

2014-011622

TRACT 18-21-22-23 - LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THAT LIES TO THE WEST AND SOUTH OF A COUNTY DITCH KNOWN AS THE NILES DITCH, ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., THENCE EAST 104.42 FEET TO THE CENTER LINE OF THE NILES DITCH; THENCE NORTH 02°32'38" WEST ALONG SAID CENTER LINE A DISTANCE OF 281.7 FEET TO A POINT IN THE CENTER OF A BEND IN NILES DITCH; THENCE NORTH 36°32'30" WEST ALONG SAID CENTER LINE, 952.29 FEET; THENCE NORTH 37°59'02" WEST ALONG SAID CENTER LINE, 721.56 FEET; THENCE NORTH 37°21'01" WEST ALONG SAID CENTER LINE, 1298.05 FEET TO THE POINT WHERE SAID NILES DITCH CROSSES THE NORTH LINE OF SAID SECTION 24; THENCE WEST 950 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 1327.57 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE EAST 1325.34 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 1326.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE EAST 1325.16 FEET TO THE PLACE OF BEGINNING.

(AS SHOWN IN ORDER NO. 1305515, PARCEL 3 AND INST. NO. 637699)

THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

(AS SHOWN IN ORDER NO. 1305514 AND INST. NO. 658045)

THE WEST 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND THE WEST 20 FEET OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

(AS SHOWN IN ORDER NO. 1305516, PARCEL 4 AND INST. NO. 92038287)

ALL OF THE NORTH HALF THAT LIES EAST AND NORTH OF NILES DITCH IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING DESCRIBED TRACT:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH SIDE OF 129TH AVENUE (40 FEET WIDE) AND RANGE LINE 8 WEST; THENCE WESTERLY ALONG THE NORTH SIDE OF 129TH AVENUE, 170 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 129 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 170 FEET, TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTHERLY 129 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

(AS SHOWN IN ORDER NO. 1305516, PARCEL 5 AND INST. NO. 92038287)

SURVEYOR'S REPORT

1. 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 COMMITMENTS, ORDER NO. 1305514, 1305515, AND 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; NORTHEAST; SOUTHEAST; AND SOUTHWEST CORNERS OF SECTION 13; THE SOUTHEAST; SOUTHWEST; AND EAST QUARTER CORNERS OF SECTION 24; THE NORTH QUARTER; CENTER; AND SOUTH QUARTER CORNERS OF SECTION 19; AND THE CENTER AND NORTH QUARTER CORNERS OF SECTION 18 WERE ALL RECOVERED AS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE. ALSO RECOVERED WERE POINTS SURROUNDING THE "PETERSON" TRACT NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS WELL AS, CORNERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24. FURTHER RECOVERED WAS AN IRON PIPE

CALLER FOR IN RECOVERED INFORMATION, BUT NOT PERPETUATED, AT THE CENTER CORNER OF SECTION 24, FROM THE LOCATION OF THESE CORNERS, AS WELL AS, THE ORIGINAL GOVERNMENT NOTES, DUE TO THIS BEING AFFECTED BY A RANGE LINE, CAUSING THE SECTION TO THE EAST OF THAT LINE AS BEING FRACTIONAL. THESE SECTIONS WERE BROKEN DOWN TO DETERMINE THE SUBJECT TRACT, WHICH IS MADE UP OF MULTIPLE TRACTS, AS SHOWN HEREON, WITH THESE DETERMINATIONS MADE, THIS OVERALL BOUNDARIES OF THE SUBJECT TRACTS HAD BEEN DETERMINED, MONUMENTED, AND DESCRIBED, AS SHOWN HEREON, AT THE INSTRUCTION OF THE CLIENT.

AS SHOWN HEREON, THE "PETERSON" TRACT IS NOT DESCRIBED TO THE SECTION LINE, RATHER THE NORTH RIGHT-OF-WAY LINE OF 129TH AVENUE, THEREFORE A 20 FEET WIDE STRIP EXIST SOUTH OF THAT TRACT WHICH IS A PART OF THIS SUBJECT TRACT.

AS REFERENCED ABOVE, THIS OFFICE HAS ALSO PREPARED A PLAT OF SURVEY 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 THESE SECTIONS, 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, 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 1-2-13(14) 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.

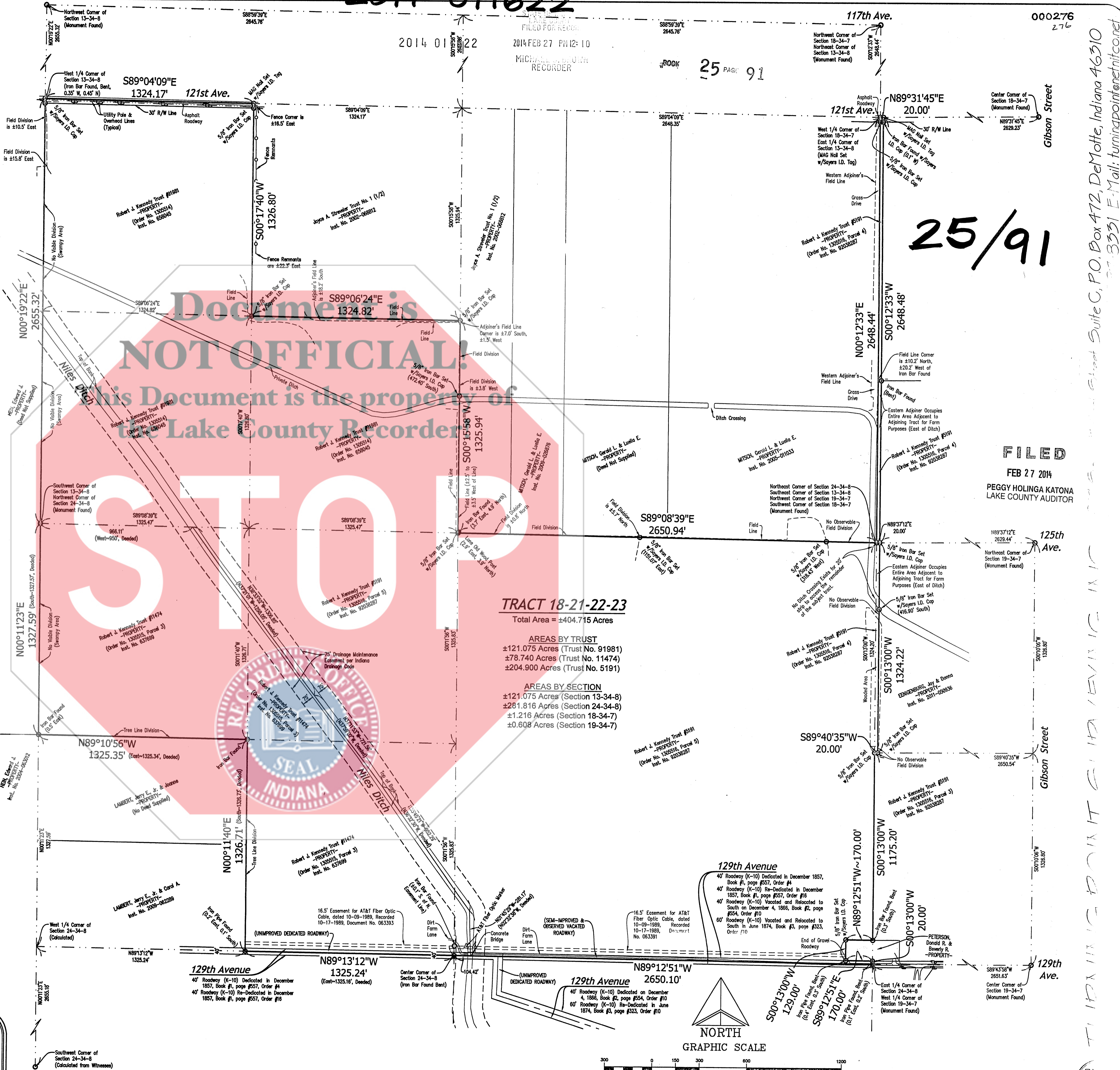
TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS - REGISTERED LAND SURVEYOR No. LS20200022



CLIENT: James F. Dunneback, P.C. 14473 John Humphrey Drive, Suite 200 Oland Park, Illinois 708-599-0000
JOB NO: 270-2013
REVISIONS: 12-09-2013, 12-04-2013
SCALE: 1"=300'
DATE: 12-02-2013

PLAT OF SURVEY
Kennedy Auction - Tract 18-21-22-23
Winfield Township, Lake County, Indiana
Part of the Sections 13-34-8, 18-34-7, 19-34-7 and 24-34-8



TRACT 18-21-22-23
Total Area = 404.715 Acres

AREAS BY TRUST
±121.075 Acres (Trust No. 91981)
±78.740 Acres (Trust No. 11474)
±204.900 Acres (Trust No. 5191)

AREAS BY SECTION
±121.075 Acres (Section 13-34-8)
±281.816 Acres (Section 24-34-8)
±1.216 Acres (Section 18-34-7)
±0.608 Acres (Section 19-34-7)

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.

25/91

FILED
FEB 27 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

TRADING DRIFT CLAY LEVINE INC
Suite C, P.O. Box 472, DeMotte, Indiana 46310
3331 E-Mail: turningpoint@netnet.com

FILE NO: 1305516-2013 Kennedy Auction Unit C (Ving) Tract 18-21-22-23