

25/85

2014 010338

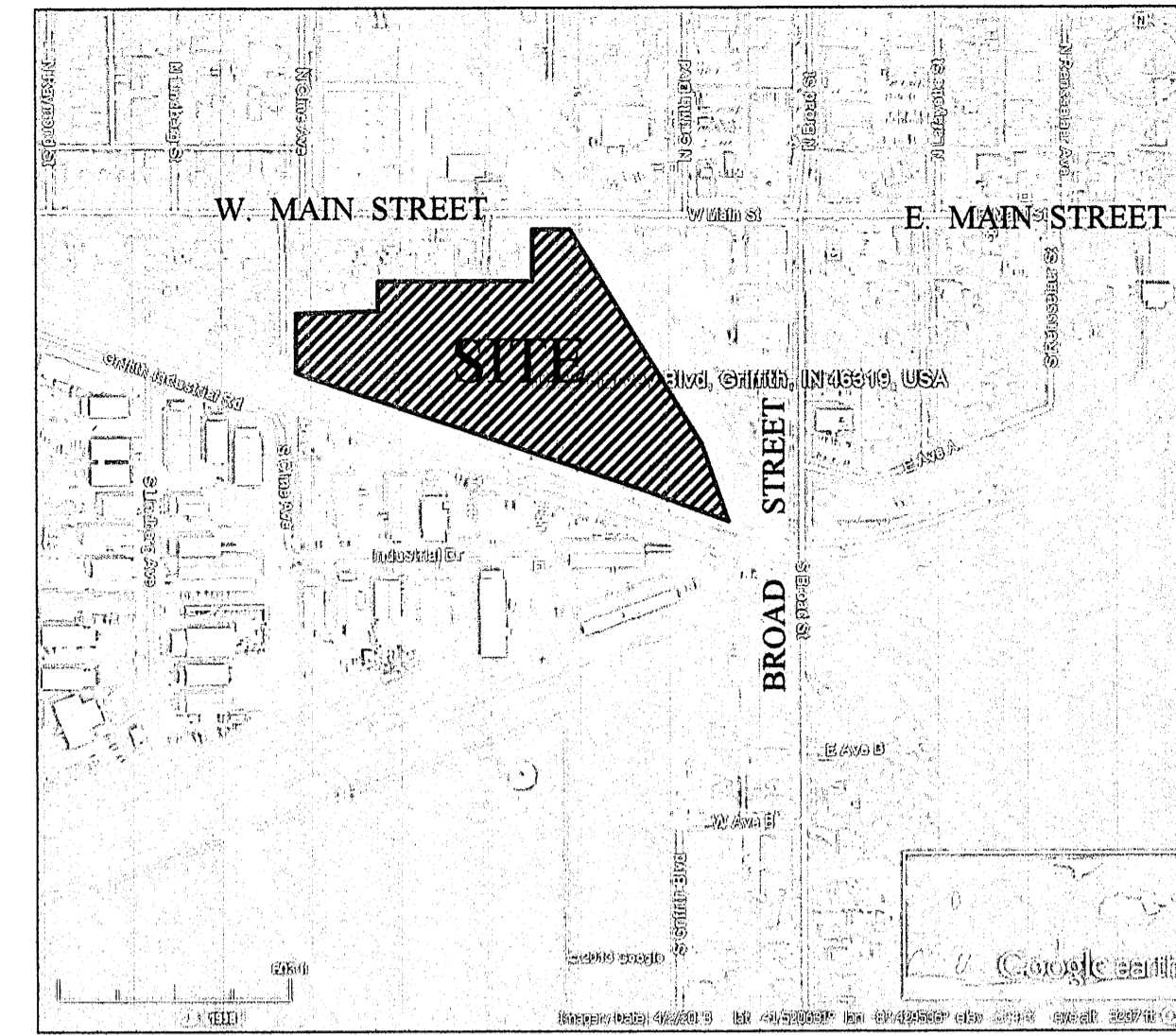
2014 FEB 20 PM 12:47

MICHAEL S. BROWN  
RECORDER

# DESCRIPTION PLAT

BOOK 25 PAGE 85

## 2014-010338



VICINITY MAP

LEGAL DESCRIPTION:

Lot 1 and Lot 2 in BAKKER PRODUCE, being an Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 96, page 72 in the Office of the Recorder of Lake County, Indiana.

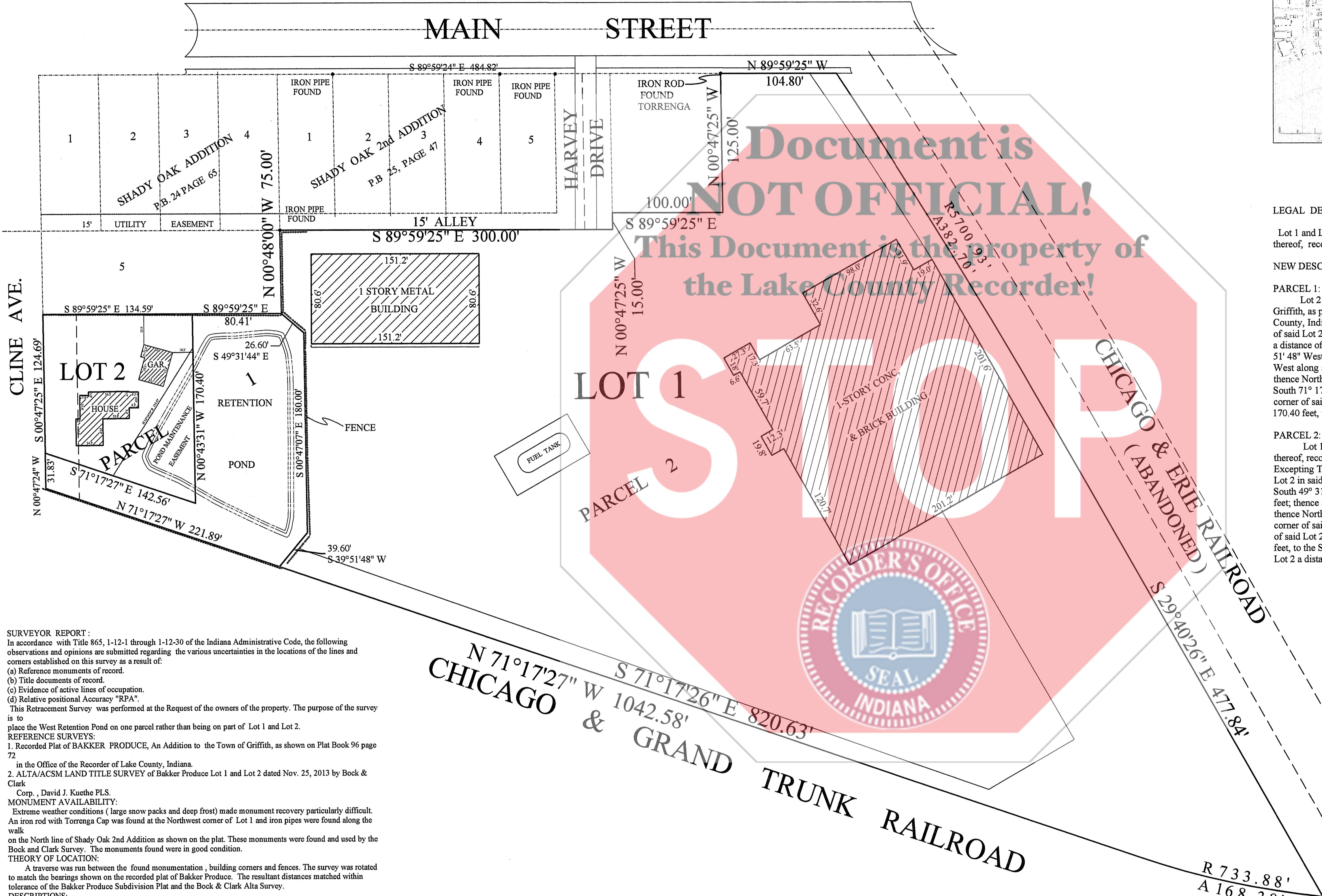
NEW DESCRIPTIONS:

PARCEL 1:

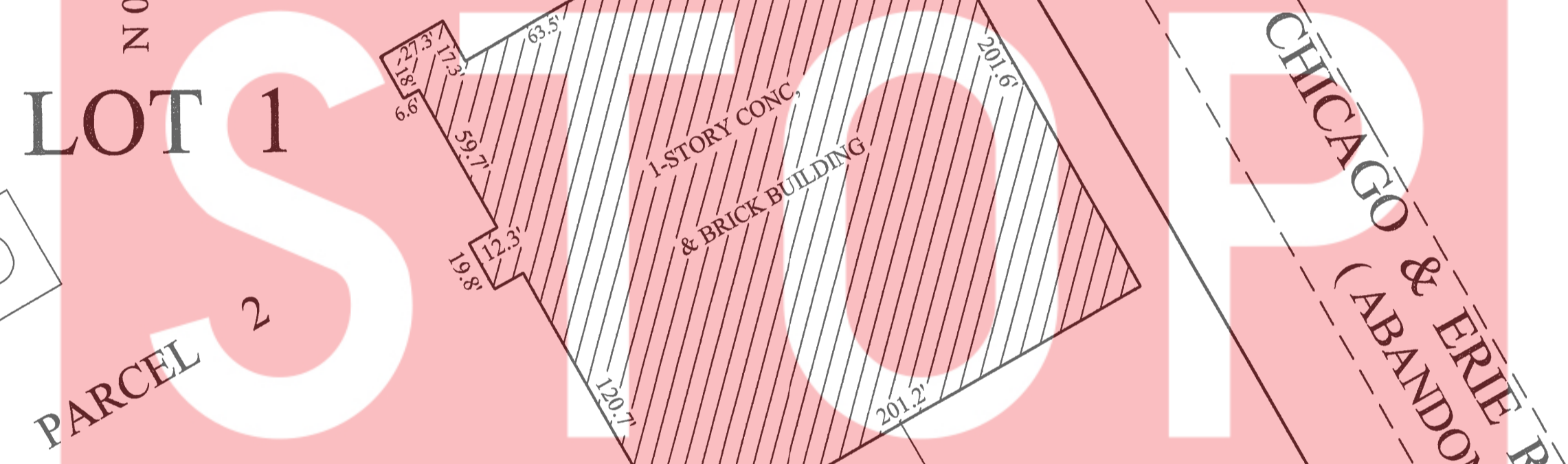
Lot 2 and a part of Lot 1 in BAKKER PRODUCE, being an Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 96, page 72 in the Office of the Recorder of Lake County, Indiana being more particularly described as follows: Commencing at the Northeast corner of said Lot 2; thence South 89° 59' 25" East a distance of 80.41 feet; thence South 49° 31' 44" East a distance of 26.60 feet; thence South 00° 47' 07" East a distance of 180.00 feet; thence South 39° 51' 48" West a distance of 39.60 feet to the Southerly line of said Lot 1; thence North 71° 17' 27" West along said Southerly line, a distance of 221.89 feet to the Southwest corner of said Lot 1; thence North 00° 47' 25" West a distance of 31.83 feet to the Southwest corner of said Lot 2; thence South 71° 17' 27" East along the South line of said Lot 2, a distance of 142.56 feet, to the Southeast corner of said Lot 2; thence North 00° 43' 29" West along the East line of said Lot 2 a distance of 170.40 feet, to the Point of Beginning.

PARCEL 2:

Lot 1 in BAKKER PRODUCE, being an Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 96, page 72 in the Office of the Recorder of Lake County, Indiana Excepting Therefrom the following described parcel: Commencing at the Northeast corner of Lot 2 in said BAKKER PRODUCE; thence South 89° 59' 25" East a distance of 80.41 feet; thence South 49° 31' 44" East a distance of 26.60 feet; thence South 00° 47' 07" East a distance of 180.00 feet; thence South 39° 51' 48" West a distance of 39.60 feet to the Southerly line of said Lot 1; thence North 71° 17' 27" West along said Southerly line, a distance of 221.89 feet to the Southwest corner of said Lot 1; thence North 00° 47' 25" West a distance of 31.83 feet to the Southwest corner of said Lot 2; thence South 71° 17' 27" East along the South line of said Lot 2, a distance of 142.56 feet, to the Southeast corner of said Lot 2; thence North 00° 43' 29" West along the East line of said Lot 2 a distance of 170.40 feet, to the Point of Beginning.



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**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. The purpose of the survey is to place the West Retention Pond on one parcel rather than being on part of Lot 1 and Lot 2.  
**REFERENCE SURVEYS:**  
1. Recorded Plat of BAKKER PRODUCE, An Addition to the Town of Griffith, as shown on Plat Book 96 page 72 in the Office of the Recorder of Lake County, Indiana.  
2. ALTA/ACSM LAND TITLE SURVEY of Bakker Produce Lot 1 and Lot 2 dated Nov. 25, 2013 by Bock & Clark Corp., David J. Kuethe PLS.  
**MONUMENT AVAILABILITY:**  
Extreme weather conditions (large snow packs and deep frost) made monument recovery particularly difficult. An iron rod with Torrenga Cap was found at the Northwest corner of Lot 1 and iron pipes were found along the walk on the North line of Shady Oak 2nd Addition as shown on the plat. These monuments were found and used by the Bock and Clark Survey. The monuments found were in good condition.  
**THEORY OF LOCATION:**  
A traverse was run between the found monumentation, building corners and fences. The survey was rotated to match the bearings shown on the recorded plat of Bakker Produce. The resultant distances matched within tolerance of the Bakker Produce Subdivision Plat and the Bock & Clark Alta Survey.  
**DESCRIPTIONS:**  
Based on the survey traverse, the location of a fence dividing the industrial side of the parcel from the residential property and retention pond was plotted. A line was established roughly 1 foot Westerly of the existing fence.  
A Legal Description was developed based on the line to create a parcel to Add to Lot 2 and Deduct from Lot 1. The result of the descriptions should be to facilitate creating two Tax parcel numbers.  
**POSSESSION LINES:**  
There is fencing along the perimeter of the parcels which may encroach off of the property as indicated on the Bock & Clark Survey. The purpose of this survey was to address the legal Descriptions around Lot 2. No attempt was made to verify the remaining boundary which was just surveyed by Bock & Clark. Due to the Extreme Weather conditions, no monuments were set at the new corners of the description at this time. 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.")

N 71°17'27" W 1042.58'  
CHICAGO & GRAND TRUNK RAILROAD  
& 1042.58' E 820.63'  
S 71°17'26" E 820.63'  
N 71°17'27" W 1042.58'  
S 71°17'26" E 820.63'

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" = 50'

FILED

FEB 20 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
45-1102-102-003-000-006



DATE: FEB. 17, 2014  
JOB NO.: 141530  
SHEET 1 of 1

GLENN KRACHT  
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AURELIO INDIANA, L.L.C.  
100 SOUTH HARVEY STREET  
GRIFFITH, IN 46319

LOT 1 & 2 BAKKER PRODUCE  
AN ADDITION to the TOWN OF GRIFFITH  
LAKE COUNTY, INDIANA