

26/91

PLAT OF SURVEY 2014-051116

2014 051116

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 AUG 26 AM 9:59
MICHAEL B. BROWN
RECORDER

000442
442

FILED
AUG 26 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION:

PARCEL 1:
(PER DOC. NO. 2013 002295)

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1463.48 FEET WEST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, 660 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 185.07 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, 1994 FEET; MORE OR LESS, TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 18; THENCE WEST ALONG SAID NORTH LINE, 600.65 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, 2406 FEET, MORE OR LESS, TO A POINT 248 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 100 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, 248 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER, 315.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:
(PER DOC. NO. 96084474)

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1,879.13 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 WITH THE NORTH LINE THEREOF; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 A DISTANCE OF 2,084.93 FEET MORE OR LESS TO A POINT 573.49 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 18; THENCE WEST PARALLEL TO THE SOUTH LINE OF NORTHWEST QUARTER OF SAID SECTION 18 A DISTANCE OF 188.23 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 A DISTANCE OF 2,085.59 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 18; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 18 A DISTANCE OF 188.23 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF MERRILLVILLE, IN LAKE COUNTY, INDIANA.

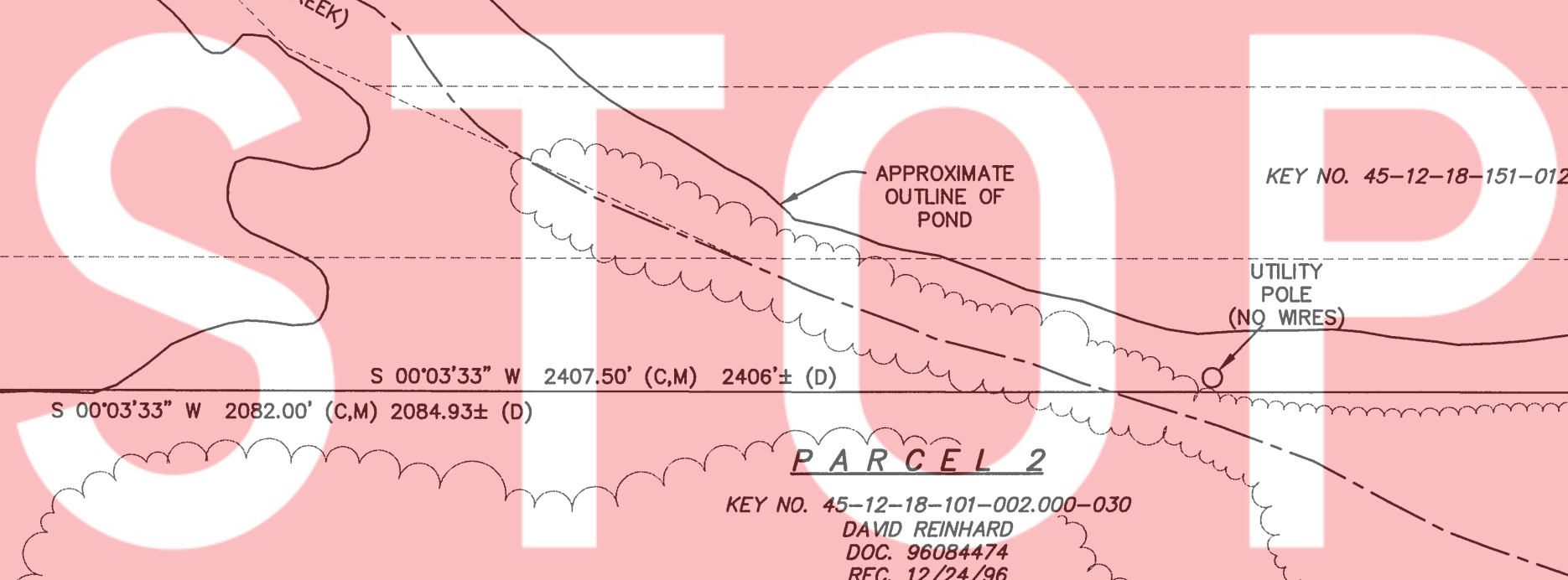
KEY NO. 45-12-18-176-022.000-030
REPLAT OF LOT 2, CANTWELL SUB.
(PLAT BOOK 103, PG. 09)
JOHN L. CANTWELL

PARCEL 1
ESTATE OF WALTER DAVID REINHARD
DOC. 2013 002295
REC. 1/10/13
GROSS: 1,446,442 sq. ft. ±
33.21 acres ±
NET (MINUS APPARENT 30' R/W): 1,436,977 sq. ft. ±
32.99 acres ±

PARCEL 2
KEY NO. 45-12-18-101-002.000-030
DAVID REINHARD
DOC. 96084474
REC. 12/24/96
391,714 sq. ft. ±
8.99 acres ±

KEY NO. 45-12-18-101-001.000-030
STEVEN HUIZENGA
DOC. NO. 2010 018440
REC. 3/31/10

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NOTES:

- 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:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - OWNERSHIP OR TITLE.
- 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.
- 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).
- 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.
- 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.
- PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) 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.
- THE OUTLINE OF THE PONDS, THE CENTER LINE OF THE DITCH CROSSING THE SUBJECT PARCEL, AND TREE LINES WERE DIGITIZED FROM AN AVAILABLE AERIAL MAP AND THUS THE LOCATION OF SAID FEATURES MUST BE CONSIDERED AS APPROXIMATE.
- THE UNNAMED TRIBUTARY TO TURKEY CREEK THAT CROSSES THE SUBJECT PARCELS DOES NOT APPEAR TO BE A LEGAL DRAIN AS PER MAPS PROVIDED BY THE LAKE COUNTY SURVEYOR'S OFFICE.

SURVEY REFERENCES:

- PLAT OF SURVEY OF THE SUBJECT PARCEL BY GREGORY LAND SURVEYING, PROJECT NUMBER 04-4611, DATED AUGUST 10, 2004.
- PLAT OF SURVEY OF THE EAST ADJOINER BY P.T.A., JOB NO. S06595, DATED SEPTEMBER 13, 2006, RECORDED IN SURVEY BOOK 16, PAGE 96 ON MAY 8, 2007 AS DOCUMENT NUMBER 2007 037826.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2013 002295 (PARCEL 1) AND IN DOCUMENT NUMBER 96084474 (PARCEL 2). THEORY OF LOCATION: THIS SURVEY IS BASED ON THE PREVIOUS GREGORY SURVEY OF THE SUBJECT PARCEL (REFERENCED HEREON) AND THE PREVIOUS P.T.A. SURVEY OF THE EAST ADJOINER (REFERENCED HEREON). SAID SURVEYS WERE BASED ON A PROPORTIONAL DIVISION OF FRACTIONAL SECTION 18. THE FOUND SECTION CORNERS (PER THE LAKE COUNTY SURVEYOR'S OFFICE TIE CARDS) WERE MEASURED FOR THIS SURVEY AND AGREED WELL WITH PRIOR MEASUREMENT. THE SECTION BREAKDOWN WAS HELD THE SAME FOR THIS SURVEY NOTING THE PREVIOUSLY DISCOVERED DIFFERENCE OF 17.03 CHAINS ON THE GOVERNMENT PLAT VERSUS 17.13 CHAINS IN THE GOVERNMENT NOTES FOR THE WEST PORTION OF THE SOUTH LINE OF SECTION 18. THE 17.13 CHAIN DIMENSION WAS HELD FOR THIS SURVEY. SEVERAL OF THE PREVIOUSLY SET GREGORY AND P.T.A. POINTS WERE RECOVERED AROUND THE SUBJECT PARCEL AND MEASURED WELL WITH DEEDED AND CALCULATED DISTANCES.

A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 0.5' IN A NORTH-SOUTH DIRECTION AND 0.5' IN AN EAST-WEST DIRECTION.

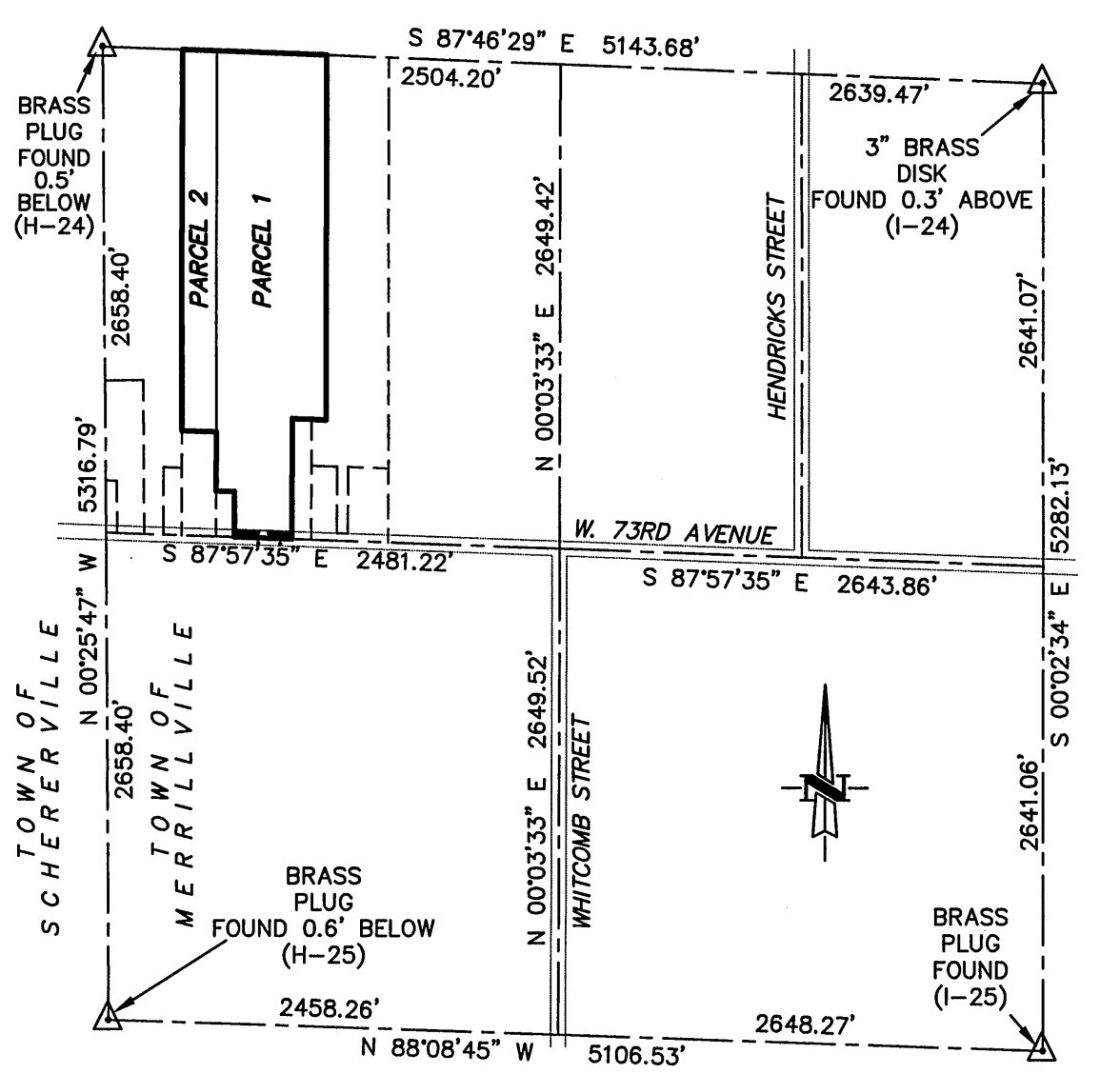
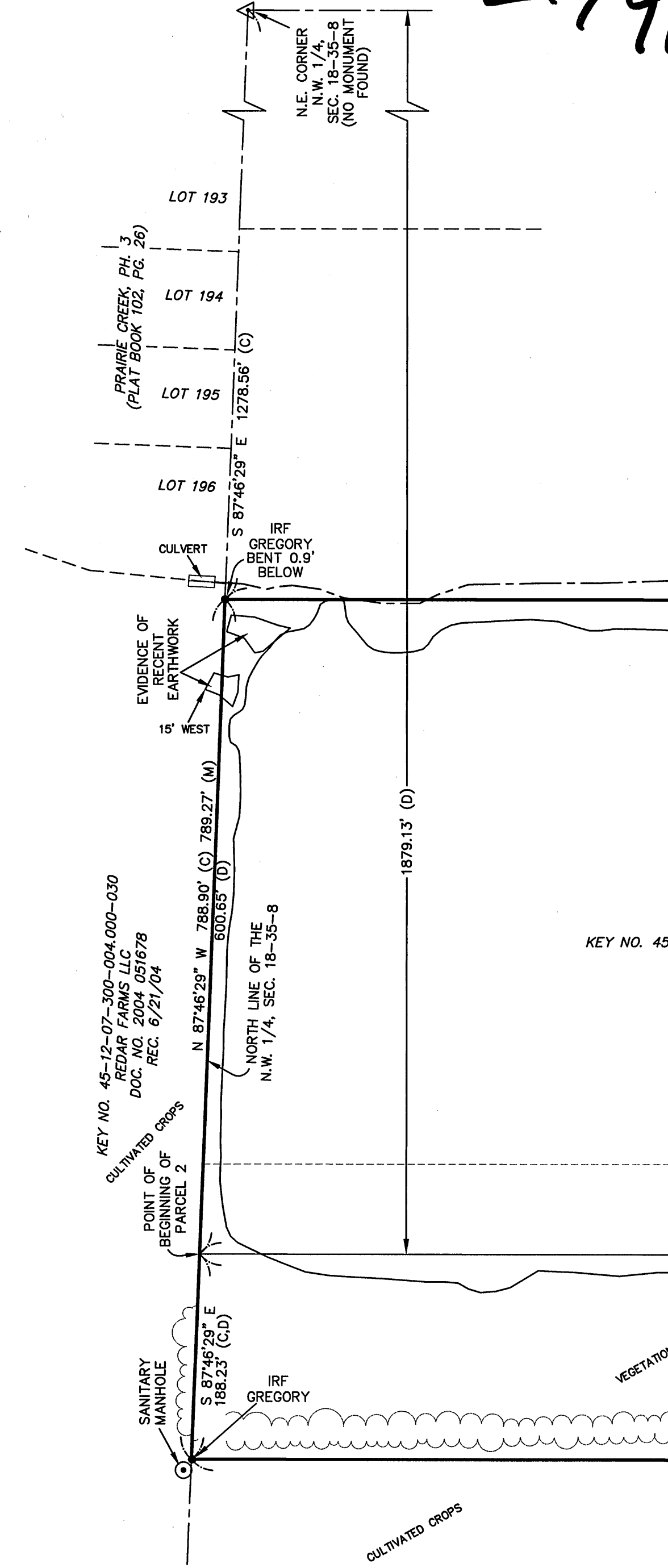
B: UNCERTAINTIES RESULTING FROM SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES ARE SHOWN HEREON AND ARE AS FOLLOWS:
1.) ASPHALT PAVEMENT WAS LOCATED UP TO 12 FEET WEST OF THE EAST LINE OF THE SUBJECT PARCEL.
2.) OVERHEAD UTILITY LINES THAT APPEAR TO SERVE THE EAST ADJOINER CROSS THE SOUTHEAST PORTION OF THE SUBJECT PARCEL.
3.) FENCES WERE LOCATED UP TO 3 FEET SOUTH OF SUBJECT PARCEL LINES.
4.) RECENT EARTHWORK HAS OCCURRED ON OR NEAR THE SUBJECT PARCEL LINES.

C: UNCERTAINTY RESULTING FROM RECORD DESCRIPTIONS ARE AS FOLLOWS: THE SUBJECT PARCELS AND THE ADJOINING PARCELS RECITE BEING PARALLEL WITH THE SOUTH AND EAST LINES OF THE NORTHWEST QUARTER OF SECTION 18. THE ADJOINING SOUTHEAST PARCEL IS AN "OF" DESCRIPTION WHICH INDICATES PERPENDICULAR MEASUREMENT. THE DIFFERENCE COULD CAUSE AN OVERLAP OF UP TO 0.4 FEET ALONG THE COMMON EAST-WEST LINE BETWEEN THE PARCELS. THE EASTERNMOST LINE OF THE SUBJECT PARCEL IS DESCRIBED FROM THE SOUTH A DISTANCE OF 1994 FEET MORE OR LESS TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18. THE COMMON WEST LINE OF THE EAST ADJOINER IS DESCRIBED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18 GOING SOUTH A DISTANCE OF 2003.15 FEET. THIS CREATES A GAP BETWEEN THE TWO PARCELS OF UP TO 9.15 FEET.

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

☆	LIGHT POLE	ASPHALT AREA
○	UTILITY POLE	APPROXIMATE TREE LINE
—x—x—	FENCE LINE	
—OHU—	OVERHEAD UTILITY WIRES	
P	DIMENSION SHOWN ON RECORD PLAT	
D	DIMENSION SHOWN ON RECORD DEED	
M	DIMENSION MEASURED BETWEEN MONUMENTS	
C	DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.	
R/W	RIGHT OF WAY	
P.B.	PLAT BOOK	
IRF	IRON ROD FOUND	
IPF	IRON PIPE FOUND	
GREGORY	ANTHONY M. GREGORY, PLS	
PTA	PLUMB, TUCKETT AND ASSOCIATES, INC.	
MAGS	"MAG" NAIL SET WITH "PTA" TAG	
IRS	PTA - 5/8" REBAR SET WITH "PTA" CAP	
"PTA" CAP	PINK CAP WITH PLUMB, TUCKETT COMPANY ID. NO. 00-59.	
"PTA" TAG	METAL WASHER WITH PLUMB, TUCKETT COMPANY ID. NO. 00-59.	



VICINITY MAP & SECTION MEASUREMENT
SEC. 18 - TWP. 35 N. - R. 8 W. 2ND P.M.
MERRILLVILLE, LAKE COUNTY, INDIANA
SCALE: 1"=1000'

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 HEREON DRAWN TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

Glen E. Boren
PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
REGISTRATION NUMBER: LS20000006
DATE: AUGUST 26, 2014
FIELD WORK COMPLETED: AUGUST 26, 2014

GRAPHIC SCALE
0 100 200 300 400
(IN FEET)
1 inch = 100 ft

BASIS OF BEARINGS: PER SURVEY REFERENCE 1 SHOWN HEREON.

DRAWN BY: M.S.
DATE: 8/26/14
CHECKED BY: G.B.
DATE: 8/26/14
CORRECTED BY: PLS
PLUMB, TUCKETT & ASSOC., INC.
ALL RIGHTS RESERVED

REVISIONS

PLAT OF SURVEY
4348-4354 W. 73RD AVENUE
MERRILLVILLE, INDIANA

PLUM TUCKETT & ASSOCIATES
SURVEYORS • ENGINEERS
64 West 67th Place • Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0178
www.plumbtucket.com

PLOT SCALE: 1"=100'

PLAT OF SURVEY
4348-4354
W. 73RD AVE.
MERRILLVILLE, IN

DRAWING NUMBER
1

SHEET: 1 OF: 1
JOB NO. S14214
SECTION: 18-35-8

FILE: 14214\14214.DWG
REF. NAME: D.Y.G./H.A.K.