

2014 050249

2014 AUG 21 AM 10:06

MICHAEL B. BROWN  
RECORDER

PLAT OF SURVEY

E1/4 CORNER SEC.30-36-7  
W1/4 CORNER SEC.29-36-7

434  
000434

FILED

AUG 21 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

26/86

2014-050249

26 PAGES 86

NAME OF OWNER:

ADDRESS OF PROPERTY:

DESCRIPTION OF PROPERTY:

PARCEL 1: Part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 36 North, Range 7 West of the 2nd P.M., and part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 7 West of the 2nd P.M., more particularly described as follows: Commencing at a point which is 54.58 feet Easterly measured along the Southerly line of Ridge Road from a point of intersection of said Southerly line of Ridge Road with the center line of Lake Park Avenue extended South and running thence Westerly along said Southerly line of Ridge Road 125 feet; thence Southerly at right angles to said Southerly line of Ridge Road 300 feet; thence Easterly parallel with the Southerly line of Ridge Road 135.42 feet; thence Northerly at right angles 83.3 feet; thence Westerly parallel to the Southerly line of Ridge Road 10.42 feet; thence Northerly 216.7 feet to the place of beginning, in the City of Hobart, Lake County, Indiana.

EXCEPTING THEREFROM:

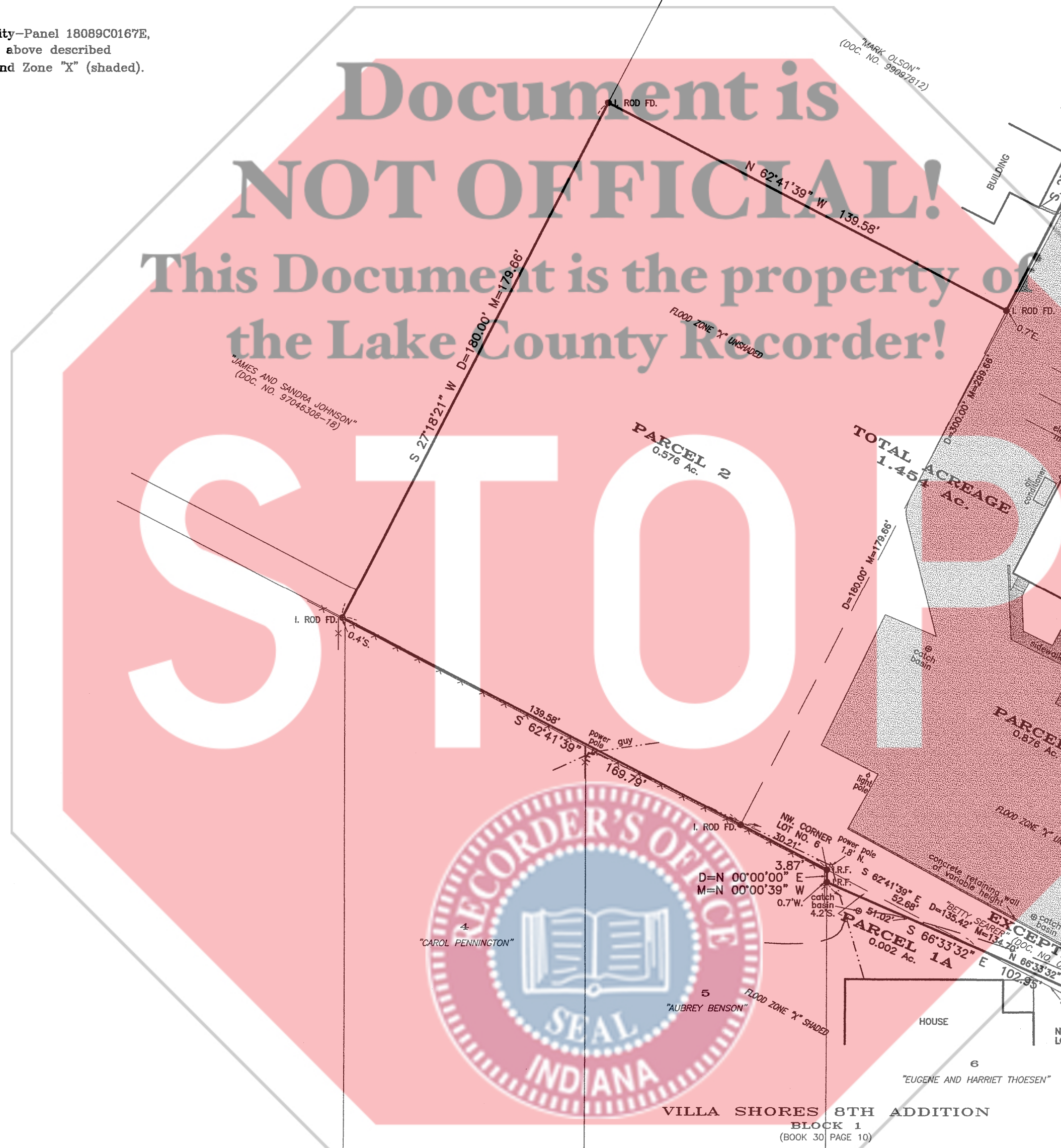
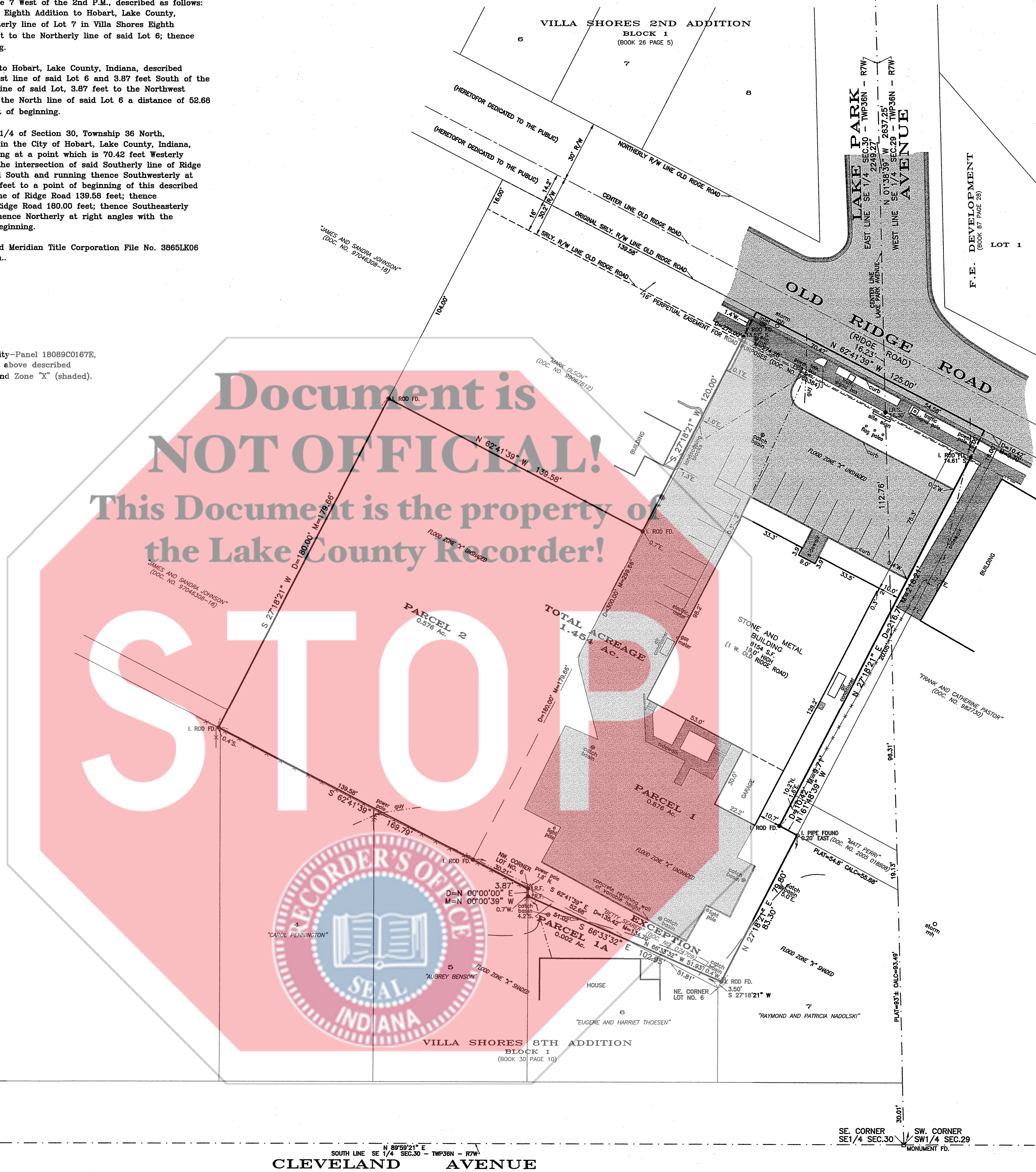
Part of the SE 1/4 Section 30, Township 36 North, Range 7 West of the 2nd P.M., described as follows: Beginning at the Northeast corner of Lot 6, Villa Shores Eighth Addition to Hobart, Lake County, Indiana; thence North 27°18'21" East along the Northwesterly line of Lot 7 in Villa Shores Eighth Addition, 3.5 feet; thence North 66°33'32" West, 51.93 feet to the Northerly line of said Lot 6; thence South 62°41'39" East, 51.81 feet to the point of beginning.

PARCEL 1A: Part of Lot 6, Villa Shores Eighth Addition to Hobart, Lake County, Indiana, described as follows: Beginning at a point on the West line of said Lot 6 and 3.87 feet South of the Northwest corner thereof; thence North along the West line of said Lot, 3.87 feet to the Northwest corner of said Lot 6; thence South 62°41'39" East along the North line of said Lot 6 a distance of 52.68 feet; thence North 66°33'32" West 51.02 feet to the point of beginning.

PARCEL 2: Part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Hobart, Lake County, Indiana, being more particularly described as follows: Commencing at a point which is 70.42 feet Westerly measured along the Southerly line of Ridge Road from the intersection of said Southerly line of Ridge Road with the center line of Lake Park Avenue extended South and running thence Southwesterly at right angles to the Southerly line of Ridge Road 120.00 feet to a point of beginning of this described parcel; thence Northwesterly parallel to the Southerly line of Ridge Road 139.58 feet; thence Southwesterly at right angles to said Southerly line of Ridge Road 180.00 feet; thence Southeasterly parallel with Southerly line of Ridge Road 139.58 feet; thence Northerly at right angles with the Southerly line of Ridge Road, 180 feet to the point of beginning.

The above described parcels are the same land described Meridian Title Corporation File No. 3865LK06 bearing an effective date of August 17, 2006 at 8:00 a.m.

NOTE: According to FIRM Community-Panel 18089C0167E, dated January 18, 2012, the above described parcel is in Zone "X" (unshaded) and Zone "Y" (shaded).



CLEVELAND AVENUE

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 Survey by Joel W. Parker, dated December 1, 1944, of the parent parcel to the hereon surveyed parcels.
2. An ALTA/ACSM Land Title Survey by Krull and Son, dated revised January 23, 2007, of the hereon surveyed parcels.
3. Previous surveys by Krull and Son in Sections 29 and 30.
4. The recorded subdivision plat of Villa Shores, Eighth Addition prepared by Joel W. Parker.
5. Meridian Title Corporation File No. 3865LK06, effective date August 17, 2006. 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 Southeast corner of Section 30.
2. An iron pipe at the East 1/4 corner of Section 30.

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 as follows:

1. Fence lines deviated from the South and East deed lines by as much as 7.2 feet as shown hereon.
2. Landscaping blocks deviated from the West deed line by as much as 1.3 feet as shown hereon.

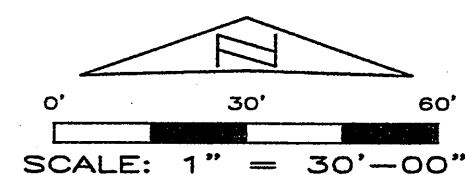
Discrepancies due to record descriptions:  
No apparent uncertainties resulted from the record descriptions.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a 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.

SW 1/4 SEC. 29-36-7 CD K3 FILE: 14-178-2  
Server: \\Krull\_Surveying\Work\14-178.dwg

FIELD BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
ORDERED BY: Notes Hobart Church of the Nazarene PLAT NO. \_\_\_\_\_



I affirm, under penalties for perjury, that I have taken reasonable care to reduce each local security number in this document unless otherwise noted.  
Name: Kevin A. Krull



STATE OF INDIANA  
COUNTY OF LAKE ) SS: \_\_\_\_\_  
HOBBART, INDIANA July 16, 2014

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

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