SURVEYOR LOCATION REPORT

LOT 5 IN HAVENHILL ESTATES
LAKE COUNTY, INDIANA

2013-090842

2013 090842

2013 DEC 11 PM 2:49

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MICHAEL A. BROWN
RECORDER

BOOK **25** PAGE **68**

000232

25/68

REVISIONS | BY

PREPARED FOR: WILLIAM T. MODRAK AND SUSAN E. MODRAK

ADDRESS OF PROPERTY: 8775 HAVEN HILL ROAD
HOBART, INDIANA 46342

DESCRIPTION OF PROPERTY: (PER WARRANTY DEED CONVEYED TO WILLIAM T. MODRAK AND SUSAN E. MODRAK, RECORDED ON NOVEMBER 6, 1969) LOT 5, HAVENHILL ESTATES, AS SHOWN ON PLAT BOOK 34, PAGE 44, IN LAKE COUNTY, INDIANA.

PROPOSED DESCRIPTIONS OF PROPERTY: (CREATED PER THIS SURVEYOR LOCATION REPORT)

PARCEL I

LOT 5 IN HAVENHILL ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 44 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 83 DEGREES 17 MINUTES WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 167.9 FEET; THENCE SOUTH 79 DEGREES 43 MINUTES WEST, 173.0 FEET; THENCE NORTH 06 DEGREES 23 EAST, 235.1 FEET TO THE WEST LINE OF SAID LOT 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6; THENCE NORTHEASTERLY, ALONG SAID WEST LINE, 510.50 FEET; THENCE SOUTHEASTERLY, 287.05 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT 5, SAID POINT BEING 470.00 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY, ALONG SAID EASTERN LINE, 100.50 FEET; THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SAID LOT 5, 384.7 FEET TO THE POINT OF BEGINNING.
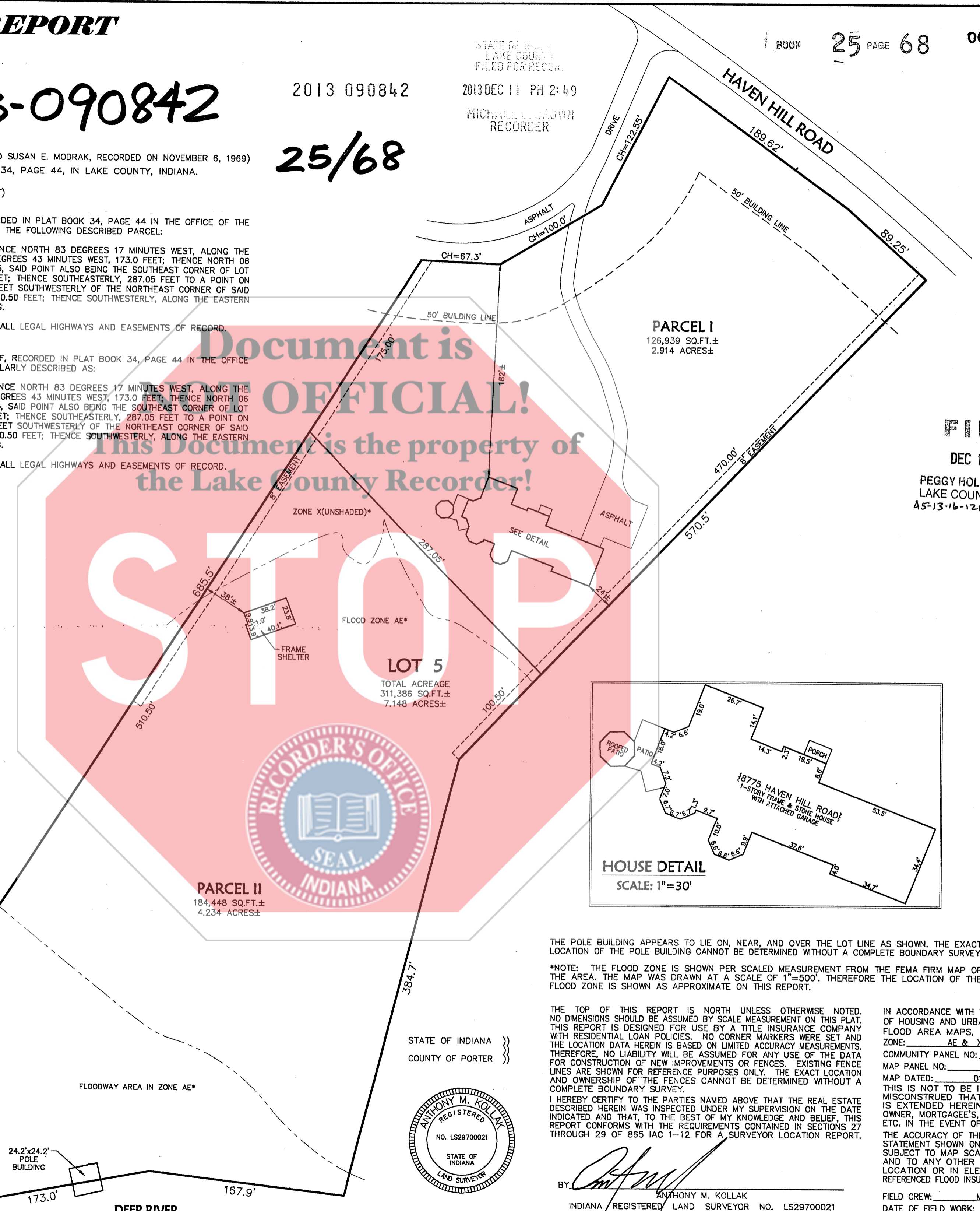
CONTAINING, 2.914 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PARCEL II

PART OF LOT 5 IN HAVENHILL ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 44 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 83 DEGREES 17 MINUTES WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 167.9 FEET; THENCE SOUTH 79 DEGREES 43 MINUTES WEST, 173.0 FEET; THENCE NORTH 06 DEGREES 23 EAST, 235.1 FEET TO THE WEST LINE OF SAID LOT 5, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6; THENCE NORTHEASTERLY, ALONG SAID WEST LINE, 510.50 FEET; THENCE SOUTHEASTERLY, 287.05 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT 5, SAID POINT BEING 470.00 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY, ALONG SAID EASTERN LINE, 100.50 FEET; THENCE SOUTHWESTERLY, ALONG THE EASTERN LINE OF SAID LOT 5, 384.7 FEET TO THE POINT OF BEGINNING.

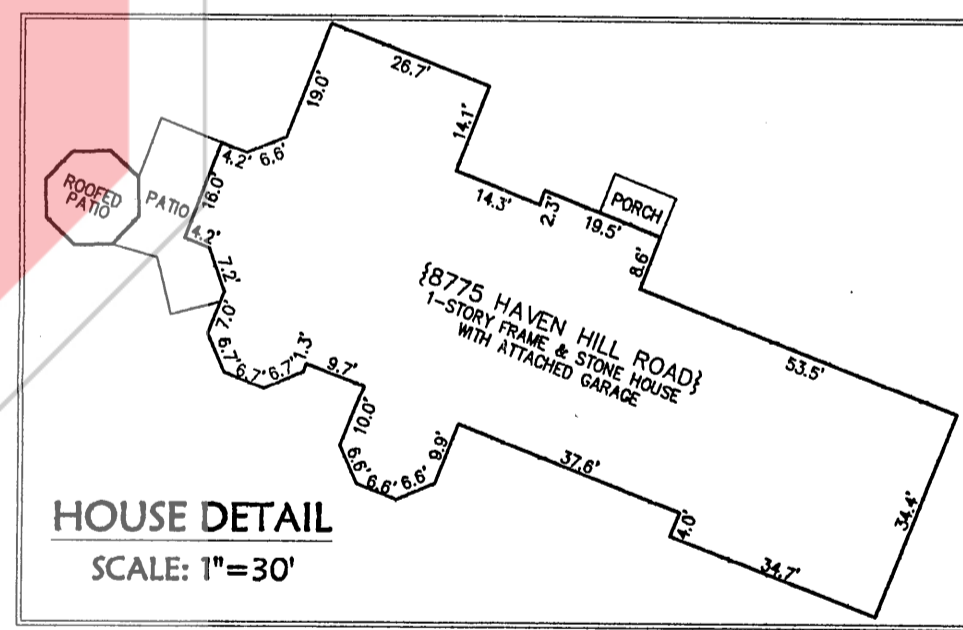CONTAINING, 4.234 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

HAVEN HILL ROAD

CH=122.55'

CH=100.0'

189.62'

50' BUILDING LINE

89.25'

CH=67.3'

50' BUILDING LINE

PARCEL I
126,939 SQ.FT.±
2.914 ACRES±

182±

8' EASEMENT

470.00'

570.5'

ZONE X(UNSHADED)*

SEE DETAIL

ASPHALT

244'

685.5'

8' EASEMENT

287.05'

FLOOD ZONE AE*

30'±

38.2'
22.9'
33.1.9'
40.1'

FRAME SHELTER

LOT 5
TOTAL ACREAGE
311,386 SQ.FT.±
7.148 ACRES±

510.50'

100.50'

PARCEL II
184,448 SQ.FT.±
4.234 ACRES±

235.1'

384.7'

FILED
DEC 11 2013
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
45-13-16-128-004-000-028

HOUSE DETAIL
SCALE: 1"=30'

26.7'
19.0'
14.1'
14.3'
2.3'
18.5'
PORCH
6.6'
18.0'
ROOFED PATIO
PATIO
53.5'
8775 HAVEN HILL ROAD
1-STORY FRAME & STONE HOUSE
WITH ATTACHED GARAGE
37.6'
34.7'
34.4'
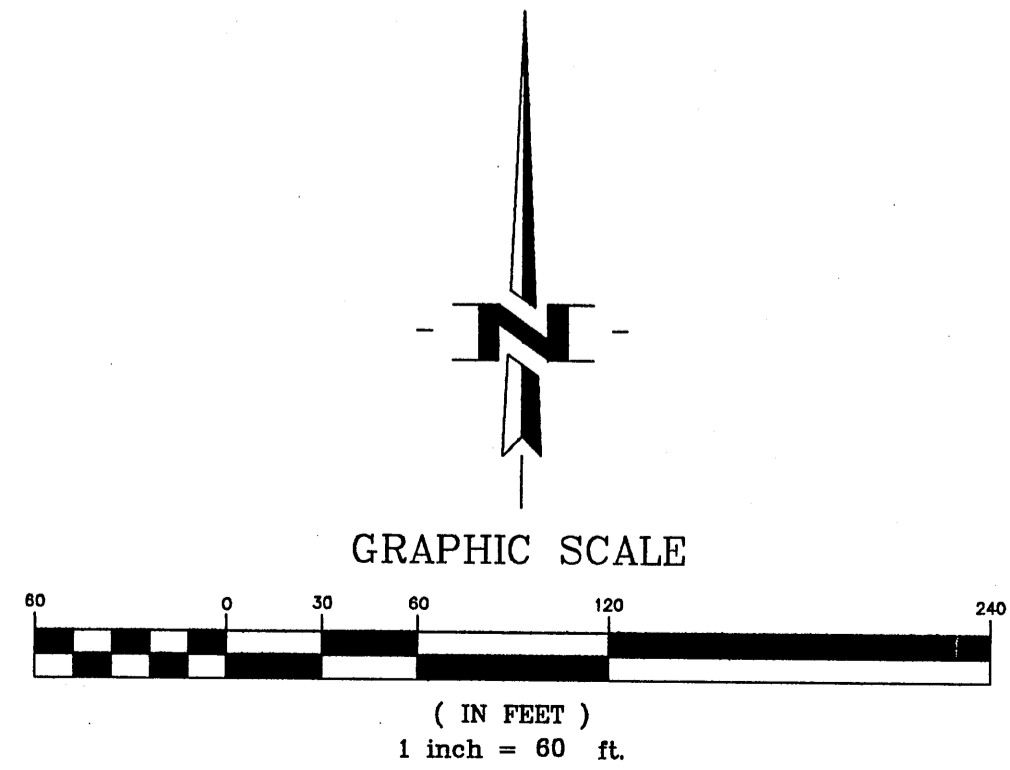
THE POLE BUILDING APPEARS TO LIE ON, NEAR, AND OVER THE LOT LINE AS SHOWN. THE EXACT LOCATION OF THE POLE BUILDING CANNOT BE DETERMINED WITHOUT A COMPLETE BOUNDARY SURVEY.

*NOTE: THE FLOOD ZONE IS SHOWN PER SCALED MEASUREMENT FROM THE FEMA FIRM MAP OF THE AREA. THE MAP WAS DRAWN AT A SCALE OF 1"=500'. THEREFORE THE LOCATION OF THE FLOOD ZONE IS SHOWN AS APPROXIMATE ON THIS REPORT.

THE TOP OF THIS REPORT IS NORTH UNLESS OTHERWISE NOTED. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT ON THIS PLAT. THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES. EXISTING FENCE LINES ARE SHOWN FOR REFERENCE PURPOSES ONLY. THE EXACT LOCATION AND OWNERSHIP OF THE FENCES CANNOT BE DETERMINED WITHOUT A COMPLETE BOUNDARY SURVEY.

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT.

BY _____
ANTHONY M. KOLLAK
INDIANA REGISTERED LAND SURVEYOR NO. LS29700021
EMAIL: davies.amk@comcast.net

ANTHONY M. KOLLAK
REGISTERED
NO. LS29700021
STATE OF INDIANA
LAND SURVEYOR

IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD AREA MAPS, THIS LOT IS IN
ZONE: AE & X(UNSHADED)
COMMUNITY PANEL NO: 180126 0276 E
MAP PANEL NO: 18089C0276E
MAP DATED: 01/18/13
THIS IS NOT TO BE INTERPRETED OR MISCONSTRUED THAT ANY LIABILITY IS EXTENDED HEREIN TO THE LAND OWNER, MORTGAGEE'S, TITLE COMPANY, ETC. IN THE EVENT OF A FLOOD.
THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR IN ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

STATE OF INDIANA))
COUNTY OF PORTER))

FLOODWAY AREA IN ZONE AE*

N

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
0   30   60   120   240

24.2'x24.2'
POLE BUILDING

173.0'

167.9'

DEEP RIVER

DAVIES & ASSOCIATES LAND SURVEYING
1105 NORTH COUNTY ROAD 100 EAST
CHESTERTON IN 46304
PH:(219)926-4553 FAX:(219)926-2241

DATE: 12/05/13
SCALE: 1"=60'
DRAWN BY: EMF
JOB NO: 13-409
FIELD CREW: MH / JU
DATE OF FIELD WORK: 12/03/13
SHEET 1 OF ONE SHEET

LOT 5 IN HAVENHILL ESTATES (SLR)
I. SDSK/PROJ/13-409/13-409.DWG