

24/75

LEGAL DESCRIPTION: THE EAST 6 ACRES OF THE NORTH 22 ACRES OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION II, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT

I. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE "RULE 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 UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION (AND SURVEY POINTS FOUND) FROM THE SURVEYED LINES. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT, ESTABLISHED THIS SURVEY, IS WITHIN THE SPECIFICATIONS FOR A "RURAL SURVEY" (0.26+200 PPM) AS DEFINED IN IAC 865.

THIS SURVEY HAS BEEN BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SECTION CORNER RECORDS FROM THE SURVEYOR'S OFFICE; FINAL PLAT OF FARMINGTON MEADOWS - PHASE ONE, AS SHOWN IN PLAT BOOK 99, PAGE 92 IN THE RECORDER'S OFFICE; FINAL PLAT OF FARMINGTON MEADOWS - PHASE TWO, AS SHOWN IN PLAT BOOK 102, PAGE 42 IN THE RECORDER'S OFFICE; PLAT OF SURVEY, BY THIS OFFICE, OF THE ORIGINAL TRACTS (NOW DEVELOPED) PRIOR TO DEVELOPMENT, LAST DATED 05-24-2004, RECORDED IN THE OFFICE OF THE RECORDER; AND THE DEEDS REFERENCED HEREON.

THE NORTHEAST, NORTHWEST, AND SOUTHWEST CORNERS OF THIS SECTION WERE RECOVERED AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. THE SOUTHEAST CORNER OF THE SECTION WAS CALCULATED, BASED UPON THE EARLIER FIELDWORK AND BREAKDOWN PERFORMED IN THE ABOVE REFERENCED SURVEY. AN IRON PIPE WAS RECOVERED AT THE EAST QUARTER CORNER AND AS DETERMINED IN THE EARLIER SURVEY, WAS HELD AS THE CORNER IT APPEARED TO REPRESENT, CREATING A KINK IN THIS EAST LINE. THIS CORNER ALSO MATCHES MUCH CLOSER TO THE PLATTED SUBDIVISIONS IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION. FROM THE LOCATION OF THESE CORNERS, THE SECTION WAS BROKEN DOWN TO DETERMINE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION, AS SHOWN HEREON. UPON DETERMINATION OF THIS QUARTER QUARTER SECTION, THE SUBJECT TRACT, ADJOINING DEEDS, PLATTED SUBDIVISIONS, AND RECOVERED MONUMENTATION WERE COMPARED AND LOCATIONS DETERMINED. IT IS UNKNOWN WHY THE PLATTED SUBDIVISION DID NOT FOLLOW THE ORIGINAL SURVEY, REFERENCED ABOVE, RATHER THIS SUBDIVISION APPARENTLY KEPT THE EXCESS ACREAGE OF THE QUARTER QUARTER SECTION, LEAVING ALL ADJOINERS WITH NEAR PERFECT ACREAGES. THE SURVEY, REFERENCED ABOVE, ORIGINALLY DETERMINED THIS QUARTER QUARTER SECTION TO BE SPLIT PROPORTIONATELY BETWEEN THE PROPERTIES, BASED ON THE AREA IN THAT QUARTER QUARTER SECTION, DUE TO ALL ACREAGES BEING TO THE NEAREST WHOLE ACRE. BECAUSE OF THIS, THE PLATTED SUBDIVISION CAUSES AN APPARENT OVERLAP WITH THE SUBJECT TRACT, AS INDICATED AND DIMENSIONED HEREON. DUE TO THIS DISCREPANCY, THE SUBJECT TRACT WAS NOT ONLY MONUMENTED AT THE FRACTIONAL SECTION LINE, AS ORIGINALLY DETERMINED, BUT ALSO AT THE INTERSECTION OF THE EAST AND WEST LINES OF THE SUBJECT TRACT, WITH THE NORTH LINE OF THE PLATTED SUBDIVISION.

THE SURVEY BASELINE AND BASIS FOR BEARINGS SHALL BE CONSIDERED TO BE THAT LINE BETWEEN THE LAKE COUNTY SURVEYOR'S OFFICE MONUMENTS AT THE NORTHWEST CORNER AND AT THE SOUTHWEST CORNER OF THE SECTION, AS SHOWN HEREON.

FENCE LINES AND OTHER IMPROVEMENTS SHOWN ALONG THE BOUNDARIES OF THIS SUBJECT TRACT ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT WARRANT THE RIGHT OF POSSESSION OR OWNERSHIP OF THAT PART LYING WITHIN OR SURROUNDING THE SUBJECT TRACT, BETWEEN SAID FENCE LINES AND DEED LINES.

DATE OF LAST FIELDWORK = JANUARY 30, 2013

OTHER THAN LISTED ABOVE, WITH THE SUBJECT PROPERTY, THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS AND NO GAPS OR OVERLAPS WERE DISCOVERED.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY HAVE BEEN LISTED IN THIS REPORT AND CAN BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND RECORDER'S OFFICE.

2. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

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.
B. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
C. ANY FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
D. OWNERSHIP OR TITLE.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
3. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
4. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13 (II) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND 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.
5. I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN RESPONSIBLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, KEVIN L. SAYERS

STATE OF INDIANA } ss. COUNTY OF JASPER }

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS - REGISTERED LAND SURVEYOR NO. LS20200022

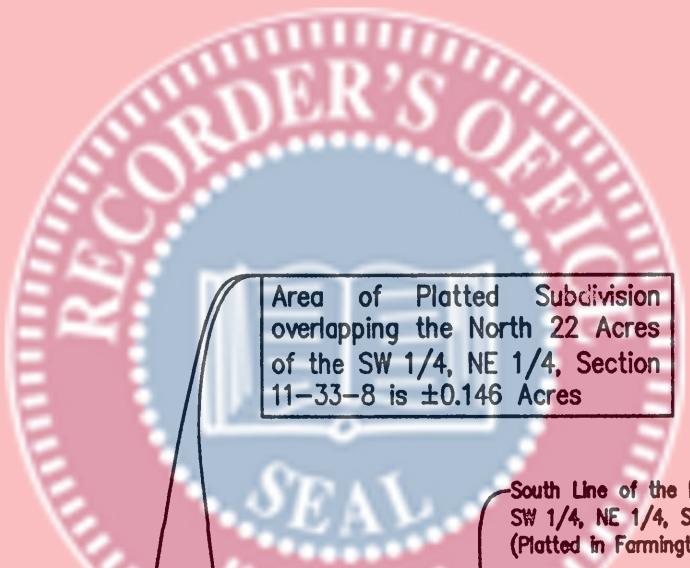
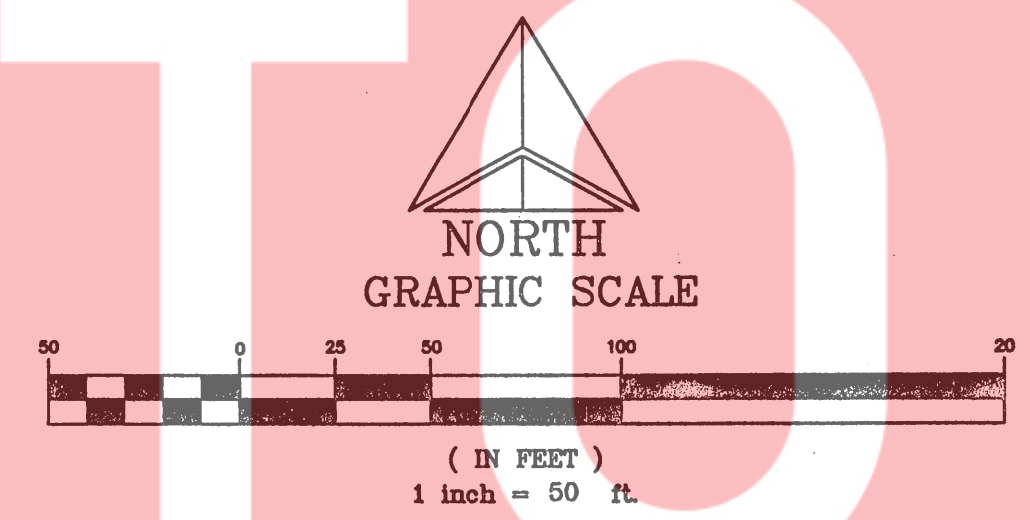
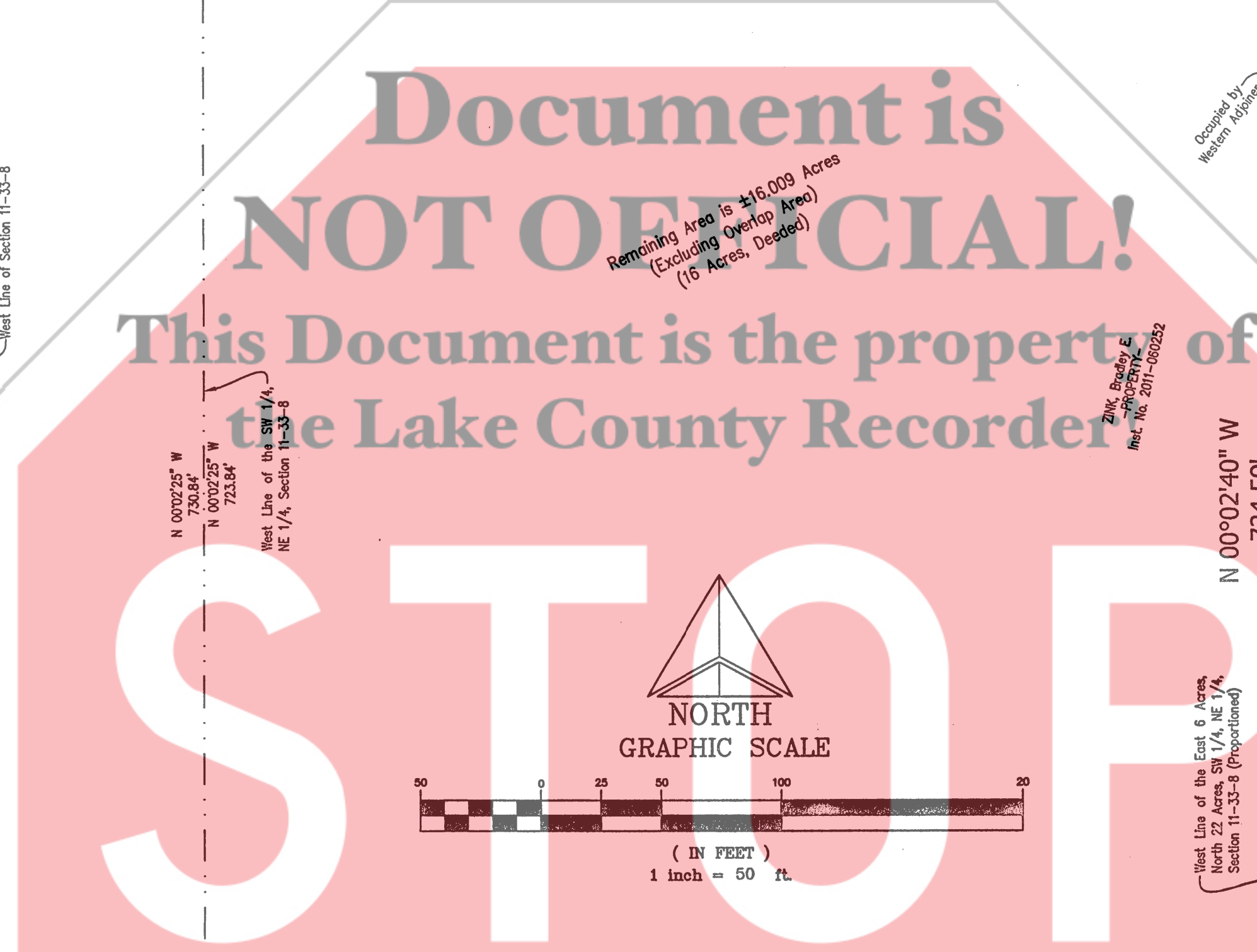
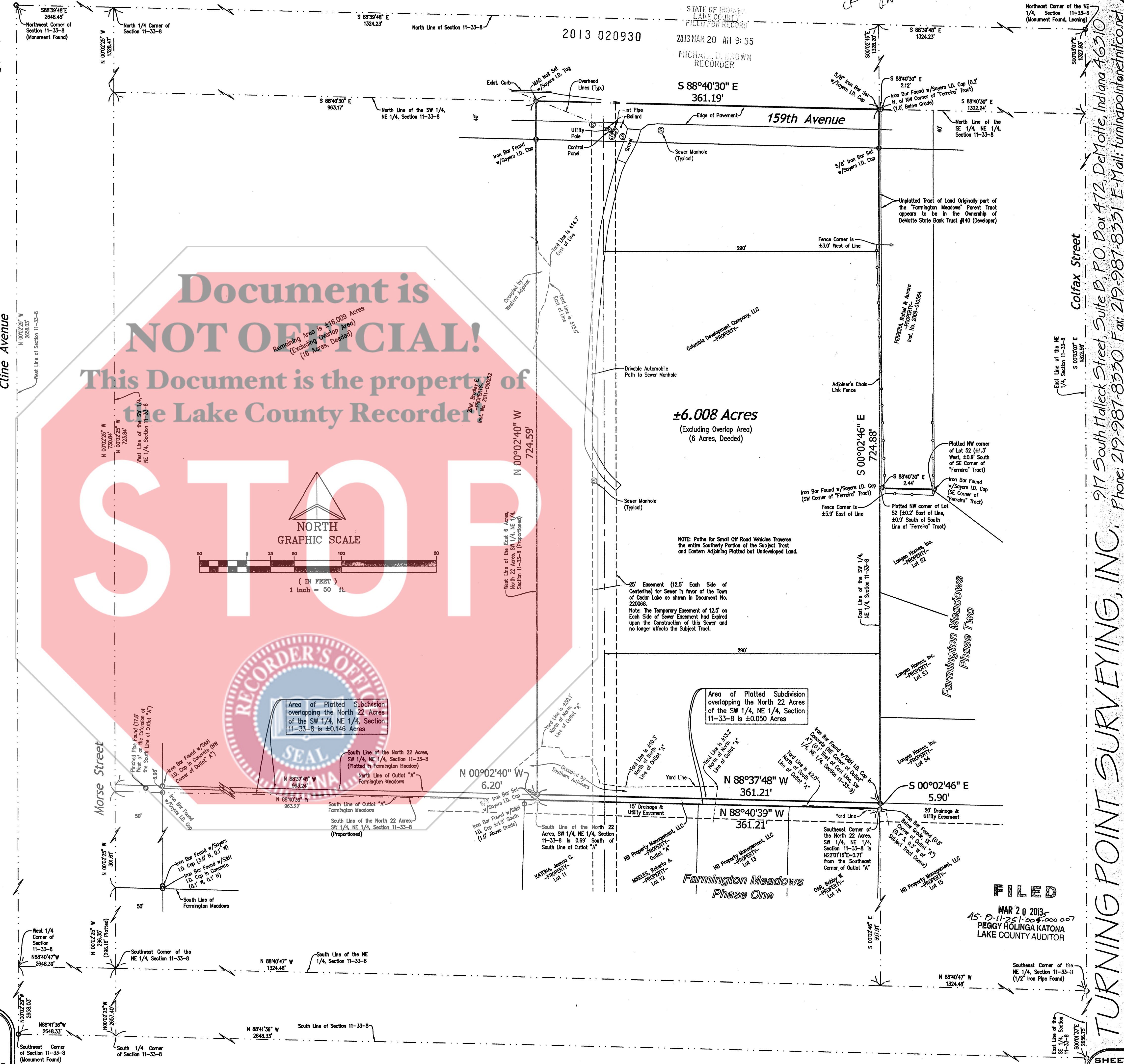


EXPLANATION: No dimensions should be assumed by scale measurements upon the plot. All dimensions are given in feet and decimal parts thereof.

CLIENT: Columbia Development Company, LLC
2204 Columbia Avenue
Munster, Indiana
219-851-7500
JOB NO: 14-2013
SCALE: 1"=50'

PLAT OF SURVEY
6903 West 159th Avenue, Lowell,
Cedar Creek Township, Lake County, Indiana
Part of the SW 1/4, NE 1/4, Section 11-33-9

NOTE: Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the proper building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage done.



TURNING POINT SURVEYING, INC. 917 South Hallett Street, Suite B, P.O. Box 472, DeMotte, Indiana 46310
Phone: 219-987-8330 Fax: 219-987-8331 E-Mail: turningpoint@tptinc.com

FILED
MAR 20 2013
45-D-11-251-004,000,007
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR