

WILLIAM J. KRULL
REG. ENGINEER NO. 235
KEVIN A. KRULL
REG. SURVEYOR NO. 20100075

2014 028414

2014 MAY 19 AM 9:07

KRULL SURVEYING

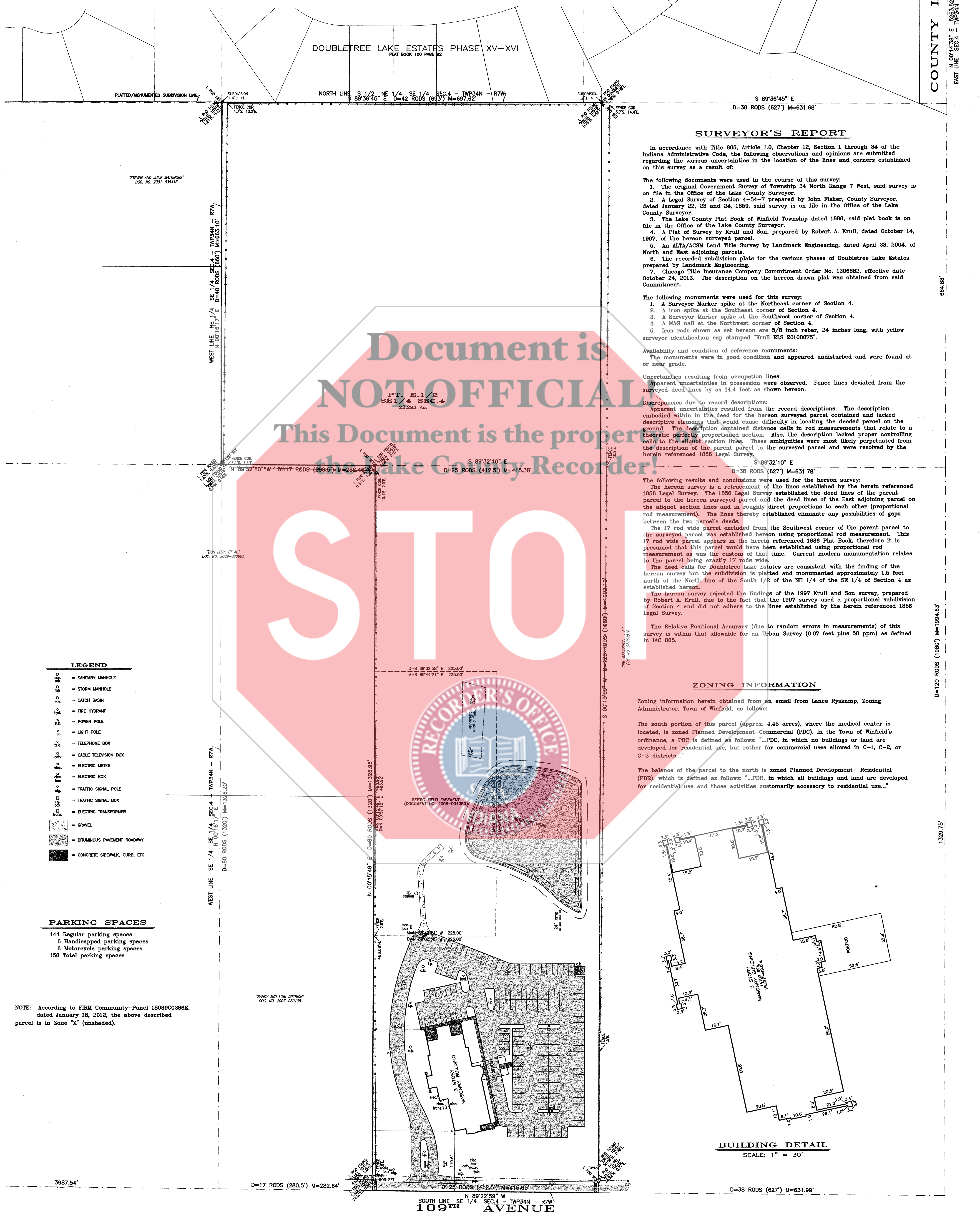
ENGINEERS AND SURVEYORS

ROBERT A. KRULL
REG. ENGINEER NO. 3892
REG. SURVEYOR NO. 12816

2014-028414 26/47

ALTA/ACSM LAND TITLE SURVEY

NAME OF OWNER: ADDRESS OF PROPERTY: 9160 E. 109th Avenue, Crown Point, Indiana 46307
DESCRIPTION OF PROPERTY: Part of the East Half of the Southeast Quarter of Section 4, Township 34 North, Range 7 West of the Second Principal Meridian, described as:
Commencing at a point 17 rods East of the Southwest corner of said East Half of the Southeast Quarter of said Section and running thence North 80 rods; thence West 17 rods; thence North 40 rods; thence East 42 rods; thence South 120 rods; thence West 25 rods to the place of beginning, in Lake County, Indiana.



SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- The following documents were used in the course of this survey:
1. The original Government Survey of Township 34 North Range 7 West, said survey is on file in the Office of the Lake County Surveyor.
 2. A Legal Survey of Section 4-34-7 prepared by John Fisher, County Surveyor, dated January 22, 23 and 24, 1859, said survey is on file in the Office of the Lake County Surveyor.
 3. The Lake County Plat Book of Winfield Township dated 1886, said plat book is on file in the Office of the Lake County Surveyor.
 4. A Plat of Survey by Krull and Son, prepared by Robert A. Krull, dated October 14, 1997, of the hereon surveyed parcel.
 5. An ALTA/ACSM Land Title Survey by Landmark Engineering, dated April 23, 2004, of North and East adjoining parcels.
 6. The recorded subdivision plats for the various phases of Doubletree Lake Estates prepared by Landmark Engineering.
 7. Chicago Title Insurance Company Commitment Order No. 1306882, effective date October 24, 2013. The description on the hereon drawn plat was obtained from said Commitment.

- The following monuments were used for this survey:
1. A Surveyor Marker spike at the Northeast corner of Section 4.
 2. A iron spike at the Southeast corner of Section 4.
 3. A Surveyor Marker spike at the Southwest corner of Section 4.
 4. A MAG nail at the Northwest corner of Section 4.
 5. Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with yellow surveyor identification cap stamped "Krull RIS 20100075".

Availability and condition of reference monuments:
The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines:
Apparent uncertainties in possession were observed. Fence lines deviated from the surveyed deed lines by as 14.4 feet as shown hereon.

Discrepancies due to record descriptions:
Apparent uncertainties resulted from the record descriptions. The description embodied within in the deed for the hereon surveyed parcel contained and lacked descriptive elements that would cause difficulty in locating the deeded parcel on the ground. The description contained distance calls in rod measurements that relate to a theoretic perfectly proportioned section. Also, the description lacked proper controlling calls to the adjacent section lines. These ambiguities were most likely perpetuated from the description of the parent parcel to the surveyed parcel and were resolved by the herein referenced 1856 Legal Survey.

The following results and conclusions were used for the hereon survey:
The hereon survey is a retracement of the lines established by the herein referenced 1856 Legal Survey. The 1856 Legal Survey established the deed lines of the parent parcel to the hereon surveyed parcel and the deed lines of the East adjoining parcel on the aliquot section lines and in roughly direct proportions to each other (proportional rod measurement). The lines thereby established eliminate any possibilities of gaps between the two parcels' deeds.

The 17 rod wide parcel excluded from the Southwest corner of the parent parcel to the surveyed parcel was established hereon using proportional rod measurement. This 17 rod wide parcel appears in the herein referenced 1856 Plat Book, therefore it is presumed that this parcel would have been established using proportional rod measurement as was the custom of that time. Current modern monumentation relates to the parcel being exactly 17 rods wide.

The deed calls for Doubletree Lake Estates are consistent with the finding of the hereon survey but the subdivision is platted and monumented approximately 1.5 feet north of the North line of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 4 as established hereon.

The hereon survey rejected the findings of the 1997 Krull and Son survey, prepared by Robert A. Krull, due to the fact that the 1997 survey used a proportional subdivision of Section 4 and did not adhere to the lines established by the herein referenced 1856 Legal Survey.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

ZONING INFORMATION

Zoning information herein obtained from an email from Lance Ryskamp, Zoning Administrator, Town of Winfield, as follows:

The south portion of this parcel (approx. 4.45 acres), where the medical center is located, is zoned Planned Development-Commercial (PDC). In the Town of Winfield's ordinance, a PDC is defined as follows: "...PDC, in which no buildings or land are developed for residential use, but rather for commercial uses allowed in C-1, C-2, or C-3 districts..."

The balance of the parcel to the north is zoned Planned Development- Residential (PDR), which is defined as follows: "...PDR, in which all buildings and land are developed for residential use and those activities customarily accessory to residential use..."

- #### LEGEND
- - SANITARY MANHOLE
 - - STORM MANHOLE
 - - CATCH BASIN
 - - FIRE HYDRANT
 - - POWER POLE
 - - LIGHT POLE
 - - TELEPHONE BOX
 - - CABLE TELEVISION BOX
 - - ELECTRIC METER
 - - ELECTRIC BOX
 - - TRAFFIC SIGNAL POLE
 - - TRAFFIC SIGNAL BOX
 - - ELECTRIC TRANSFORMER
 - - GRAVEL
 - - BITUMINOUS PAVEMENT ROADWAY
 - - CONCRETE SIDEWALK, CURB, ETC.

PARKING SPACES

144 Regular parking spaces
6 Handicapped parking spaces
6 Motorcycle parking spaces
156 Total parking spaces

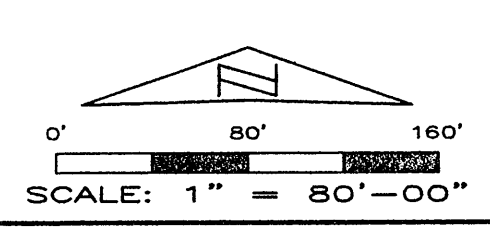
NOTE: According to FIRM Community-Panel 18069C0286E, dated January 18, 2012, the above described parcel is in Zone "X" (unshaded).

EXPLANATIONS
NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT
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 DIFFERENCE BETWEEN THE SAME TO THE SURVEYOR, THAT MISUNDERSTANDING, DISPLACEMENT OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE.

PT. SE 1/4 SEC. 4-34-7 CD: K3 FILE: 13-396-
Server\Krull Surveying\Work\13-396.dwg) KK
FIELD BOOK NO. Notes PAGE 27A - 37

ORDERED BY Standard Bank & Trust PLAT NO. MISC ALG 22

FILED
MAY 16 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
43-7-0A-476-002 60-047



I affirm, under penalties for perjury, that I have taken reasonable care to reflect each spatial security number in this document with accuracy.
Name: *[Signature]*



STATE OF INDIANA) SS: HOBART, INDIANA January 17, 2014
COUNTY OF LAKE)

TO: STANDARD BANK & TRUST COMPANY AND CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS 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, 7A, 7B1, 7B2, 7C, 8, 9, 11A, 13 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2014.

[Signature]
KEVIN A. KRULL, REG. LAND SURVEYOR NO. 20100075