

NORTH LINE NE 1/4 NE 1/4 SEC. 16 - TWP 35N - RBW
S 89°29'30" E

634.80'

NE CORNER
NE 1/4 SEC. 16

274.80'

STATE HIGHWAY NO. 53
(BROADWAY)
S 09°01'14" E D=137.25' M=137.60'
E 85°11'16" W D=116.75' M=116.75'

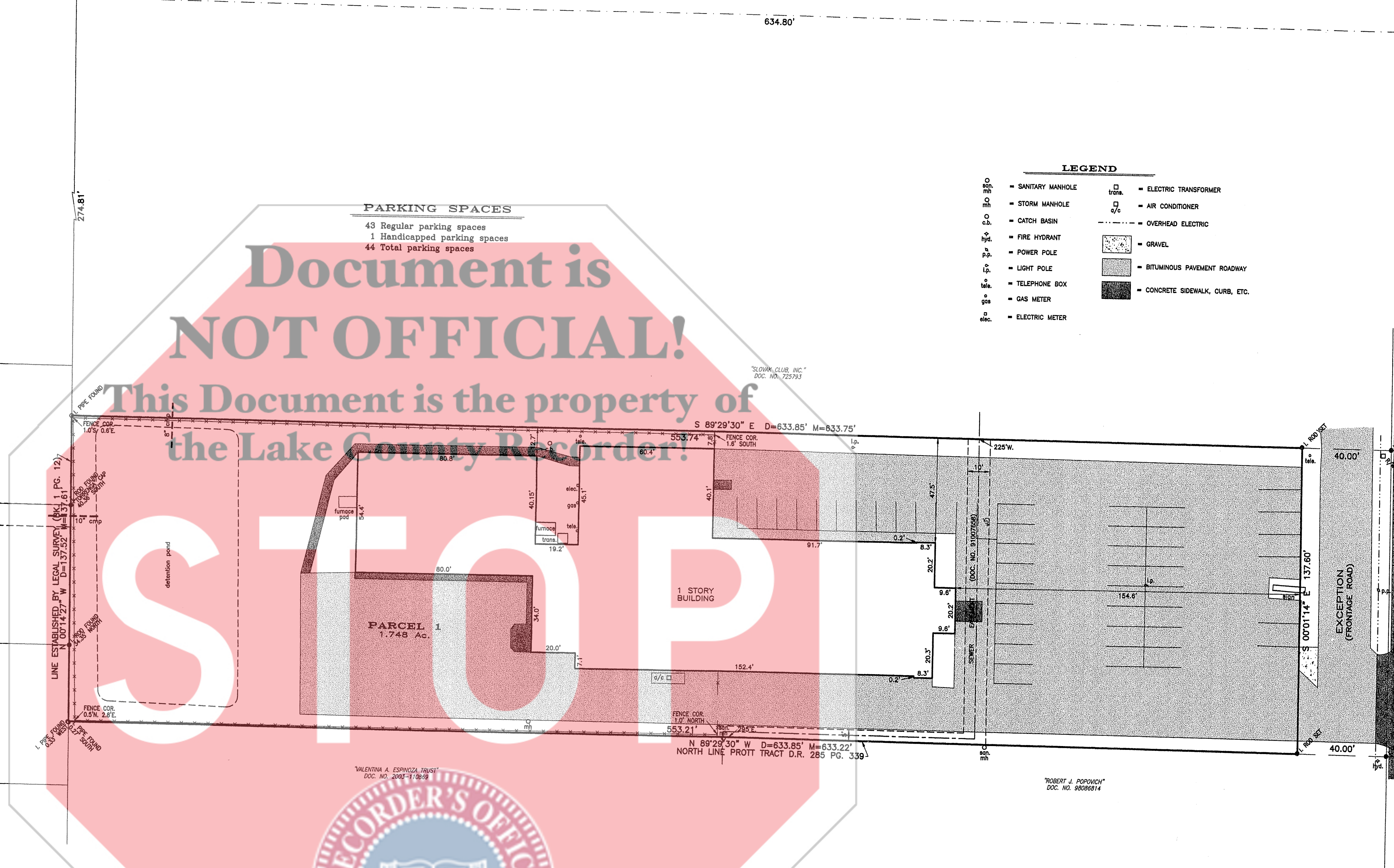
E 1/4 CORNER
SEC. 16-35-8

LEGEND

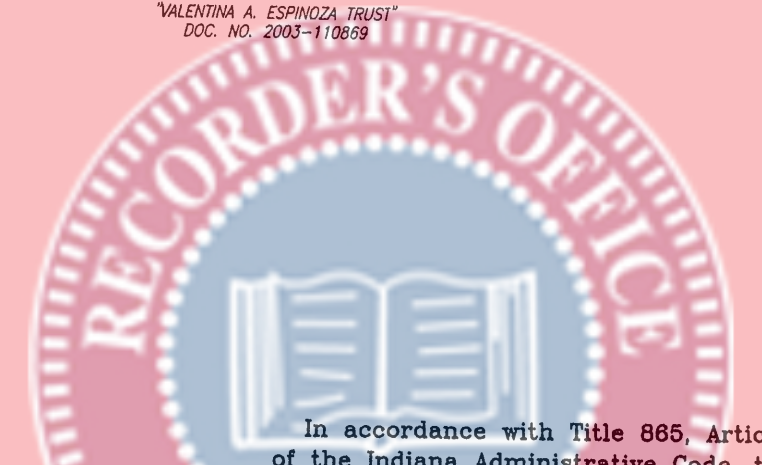
□	SANITARY MANHOLE	□	ELECTRIC TRANSFORMER
□	STORM MANHOLE	□	AIR CONDITIONER
□	CATCH BASIN	---	OVERHEAD ELECTRIC
□	FIRE HYDRANT	□	GRAVEL
□	POWER POLE	□	BITUMINOUS PAVEMENT ROADWAY
□	LIGHT POLE	□	CONCRETE SIDEWALK, CURB, ETC.
□	TELEPHONE BOX		
□	GAS METER		
□	ELECTRIC METER		

PARKING SPACES
43 Regular parking spaces
1 Handicapped parking spaces
44 Total parking spaces

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder.



NAME OF OWNER:
ADDRESS OF PROPERTY: 6924 Broadway, Merrillville, Indiana 46410
DESCRIPTION OF PROPERTY:
Parcel 1: Part of Lot 1 of 40 acre Lots in Section 16, Township 35 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as follows to-wit: Beginning at a point on the East line of said Lot which is 274.8 feet South of the Northeast corner thereof; thence South 137.52 feet, more or less, to the Northeast corner of a tract of land conveyed to William C. Protz, by deed dated April 9, 1921 and recorded in Deed Record 285, page 339; thence West along the North line of said Protz land 633.85 feet, more or less, to a point (said point being 42 rods East of the West line of said Lot 1); thence North 137.52 feet, more or less, to a point 274.8 feet South of the North line of said Lot 1; thence East 633.85 feet, more or less, to the place of beginning, containing 2.00 acres, more or less, excepting therefrom the East 40 feet being the right-of-way of State Road 53; and also excepting therefrom the West 40 feet of the East 80 feet dedicated to the Town of Merrillville for frontage road purposes.
Parcel 2: An undivided one half interest in an easement appurtenant to Parcel 1 for drainage across the North 10 feet of that portion of the following described parcel lying East of the Turkey Creek South lateral: part of School Lot 1 (40 acre lots), in Section 16, Township 35 North, Range 8 West of the 2nd P.M., described as: Commencing at a point 311.75 feet South of the Northwest corner of said Lot 1; and running thence East 693 feet; thence South 62.85 feet; thence West 983 feet to the West line of said Lot 1; thence North 62.85 feet to the place of beginning, in Lake County, Indiana, as granted in easement recorded May 20, 1980 as Document No. 685078.



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. A Plat of Legal Survey by Torrence Engineering, dated February 2, 1981, recorded in Legal Survey Book 1, page 12, of the West adjoining parcel.
2. A Plat of Survey by Plumb Tuckett Associates, dated June 26, 2007, of a parcel in the SE 1/4 of Section 16.
3. A Plat of Survey by Robinson Engineering, dated December 16, 2011, of a parcel in the SE 1/4 of Section 16.
4. Previous surveys by Krull and Son in Section 16.
5. The record subdivision plat of Merrillville Broadview Addition prepared by Samuel Brownstein.
6. Chicago Title Insurance Company Commitment Order No. 1306924, effective date September 16, 2013. The description on the hereon drawn plat was obtained from said Commitment.

The following monuments were used for this survey:
1. The county monument at the Northeast corner of Section 16.
2. The county monument at the Southeast corner of Section 16.
3. The county monument at the Southwest corner of Section 16.
4. The county monument at the Northwest corner of Section 16.
5. The county monument at the East 1/4 corner of Section 16.

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 much as 2.8 feet as shown hereon.

Discrepancies due to record descriptions:
No apparent uncertainties resulted from the record descriptions.

The following results and conclusions were used for the hereon survey:
It appears that, from found monumentation, the location of the surveyed parcel and the location of the adjoining parcels were based on an old stone at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 16. This stone was also apparently used for Merrillville Broadview Addition and the herein 1981 Torrence Legal Survey. The Torrence survey used a PK nail at the location of the stone. The PK nail is no longer existing and it is unknown whether the stone still remains; an excavation was not performed.

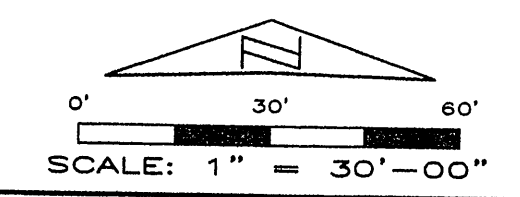
The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

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. NE 1/4 SEC. 16-35-8 CD: K3 FILE: 13-336-
Server: d:\Krull Surveying\Work\13-336.dwg KK-ME

FIELD BOOK NO. _____ PAGE _____
ORDERED BY Commercial InSites PLAT NO. xxxx-xxxx

NOTE: According to FIRM Community-Panel 18089C0252E, dated January 18, 2012, the above described parcel is in Zone "X" (unshaded).



I affirm, under penalties for perjury, that I have taken reasonable care to reflect each parcel's acreage number in this document. Signed: Kevin A. Krull
Name: _____



STATE OF INDIANA) SS: HOBART, INDIANA November 20, 2013
COUNTY OF LAKE)

TO: INTXIII, LLC, CHICAGO TITLE INSURANCE COMPANY, AND HORIZON BANK: 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, 8, 9, 11A AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 30, 2013.

Kevin A. Krull
KEVIN A. KRULL, REG. LAND SURVEYOR NO. 20100075