

25/89

2014-011620

TRACT 14-15 - LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

AND

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER THEREOF, THENCE NORTH A DISTANCE OF 790.81 FEET TO THE CENTER LINE OF THE NILES DITCH; THENCE SOUTHEASTERLY IN THE CENTER OF SAID DITCH TO THE SOUTH LINE OF SAID SECTION 24; THENCE WEST 802.66 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 25 LYING NORTHEAST OF THE NILES DITCH, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25 AND RUNNING THENCE SOUTH ON THE RANGE LINE BETWEEN RANGES 7 AND 8, 8 CHAINS AND 55 LINKS TO THE MIDDLE LINE OF SAID NILES DITCH, THENCE NORTH 43 DEGREES WEST ALONG THE MIDDLE LINE OF SAID DITCH II CHAINS AND 80 LINKS TO THE NORTH LINE OF SAID SECTION 25 AND THENCE SOUTH 89 DEGREES 28 MINUTES EAST 7 CHAINS AND 5 LINKS ALONG THE NORTH LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION #1

PART OF THE SOUTHWEST 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:

COMMENCING AT A LAKE COUNTY SURVEYOR'S OFFICE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89°43'58" EAST, A DISTANCE OF 680.21 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP, AT THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°43'58" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 405.00 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 00°16'02" EAST, A DISTANCE OF 387.20 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 89°43'58" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 405.00 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE NORTH 00°16'02" WEST, A DISTANCE OF 387.20 FEET, TO THE POINT OF BEGINNING;

CONTAINING 3.600 ACRES, MORE OR LESS, ALL IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA.

AND

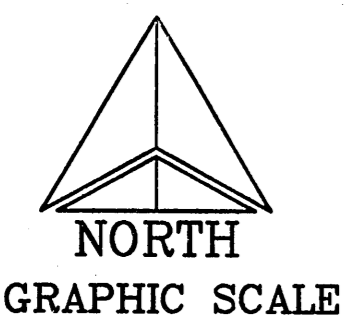
EXCEPTION #2

PART OF THE SOUTHWEST 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 NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89°43'58" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 540.00 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 00°16'02" EAST, A DISTANCE OF 387.20 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 89°43'58" WEST, A DISTANCE OF 185.19 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 48°44'34" WEST, A DISTANCE OF 44.69 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 26°33'32" WEST, A DISTANCE OF 253.70 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 06°16'08" WEST, A DISTANCE OF 75.53 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP; THENCE SOUTH 89°43'58" WEST, A DISTANCE OF 203.86 FEET, TO A 5/8"-INCH IRON BAR WITH SAYERS I.D. CAP, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°12'06" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 717.97 FEET, TO THE POINT OF BEGINNING;

CONTAINING 6.796 ACRES, MORE OR LESS, ALL IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA.

CONTAINING AFTER SAID EXCEPTIONS 227.206 ACRES (151.045 ACRES IN SECTION 19; 72.711 ACRES IN SECTION 24; AND 3.450 ACRES IN SECTION 25), MORE OR LESS, ALL IN WINFIELD TOWNSHIP, LAKE COUNTY, INDIANA



(IN FEET)
1 inch = 200 ft.

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



FILED

FEB 27 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
15-1624-100-002-000-094

19-300-001
-002
-003
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-006

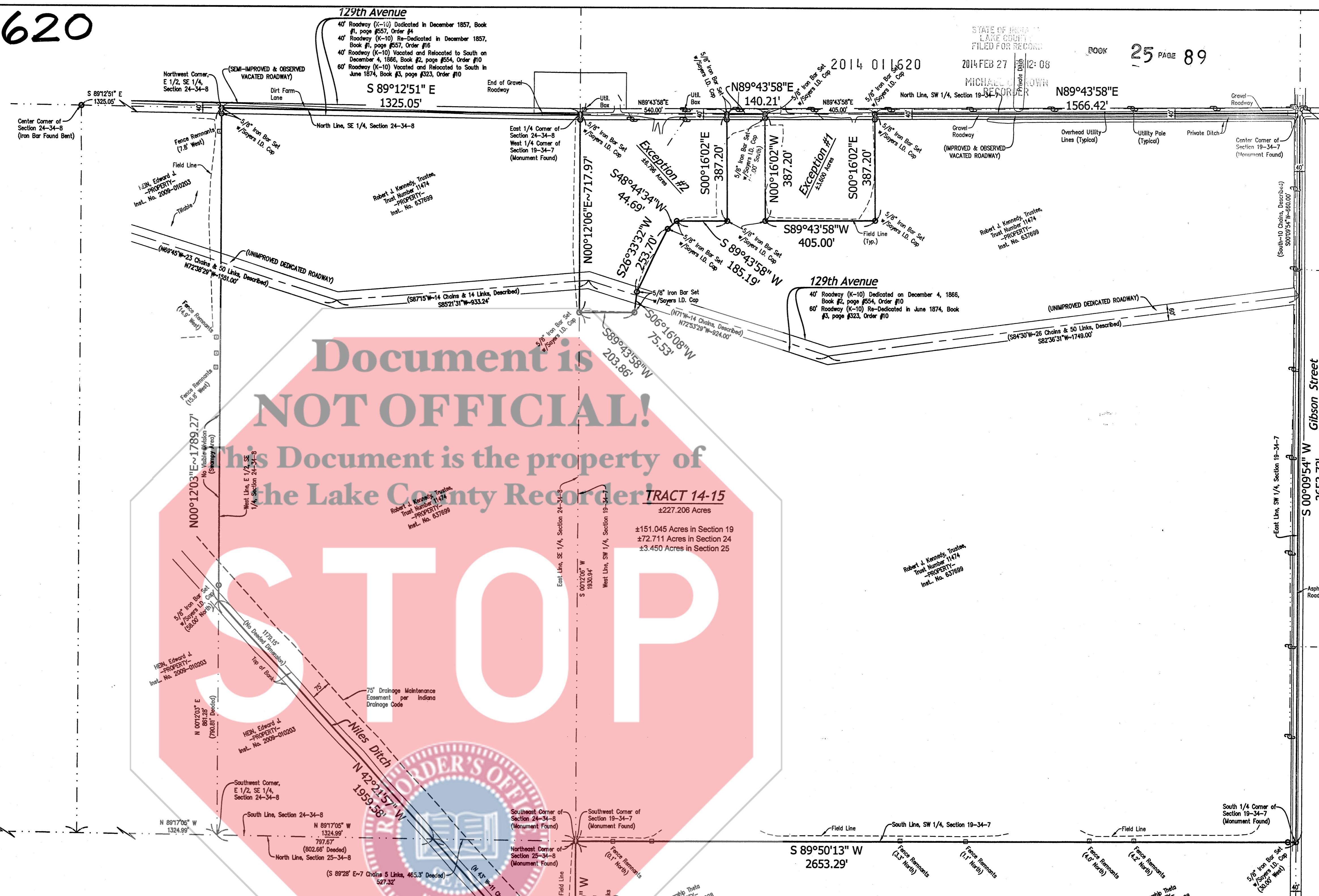
GENERAL SURVEY NOTES:

- 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 DISCLOSE.
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.

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.

PLAT OF SURVEY
Kennedy Auction - Tract 14-15
Winfield Township, Lake County, Indiana
Parts of Sections 19-34-7, 24-34-8, and 25-34-8

CLIENT: James F. Dumbach, P.C. 14473 John Humphrey Drive, Suite 200 Orland Park, Illinois 708-349-0000
JOB NO: 271-2013
REVISIONS:
SCALE: 1"=200'
DATE: 11-25-2013



SURVEYOR'S REPORT

1. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, 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. 1305515, 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; AND THE DEEDS REFERENCED HEREON.
THE NORTHWEST, NORTHEAST, SOUTHEAST, AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 19, THE NORTHWEST AND SOUTHEAST CORNERS OF SECTION 25 HAVE BEEN RECOVERED AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. ALSO RECOVERED WAS AN IRON BAR AT THE CENTER CORNER OF SECTION 24, CALLED OUT IN A SURVEY OF A

FIBER OPTIC LINE NORTH OF 129TH AVENUE. FROM THE LOCATION OF THESE CORNERS, 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 THROUGH THIS NEW SPLIT, WHILE THE CURRENTLY OBSERVED ROADWAY LOCATION, ALONG THE NORTH SIDE OF THIS NEW SPLIT, 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 22, 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.

TURNING POINT SURVEYING, INC. 917 South Hallock Street, Suite C, P.O. Box 477, Ellettsville, Indiana 47430 Phone: 219-987-8333

FILE NO: 15-1624-100-002-000-094