

20.08/05

PLAT OF SURVEY

BOOK 25 PAGE 17 LEGEND 000156

2013 058559

2013 AUG -8 PM 12:31
MICHAEL D. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
THE SOUTH 161 FEET OF PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 14 RODS SOUTH OF THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE SOUTH 14 RODS, THENCE EAST 7 RODS AND 9 FEET, THENCE NORTH 14 RODS, THENCE WEST 7 RODS AND 9 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF PREMISES IN QUESTION TAKEN FOR OAKLEY STREET, LAKE COUNTY, INDIANA.

2013-058559

SURVEYOR'S REPORT:

IN ACCORDANCE WITH CHAPTER 865 OF THE INDIANA ADMINISTRATIVE CODE, SECTION 1 THROUGH 30 (RULE 12), THIS SURVEY WAS CONDUCTED AS A RETRACEMENT SURVEY OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2011-057052, RECORDED OCTOBER 14, 2011 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

REFERENCED DOCUMENTS:

- SECTION CORNER CARDS FROM THE COUNTY SURVEYOR'S OFFICE FOR SECTION 26-33N-9W.
- PLATS AND DEEDS OF THE SUBJECT PARCEL AND ADJOINING PARCELS, AS NOTED ON SURVEY.

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS:

- THE FOLLOWING MONUMENTS WERE FOUND AND HELD AT THEIR SURVEYED LOCATION BASED ON COUNTY RECORDS:
 - NW CORNER OF 26-33-9, FOUND MONUMENT. MATCHED SECTION CORNER CARD FROM COUNTY SURVEYOR.
 - W 1/4 CORNER OF 26-33-9, FOUND MONUMENT. MATCHED SECTION CORNER CARD FROM COUNTY SURVEYOR.

UNLESS OTHERWISE STATED HEREON, FOUND MONUMENTS ARE IN GOOD CONDITION, UNDISTURBED, AT OR NEAR GRADE, AND OF UNKNOWN ORIGIN.

ESTABLISHMENT OF SUBJECT PARCEL LINES AND CORNERS:

THIS SURVEY WAS PERFORMED IN U.S. STATE PLANE 1983, INDIANA WEST ZONE. THE BEARING BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 26-33-9 IS THE BASIS OF BEARINGS FOR THIS SURVEY. THE REFERENCED DOCUMENTS USED TO ESTABLISH THE BOUNDARY OF THE SUBJECT PARCEL WERE ROTATED TO THE BASIS OF BEARINGS FOR THIS SURVEY.

THE NORTH AND EAST LINE OF THE SUBJECT PARCEL ESTABLISHED FROM THE FOUND MONUMENTS AS SHOWN HEREON. THE WEST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED FROM THE FOUND MONUMENTS ALONG THE WEST LINE OF SECTION 26-33-9.

THE SOUTH LINE WAS ESTABLISHED FROM THE DEEDED DISTANCE ALONG THE WEST SECTION LINE AND CHECKING THE MONUMENTED RIGHT OF WAY FOR OAKLEY AVENUE.

REFER TO PLAT REGARDING THE MONUMENTATION FOUND ALONG THE ADJOINING/SUBJECT PARCELS.

B. OCCUPATION AND POSSESSION LINES:

THE MONUMENTS FOUND ALONG THE EAST RIGHT OF WAY OF NICHOLS ARE FOUND TO BE 'X' WEST OF THE RIGHT OF WAY LINE AS SHOWN HEREON. THE RIGHT OF WAY LINE WAS ESTABLISHED AS A LINE 30' EAST OF AND PARALLEL WITH THE WEST SECTION LINE OF SECTION 26-33-9.

C. CLARITY AND AMBIGUITY OF RECORD DESCRIPTION:

THERE ARE NO APPARENT GAPS OR OVERLAPS IN THE RECORD DESCRIPTIONS.

D. THE RELATIVE POSITIONAL PRECISION OF THE MEASUREMENTS:

THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR SUBURBAN SURVEY DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.13 FEET PLUS 100 PARTS PER MILLION.

FILED

AUG 08 2013
45-19-26-101-004-000-008
PEGGY HOLINGA KATON
LAKE COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE)SS

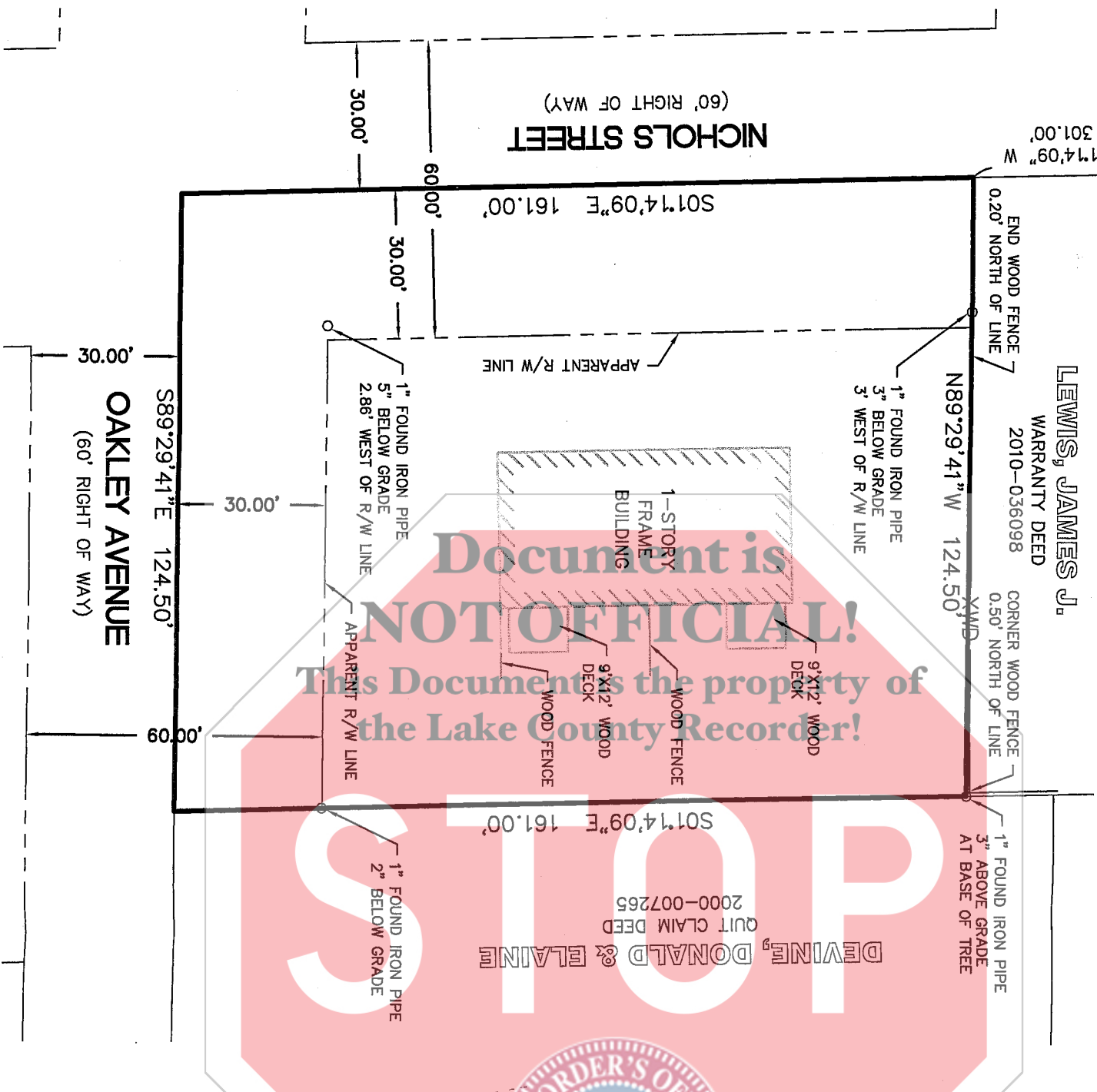
I, RICHARD P. OMAN, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT SAID SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED IN ACCORDANCE WITH SURVEY REQUIREMENTS IN IAC 865.

WITNESS MY HAND AND SEAL THIS 7TH DAY OF AUGUST, 2013.

Richard P. Oman
INDIANA REGISTERED LAND SURVEYOR NO. LS20800110



OAKLEY AVENUE
(60' RIGHT OF WAY)
S89°29'41"E 124.50'
60.00'



LEWIS, JAMES J.
WARRANTY DEED
2010-036098

END WOOD FENCE
0.20' NORTH OF LINE
CORNER WOOD FENCE
0.50' NORTH OF LINE

N89°29'41" W 124.50'

1" FOUND IRON PIPE
3" BELOW GRADE
3' WEST OF R/W LINE

1" FOUND IRON PIPE
5" BELOW GRADE
2.88' WEST OF R/W LINE

1" FOUND IRON PIPE
2" ABOVE GRADE
AT BASE OF TREE

1" FOUND IRON PIPE
2" BELOW GRADE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

APPROXIMATE R/W LINE

SURVEYOR'S NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- DATE OF FIELD WORK: AUGUST 7TH, 2013



 PHONE: (219) 513-2800 8200 CALUMET AVENUE SUITE N200 MUNSTER, IN 46321	PLAT OF SURVEY LOWELL, INDIANA	CLIENT: DON PARKER 1734 CASTLEBROOK DRIVE LOWELL, IN 46356	DATE: 08/07/13	DRAWN BY: RPO	DATE: 08/08/13
JOB NO. 113951	CHECKED BY: JLS	DATE: 08/06/13			