

25/94

2014-011629

PLAT OF SURVEY

2014 011629

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 27 PM 12:23
MICHAEL B. BROWN
RECORDER

BOOK 25 PAGE 94

000278
278

Surveyor's Report

This is a retracement survey of the legal description found within the following Warranty Deed recorded January 18, 2012 as document number 2012 004633 and depicted hereon.

This retracement survey is an Rural survey and conforms with the acceptable relative positional accuracies for a Rural Survey which is 0.26 feet (79 millimeters) plus 200 parts per million.

There were a number of monuments found near the boundary of the site. Those monuments that were found are of unknown origin unless otherwise noted hereon and were found at or near grade unless otherwise noted. The results of prior surveys conducted by the Surveyor in Section 8, Township 32 North, Range 9 West of the Second Principal Meridian were also utilized for this survey.

Evidence of either occupied parcel lines or possible possession lines is indicated hereon showing the relationship of said evidence relative to the lines of the retracement survey as calculated.

The record description of the subject parcel does not contain any ambiguity or discrepancy when compared to the legal descriptions of the adjoining parcels.

The following documents were reviewed as part of the survey conducted herein:

- Warranty Deed recorded January 18, 2012 as document number 2012 004633.
- Quit Claim Deed recorded October 17, 1979 as document number 555269.
- Warranty Deed recorded June 16, 1948 as document number 346779 in book 813 page 238.
- Warranty Deed recorded August 28, 1957 as document number 49451 in book 1069 page 534.
- Warranty Deed recorded October 30, 1958 as document number 134969 in book 1097 page 576.
- Surveyor Location Report by Tri-County Surveying dated January 12, 2001 as Report Job Number 15580.
- Surveyor Location Report by Davies-Berger Surveying dated December 28, 2011 as Job Number 11-100-538.

Flood Zone Classification: "Zone X Other - Areas determined to be outside of the 0.2% annual chance floodplain or the 500-Year floodplain." as determined by scale from the "Flood Insurance Rate Map - FIRM" for Lake County, Illinois and incorporated areas, Map Number 18089C0430 E panel 430 of 480 effective date January 18, 2012 prepared by Federal Emergency Management Agency (FEMA), as part of the Federal Insurance Administration (Subject to uncertainties, inaccuracies, and scale of said map. Also subject to the uncertainties and inaccuracies associated with scaling from said map).

State of Indiana)
) SS
County of Lake)

To: Pamela and Jeffrey West
11607 West 206th Avenue
Lowell, Indiana 46356

I, Phillip A. Patrick, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plat has been completed in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code and that it represents a survey completed by me, that the monuments shown hereon exist and that the location, type size, and material are accurately shown hereon.

Date of Plat: November 9, 2013
Field work performed November 9, 2013

Phillip A. Patrick, PLS
License Number LS21200025
Expires July 31, 2014

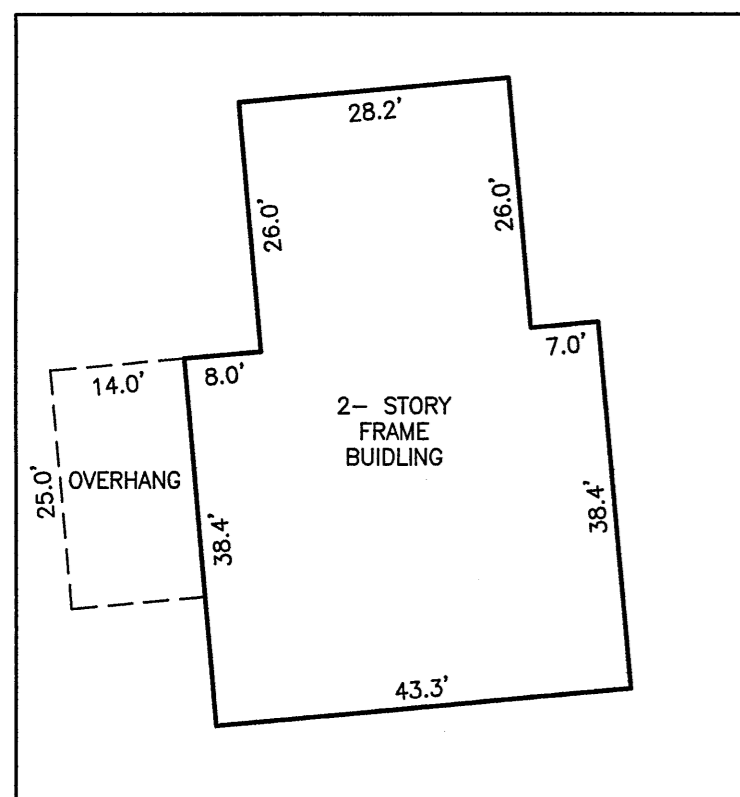


LEGEND:

- XXX.XX' DENOTES MEASURED BEARING/DIMENSION OR BEARING/DIMENSION COMPUTED FROM MEASURED BEARING/DIMENSION.
- (XXX.XX') DENOTES RECORD BEARING/DIMENSION OR BEARING/DIMENSION COMPUTED FROM RECORD BEARING/DIMENSION.

DETAIL:

BUILDING SCALE: 1"=20'

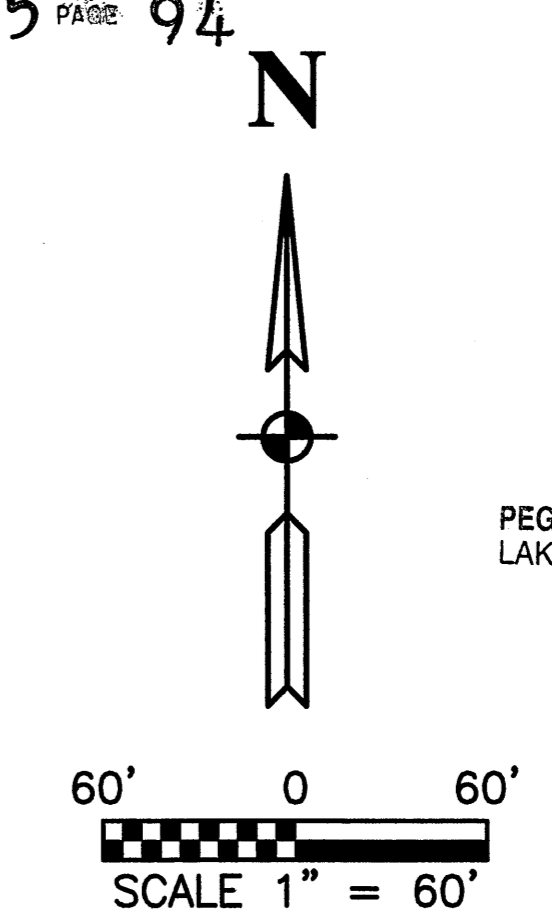
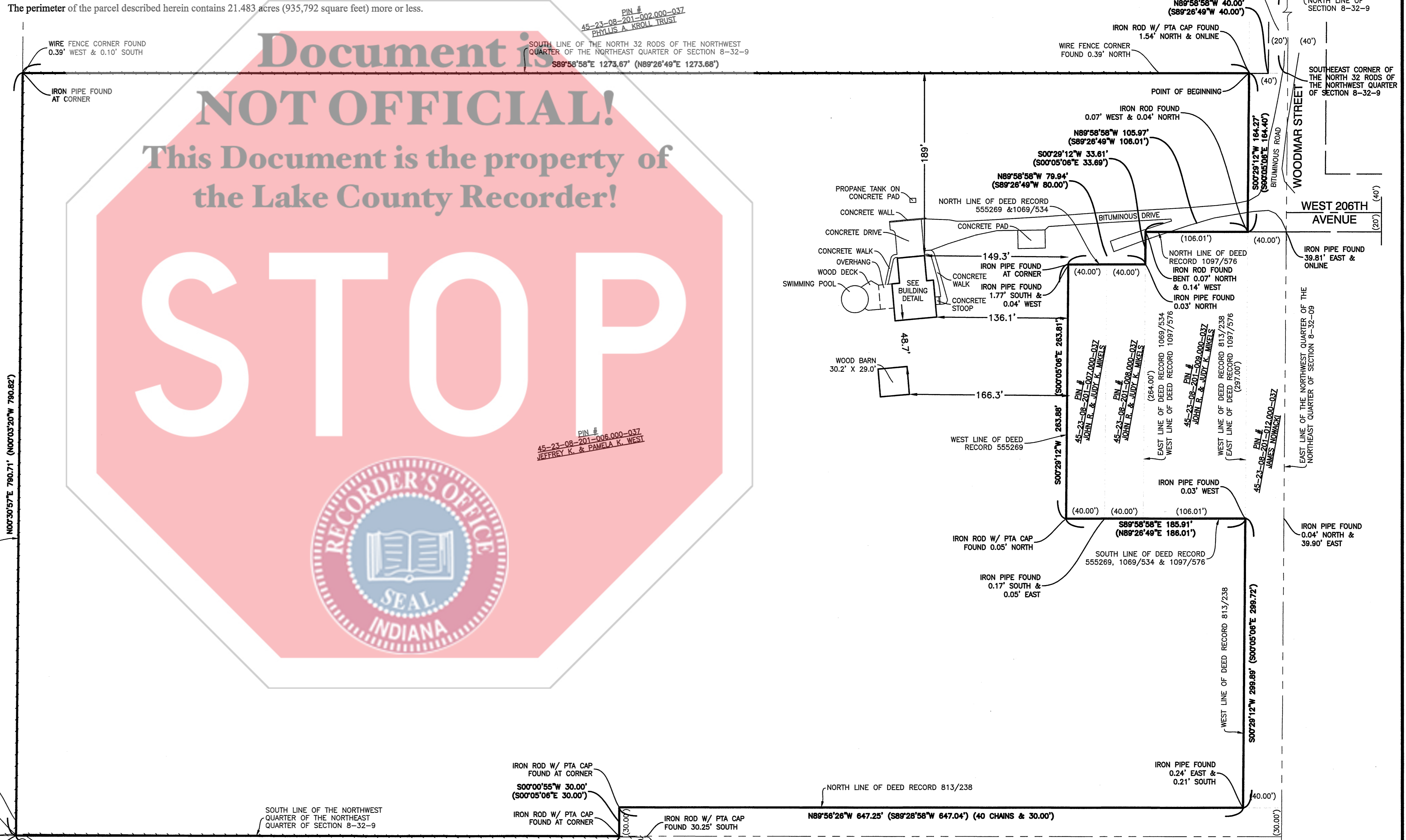


Legal Description:

Part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Section 8; thence South 89 degrees 26 minutes 49 seconds West, 1313.91 feet along the north line of said Section 8 to the northeast corner of said Northwest Quarter; thence South 00 degrees 05 minutes 06 seconds East, 528.02 feet along the east line of said Northwest Quarter to the southeast corner of the North 32 rods of said Northwest Quarter; thence South 89 degrees 26 minutes 49 seconds West, 40.00 feet along the south line of said North 32 rods to a 5/8 inch Rebar with a PTA Cap (hereafter referred to as a "PTA REBAR") and the point of beginning; thence South 00 degrees 05 minutes 06 seconds East, 164.40 feet along the west line of a County Roadway as described in Warranty Deed recorded June 16, 1948, in Deed Record 813 page 238, as Document Number 346779, in the Office of the Recorder of Lake County, Indiana, to a PTA Rebar on the north line of a parcel described to Roberts in Warranty Deed recorded October 29, 1958, in Deed Record 1097, page 576, as Document Number 134969, in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 26 minutes 49 seconds West, 106.01 feet along last said north line to a PTA Rebar at the northwest corner of said Roberts Parcel; thence South 00 degrees 05 minutes 06 seconds East, 33.69 feet along the west line of said Roberts Parcel to a three-quarter-inch iron pipe at the northeast corner of a parcel described to Schlessler in Warranty Deed recorded August 28, 1957 in Deed Record 1069 page 534, as Document Number 49451, in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 26 minutes 49 seconds West, 80.00 feet to a PTA Rebar at the northwest corner of a parcel described to Schlessler in Quit Claim Deed recorded October 17, 1979, as Document Number 555269, in the Office of the Recorder of Lake County, Indiana; thence South 00 degrees 05 minutes 06 seconds East, 263.81 feet along the west line of last said Schlessler Parcel to a PTA Rebar at the southwest corner of last said Schlessler Parcel; thence North 89 degrees 26 minutes 49 seconds East, 186.01 feet along the south line of both said Schlessler's parcels and Roberts' parcel to a PTA Rebar on said west line of said County Roadway; thence South 00 degrees 05 minutes 06 seconds East, 299.72 feet along last said west line to the north line of a 30 foot wide County Roadway as described in aforesaid Deed Record 813 page 238; thence South 89 degrees 28 minutes 58 seconds West, 647.04 feet along last said north line to a PTA Rebar; thence South 00 degrees 05 minutes 06 seconds East, 30.00 feet to a PTA Rebar on the south line of said Northwest Quarter; thence South 89 degrees 28 minutes 58 seconds West, 627.04 feet along last said south line to a PTA Rebar at the southwest corner of said Northwest Quarter; thence North 00 degrees 03 minutes 20 seconds West, 790.82 feet along the West line of said Northwest Quarter to a PTA Rebar at the southwest corner of said North 32 rods of the Northwest Quarter; thence North 89 degrees 26 minutes 49 seconds East, 1273.68 feet along the south line of said North 32 rods to the point of beginning, all in Lake County, Indiana.

The perimeter of the parcel described herein contains 21.483 acres (935,792 square feet) more or less.



FILED
FEB 27 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

POINT OF COMMENCEMENT
NORTH EAST CORNER OF
SECTION 8-32-9
(S89°26'49"W 1313.91')

POINT OF COMMENCEMENT
NORTH EAST CORNER OF
SECTION 8-32-9
(S00°29'12"W 528.02'
(S00°05'06"E 528.02')

POINT OF COMMENCEMENT
NORTH EAST CORNER OF
SECTION 8-32-9
(S89°26'49"W 40.00')

S13-07-007

FOR:		REVISIONS		
PAMELA AND JEFFREY WEST 11607 WEST 206TH AVENUE LOWELL, INDIANA 46356		No.	Date	Remarks
Drawn by: P.PATRICK		Date: NOVEMBER 9, 2013		
Checked by: P.PATRICK		Scale: 1" = 150'		
Sheet 1 of 1		Project No. S13-07-007		

PIN # 45-23-08-251-010,000-037 V & B PROPERTIES LLC

PIN # 45-23-08-251-008,000-037 JEFFREY K. & PAMELA K. WEST

PIN # 45-23-08-201-002,000-037 PHILLIS A. KROLL TRUST

PIN # 45-23-08-251-002,000-037 V & B PROPERTIES LLC