

26/90

PLAT OF SURVEY

BOOK 26 PAGE 90

000441 441

RECORD LEGAL DESCRIPTION: (RECORDED PARENT PARCELS DESCRIPTIONS) 2014 050891

PARCEL 1: (DOC. NO. 98071987 & 98071988) PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE THEREOF 355.08 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE THEREOF 660 FEET, MORE OR LESS, TO THE EAST LINE THEREOF; THENCE SOUTH ALONG SAID EAST LINE THEREOF 307.64 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID SOUTH LINE 660 FEET, MORE OR LESS TO THE WEST LINE THEREOF; THENCE NORTH ALONG SAID WEST LINE 307.55 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

PARCEL 2: (DOC. NO. 98071988) PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE THEREOF 264.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 264.5 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 355.08 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF 355.08 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE THEREOF 264.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE THEREOF 355.08 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

PARCEL 3: (DOC. NO. 98071990) PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE THEREOF 264.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF 355.08 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF 355.08 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE THEREOF 264.5 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

PARCEL 4: (JUDGMENT IN CAUSE NO. 45D10-0105-CP-00507) PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S. 1/2, NE. 1/4, SW. 1/4) OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA WHICH PART OF SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID S. 1/2, NE. 1/4, SW. 1/4 OF SAID SECTION 27; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, 20.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD S-6 (DELAWARE ST.), WHICH POINT IS THE TRUE POINT OF BEGINNING HEREOF; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF DELAWARE ST., 18.4 FEET TO THE SOUTH FACE OF A 6 FOOT CHAIN LINK FENCE (AS SAME EXISTED ON APRIL 15, 2003); THENCE EAST, ALONG THE SOUTH FACE OF SAID CHAIN-LINK FENCE, 102.5 FEET, MORE OR LESS, TO A CORNER OF SAID FENCE LINE; THENCE NORTH, ALONG THE EAST FACE OF SAID CHAIN LINK FENCE, 17.9 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID S. 1/2, NE. 1/4, SW. 1/4; THENCE WEST, ALONG SAID NORTH LINE 120.8, MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT: THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF FOUR PARCELS OF LAND AS DESCRIBED IN THE HEREOF REFERENCED DEEDS AND AN ORIGINAL SURVEY OF THREE PARCELS OF LAND, THE SIZE AND LOCATION AS REQUESTED BY THE CLIENT.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING: 1) RECORD DESCRIPTIONS AS REFERENCED HEREON. 2) PREVIOUS SURVEYS AS REFERENCED HEREON. 3) REFERENCE MONUMENTATION AS SHOWN FOUND IN THE LOCATION MARKED ON THIS PLAT.

BASED ON PREVIOUS SURVEYS OF LAND TECHNOLOGIES INC. AND KRULL AND SON SURVEYORS, THIS SURVEY HELD THE MONUMENTS AS SHOWN ON THOSE SURVEYS. THE MEASUREMENTS OF THE SECTION AND PROPORTIONAL DIVISION OF SECTION 27 THAT THIS SURVEY PERFORMED, CLOSELY AGREE WITH THE FOUND LOCAL MONUMENTS THAT ARE INDICATED ON THOSE TWO SURVEYS.

THE DESCRIPTION FOR PARCEL 4 AS SHOWN IN CAUSE NUMBER 45D100105-CP-00507 RECITES "TO THE SOUTH FACE OF AN EXISTING FENCE AND ALONG THE FENCE TO THE FENCE CORNER". THIS MAKES THE FENCE THE PARCEL LINE AND CORNERS FOR THIS PARCEL. NO SURVEY MONUMENTS WERE SET NEXT TO THE FENCE.

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 20.2 FEET NORTH-SOUTH AND 0.77 FEET EAST-WEST.

B) UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE: 1) FENCES WERE LOCATED ALONG OR NEAR THE SURVEYED LINES AS SHOWN.

C) NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS. D) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.26 FEET PLUS 200 PARTS PER MILLION) FOR A RURAL SURVEY, PER 865 IAC 11-2-7.

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 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) 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).

3) 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 SUBJECT PARCELS. 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.

4) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 11-2-13-(1) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR 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.

REFERENCES

- 1.) RECORD DEED REFERENCED HEREON.
2.) RECORDED SUBDIVISION PLATS AS SHOWN HEREON.
3.) LAKE COUNTY SECTION CORNER CARDS.
4.) PLAT OF SURVEY OF SUBJECT PARCEL BY WILLIAM ARDEN JR. OF PLUMB, TUCKETT & ASSOCIATES, INC., JOB NUMBER 2030, DATED APRIL 20, 1982.
5.) PLAT OF SURVEY OF SUBJECT PARCEL BY JOHN BULLOCK OF LAND TECHNOLOGIES, INC JOB NUMBER 84-02, DATED MAY 2, 2002.
6.) CAUSE NO. 45D40-0105-CP-00507 FILED IN OPEN COURT JUNE 19, 2003 (DECREE'S KATRIS OWNER IN FEE SIMPLE THROUGH ADVERSE POSSESSION OF LAND LABELED AS PARCEL 4 HEREOF.)

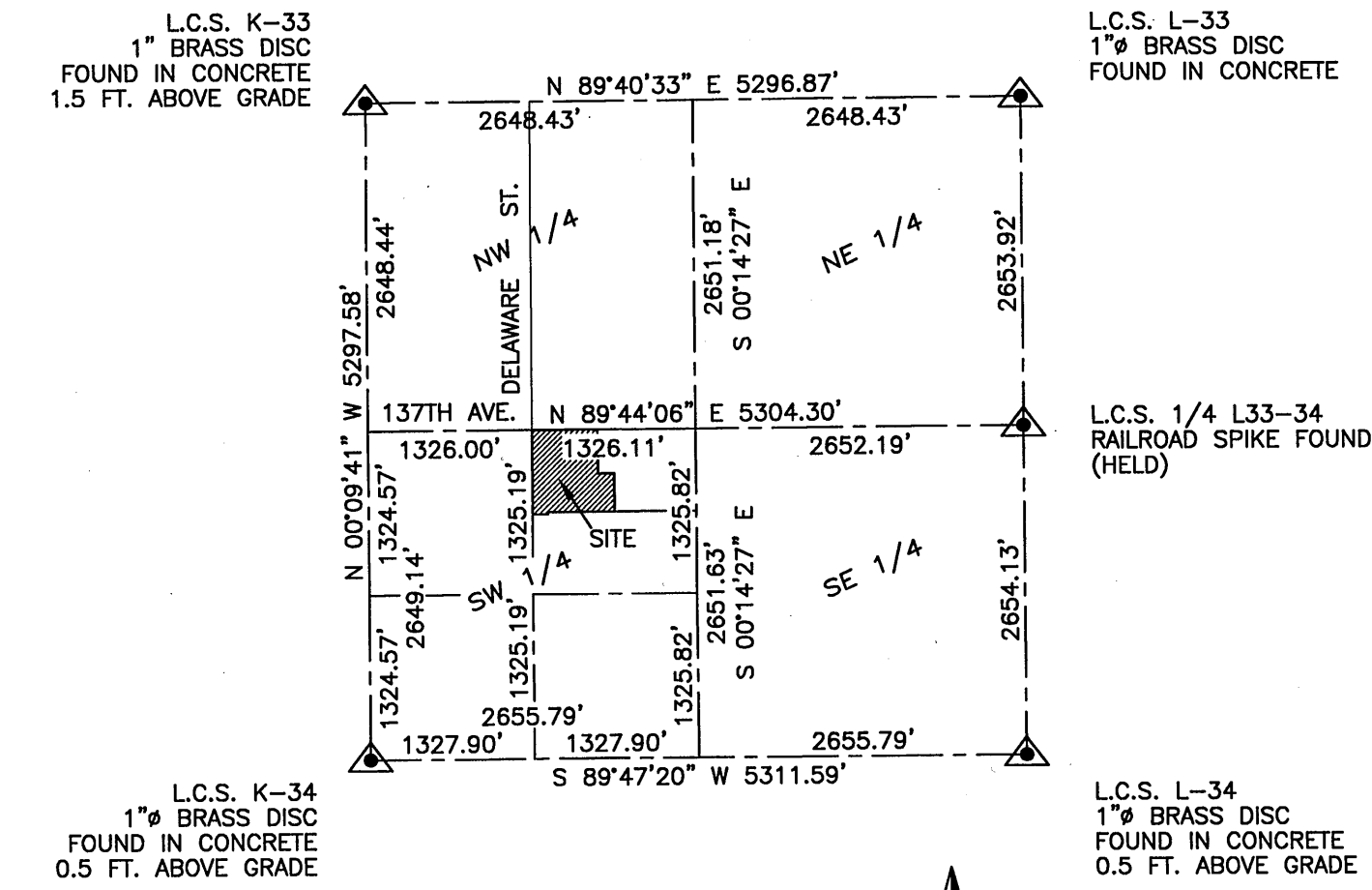
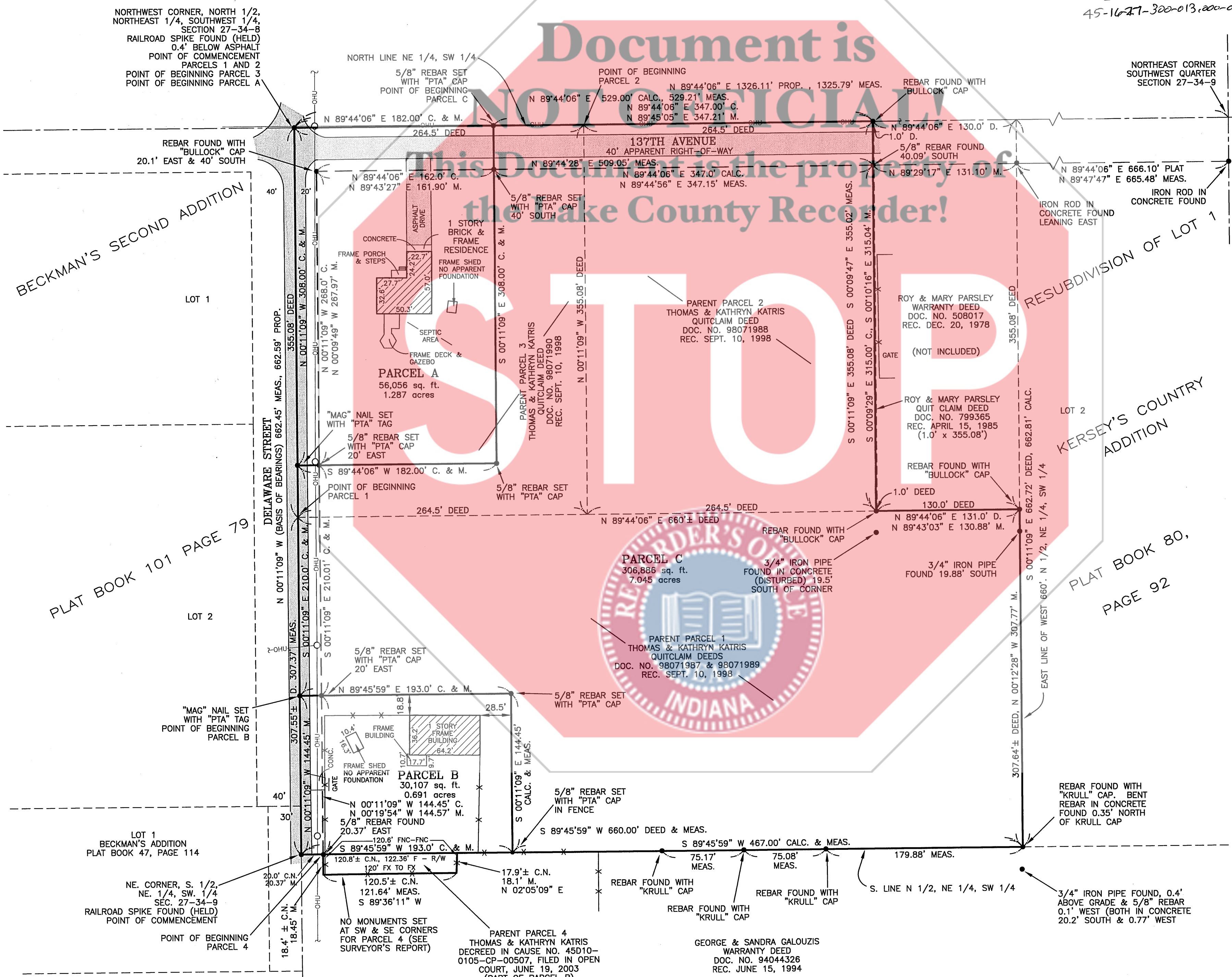
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

LEGAL DESCRIPTION: PARCEL A: (NON-RECORD)

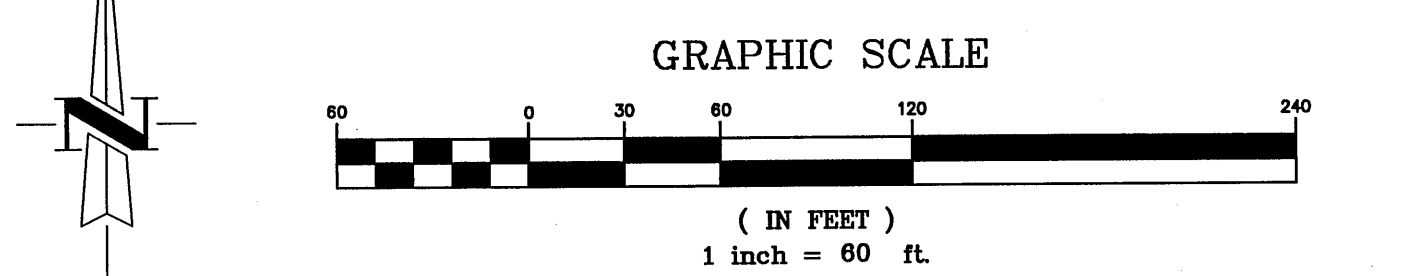
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, 182.00 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION IS ASSUMED NORTH 00 DEGREES 11 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER); THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, 182.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES 11 MINUTES 09 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, 182.00 FEET TO THE POINT OF BEGINNING ALL IN THE COUNTY OF LAKE, STATE OF INDIANA, SUBJECT TO THE INTERESTS IN DELAWARE STREET AND 137TH AVENUE.

LEGAL DESCRIPTION: PARCEL B: (NON-RECORD) THAT PART OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, 518.00 FEET TO THE POINT OF BEGINNING (BASIS OF BEARINGS FOR THIS DESCRIPTION IS ASSUMED SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER); THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST ALONG SAID WEST LINE, 144.45 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 59 SECONDS EAST ALONG SAID SOUTH LINE, 193.00 FEET, THENCE NORTH 00 DEGREES 11 MINUTES 09 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, 144.45 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 59 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF, 193.00 FEET TO THE POINT OF BEGINNING AND ALSO AS PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S.1/2, NE.1/4, SW.1/4) OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, WHICH PART OF SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID S.1/2, NE. 1/4, SW. 1/4 OF SAID SECTION 27; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, 20.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD S-6 (DELAWARE ST.), WHICH POINT IS THE TRUE POINT OF BEGINNING HEREOF; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE OF DELAWARE ST., 18.4 FEET TO THE SOUTH FACE OF A 6 FOOT CHAIN LINK FENCE (AS SAME EXISTED ON APRIL 15, 2003); THENCE EAST, ALONG THE SOUTH FACE OF SAID CHAIN-LINK FENCE, 120.5 FEET, MORE OR LESS, TO A CORNER IN SAID FENCE LINE; THENCE NORTH, ALONG THE EAST FACE OF SAID CHAIN LINK FENCE, 17.9 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID S.1/2, NE.1/4, SW.1/4; THENCE WEST, ALONG SAID NORTH LINE 120.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE COUNTY OF LAKE, STATE OF INDIANA, SUBJECT TO THE INTERESTS IN DELAWARE STREET.

2014-050891



LEGEND: PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT. DEED OR D. - DIMENSION SHOWN ON RECORD DEED. MEAS. OR M. - DIMENSION MEASURED BETWEEN MONUMENTS. CALC. OR C. - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION. PROP. - PROPORTIONAL DIVISION. PTA CAP - PINK CAP WITH PLUMB, TUCKETT COMPANY ID. NO. 00-59. PTA TAG - METAL WASHER WITH PLUMB, TUCKETT COMPANY ID. NO. 00-59. C.N. - DIMENSION CALLED FOR IN CAUSE NO. 45D10-0105-CP-00507. FX - FENCE CORNER. Symbols for utility pole, fence line, overhead utilities, asphalt, and building.



STATE OF INDIANA COUNTY OF LAKE THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 11-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY. PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA REGISTRATION NUMBER: 50568 DATE: AUGUST 25, 2014 FIELD WORK COMPLETED: AUGUST 20, 2014



PLAT OF SURVEY 431 EAST 137TH AVENUE CROWN POINT, INDIANA FOR: FRANK KATRIS

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PLAT OF SURVEY DRAWING NUMBER 1 SHEET: 1 OF: 1 JOB NO. S14196 SECTION: 37-34-8