

1:3

2014-011630

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SHEET 1 OF 3. THERE ARE THREE SHEETS TO THIS SURVEY.

2014 011630 2014 FEB 27 PM 12:24
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
BOOK 25 PAGE 95
000279
25/95
DRAWN BY: G.B.
DATE: 10/30/13
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DATE: 10/30/13
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PARENT PARCEL INFORMATION:

PIN 45-10-12-277-001.000-034
PIN 45-10-12-277-004.000-034
PIN 45-10-12-426-001.000-034
LAKE COUNTY TRUST COMPANY, TRUSTEE
TRUST NO. 2037, DATED DECEMBER 30, 1999
DOC. NO. 2011 051516
REC. 9/20/11

25/95

SUBJECT PARCEL AREA:

NOTE: AREA IS BASED ON AN APPROXIMATE CENTER LINE OF THE CREEK AND AN APPROXIMATE TOP OF CREEK BANK, BOTH LOCATED THIS SURVEY AND ARE THEREFORE, APPROXIMATE.
TOTAL PARCEL AREA CALCULATED TO CENTER LINE OF CREEK:
399,371 SQ. FT.±
9.17 ACRES±
TOTAL PARCEL AREA CALCULATED TO TOP OF CREEK BANK:
391,720 SQ. FT.±
8.99 ACRES±

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF THE LAND DESCRIBED IN AN APPOINTMENT OF SUCCESSOR TRUSTEE, RECORDED AS DOCUMENT NUMBER 2011 051516 ON SEPTEMBER 20, 2011 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST (ASSUMED BEARING), 81.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LAND AND THE NORTH CORNER OF LAND DESCRIBED TO THE TOWN OF DYER IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 98012078 ON FEBRUARY 19, 1998 IN SAID RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 04 DEGREES 22 MINUTES 36 SECONDS WEST, 291.60 FEET ALONG THE WESTERLY LINE OF SAID TOWN OF DYER'S LAND; THENCE SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, 215.43 FEET ALONG SAID WESTERLY LINE OF SAID TOWN OF DYER'S LAND TO THE INTERSECTION WITH THE NORTHERLY LINE OF AN EASEMENT RECORDED AS DOCUMENT NUMBER 2011 055918 ON OCTOBER 11, 2011 IN SAID RECORDER'S OFFICE; THENCE SOUTH 80 DEGREES 25 MINUTES 58 SECONDS WEST, 62.53 FEET ALONG SAID NORTHERLY LINE OF SAID EASEMENT; THENCE SOUTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, 351.10 FEET ALONG THE NORTH LINE OF SAID EASEMENT TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 140.00 FEET AND A CHORD THAT BEARS SOUTH 67 DEGREES 20 MINUTES 57 SECONDS WEST, 106.18 FEET; THENCE WESTERLY ALONG SAID CURVE (ALSO BEING THE NORTHERLY LINE OF SAID EASEMENT) 108.91 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 07 SECONDS WEST, 555.54 FEET MORE OR LESS TO THE CENTER LINE OF HART DITCH (ALSO KNOWN AS PLUM CREEK); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID DITCH BEING APPROXIMATED BY THE FOLLOWING SIX COURSES AND DISTANCES:
1.) NORTH 17 DEGREES 50 MINUTES 17 SECONDS EAST, 11.63 FEET;
2.) NORTH 01 DEGREES 52 MINUTES 18 SECONDS EAST, 38.63 FEET;
3.) NORTH 06 DEGREES 15 MINUTES 38 SECONDS EAST, 76.05 FEET;
4.) NORTH 67 DEGREES 28 MINUTES 06 SECONDS EAST, 60.20 FEET;
5.) NORTH 31 DEGREES 07 MINUTES 05 SECONDS EAST, 4.81 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 40 MINUTES 30 SECONDS EAST 640.53 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 200 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 07 SECONDS WEST, 81.00 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 81.00 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 40 MINUTES 30 SECONDS EAST, 150.00 FEET ALONG LAST SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 9.2 ACRES MORE OR LESS.

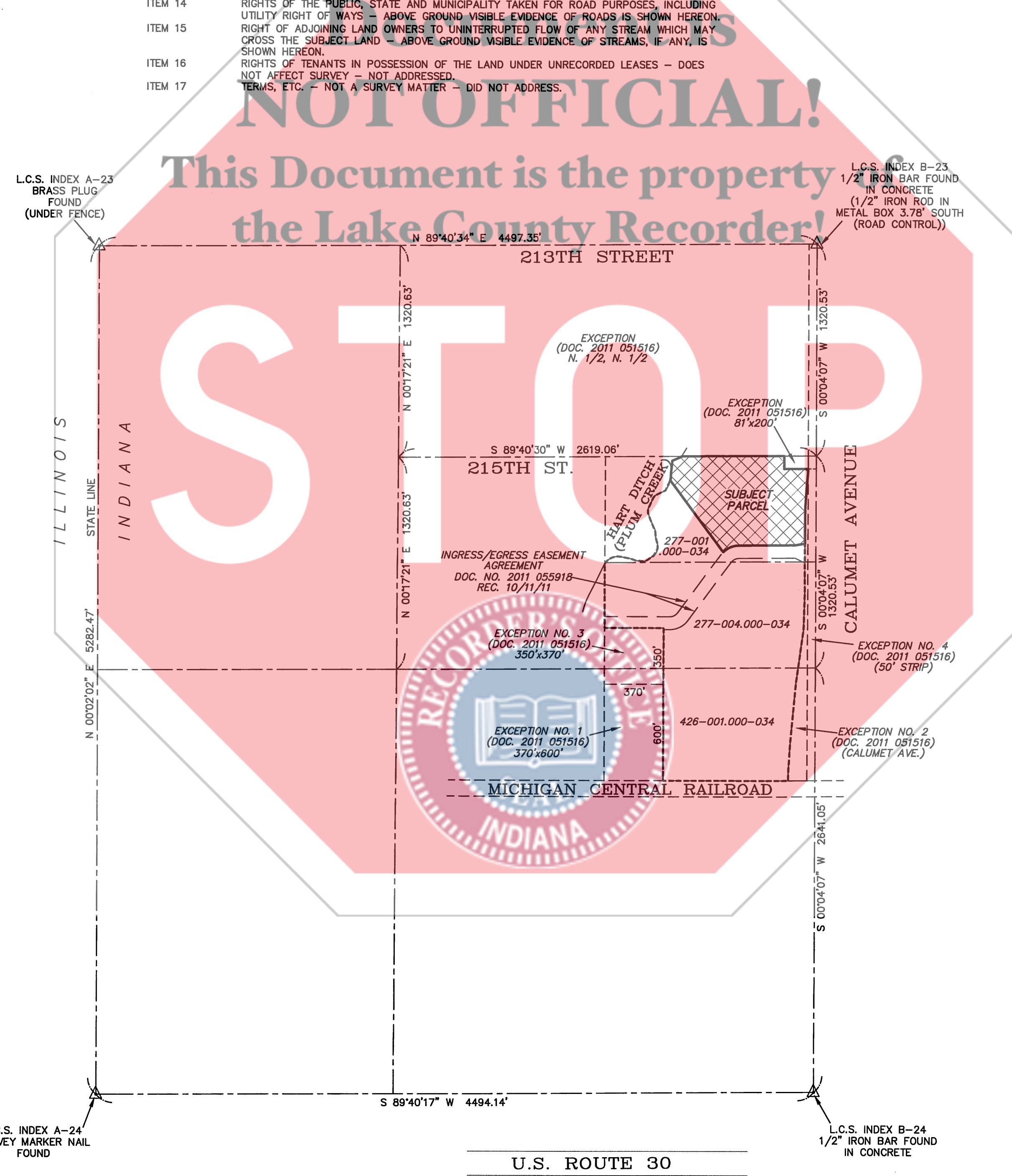
A.L.T.A./A.C.S.M. OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

- ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.
- ITEM 2: ADDRESS PER THE INSURER IS SHOWN HEREON.
- ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE EAST MAJORITY OF THE SUBJECT PARCEL DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP NO. 180129 0119 E, FOR THE TOWN OF DYER, INDIANA, MAP EFFECTIVE DATE: JANUARY 18, 2012. A SMALL WESTERN PORTION NEAR THE DITCH APPEARS TO BE IN A FLOODWAY AREA IN ZONE "AE" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE APPROXIMATE FLOOD HAZARD DELINEATION LINE IS PER SAID FIRM IS SHOWN HEREON.
- ITEM 4: LAND AREA SHOWN IS HEREON.
- ITEM 5: VERTICAL RELIEF - ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND THIS SURVEY AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ITEM 6a: THE CURRENT ZONING OF THE SUBJECT PROPERTY PER THE TOWN OF DYER IS "SUD-2 CALUMET AVENUE CORRIDOR DISTRICT".
- ITEM 6b: THE PERFORMANCE STANDARDS VARY FOR ALL PARCELS IN SAID DISTRICT. FOR ALL INTERPRETATIONS ON HOW THESE RESTRICTIONS AFFECT THE SUBJECT PARCEL, CONTACT THE TOWN OF DYER BUILDING DEPARTMENT (219) 865-4428.
- ITEMS 7a-b1: EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AND BUILDING SQUARE FOOTAGE BASED ON EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
- ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. (IF ANY) ARE SHOWN HEREON.
- ITEM 9: STRIPING, PARKING TYPES, AND THE NUMBER OF SPACES (IF ANY), ARE SHOWN HEREON.
- ITEM 10: THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT, AND MARKINGS BY UTILITY COMPANIES (INDIANA UNDERGROUND PLANT PROTECTION SERVICE INC., TICKET NO. 1308133378) AND OTHER APPROPRIATE SOURCES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.
- ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LAND ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) 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. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.
- ITEM 21: A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1 MILLION WAS IN EFFECT THROUGH OUT THE CONTRACT TERM OF THIS SURVEY.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM A TITLE COMMITMENT NUMBER NCS-595246-INDY, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ON 8/22/2013. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, SECTION II, SPECIAL EXCEPTIONS IN THE SAID COMMITMENT.

- ITEM 1: DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ETC. - IF ANY, SHOWN HEREON.
- ITEM 2: NON-PUBLIC FACTS, RIGHTS, INTERESTS OR CLAIMS, THAT CAN BE ASCERTAINED BY AN ACCURATE SURVEY - SURVEY SHOWN HEREON.
- ITEM 3: NON-PUBLIC EASEMENTS, LIENS, ETC. - NOT ADDRESSED.
- ITEM 4: NON-PUBLIC LIEN - NOT ADDRESSED.
- ITEMS 5-6: REAL ESTATE TAXES - DOES NOT AFFECT SURVEY - NOT ADDRESSED.
- ITEM 7: MORTGAGE, DOC. NO. 2002-106892, REC. 11/21/02 - AFFECTS PARCEL.
- ITEM 8: PIPE LINE EASEMENT IN FAVOR OF THE PRAIRIE PIPE LINE COMPANY, MISCELLANEOUS RECORD 154, PAGE 434; ASSIGNMENT TO ARCO PIPE LINE COMPANY - DOC. NO. 92020343, REC. 4/3/92; ASSIGNMENT TO NORCO PIPELINE, INC., DOC. NO. 93045387, REC. 7/14/93; ASSIGNMENT TO NORCO PIPE LINE COMPANY, LLC, DOC. NO. 2003 092360, REC. 9/5/03; ALL DO NOT AFFECT SUBJECT PARCEL.
- ITEM 9: EASEMENT FOR SANITARY LINES IN FAVOR OF THE TOWN OF DYER, DOC. NO. 657079, REC. 1/21/82 - DOES NOT AFFECT SUBJECT PARCEL.
- ITEM 10: EASEMENT FOR SANITARY LINES IN FAVOR OF THE TOWN OF DYER, DOC. NO. 669481 REC. 5/21/82 - DOES NOT AFFECT SUBJECT PARCEL.
- ITEM 11: EASEMENT AGREEMENT IN FAVOR OF THE TOWN OF DYER, DOC. NO. 2011-055918, REC. 10/11/11, ADJOINS SOUTH LINE OF SUBJECT PARCEL, SHOWN HEREON.
- ITEM 12: 75 FOOT RIGHT OF ENTRY, I.C. 36-9-27-33 - AFFECTS SUBJECT PARCEL - SHOWN HEREON.
- ITEM 13: RIGHTS OF WAY FOR DRAINS, TILES, FEEDERS AND LATERALS - ABOVE GROUND VISIBLE EVIDENCE, IF ANY, IS SHOWN HEREON. SEE ALTA OPTIONAL TABLE "A" ITEM NOTE 11b HEREON.
- ITEM 14: RIGHTS OF THE PUBLIC, STATE AND MUNICIPALITY TAKEN FOR ROAD PURPOSES, INCLUDING UTILITY RIGHT OF WAYS - ABOVE GROUND VISIBLE EVIDENCE OF ROADS IS SHOWN HEREON.
- ITEM 15: RIGHT OF ADJOINING LAND OWNERS TO UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE SUBJECT LAND - ABOVE GROUND VISIBLE EVIDENCE OF STREAMS, IF ANY, IS SHOWN HEREON.
- ITEM 16: RIGHTS OF TENANTS IN POSSESSION OF THE LAND UNDER UNRECORDED LEASES - DOES NOT AFFECT SURVEY - NOT ADDRESSED.
- ITEM 17: TERMS, ETC. - NOT A SURVEY MATTER - DID NOT ADDRESS.



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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 AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C) OWNERSHIP OR TITLE.
2.) DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS PREVIOUSLY AGREED TO IN WRITTEN FORM.
3.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

SURVEYOR'S REPORT:

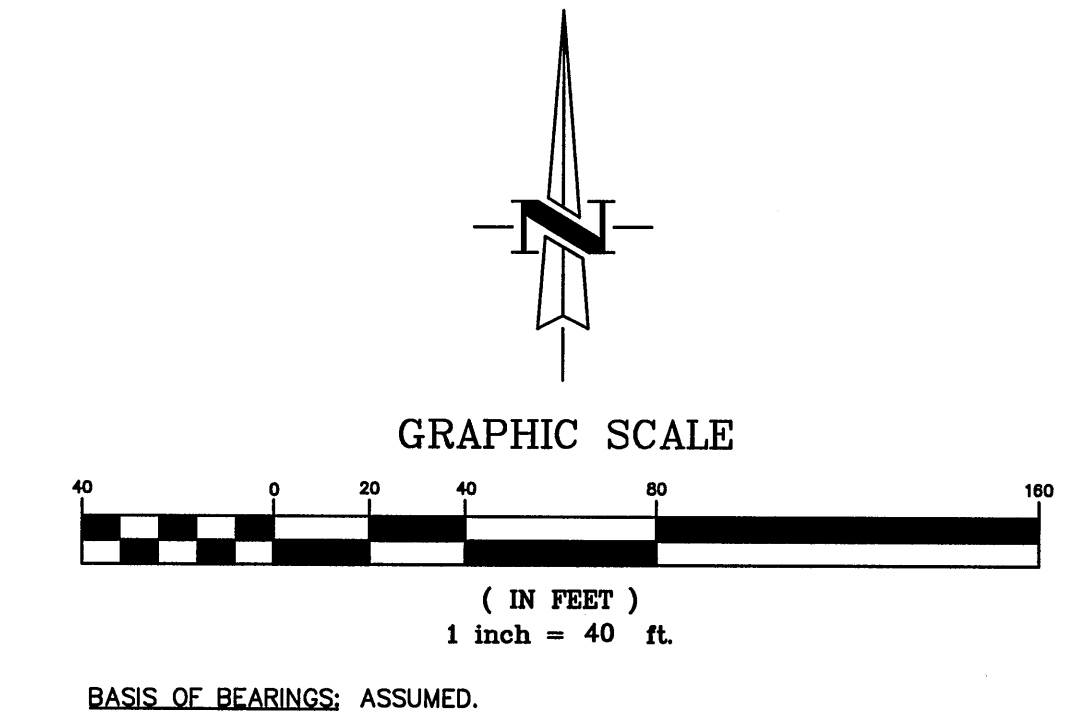
THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF PART OF A PARCEL (PARENT) BEING DESCRIBED IN DOCUMENT NUMBER 2011 051516, RECORDED 9/20/11 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THE SUBJECT PARCEL IS INTENDED TO BE BOUND (PER THE CLIENT'S INSTRUCTION) ON THE NORTH BY THE NORTH LINE OF THE PARENT PARCEL, ON THE EAST BY THE WEST LINE OF CALUMET AVENUE (PER DOCUMENT NO. 98012078, RECORDED 2/19/98), ON THE SOUTH BY THE NORTH LINES OF AN INGRESS/EGRESS EASEMENT (PER DOCUMENT 2011 055918, RECORDED 10/11/11), ON THE WEST BY THE CENTER LINE OF THE EXISTING DITCH (HART DITCH/PLUM CREEK), AND ON THE SOUTHWEST, BY A LINE INDICATED ON A SITE PLAN LAST DATED 5/14/13 PROVIDED BY THE CLIENT. THEORY OF LOCATION: SECTION MEASUREMENT WAS PERFORMED ON THE FOUR SECTION CORNERS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE WITH THE RESULTING MEASUREMENT SHOWN HEREON. THE NORTH LINE OF THE SUBJECT AND PARENT PARCEL WAS ESTABLISHED USING A PROPORTIONED LINE DRAWN FROM THE SECTION MEASUREMENT. THE EAST LINE OF THE SUBJECT PARCEL BEING THE WEST LINE OF CALUMET AVENUE WAS REESTABLISHED PER THE DEEDED DESCRIPTION FOR CALUMET AVENUE AND THE DESCRIBED RELATIONSHIP TO THE SECTION LINE. THE SOUTH LINE OF THE PARENT PARCEL WAS REESTABLISHED AND DERIVED FROM MEASURING THE EXISTING SET OF RAILROAD TRACKS IN ORDER TO DETERMINE THE NORTH RIGHT OF WAY LINE OF THE RAILROAD. THIS POSITION WAS ALSO VERIFIED BY A 5/8-INCH REBAR FOUND AT THE SOUTHEAST CORNER OF THE EXCEPTION NO. 1 PARCEL AND AT THE NORTHEAST CORNER OF THE EXCEPTION NO. 3 PARCEL IN SAID DOC. 2011 051516. THE CENTER LINE OF HART DITCH (PLUM CREEK) WAS LOCATED THIS SURVEY AND A BEST FIT MEANDER LINE WAS ESTABLISHED THIS SURVEY FOR PURPOSES OF CALCULATING AN AREA FOR THE SUBJECT PARCEL. THE CALCULATED PROPORTIONED LINE FOR THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER DID NOT AGREE WELL WITH THE PLATTED POSITION OF SAME SAID LINE SHOWN IN SUBURBAN GARDENS 5TH ADDITION TO DYER (PLAT BOOK 45, PAGE 123) AS VERIFIED BY VARIOUS MONUMENTS FOUND THROUGH OUT SAID SUBDIVISION ALONG WITH SAID REBARS FOUND AT SAID EXCEPTION 1 PARCEL. THE DIFFERENCE BETWEEN THE MONUMENTED LINE AND THE PROPORTIONED LINE OCCURRED UP TO 10 FEET IN AN EAST-WEST DIRECTION. THE SOUTH LINE OF THE SUBJECT PARCEL IS INTENDED TO BE THE NORTH LINE OF THE EXISTING INGRESS/EGRESS EASEMENT. HOWEVER, THE DESCRIBED EASEMENT WAS NOT BASED ON A SURVEY (PER RECORD DOCUMENT NOTE) AND OVERLAPS (CALCULATED BY DESCRIPTION) INTO THE CALUMET AVENUE RIGHT OF WAY BY APPROXIMATELY 5 FEET IN AN EAST-WEST DIRECTION AND IS APPROXIMATELY TEN FEET FURTHER NORTH THAN THE POSITION SHOWN HEREON. THE POSITION OF THE EASEMENT THIS SURVEY WAS CENTERED ON THE EXISTING PAVED DRIVE AND FIT TO THE EXISTING SAID FOUND MONUMENTS FOR SAID EXCEPTION PARCELS 1 AND 3 (THE PARCELS TO WHICH SAID EASEMENT BENEFITS). SAID POSITION AGREED WELL WITH SURVEY INFORMATION PROVIDED BY TORRENGA SURVEYING WHO HAD PREPARED PRIOR PARCEL DESCRIPTIONS AND PERFORMED SURVEYS ON THE PARENT PARCEL AND VARIOUS ADJOINERS.

- A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 1.1" IN A NORTH-SOUTH DIRECTION AND 0.7" IN AN EAST-WEST DIRECTION.
- B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES.
- C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS EXCEPT AS STATED ABOVE FOR THE LOCATION OF THE INGRESS/EGRESS EASEMENT.
- D: THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

TO: MS DYER, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 8, 9, 11b, 13, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2013.

GLEN E. BOREN
GLEN E. BOREN, INDIANA P.S. NO. 20000006
DATE OF PLAT: OCTOBER 30, 2013



VICINITY MAP & SECTION DETAIL
SECTION 12 - TOWNSHIP 35 NORTH - RANGE 10 WEST OF THE 2ND P.M.
TOWN OF DYER, LAKE COUNTY, INDIANA
SCALE: 1"=500'

FILED
FEB 27 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
1532 CALUMET AVENUE
DYER, INDIANA

Plumb Tucket & Associates
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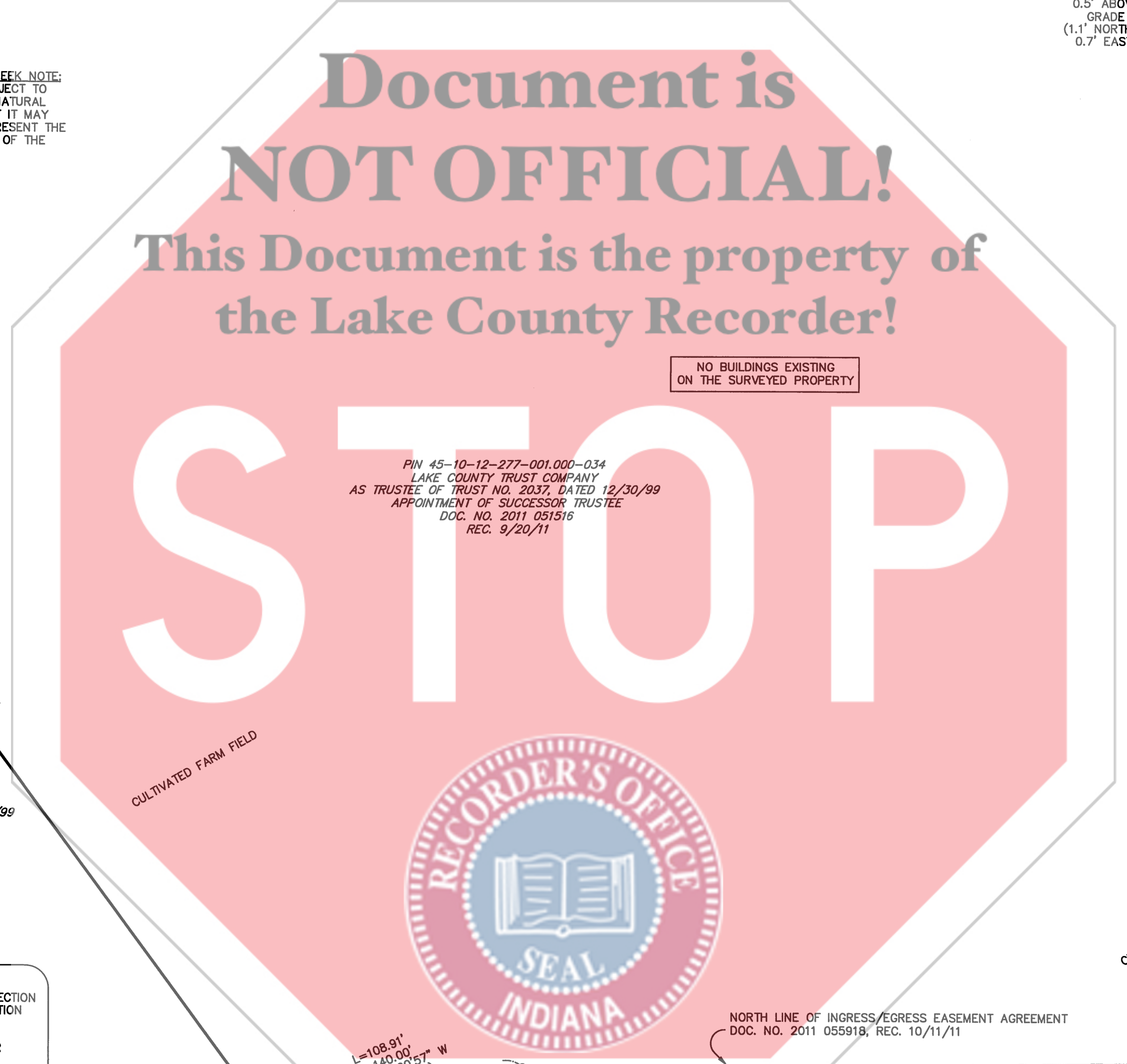
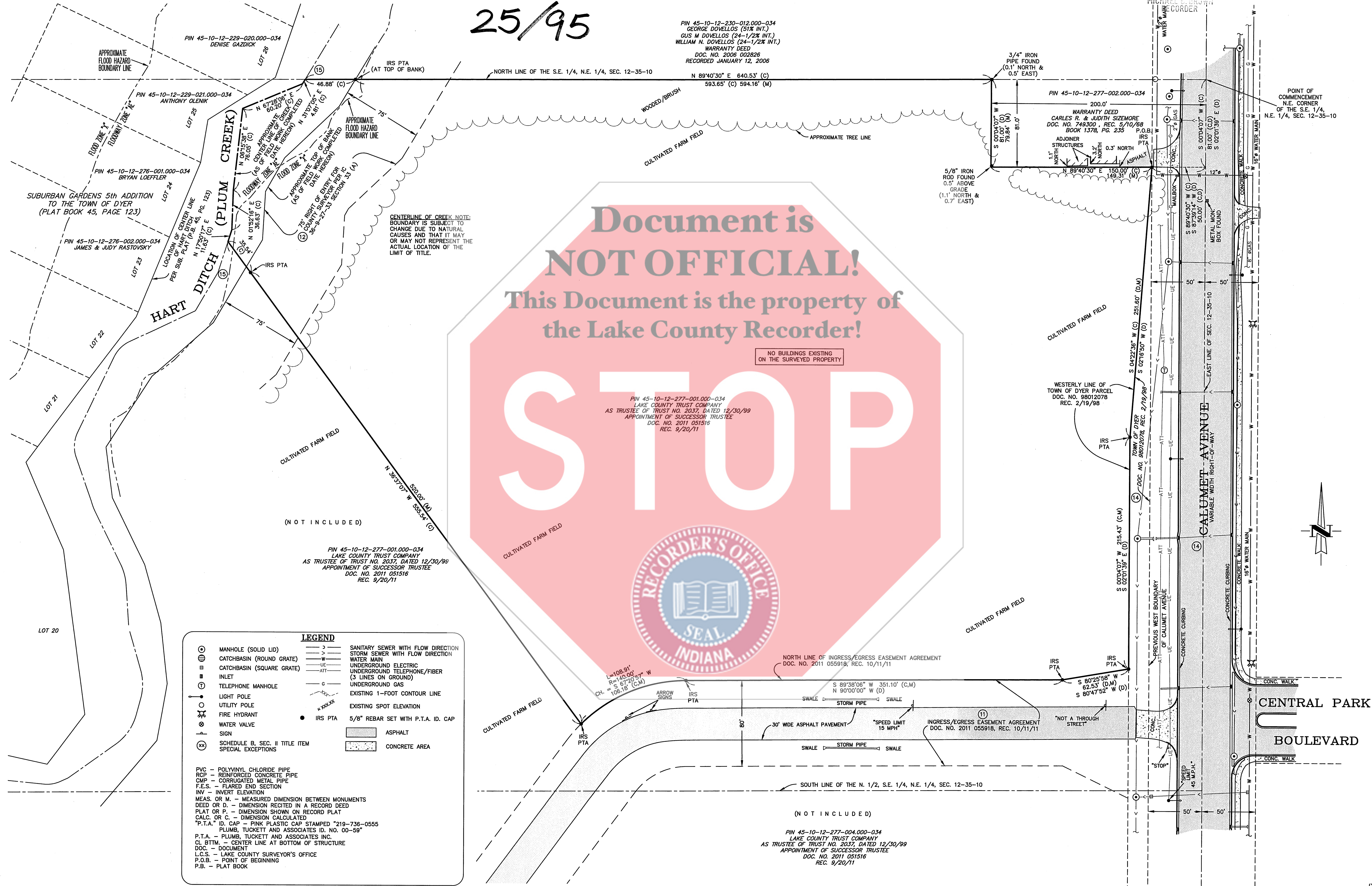
PLOT SCALE: 1"=40'
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
1532 CALUMET AVENUE
DYER, IN
DRAWING NUMBER
1
SHEET: 1 OF 3
JOB NO. S13605
SECTION: 12-35-10

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
SHEET 2 OF 3. THERE ARE THREE SHEETS TO THIS SURVEY.

2014 011630

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 27 PM 12:24
MICHAEL BERJAN
RECORDER

25/95



LEGEND

○	MANHOLE (SOLID LID)	—	SANITARY SEWER WITH FLOW DIRECTION
⊙	CATCHBASIN (ROUND GRATE)	—	STORM SEWER WITH FLOW DIRECTION
⊞	CATCHBASIN (SQUARE GRATE)	—	WATER MAIN
⊠	INLET	—	UNDERGROUND ELECTRIC
⊡	TELEPHONE MANHOLE	—	UNDERGROUND TELEPHONE/FIBER
⊢	LIGHT POLE	—	(3 LINES ON GROUND)
⊣	UTILITY POLE	—	UNDERGROUND GAS
⊤	FIRE HYDRANT	—	EXISTING 1-FOOT CONTOUR LINE
⊥	WATER VALVE	—	EXISTING SPOT ELEVATION
⊦	SIGN	●	IRS PTA
⊧	SCHEDULE B, SEC. II TITLE ITEM SPECIAL EXCEPTIONS	—	5/8" REBAR SET WITH P.T.A. ID. CAP
		—	ASPHALT
		—	CONCRETE AREA

PVC - POLYVINYL CHLORIDE PIPE
 RCP - REINFORCED CONCRETE PIPE
 CMP - CORRUGATED METAL PIPE
 F.E.S. - FLARED END SECTION
 INV - INVERT ELEVATION
 MEAS. OR M. - MEASURED DIMENSION BETWEEN MONUMENTS
 DEED OR D. - DIMENSION RECORDED IN A RECORD DEED
 PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT
 CALC. OR C. - DIMENSION CALCULATED
 "P.T.A." ID. CAP - PINK PLASTIC CAP STAMPED "219-736-0555"
 PLUMB, TUCKETT AND ASSOCIATES INC. NO. 00-59"
 CL BTM. - CENTER LINE AT BOTTOM OF STRUCTURE
 DOC. - DOCUMENT
 L.C.S. - LAKE COUNTY SURVEYOR'S OFFICE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK

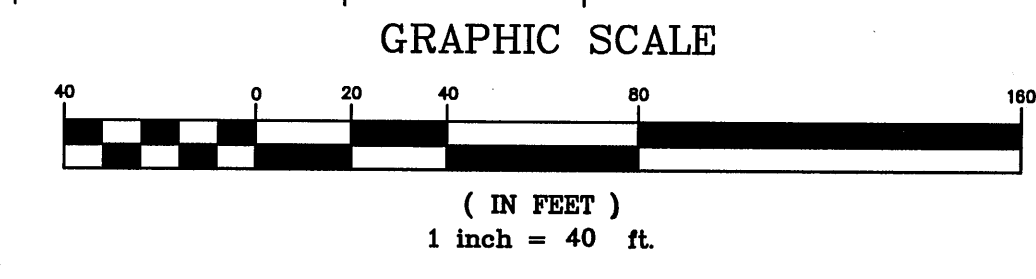
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 DATE: 10/26/13
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REVISIONS

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 1532 CALUMET AVENUE
 DYER, INDIANA

Plumb Tucket & Associates
 SURVEYORS • ENGINEERS
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 (219) 736-0555 • FAX (219) 769-0178
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PLOT SCALE: 1"=40'
 A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 1532 CALUMET AVENUE
 DYER, IN
 DRAWING NUMBER
 2
 SHEET: 2 OF: 3
 JOB NO. S13605
 SECTION: 12-35-10



3:3

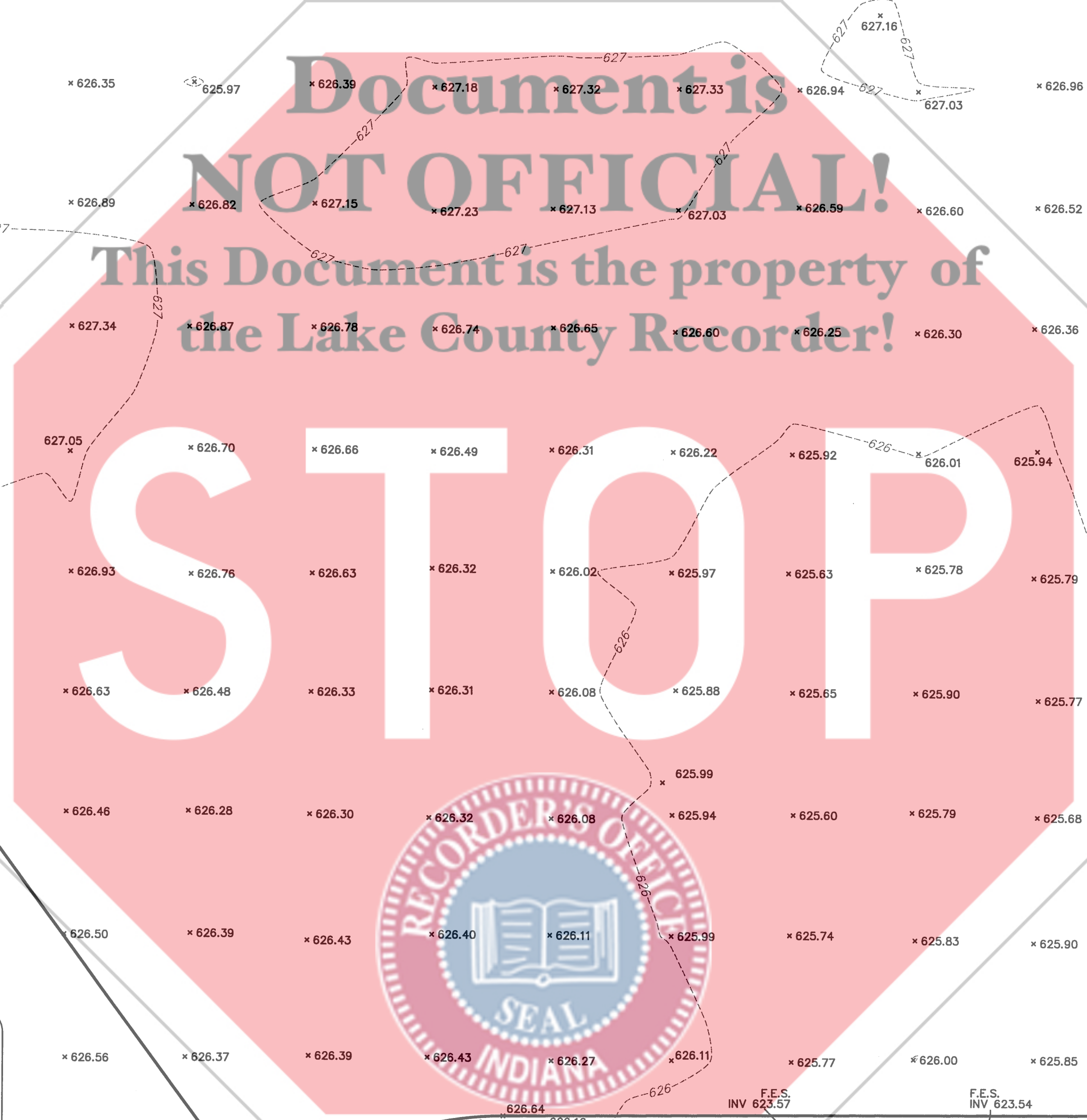
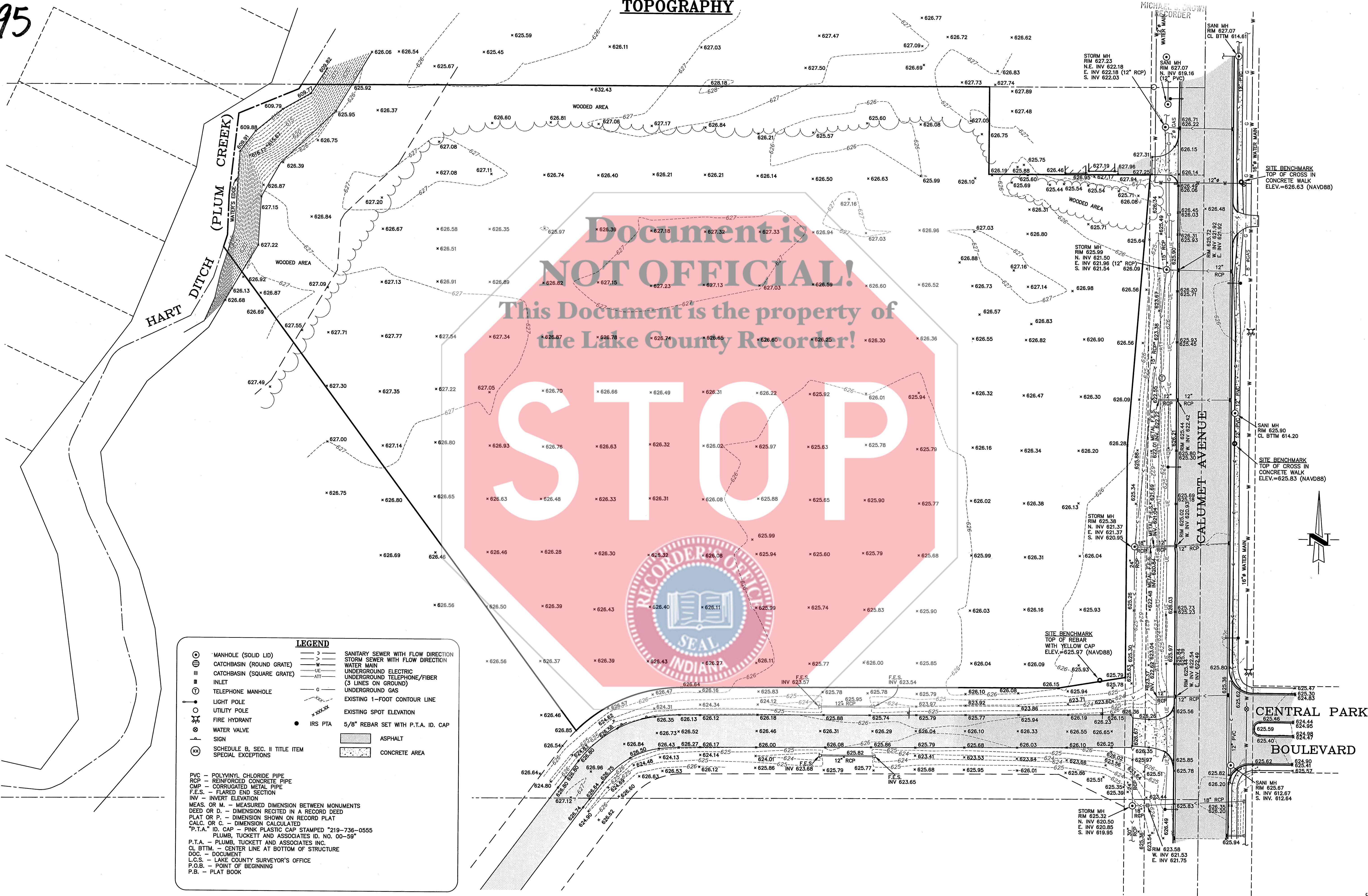
2014-011630

25/95

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
SHEET 3 OF 3. THERE ARE THREE SHEETS TO THIS SURVEY.
TOPOGRAPHY

2014 011630

STATE OF INDIANA
 LAKE COUNTY
 FILED FOR RECORD BOOK 25 95
 2014 FEB 27 PM 12:24
 MICHAEL BROWN



LEGEND

○	MANHOLE (SOLID LID)	—>	SANITARY SEWER WITH FLOW DIRECTION
⊖	CATCHBASIN (ROUND GRATE)	—>	STORM SEWER WITH FLOW DIRECTION
⊖	CATCHBASIN (SQUARE GRATE)	—	WATER MAIN
⊖	INLET	—	UNDERGROUND ELECTRIC
⊖	TELEPHONE MANHOLE	—	UNDERGROUND TELEPHONE/FIBER (3 LINES ON GROUND)
⊖	LIGHT POLE	—	UNDERGROUND GAS
⊖	UTILITY POLE	—	EXISTING 1-FOOT CONTOUR LINE
⊖	FIRE HYDRANT	•	EXISTING SPOT ELEVATION
⊖	WATER VALVE	●	IRS PTA
⊖	SIGN	■	5/8" REBAR SET WITH P.T.A. ID. CAP
⊖	SCHEDULE B, SEC. II TITLE ITEM SPECIAL EXCEPTIONS	■	ASPHALT
		■	CONCRETE AREA

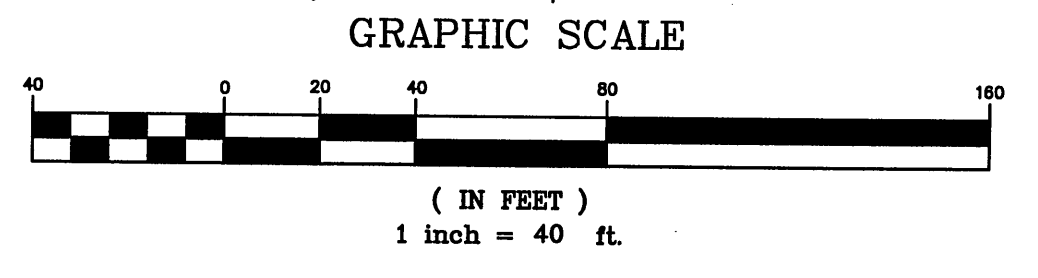
PVC - POLYVINYL CHLORIDE PIPE
 RCP - REINFORCED CONCRETE PIPE
 CMP - CORRUGATED METAL PIPE
 F.E.S. - FLARED END SECTION
 INV - INVERT ELEVATION
 MEAS. OR M. - MEASURED DIMENSION BETWEEN MONUMENTS
 DEED OR D. - DIMENSION RECORDED IN A RECORD DEED
 PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT
 CALC. OR C. - DIMENSION CALCULATED
 "P.T.A." ID. CAP - PINK PLASTIC CAP STAMPED "219-736-0555"
 PLUMB, TUCKETT AND ASSOCIATES ID. NO. 00-59"
 P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.
 CL BTM - CENTER LINE AT BOTTOM OF STRUCTURE
 DOC - DOCUMENT
 L.C.S. - LAKE COUNTY SURVEYOR'S OFFICE
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK

DRAWN BY: G.B.	DATE: 10/20/13
CHECKED BY: G.B.	DATE: 10/20/13
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A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 1532 CALUMET AVENUE
 DYER, INDIANA

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 SURVEYORS-ENGINEERS
 64 West 67th Place · Merrillville, IN 46410
 (219) 736-0555 · FAX (219) 769-0178
 www.plumbtuckett.com

PLOT SCALE: 1"=40'
 A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 1532 CALUMET AVENUE
 DYER, IN
 DRAWING NUMBER
3
 SHEET: 3 OF: 3
 JOB NO. 513605
 SECTION: 12-35-10



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 REF. NAME: GREENERG.FARROW