

2014-050410

PLAT OF SURVEY

26/87

BOOK

26 87

000435
435

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 AUG 21 PM 12:13
MICHAEL B. BROWN
RECORDER

LEGAL DESCRIPTION: (NON-RECORD) THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE NORTH 21 FEET OF THE EAST 614.32 FEET AND EXCEPT THE WEST 710 THEREOF, ALSO EXCEPT THE SOUTH 45.00 FEET THEREOF, SUBJECT TO INTEREST IN CHASE STREET, IN LAKE COUNTY INDIANA.

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 VISIBLY 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).
4.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN, ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
5.) NO TITLE COMMITMENT OR ABSTRACT WAS PROVIDED TO THE SURVEYOR FOR THE USE OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
6.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND 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.
7.) BASIS OF BEARINGS: ASSUMED SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SECTION 6-35-8 BETWEEN FOUND AND MEASURED MONUMENTS REFERENCED HEREON.

SURVEY REFERENCES:

- 1.) PLAT OF SURVEY OF PART OF THE S.E. 1/4 OF N.E. 1/4, BY PLUMB, TUCKETT AND ASSOCIATES AS JOB NO. S11504, DATED MARCH 8, 2013.
2.) PLAT OF SURVEY OF EAST 10 ACRES OF N.E. 1/4, N.W. 1/4, BY PLUMB, TUCKETT AND ASSOCIATES AS JOB NO. S02207, DATED MAY 7, 2003.
3.) PLAT OF SURVEY OF PART OF THE N.W. 1/4 OF N.E. 1/4, BY PLUMB, TUCKETT AND ASSOCIATES AS JOB NO. S06789, DATED JANUARY 11, 2007.
4.) PLAT OF SURVEY OF PART OF THE N.E. 1/4 OF N.W. 1/4, BY PLUMB, TUCKETT AND ASSOCIATES AS JOB NO. S08865, LAST REVISED DECEMBER 16, 2008.
5.) PLAT OF SURVEY, PARK SITE NO. 4 BY KRULL AND SONS, DATED FEBRUARY 14, 1980.
6.) PLAT OF SURVEY, WEST 15 ACRES OF THE EAST 30 ACRES, NE 1/4, NW 1/4 BY ROBERT A. KRULL, DATED SEPTEMBER 14, 2001.
7.) UNRECORDED WARRANTY DEED OF JAMES MARSH CONVEYING THE SOUTH 45 FEET OF THE S 1/2, S 1/2, S 1/2, NE 1/4, NE 1/4, SECTION 6 TO LASZLO HERTELENDY.

SURVEYOR'S REPORT: THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF THE LAND AS DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2007 061615, AND REVISED BY A WARRANTY DEED DATED MAY 12, 2014.

THEORY OF LOCATION: THIS SURVEY IS BASED ON AN ALIQUOT PART SECTION LINE DIVISION BY KRULL AND SONS OF THE ENTIRE SECTION AS SHOWN ON AND DESCRIBED IN THE SURVEYOR'S REPORT ON A SURVEY OF THE WEST 15 ACRES OF THE EAST 30 ACRES OF THE NORTHEAST QUARTER, NORTHWEST QUARTER OF SECTION 6. AS REPORTED ON THE KRULL SURVEY, OCCUPATION APPEARS TO FOLLOW ALIQUOT PARTS. A REASONABLE SEARCH FOR REFERENCE MONUMENTATION REVEALED THE MONUMENTS SHOWN AS FOUND ON THIS SURVEY. BESIDES THE KRULL SURVEYS, THE OTHER PREVIOUS SURVEYS LISTED UNDER SURVEY REFERENCES WERE USED TO COMPARE WITH MONUMENTATION FOUND ON THIS SURVEY.

A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN LOCATION OF FOUND MONUMENTATION MEASURED 3.43 FEET NORTH-SOUTH AND 0.34 FEET EAST-WEST.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION AND POSSESSION ARE:

1.) PARTIAL SECTIONS OF FENCE WERE LOCATED AND ARE SHOWN AS TO RELATIONSHIPS TO THE PARCEL LINES. OWNERSHIP OF FENCES IS UNKNOWN TO THE SURVEYOR.

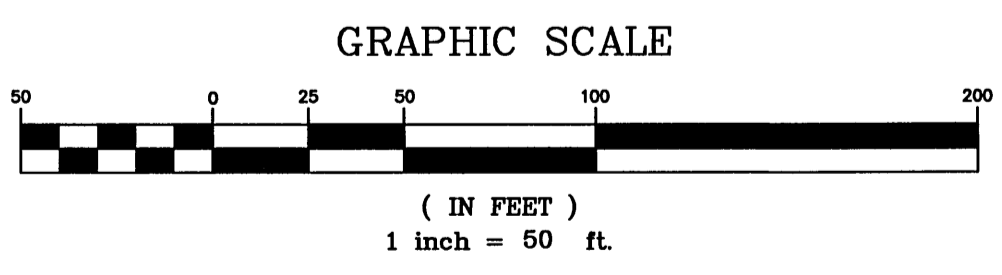
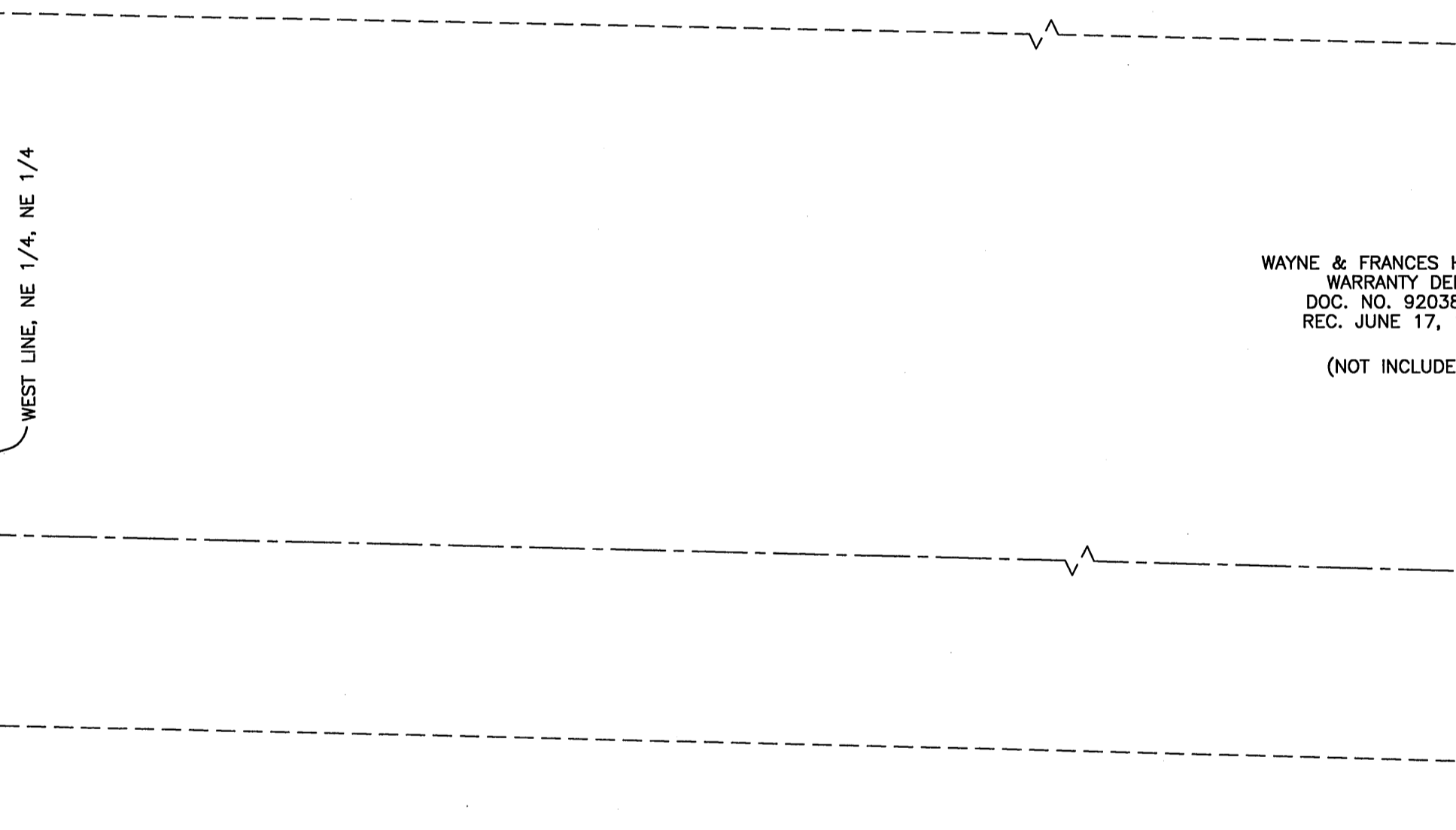
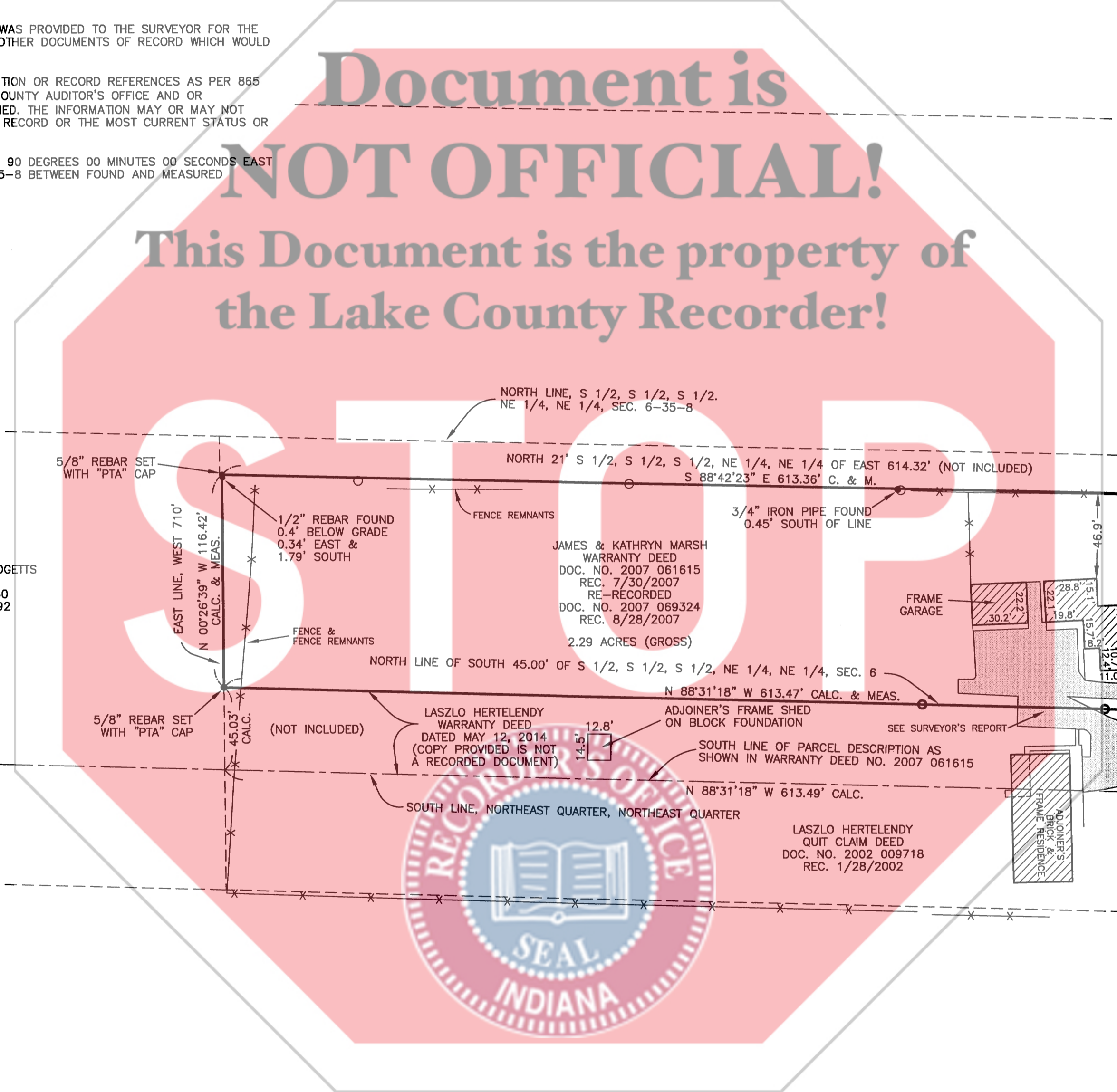
2.) MONUMENTS WERE FOUND ALONG THE WESTERLY SIDE OF CHASE STREET AT APPROXIMATELY 20 FT. FROM THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER. THE LAKE COUNTY SURVEYOR'S OFFICE SIDEWELL MAP DATED 1979 SHOWS A 30 FOOT HALF RIGHT-OF-WAY.

3.) A PORTION OF A BRICK DRIVEWAY LIGHT POST IS OVER THE SOUTH LINE.

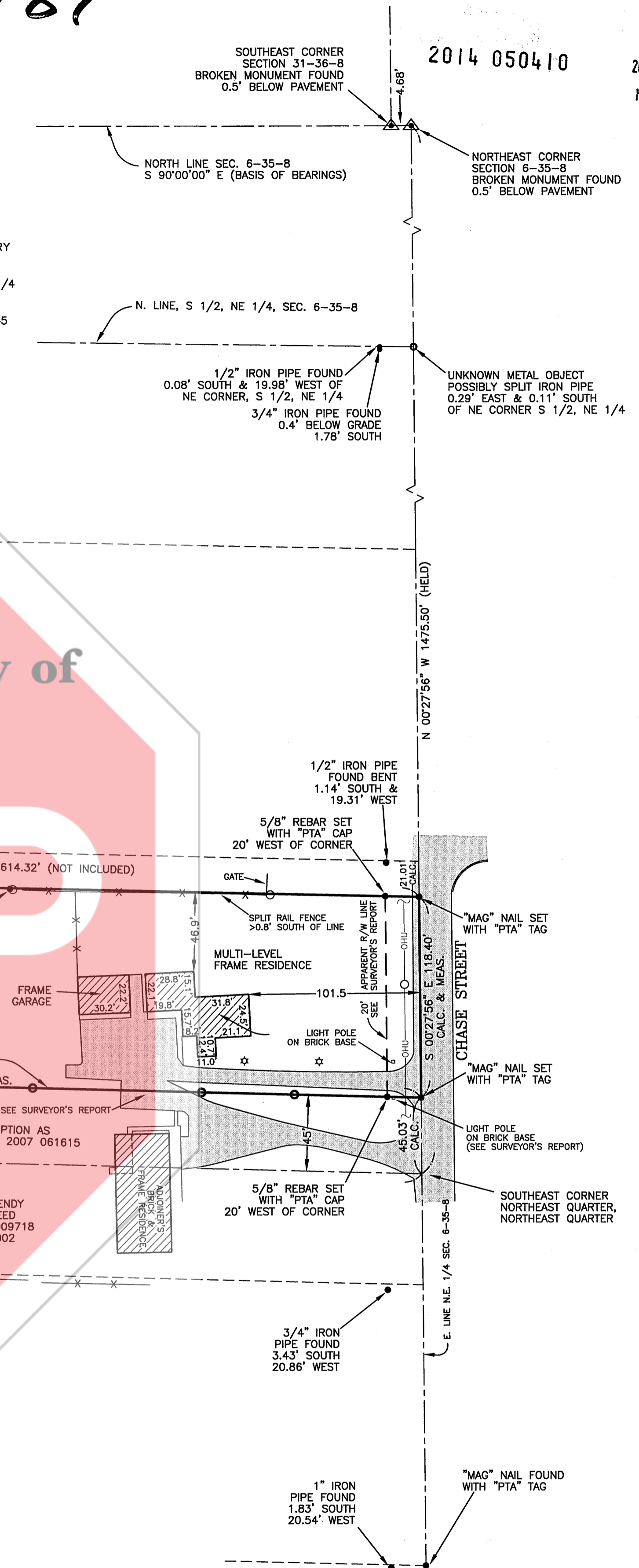
4.) THERE WAS AN ASPHALT DRIVE THAT CROSSES THE SOUTH LINE ON THE DATE OF THE REVISED FIELD WORK FOR THIS SURVEY.

C.) APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS: THE WARRANTY DEED, DATED MAY 12, 2014 PROVIDED TO THE SURVEYOR THAT CONVEYS THE SOUTH 45 FEET IS NOT MARKED AS A RECORDED DOCUMENT.

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.



LEGEND table with symbols for DEED OR D., MEAS. OR M., CALC. OR C., PTA CAP, PTA TAG, 5/8" REBAR SET, LIGHT POLE, UTILITY POLE, FENCE LINE, OVERHEAD UTILITIES, ASPHALT, and BUILDING.



STATE OF INDIANA COUNTY OF LAKE S.S. THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HERON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

PROFESSIONAL LAND SURVEYOR: KENNETH D. GEMBALA REGISTRATION NUMBER: S0568

REVISION DATE: JULY 8, 2014 ORIGINAL DATE: DECEMBER 23, 2013 REVISED FIELD WORK COMPLETED: JULY 8, 2014 ORIGINAL FIELD WORK COMPLETED: DECEMBER 17, 2013



FILED AUG 21 2014 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 45-12-06-226-017,000-030

Table with columns: DRAWN BY: GAH, DATE: 12/23/2013, CHECKED BY: ROG, DATE: 12/23/2013, and a section for REVISIONS.

PLAT OF SURVEY 5500 CHASE STREET MERRILLVILLE, INDIANA REF. NAME: JAMES MARSH

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

Table with columns: PLAT OF SURVEY, DRAWING NUMBER 1, SHEET: 1 OF: 1, JOB NO. S13660, SECTION: 6-35-8.