

2014-011619

25/88

2014 011619

FILED FOR RECORD
2014 FEB 27 11:12:07
MICHAEL J. KENNEDY
RECORDER

BOOK 25 PAGE 88

000274
2-74

TRACT 20 - LEGAL DESCRIPTION:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A LAKE COUNTY SURVEYOR'S OFFICE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00°10'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1236.66 FEET, TO A MAG NAIL WITH SAYERS I.D. TAG; THENCE NORTH 88°28'16" WEST, A DISTANCE OF 326.68 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE NORTH 07°56'52" WEST, A DISTANCE OF 169.52 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE NORTH 88°28'16" WEST, A DISTANCE OF 501.28 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE NORTH 68°27'29" WEST, A DISTANCE OF 189.69 FEET; THENCE SOUTH 76°35'43" WEST, A DISTANCE OF 392.08 FEET; TO A POINT ON THE CENTERLINE OF A PRIVATE DITCH; THENCE NORTH 63°28'41" WEST, ALONG THE CENTERLINE OF SAID PRIVATE DITCH, A DISTANCE OF 94.52 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 5 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°10'06" EAST, ALONG THE WEST LINE OF THE EAST 5 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89°37'12" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1494.20 FEET, TO THE POINT OF BEGINNING;
CONTAINING 36.901 ACRES, MORE OR LESS, ALL IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT

I, IN ACCORDANCE WITH TITLE 865, ARTICLE I, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), 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 UNCERTAINTIES IN REFERENCE MONUMENTATION, IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION (AND SURVEY POINTS FOUND) FROM THE SURVEYED LINES. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT, ESTABLISHED THIS SURVEY, IS WITHIN THE SPECIFICATIONS FOR A "RURAL SURVEY" (0.26+200 PPM) AS DEFINED IN IAC 865.

THIS SURVEY HAS BEEN BASED UPON THE FOLLOWING DOCUMENTS AND RECORDS: SECTION CORNER RECORDS FROM THE SURVEYOR'S OFFICE; INSTRUCTIONS FROM THE CLIENT FOR THE NEW SPLIT; CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 1305516, EFFECTIVE DATE 07-29-2013, SUPPLIED BY THE CLIENT; PLAT OF SURVEY, BY THIS OFFICE, QUESTIONING THE LOCATION AND EXISTENCE OF 129TH AVENUE, DATED 11-07-2013; ORIGINAL GOVERNMENT NOTES FOR THIS SECTION DUE TO BEING FRACTIONAL; AND THE DEEDS REFERENCED HEREON.

THE NORTHWEST QUARTER, CENTER, WEST QUARTER, SOUTH QUARTER; AND SOUTHWEST CORNERS OF THIS SECTION HAVE BEEN RECOVERED AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. ALSO RECOVERED WERE POINTS SURROUNDING THE "PETERSON" TRACT NEAR THE WEST QUARTER CORNER OF THE SECTION. FROM THE LOCATION OF THESE CORNERS, AS WELL AS, THE ORIGINAL GOVERNMENT NOTES, DUE TO THIS SECTION BEING FRACTIONAL, THIS SECTION WAS BROKEN DOWN TO DETERMINE THE NORTHWEST QUARTER AND DIVISION THEREOF. THE LOCATION OF THE EAST 5 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER HAD BEEN DETERMINED PROPORTIONATELY, DUE TO THE WAY THE SUBJECT TRACT AND THE WESTERN ADJOINER ARE DESCRIBED. WITH THESE DETERMINATIONS MADE, THIS NEW SPLIT HAD BEEN DETERMINED, MONUMENTED, AND DESCRIBED, AS SHOWN HEREON, AT THE INSTRUCTION OF THE CLIENT.

AS REFERENCED ABOVE, THIS OFFICE HAS ALSO PREPARED A PLAT OF SURVEYING QUESTIONING THE LOCATION AND EXISTENCE OF 129TH AVENUE, THE CURRENTLY DEDICATED PORTION OF THE ROADWAY, ACCORDING TO THE RECORDS OF THE COUNTY, TRAVELS SOUTH OF ITS CURRENT LOCATION, MEANDERING THROUGH THE FIELDS TO THE SOUTH, WHILE THE CURRENTLY OBSERVED ROADWAY LOCATION, ALONG THE EAST-WEST CENTERLINE OF THIS SECTION, WAS ACTUALLY VACATED IN 1866 AND 1874. IT WAS DETERMINED, IN THE SURVEY PREPARED OF 129TH AVENUE, THAT IT APPEARS THAT THE CURRENTLY DEDICATED PORTION OF THIS ROADWAY WAS NEVER CONSTRUCTED AND MOST LIKELY WAS FORGOTTEN ABOUT. RE-DEDICATING THE CURRENT LOCATION AS IT EXISTS TODAY, AS WELL AS, FOR AT LEAST THE LAST 75 YEARS, WAS APPARENTLY OVERLOOKED.

THE SURVEY BASELINE AND BASIS FOR BEARINGS SHALL BE CONSIDERED TO BE THAT LINE BETWEEN THE LAKE COUNTY SURVEYOR'S OFFICE MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 19, AS SHOWN HEREON.

FENCE LINES AND OTHER IMPROVEMENTS SHOWN ALONG THE BOUNDARIES OF THIS SUBJECT TRACT ARE FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT WARRANT THE RIGHT OF POSSESSION OR OWNERSHIP OF THAT PART LYING WITHIN OR SURROUNDING THE SUBJECT TRACT, BETWEEN SAID FENCE LINES AND DEED LINES.

DATE OF LAST FIELDWORK = NOVEMBER 26, 2013
OTHER THAN LISTED ABOVE, WITH THE SUBJECT PROPERTY, THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS AND NO GAPS OR OVERLAPS WERE DISCOVERED.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY HAVE BEEN LISTED IN THIS REPORT AND CAN BE FOUND IN THE LAKE COUNTY SURVEYOR'S OFFICE AND RECORDER'S OFFICE.
2. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

GENERAL SURVEY NOTES:

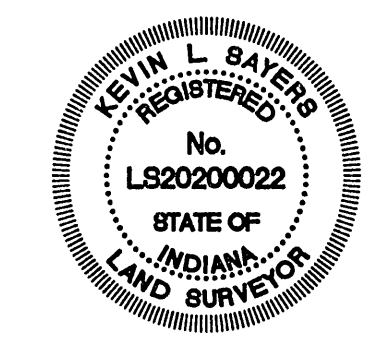
- 1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
A. EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE.
B. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
C. ANY FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
D. OWNERSHIP OR TITLE.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
3. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
4. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(II) 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.
5. I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN RESPONSIBLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, KEVIN L. SAYERS.

STATE OF INDIANA }
COUNTY OF JASPER }

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS - REGISTERED LAND SURVEYOR NO. LS20200022



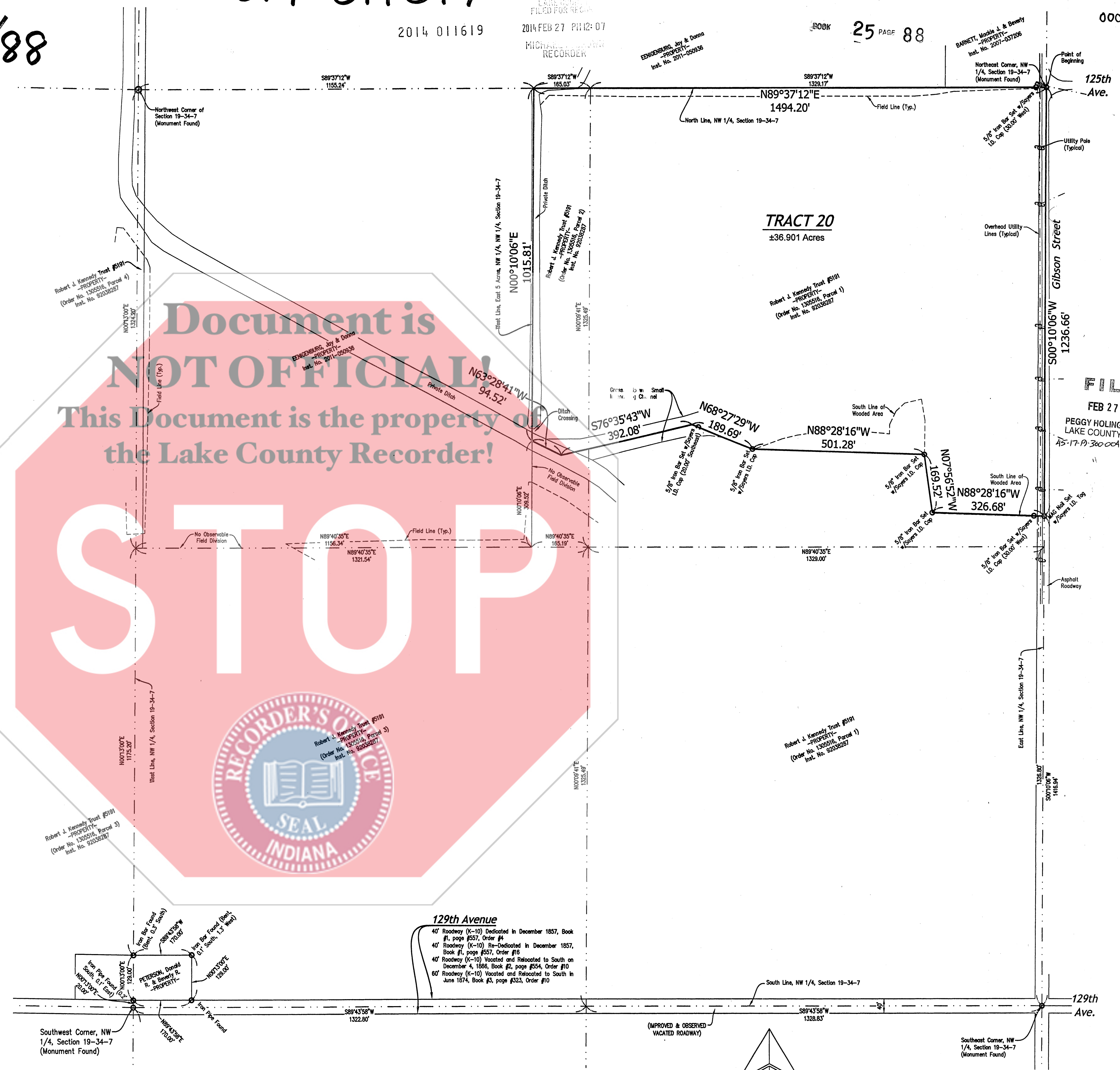
EXPLANATION: No dimensions should be assumed by scale measurements upon the plat. All dimensions are given in feet and decimal parts thereof.

CLIENT:
James F. Dunneback, P.C.
14175 John Humphrey Drive, Suite 200
Mund Park, Illinois
630-349-0000

REVISIONS:

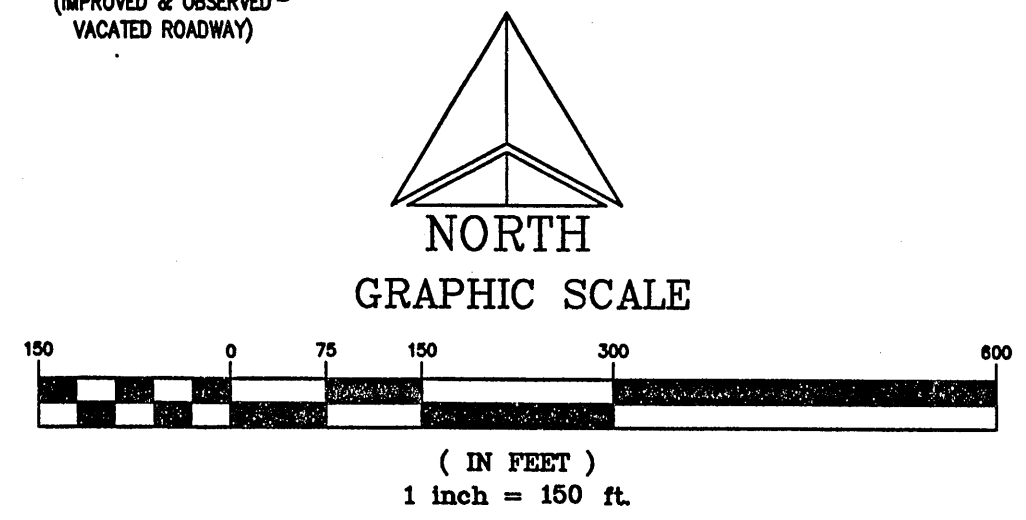
SCALE: 1"=150'
DATE: 11-27-2013

PLAT OF SURVEY
Kennedy Auction - Tract 20
Winfield Township, Lake County, Indiana
Part of the Northwest Quarter of Section 19-34-7



129th Avenue

40' Roadway (K-10) Dedicated in December 1857, Book #1, page #557, Order #4
40' Roadway (K-10) Re-Dedicated in December 1857, Book #1, page #557, Order #10
40' Roadway (K-10) Vacated and Relocated to South on December 4, 1866, Book #2, page #554, Order #10
60' Roadway (K-10) Vacated and Relocated to South in June 1874, Book #3, page #323, Order #10



NOTE: Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.

TURNING POINT SURVEYING, INC. 917 South Hancock Street, Suite C, P.O. Box 472, DeMotte, Indiana 46310
Phone: 219-987-8330 Fax: 219-987-8331 E-Mail: turningpoint@turningpoint.net