

PLAT OF SURVEY

25/84

FILED FEB 14 2014

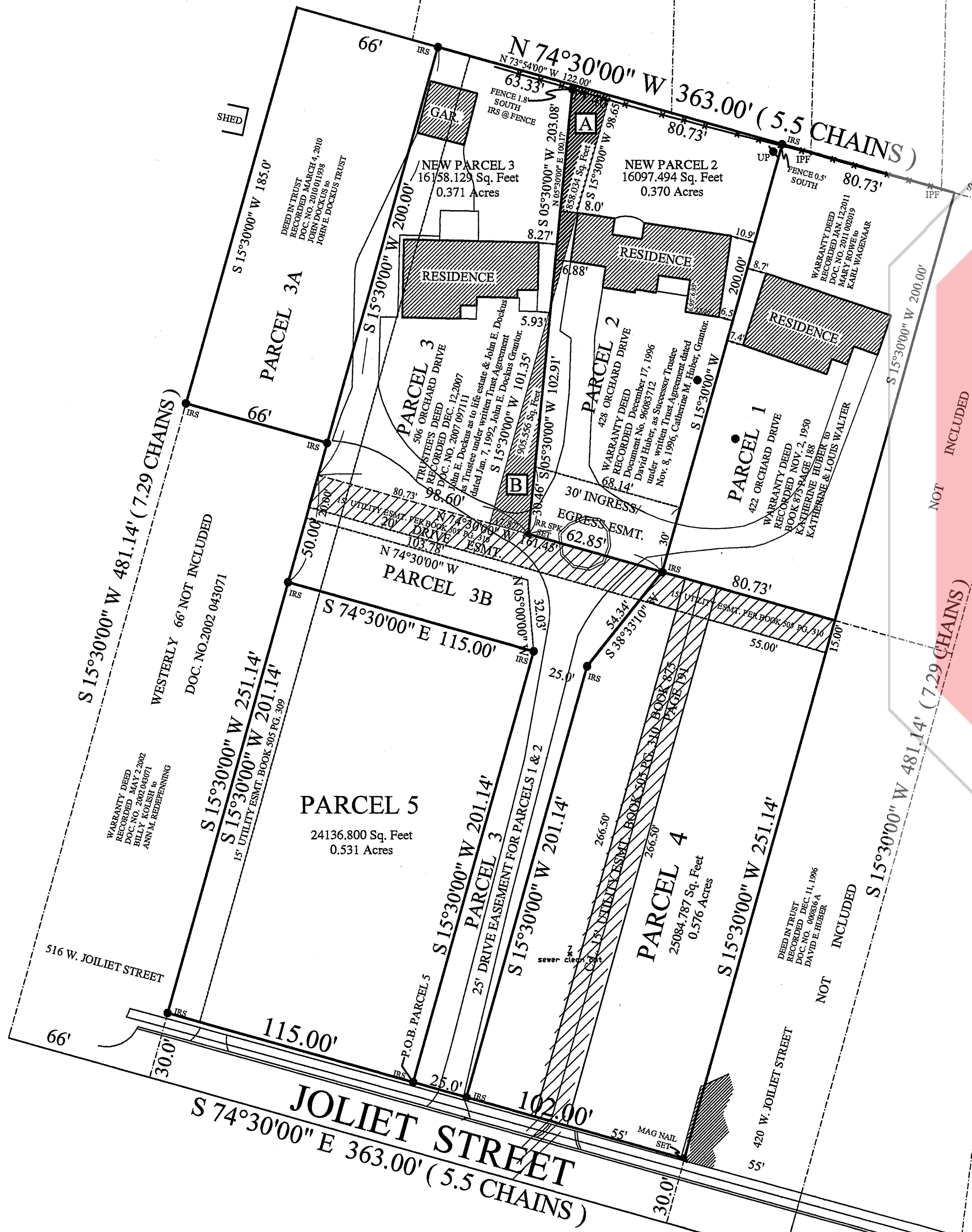
PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

2014 009069

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2014 FEB 14 PM 2:51 MICHAEL B. BROWN RECORDER

BOOK 25 PAGE 84



QUIT CLAIM DEED DESCRIPTION DOCKUS TO HUBER: Part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Crown Point, Lake County, Indiana, described as follows: Commencing at the Northwest corner of 0.3705 acres of land heretofore conveyed to Edwin H. Huber in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana, thence South 15° 30' West along the West line of said tract a distance of 98.65 feet; thence North 05° 30' East a distance of 100.17 feet; thence South 74° 30' East a distance of 17.40 feet to the place of beginning, in said City of Crown Point, Lake County, Indiana.

TRUSTEE'S QUITCLAIM DEED Dated Jan. 13, 2014 and Recorded Jan 13, 2014 as Doc. No. 2014 001614 in Office of the Recorder, Lake County, Indiana.

QUIT CLAIM DEED DESCRIPTION HUBER TO DOCKUS: Part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Crown Point, Lake County, Indiana, described as follows: Commencing at the Northwest corner of 0.3705 acres of land heretofore conveyed to Edwin H. Huber in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana, thence South 15° 30' West along the West line of said tract a distance of 98.65 feet to the Point of Beginning; thence continue South 15° 30' West along the West line of said tract a distance of 101.35 feet to the South line of said tract; thence South 74° 30' East along said South line a distance of 17.87 feet; thence North 05° 30' East a distance of 102.91 feet to the place of beginning, in said City of Crown Point, Lake County, Indiana.

TRUSTEE'S QUITCLAIM DEED Dated Jan. 13, 2014 and Recorded Jan 13, 2014 as Doc. No. 2014 001613 in Office of the Recorder, Lake County, Indiana.

NEW LEGAL DESCRIPTION PARCEL 2 HUBER PARCEL: Part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Crown Point, Lake County, Indiana, described as follows: Commencing at the Northwest corner of 0.3705 acres of land heretofore conveyed to Katherine Walter and Louis Walter in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana, thence North 74° 30' West a distance of 80.73 feet to the Northeast corner of the Dockus parcel described in Deed Book 875 page 190; thence continue North 74° 30' West a distance of 17.40 feet; thence South 05° 30' West a distance of 203.08 feet to a point 17.87 feet Southeast of the Southeast corner of said Dockus parcel; thence South 74° 30' East a distance of 62.85 feet; thence North 15° 30' East a distance of 200.00 feet to the place of beginning, containing 0.370 acres more or less, in said City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION PARCEL 3 B DOCKUS ADDITIONAL PARCEL INCLUDING DRIVE: A part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana; thence North 74° 30' West along said North line a distance of 102.00 feet to the Point of Beginning; thence North 15° 30' East a distance of 201.14 feet; thence North 38° 33' 10' East a distance of 54.34 feet to the Southwest corner of 0.3705 acres of land heretofore conveyed to Katherine Walter and Louis Walter in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana; thence North 74° 30' West a distance of 161.46 feet to the Southwest corner of 0.3705 acres of land conveyed to Dockus in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 190 in the Office of the Recorder, Lake County, Indiana; thence South 15° 30' West a distance of 50.00 feet; thence South 74° 30' East a distance of 115.00 feet; thence South 15° 30' West a distance of 201.14 feet to the North line of Joliet Street; thence South 74° 30' East along said North line a distance of 25.00 feet to the Point of Beginning, containing 0.288 acres more or less, in the City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION PARCEL 3 COMBINED LEGAL DESCRIPTION DOCKUS PARCEL: Part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Crown Point, Lake County, Indiana, described as follows: Commencing at the Northwest corner of 0.3705 acres of land heretofore conveyed to Edwin H. Huber in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 190 in the Office of the Recorder, Lake County, Indiana, thence continue North 74° 30' West a distance of 17.40 feet to the Point of Beginning; thence South 05° 30' West a distance of 203.08 feet to a point 17.87 feet Southeast of the Southeast corner of said Dockus parcel; thence South 74° 30' East a distance of 62.85 feet to the Southeast corner of said Dockus parcel; thence South 38° 33' 10' West a distance of 54.34 feet; thence South 15° 30' 00' West a distance of 201.14 feet to a point on the North line of Joliet Street; said point being North 74° 30' West along said North line a distance of 102.00 feet from a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana; thence North 74° 30' West a distance of 25.00 feet; thence North 15° 30' 00' East a distance of 201.14 feet; thence North 74° 30' 00' West a distance of 115.00 feet; thence North 15° 30' 00' East a distance of 50.00 feet to the Southwest corner of said Dockus parcel; thence North 15° 30' 00' East a distance of 200.00 feet to the Northwest corner of said Dockus parcel; thence South 74° 30' East a distance of 63.33 feet to the place of beginning, containing 0.659 acres more or less, in said City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION PARCEL 4: A part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana; thence North 15° 30' East a distance of 251.14 feet to the Southeast corner of 0.3705 acres of land heretofore conveyed to Katherine Walter and Louis Walter in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana; thence North 74° 30' West a distance of 80.73 feet; thence South 38° 33' 10' West a distance of 54.34 feet; thence South 15° 30' West a distance of 201.14 feet to the North line of Joliet Street; thence North 74° 30' East along said North line a distance of 102.00 feet to the Point of Beginning, containing 0.576 acres more or less, in the City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION PARCEL 5: A part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana; thence North 15° 30' East a distance of 251.14 feet to the Southeast corner of 0.3705 acres of land heretofore conveyed to Katherine Walter and Louis Walter in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana; thence North 74° 30' West a distance of 80.73 feet; thence South 38° 33' 10' West a distance of 54.34 feet; thence South 15° 30' West a distance of 201.14 feet to the North line of Joliet Street; thence North 74° 30' East along said North line a distance of 102.00 feet to the Point of Beginning, containing 0.531 acres more or less, in the City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION 25' DRIVE INGRESS/EGRESS EASEMENT: A part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana; thence North 74° 30' West along said North line a distance of 102.00 feet to the Point of Beginning; thence North 15° 30' East a distance of 201.14 feet; thence North 38° 33' 10' East a distance of 54.34 feet; thence North 74° 30' West a distance of 161.45 feet; thence South 15° 30' West a distance of 20.00 feet; thence South 74° 30' East a distance of 103.78 feet; thence South 05° 00' East a distance of 32.03 feet; thence South 15° 30' West a distance of 201.14 feet to the North line of Joliet Street; thence South 74° 30' East along said North line a distance of 25.00 feet to the Point of Beginning, in the City of Crown Point, Lake County, Indiana.

NEW LEGAL DESCRIPTION 30' DRIVE EASEMENT ON PARCEL 2: Part of the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Crown Point, Lake County, Indiana, described as follows: Commencing at the Southwest corner of the 0.3705 acres of land heretofore conveyed to Katherine Walter and Louis Walter in Warranty Deed, Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana, thence North 74° 30' West a distance of 62.85 feet; thence North 05° 30' East a distance of 30.46 feet; thence South 74° 30' East a distance of 68.14 feet; thence South 15° 30' West a distance of 30.00 feet to the place of beginning, in said City of Crown Point, Lake County, Indiana.

PARENT LEGAL DESCRIPTIONS: Parcel 1: Warranty Deed Recorded Nov. 2, 1950 in Book 875 page 188 in the Office of the Recorder, Lake County, Indiana. Parcel 2: Warranty Deed Recorded Nov. 2, 1950 in Book 875 page 189 in the Office of the Recorder, Lake County, Indiana. Parcel 3: Warranty Deed Recorded Nov. 2, 1950 in Book 875 page 190 in the Office of the Recorder, Lake County, Indiana.

LEGAL DESCRIPTION FOR DRIVEWAY EASEMENT per Quit-Claim Deed Recorded Nov. 2, 1950 in Book 875 page 191 in the Office of the Recorder, Lake County, Indiana. A strip of land in the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana, thence North 15° 30' East a distance of 266.5 feet, thence Southeast 15 feet, thence Northeast 15 feet to the Southeast corner of land heretofore conveyed to Katherine Walter, Edwin H. Huber, and Mildred Dockus, a distance of 242.20 feet, thence Southwesterly a distance of 15 feet, thence Southwesterly a distance of 172.2 feet, thence Southwesterly a distance of 266.5 feet to the North line of Joliet Street, thence Southwesterly a distance of 15 feet, to the place of beginning, containing 1.74 acres more or less, said described land to be used as a driveway for Katherine Walter, Edwin H. Huber and Mildred Dockus, and to their successors and assigns.

LEGAL DESCRIPTION FOR DRIVEWAY EASEMENT per Quit-Claim Deed Recorded Nov. 2, 1950 in Book 875 page 191 in the Office of the Recorder, Lake County, Indiana. A strip of land in the Northwest Quarter of Section 8 Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows, beginning at a point 30 feet North 15° 30' East and 110 feet Northwest from a stone in the center of Joliet Street which stone is at the Southwest corner of Hoffman's Addition to Crown Point, Indiana, now vacated, on the North line of Joliet Street in Crown Point, Indiana, thence North 15° 30' East a distance of 266.5 feet, thence Southeast 15 feet, thence Northeast 15 feet to the Southeast corner of land heretofore conveyed to Katherine Walter, Edwin H. Huber, and Mildred Dockus, a distance of 242.20 feet, thence Southwesterly a distance of 15 feet, thence Southwesterly a distance of 172.2 feet, thence Southwesterly a distance of 266.5 feet to the North line of Joliet Street, thence Southwesterly a distance of 15 feet, to the place of beginning, containing 1.74 acres more or less, said described land to be used as a driveway for Katherine Walter, Edwin H. Huber and Mildred Dockus, and to their successors and assigns.

SURVEYOR REPORT: In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, 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: (a) Reference monuments of record. (b) Title documents of record. (c) Evidence of active lines of occupation. (d) Relative Positional Accuracy "RPA". This retracement survey was performed at the Request of the owners of the property to divide into parcels as directed by the owners to facilitate the division and sale of portions of the estate. REFERENCE SURVEYS: 1. Plat of Survey SURVEY by Kevin A. Krull PLS of Krull Surveying of 406 W. Joliet Street July 6, 2005. 2. Copy of quarter section plat of N.W. 1/4 Sec. 8-34-8 3. Copy of plat of Hoffman's Addition to Crown Point MONUMENT AVAILABILITY: Iron rods were found with Krull cap at the corners of the above captioned survey in good condition. Iron pipes were found marking corners along the Northerly line of the survey parcel. Iron pipes were found Northerly of the parcel along Joliet Street at various parcel corners. The monuments found were in good condition. THEORY OF LOCATION: A traverse was run between the found monumentation along with back of walks and curbs and other improvements found along the survey parcel. The resultant survey was rotated to match the angle/bearing in the Deeds. The resultant distances were close to many of the deed calls. There were no original corners found along the frontage of Joliet Street. The existing walk line seems to fit fairly close to the deed calls. The deed description was fit to the iron pipes found along the Northerly line of the parcel and the resultant figure fit the walk line and distances to monuments found along Joliet Street. The descriptions written on the plat are based on this boundary. There is fencing along the Northerly line of the parcels which is running at a slightly different angle than the survey. The fence is about on line at the Northeast corner of Parcel 1; the fence is 0.5' South of the N.W. corner of Parcel 1; the fence is 1.8' South of the N.W. corner of Parcel 2. The existing drive way is not within the existing ingress/egress easement. A driveway at the Southeast corner of Parcel 4 encroached on Parcel 4 by a foot or so. That drive has obviously been in that location for some time. There is no other visible sign of occupation along the lines. DESCRIPTIONS: Upon examination of the adjoining deeds no gaps or overlaps were discovered. New descriptions were written as directed to facilitate Quit Claims among parties to create the new parcels. The relative Positional Accuracy "RPA" due to random errors in measurements of this survey is within that allowable for an Suburban Survey (0.13' plus 100 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

I, Glenn H. Kracht, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the completion of a survey of the above described parcel in accordance with Title 865 IAC 1-12 (Rule 12), and that the Plat hereon drawn, to the best of my knowledge, correctly represents said survey.

Glenn H. Kracht IN L.S. No. 29400001



SCALE: 1" = 40'



NORTH

- THE FOLLOWING DOCUMENTS HAVE BEEN RECORDED AT THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. 1. Affidavit - Filed Jan. 13, 2014 as Doc. No. 2014 001612 2. Trustees' Quit Claim Deed - Filed Jan. 13, 2014 as Doc. No. 2014 001613 3. Trustees' Quit Claim Deed - Filed Jan. 13, 2014 as Doc. No. 2014 001614 4. Trustees' Quit Claim Deed - Filed Jan. 13, 2014 as Doc. No. 2014 001615 Re-recorded to Correct Errors in Legal Description : Feb. 11, 2014 as Doc. No. 2014 008175 5. Easement and Restrictive Covenant Agreement - Filed Jan. 13, 2014 as Doc. No. 2014 001616

GLENN KRACHT ASSOCIATES GKA 314 FAIRFIELD DRIVE CROWN POINT, IN 46307 PHONE: 219/663-8623 FAX: 219/663-8945

PERFORMED FOR: EDWIN H. HUBER LAND TRUST JOHN E. DOCKUS TRUSTEE PROPERTY ADDRESSES: 422 ORCHARD DRIVE, 428 ORCHARD DRIVE 506 ORCHARD DRIVE; 506 WEST JOLIET STREET CROWN POINT, IN 46307

PLAT OF SURVEY PART OF N.W. 1/4 SEC. 8-34-8 CENTER TOWNSHIP LAKE COUNTY, INDIANA

DATE: JULY 2, 2013 SEPT. 18, 2013 DEC. 2, 2013 DEC. 10, 2013 DEC. 12, 2013 FEB. 14, 2014 JOB NO.: 131481 SHEET 1 of 1