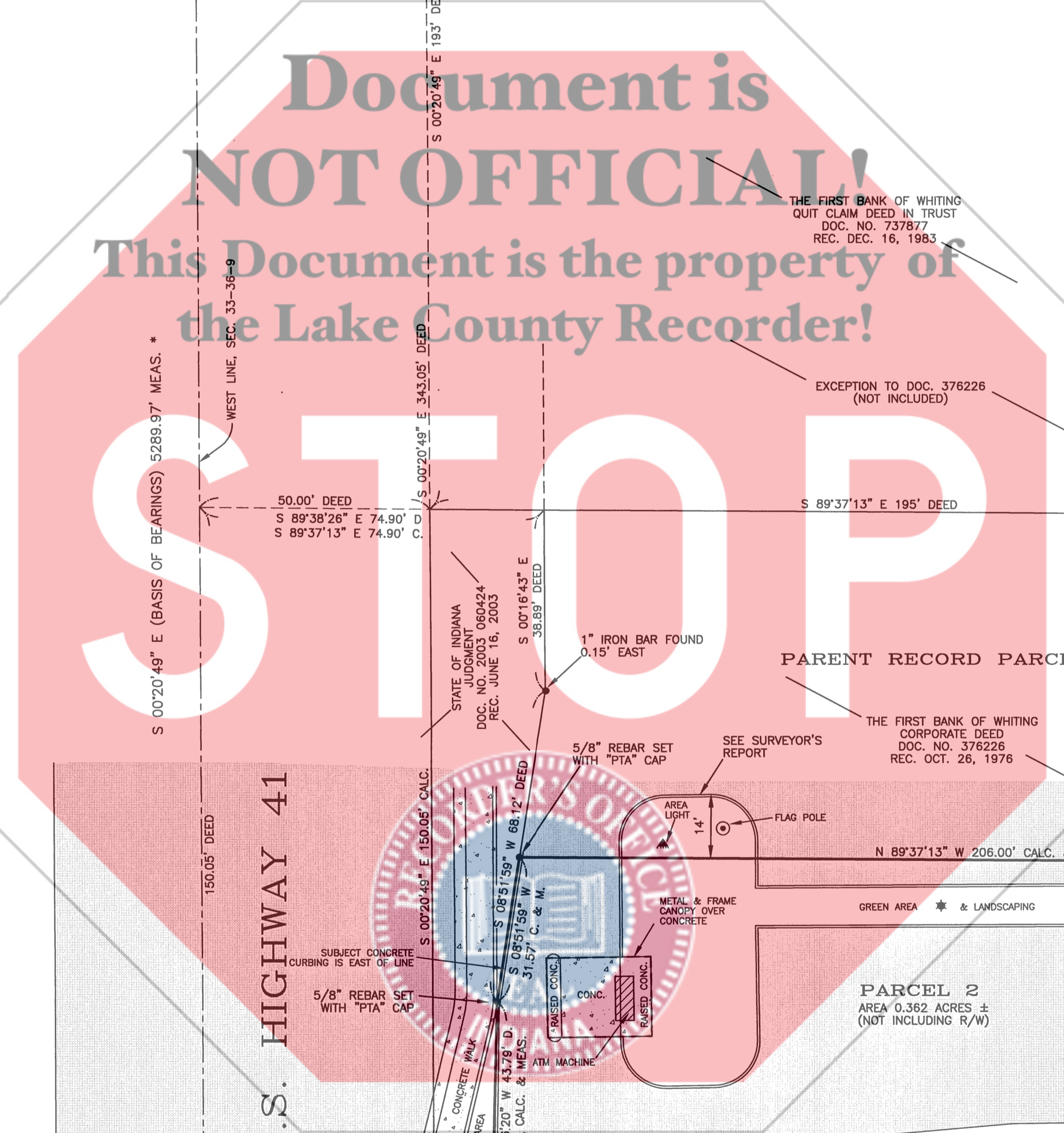
DEED OR D. - DIMENSION SHOWN ON RECORD DEED OR COURT JUDGEMENT
MEAS. OR M. - DIMENSION MEASURED BETWEEN MONUMENTS.
CALC. OR C. - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.
"PTA" CAP - PINK CAP WITH PLUMB, TUCKETT COMPANY ID. NO. 00-59.

☉ CATCH BASIN
⊙ UTILITY POLE
— FENCE LINE
— CONCRETE
— ASPHALT
— STONE

* - SECTION CORNERS MEASURED WITH G.P.S. AND REDUCED TO LOCAL GROUND SCALE FACTOR.



24/12



FILED
AUG 30 2012
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
45-07-33-101-002.000-026

DRAWN BY: GAH	DATE: AUGUST 30, 2012
CHECKED BY: KOG	DATE: AUGUST 30, 2012
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PLAT OF SURVEY
9701 INDIANAPOLIS BOULEVARD
HIGHLAND, INDIANA
REF. NAME: CIRCLE BUICK GMC

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

PLOT SCALE: 1"=20'

PLAT OF SURVEY

DRAWING NUMBER
1

SHEET: 1 OF: 1
JOB NO. S12119
SECTION: 33-36-9