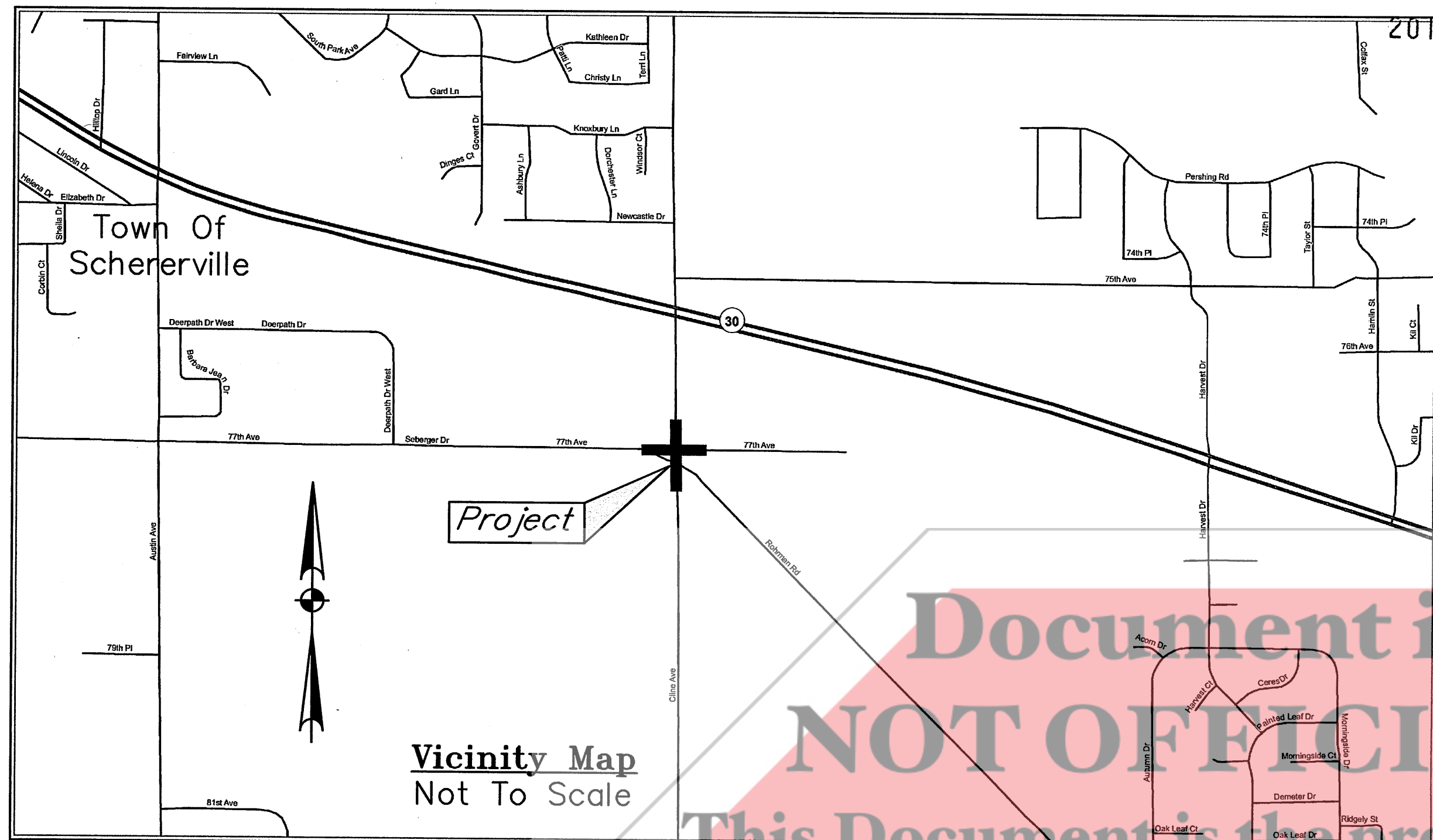


1:2

2014-015132

25/99



STATE OF INDIANA
FILED FOR RECORD

2014 MAR 14 AM 9:18
MICHAEL L. BROWN
RECORDER

BOOK 25 PAGE 99

FILED

MAR 14 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

000288
288

General Notes:

1. Rebar Set are 5/8" diameter and bear a yellow plastic cap marked "BF&S FIRM # 0056".
2. Parenthesis () indicate record dimension if different from measured or computed.
3. Reference ties are not to scale
4. Unless otherwise noted, all referenced documents are recorded at the Office of the Recorder of Lake County, Indiana.
5. "e" = on file in the records of the County Surveyor Of Lake County, Indiana.
6. "e*" = conflicting evidence is available for R/W in this area. Commissioner's Record Book 12, Page 273 and the corresponding R/W Book in the Surveyor's Office cite this R/W as 40'. However, Commissioner's Record Book 27, Page 204 cites the R/W as 60' while the corresponding R/W Book states "Road Width No Reference". The 40' R/W was held as it fits well with road and utility occupation while conversely a 60' R/W appears to be in conflict with existing grave sites.

Reference Material:

- In addition to the documents referenced on the face of this plat, the following documents were also considered:
1. The Final Plat of Deerpath Townhomes, recorded as Plat Book 65, Page 48
 2. The Final Plat of Deerpath Phase 3, recorded as Plat Book 72, Page 70
 3. A Route Survey by James Hamilton, recorded as Document Number 97060605.
 4. A Route Survey by James Michael Lietzan, recorded as Document Number 97064461.
 5. The State Highway Plans for Project NH-200-1(011) of US-30 At: RP 5+00, on file with the Indiana Department Of Transportation.
 6. The Shared-Use Trail Plans of the Penny Greenway for the Town Of Schererville by DLZ of Hammond, Indiana date 6/7/10.

SURVEYOR'S REPORT

I, in accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12") the following observations and opinions are submitted regarding uncertainties in the locations of the corners and lines established this Survey as a result of:

- Availability and condition of reference monuments;
- Lines of occupation or possession

The purpose of this survey is to define and monument reference lines to relate proposed road construction with associated property acquisition for Cline Avenue, 77th Avenue and Seberger Road.

The survey was conducted using a combination of GPS-RTK, GPS "Fast Static" and conventional surveying techniques. Coordinates are Indiana State Plane Coordinate System, West Zone, US Survey Foot (NAD 83) as derived from OPUS observation solutions provided by National Geodetic Survey utilizing Geoid 09 and have been scaled to ground around a point located at North 2269611.039, East 2857235.247 by a combination scale factor of 1/0.99995076.

Line "A" was established along the section line between the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23 and along the section line between the Southeast Quarter of Section 15 and the Southwest Quarter of Section 14, with a station of 30+00 at the intersection of said Sections.

Line "B" was established along the section line between the Southeast Quarter of Section 15 and the Northeast Quarter of Section 22 and along the section line between the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, with a station of 80+00 at the intersection of said Sections.

Reference Monuments

A Brass Plug (200) was found marking the Southwest corner of Section 14, the Southeast corner of Section 15, the Northeast corner of Section 22, and the Northwest corner of Section 23 per Section Corner Dossier F-25, on file in the Lake County Surveyor's Office.

A 2" Iron Pipe (1720) was found marking the Southeast corner of Section 14 and the Northeast corner of Section 23 per Section Corner Dossier G-25, on file in the Lake County Surveyor's Office.

A Brass Plug (204) was found marking the Southeast corner of Section 23 per Section Corner Dossier G-26, on file in the Lake County Surveyor's Office.

An Iron Pipe (203) was found marking the Southeast corner of Section 22 and the Southwest corner of Section 23 per Section Corner Dossier F-26, on file in the Lake County Surveyor's Office.

A Brass Plug (205) was found marking the Northwest corner of Section 15 per Section Corner Dossier E-24, on file in the Lake County Surveyor's Office.

An Iron Pipe (201) was found marking the Northeast corner of Section 15 and the Northwest corner of Section 14 per Section Corner Dossier F-24, on file in the Lake County Surveyor's Office.

No significant uncertainty is believed to exist in the location of these positions.

A Mag Nail (9104) was found marking the Southwest corner of Section 15 and the Northwest corner of Section 22 per Section Corner Dossier E-25, on file in the Lake County Surveyor's Office. The utilized position is based on an adjusted fit between county provided section corner coordinates and previously located monumentation. This position is believed to have up to 0.2' of uncertainty of location.

Occupation

Monumentation of an unknown source was found alongside the eastern right-of-way of Cline Avenue along Cline Avenue Addition. A 5/8" Rebar found near the southeast corner of Lot 5 causes up to 0.7' of uncertainty in the east-west location of the established line.

Monumentation of an unknown source was found alongside the northern right-of-way of 77th Avenue along Cline Avenue Addition and through Lincoln Parkway Acres. A 1.5" Iron Pipe found near the southwest corner of Lot 4 (Lincoln Parkway Acres) causes up to 1' of uncertainty in the north-south location of the established line.

Monumentation of an unknown source was found alongside the southern right-of-way of 77th Avenue through Lincoln Parkway Acres. The Iron Pin found near the northeast corner of Lot 35 causes up to 2.2' of uncertainty in the north-south location of the established line.

Right-of-Way Markers were found alongside the western right-of-way of Cline Avenue along the Resubdivision of Lot 1 of Von Tadel Addition. Said monuments agree well with the east-west location of the established line. Note that the easterly Right-Of-Way Marker located east of the east line of Lot 2 was not considered since the land that it delineated was dedicated as right-of-way with said Plat.

No other significant discrepancies were observed.

SURVEYOR'S STATEMENT

This Route Survey, to the best of my information, knowledge and belief was executed in accordance with the provisions of Title 865, Article 1, Rule 12 of the Indiana Administrative Code regarding route surveys except that any data shown regarding the location or description of new parcels to be acquired, or existing parcels, is not a part of this survey.

Randall A. Nick
RANDALL A. NICK L.S. No. 20900163
Butler Fairman & Seufert DATE 10/21/2013
10 North Third
Lafayette, Indiana 47901



I affirm, under penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.
Randall A. Nick

Prepared by: Randall A. Nick

Town Of Schererville, Indiana
Cline Ave., 77th Ave. & Seberger Rd.
Location Control Route Survey

Headquarters
8450 WESTFIELD BLVD., SUITE 300
INDIANAPOLIS, IN 46240-8302
TEL 317-713-4615
FAX 317-713-4616
www.BFSeng.com



Branch Locations
FORT WAYNE 260-459-1532
JEFFERSONVILLE 812-285-0590
LAFAYETTE 765-453-5600
MERRILLVILLE 219-769-2333
PLAINFIELD 317-839-3242

HORIZONTAL SCALE	FILE
NA	5040_RouteSurvey_Rev01
VERTICAL SCALE	DESIGNATION
NA	0810294
SURVEY BOOK	SHEET
300	1 OF 2
CONTRACT	PROJECT
	Cline Avenue

5040

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2:2

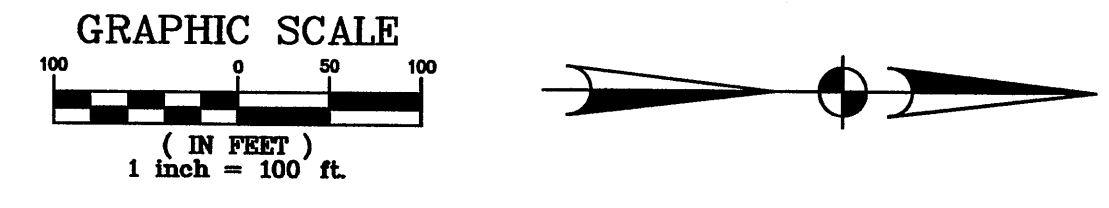
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STATE OF INDIANA
LAKE COUNTY
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2014 MAR 14 AM 9:18
MICHAEL B. BROWN
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Luke's Cline Avenue Addition			
Letter	Owner	Record No.	Tax No.
A	NH Vegas, LLC And Luke Land, LLC	Plat Book 104, Page 74	45-11-14-352-041.000-036
Cline Avenue Addition			
B	RDH Commercial Properties, LLC	Doc. # 2008 066217	45-11-14-352-040.000-036
C	Bernard, LLC	Doc. # 2005 114192	45-11-14-352-007.000-036 45-11-14-352-008.000-036
D	RDH Commercial Properties, LLC	Doc. # 2008 066218	45-11-14-352-009.000-036
E	Tihomir And Jandranka Pettkovich	Doc. # 2002 007137	45-11-14-352-010.000-036
F	Michael G. And Karey A. Sisson	Doc. # 757401	45-11-14-352-011.000-036
G	Gary F. And Karen L. Ramsey	Doc. # 93060898	45-11-14-352-012.000-036



BOOK 25 PAGE 99

SEC. 22, T.35N., R9W.
ST. JOHN TOWNSHIP
LAKE COUNTY

SEC. 15, T.35N., R9W.
ST. JOHN TOWNSHIP
LAKE COUNTY

SEC. 23, T.35N., R9W.
ST. JOHN TOWNSHIP
LAKE COUNTY

SEC. 14, T.35N., R9W.
ST. JOHN TOWNSHIP
LAKE COUNTY

Number	Northing	Easting	Description
400	2269640.704	2857264.901	1.5" Iron Pipe
401	2269289.390	2857544.736	5/8" Rebar
406	2270045.777	2857261.137	5/8" Rebar
407	2269945.776	2857261.257	1.5" Iron Pipe
408	2270334.426	2857468.937	5/8" Rebar
409	2270508.423	2857467.108	5/8" Rebar
410	2270488.699	2857551.067	5/8" Rebar
411	2270328.413	2857269.589	Conc. R/W Marker (Upright)
412	2270327.816	2857257.884	Conc. R/W Marker (Upright)
414	2270174.708	2857178.806	Conc. R/W Marker (Upright; Damaged)
415	2270175.614	2857198.945	Conc. R/W Marker (Upright)
1439	2270666.470	2857223.616	Monument Box (Flush)
1479	2270583.517	2857174.927	Conc. R/W Marker (Upright)
1564	2270549.972	2857267.208	Conc. R/W Marker (Upright)
1721	2269639.599	2857477.951	1.5" Iron Pipe
2109	2269590.753	2857541.648	5/8" Rebar
2129	2269627.460	2857561.573	1.5" Iron Pipe
2157	2269589.901	2857661.598	Iron Pin

SURVEYOR'S STATEMENT

This Route Survey, to the best of my information, knowledge and belief, was executed in accordance with the provisions of Title 885, Article 1, Rule 12 of the Indiana Administrative Code regarding route surveys except that any data shown regarding the location or description of new parcels to be acquired, or existing parcels, is not a part of this survey.

Randall A. Nick
RANDALL A. NICK L.S. No. 20900163 DATE 10/21/2013
Butler Fairman & Seufert
10 North Third
Lafayette, Indiana 47901

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Randall A. Nick



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Cline Ave., 77th Ave. & Seberger Rd.
Location Control Route Survey

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VERTICAL SCALE	DESIGNATION
NA	0810294
SURVEY BOOK	SHEET
300	2 OF 2
CONTRACT	PROJECT
	Cline Avenue

BFS No. 5040

LA 1562401 Pro Development L.R.D.W. BUREAU 15040 - Route Survey - RE.V01.dwg Randall Nick Plat 104 Page 74 2013 8:51 AM Save: 10/21/2013 8:47 AM