

25/07

# PLAT OF SURVEY 2013-090592

2013 090592

000230  
230

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2013 DEC 10 PM 2:52  
MICHAEL S. BROWN  
RECORDER

25 PAGE 67

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF THE EAST HALF OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING SOUTHWEST CORNER OF THE STONY RUN DITCH WEST BRANCH AND STONY RUN DITCH, IN LAKE COUNTY, INDIANA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS WEST (BASIS OF BEARINGS IS ASSUMED), 2653.39 FEET ALONG THE SOUTH LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 01 DEGREES 20 MINUTES 25 SECONDS WEST, 3,347.12 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE CENTER LINE OF SAID STONY RUN DITCH WEST BRANCH; THENCE SOUTHEASTERLY ALONG THE CENTER LINES OF SAID STONY RUN DITCH WEST BRANCH AND STONY RUN DITCH TO THE EAST LINE OF SAID EAST HALF, SAID CENTER LINES APPROXIMATED BY THE FOLLOWING TWENTY-FOUR COURSE AND DISTANCES:

- 1.) SOUTH 37 DEGREES 23 MINUTES 19 SECONDS EAST, 73.08 FEET;
- 2.) SOUTH 04 DEGREES 20 MINUTES 29 SECONDS WEST, 54.44 FEET;
- 3.) SOUTH 21 DEGREES 43 MINUTES 42 SECONDS EAST, 61.92 FEET;
- 4.) SOUTH 62 DEGREES 25 MINUTES 02 SECONDS EAST, 76.49 FEET;
- 5.) SOUTH 32 DEGREES 46 MINUTES 43 SECONDS EAST, 46.92 FEET;
- 6.) SOUTH 49 DEGREES 54 MINUTES 20 SECONDS EAST, 183.12 FEET;
- 7.) SOUTH 83 DEGREES 48 MINUTES 03 SECONDS EAST, 323.98 FEET;
- 8.) SOUTH 78 DEGREES 56 MINUTES 41 SECONDS EAST, 222.03 FEET;
- 9.) SOUTH 87 DEGREES 45 MINUTES 15 SECONDS EAST, 57.64 FEET;
- 10.) SOUTH 80 DEGREES 36 MINUTES 46 SECONDS EAST, 666.41 FEET;
- 11.) SOUTH 44 DEGREES 35 MINUTES 54 SECONDS EAST, 141.81 FEET;
- 12.) SOUTH 49 DEGREES 17 MINUTES 37 SECONDS EAST, 142.47 FEET;
- 13.) SOUTH 52 DEGREES 35 MINUTES 51 SECONDS EAST, 242.76 FEET;
- 14.) SOUTH 42 DEGREES 23 MINUTES 12 SECONDS EAST, 95.90 FEET;
- 15.) SOUTH 54 DEGREES 40 MINUTES 01 SECONDS EAST, 131.70 FEET;
- 16.) SOUTH 50 DEGREES 09 MINUTES 46 SECONDS EAST, 247.27 FEET;
- 17.) SOUTH 47 DEGREES 50 MINUTES 30 SECONDS EAST, 313.69 FEET;
- 18.) SOUTH 10 DEGREES 19 MINUTES 46 SECONDS EAST, 101.18 FEET;
- 19.) SOUTH 16 DEGREES 53 MINUTES 55 SECONDS EAST, 31.31 FEET;
- 20.) SOUTH 48 DEGREES 39 MINUTES 50 SECONDS EAST, 62.03 FEET;
- 21.) SOUTH 20 DEGREES 48 MINUTES 13 SECONDS EAST, 30.33 FEET;
- 22.) SOUTH 02 DEGREES 15 MINUTES 54 SECONDS EAST, 102.85 FEET;
- 23.) SOUTH 16 DEGREES 47 MINUTES 03 SECONDS EAST, 124.50 FEET;
- 24.) SOUTH 23 DEGREES 41 MINUTES 38 SECONDS EAST, 109.99 FEET;

THENCE SOUTH 01 DEGREES 24 MINUTES 42 SECONDS EAST, 1,414.05 FEET ALONG SAID EAST LINE OF SAID EAST HALF TO THE POINT OF BEGINNING, CONTAINING 161.62 ACRES MORE OR LESS.

**SURVEYOR'S REPORT:**

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF ALL THE LAND DESCRIBED IN DOCUMENT 2013 004932 THAT LIES SOUTH OF THE STONY RUN DITCH WEST BRANCH AND STONY RUN DITCH.

**THEORY OF LOCATION:** SECTION MEASUREMENT WAS PERFORMED ON THE FOUND SECTION CORNER MONUMENTS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. ADDITIONAL MONUMENTS WERE FOUND ALONG SECTION LINES AND ARE SHOWN HEREON. A RAILROAD SPIKE WAS FOUND AT THE NORTH QUARTER CORNER AND HELD FIXED AS SUCH. THE POSITION OF THE SOUTH QUARTER CORNER (SOUTHWEST CORNER OF THE SUBJECT PARCEL) WAS CALCULATED USING THE DISTANCE SHOWN ON AN UNDATED, UNSIGNED PLAT OF SURVEY TITLED THE WILLIAM NILES EAGLE CREEK FARM SURVEY WHICH WAS FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE SECTION FILES. A STRAIGHT LINE WAS PRODUCED NORTH-SOUTH BETWEEN SAID NORTH QUARTER CORNER AND SOUTH QUARTER CORNER TO CALCULATE THE POSITION OF THE WEST LINE OF THE EAST HALF OF THE SECTION. THE CALCULATED WEST LINE WAS WELL WITH A STONE AND WOODEN POST FOUND AT THE CENTER OF SECTION AS WELL AS REMNANTS OF FENCE POSTS FOUND NORTH AND SOUTH OF SAID CENTER OF SECTION. THE CENTER LINE OF STONY RUN WEST BRANCH AND STONY RUN DITCH WERE MEASURED THIS SURVEY. THE MEASURED POSITIONS WERE USED ALONG WITH A DIGITIZED AERIAL MAP TO APPROXIMATE THE CENTER LINE OF SAID DITCHES FOR THE PURPOSES OF PREPARING THE LEGAL DESCRIPTION AND FOR CALCULATING THE SUBJECT PARCEL AREA, BOTH SHOWN HEREON.

**A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 1.0' IN A NORTH-SOUTH DIRECTION AND 1.0' IN AN EAST-WEST DIRECTION.

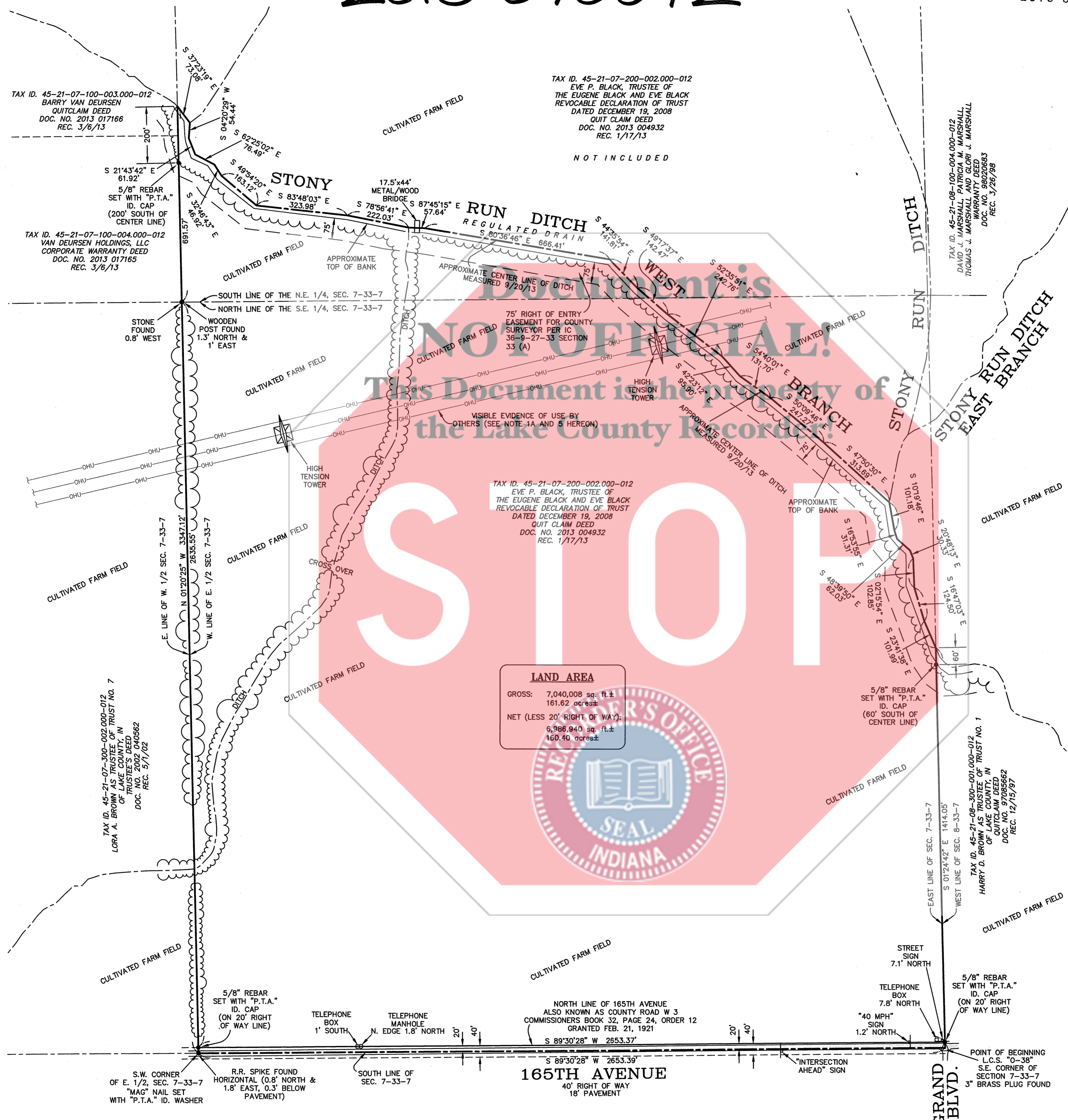
**B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OF POSSESSION LINES, OVERHEAD UTILITY WIRES ALONG WITH TWO HIGH TENSION TOWERS WERE LOCATED ON THE SUBJECT PARCEL AND SHOWN HEREON. NO DOCUMENT WAS SEARCHED FOR OR PROVIDED WHICH WOULD EXPLAIN SAID USE. A TELEPHONE BOX, A TELEPHONE MANHOLE, AND VARIOUS ROAD SIGNS WERE LOCATED NORTH OF THE NORTH 20 FOOT RIGHT OF WAY LINE ALONG THE SOUTH SIDE OF THE SUBJECT PARCEL AND ALL ARE SHOWN HEREON WITH THE POSITIONAL RELATIONSHIPS TO THE PROPERTY LINES.**

**C: NO APPARENT UNCERTAINTY RESULTED 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 (0.26 FEET PLUS 200 PARTS PER MILLION) FOR A RURAL SURVEY, PER 865 IAC 1-12-7.**

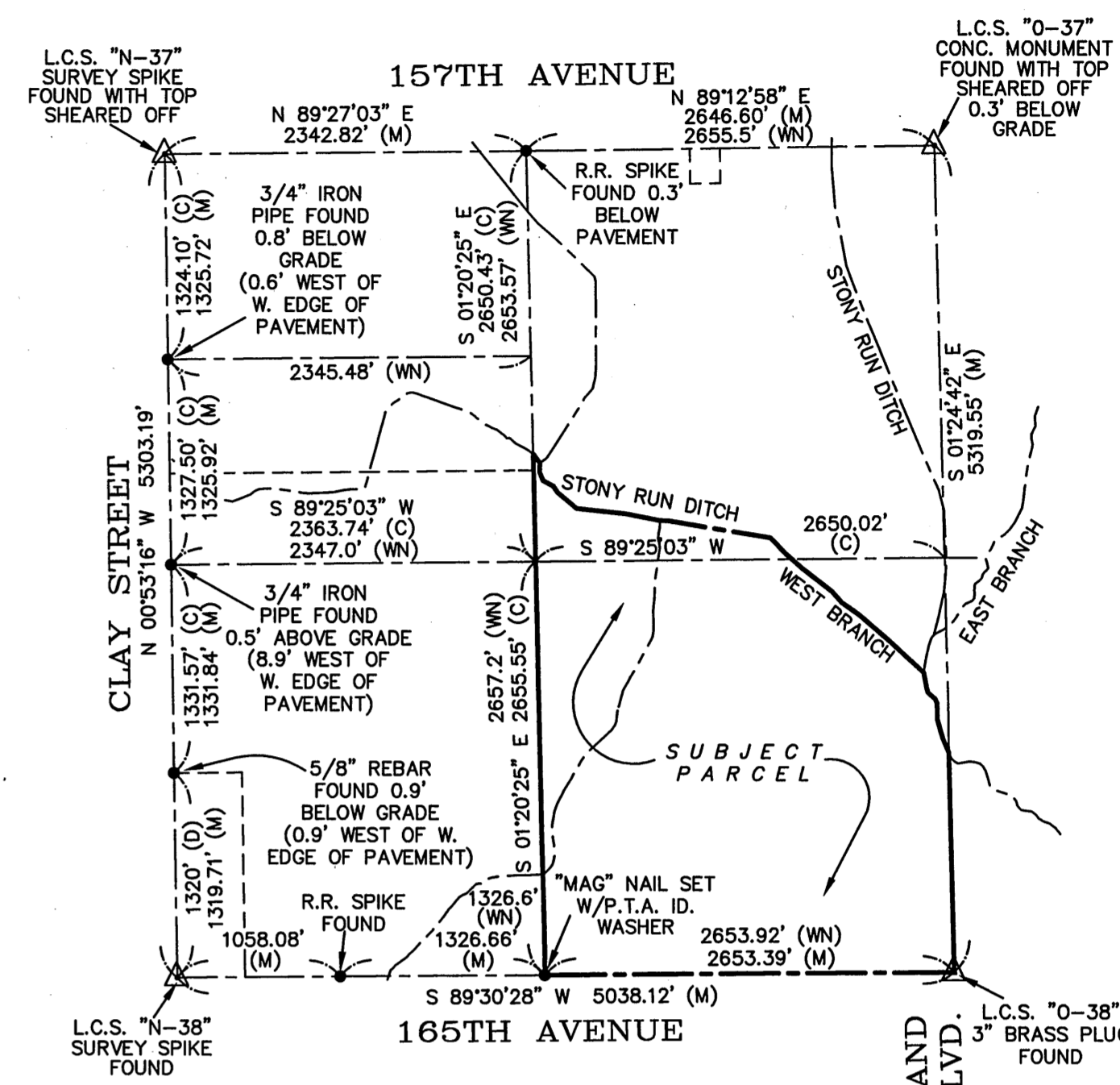
**NOTES:**

- 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.) DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
- 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.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, UNLESS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 5.) NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- 6.) 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 OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.



**LAND AREA**

GROSS:	7,040,008 sq. ft. ±
	161.62 acres ±
NET (LESS 20' RIGHT OF WAY):	6,966,940 sq. ft. ±
	160.40 acres ±



**VICINITY MAP AND SECTION MEASUREMENT**  
SECTION 7 - TOWNSHIP 33 NORTH - RANGE 7 WEST OF THE 2ND P.M.  
LAKE COUNTY, INDIANA  
SCALE: 1"=1000'

**FILED**  
DEC 10 2013  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

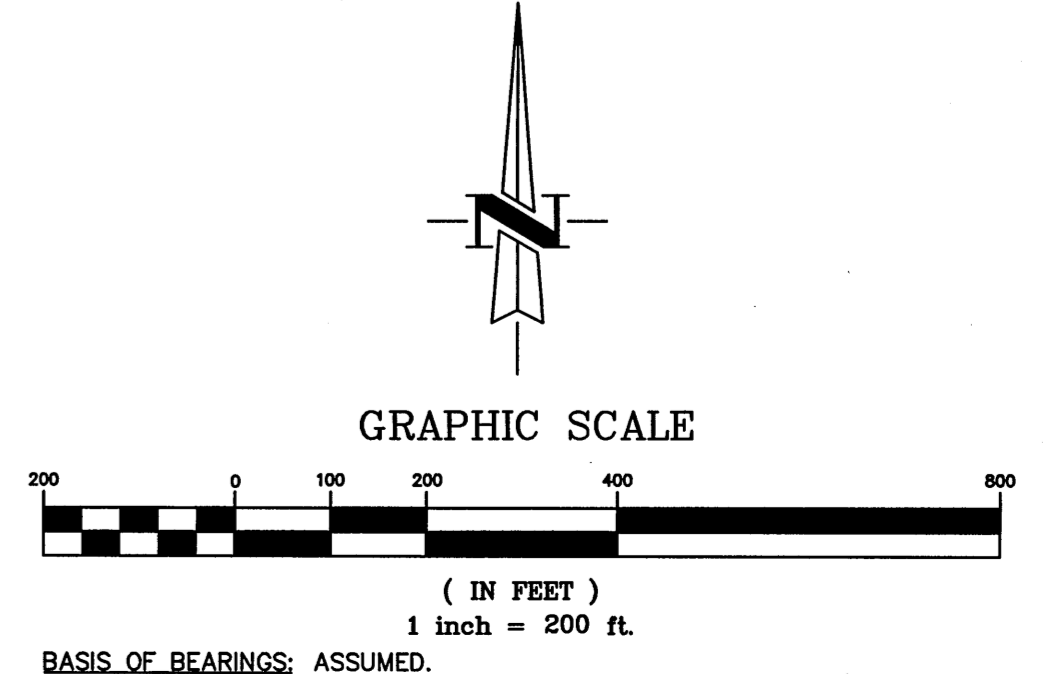
STATE OF INDIANA  
COUNTY OF LAKE  
S.S.  
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

PROFESSIONAL SURVEYOR: GLEN E. BOREN  
REGISTRATION NUMBER: LS20000006  
DATE: OCTOBER 10, 2013  
FIELD WORK COMPLETED: OCTOBER 9, 2013



**LEGEND**

—OHU—	OVERHEAD UTILITY WIRES
~~~~~	APPROXIMATE TREE/BRUSH LINE
—S—	SIGN
MEAS. OR M. -	MEASURED DIMENSION BETWEEN MONUMENTS
CALC. OR C. -	DIMENSION CALCULATED
"P.T.A." ID. CAP. -	PINK PLASTIC CAP STAMPED "219-736-0555 PLUMB, TUCKETT AND ASSOCIATES INC. NO. 00-59"
P.T.A. -	PLUMB, TUCKETT AND ASSOCIATES INC.
L.C.S. -	LAKE COUNTY SURVEYOR'S OFFICE
(WN) -	PER PLAT OF SURVEY OF WILLIAM NILES EAGLE CREEK FARM



DRAWN BY: G.B.  
DATE: 10/10/13  
CHECKED BY: G.B.  
DATE: 10/10/13  
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REVISIONS

**PLAT OF SURVEY  
5900± 165TH AVENUE  
HEBRON, INDIANA  
REF. NAME: BLACK**

**Plumb  
Tucket  
& Associates**

SURVEYORS-ENGINEERS  
64 West 67th Place  
Merrillville, IN 46410  
(219) 736-0555 FAX (219) 769-0176  
www.plumbtucket.com

PLOT SCALE: 1"=200'

**PLAT OF SURVEY  
5900±  
165TH AVENUE  
HEBRON, IN**

DRAWING NUMBER  
**1**

SHEET: 1 OF: 1  
JOB NO. S13622  
SECTION: 7-33-7