

2014-078628

PLAT OF SURVEY

27/24

2014 078628

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 DEC 10 PM 12:08
MICHAEL S. BROWN
RECORDER

000520
520

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE SOUTH 527.6 FEET THEREOF.

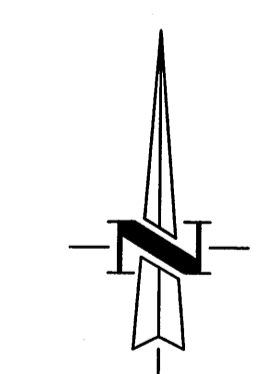
27/24

NOTES:

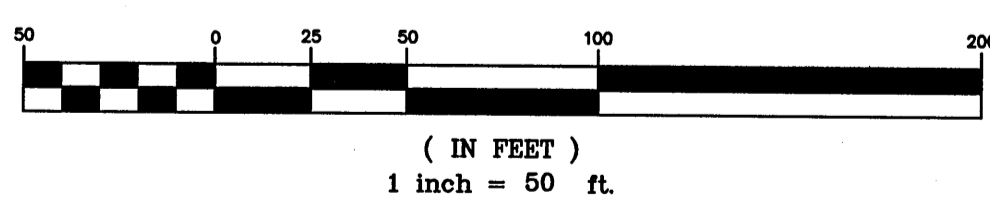
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORDED 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.

LEGEND

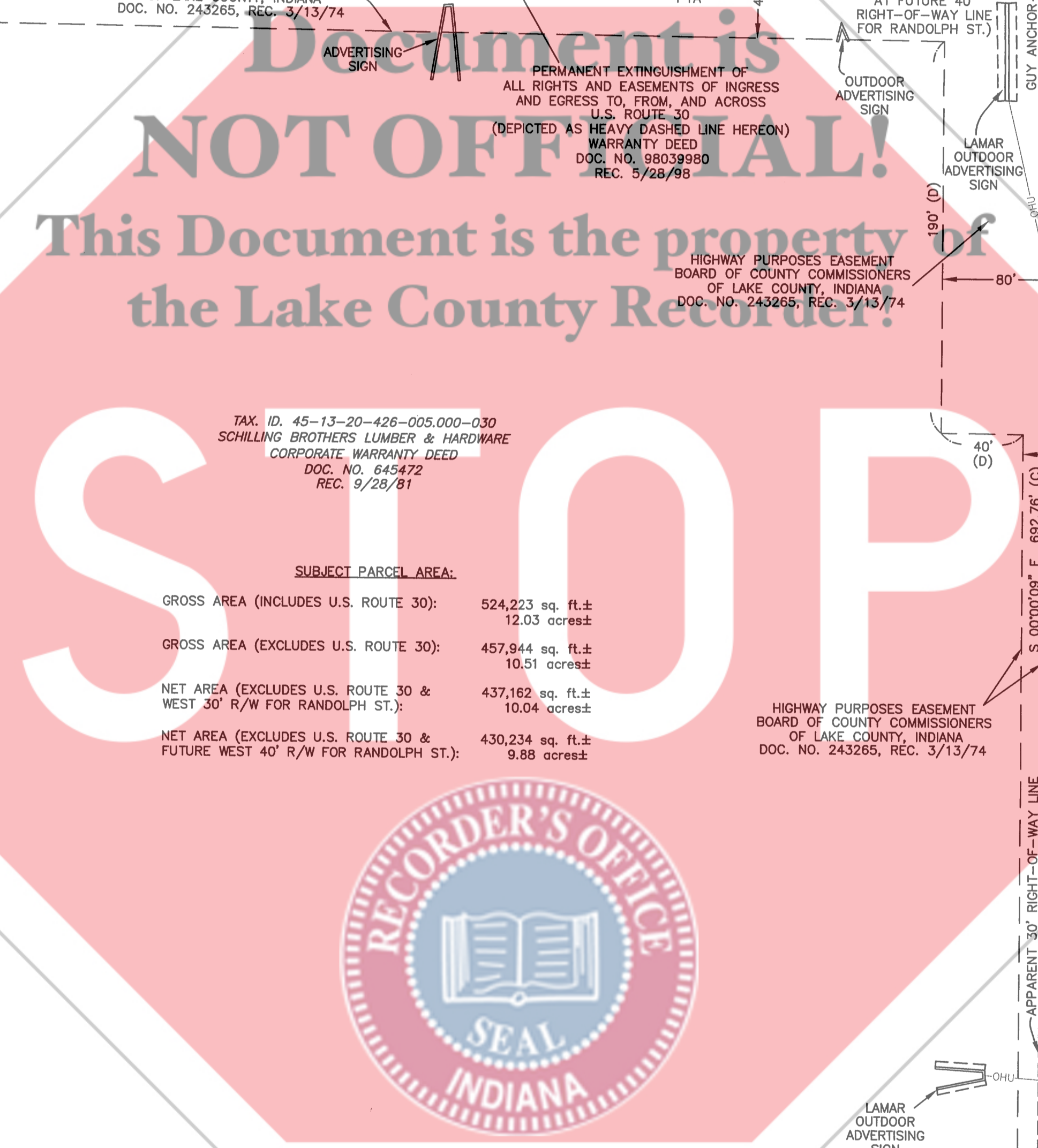
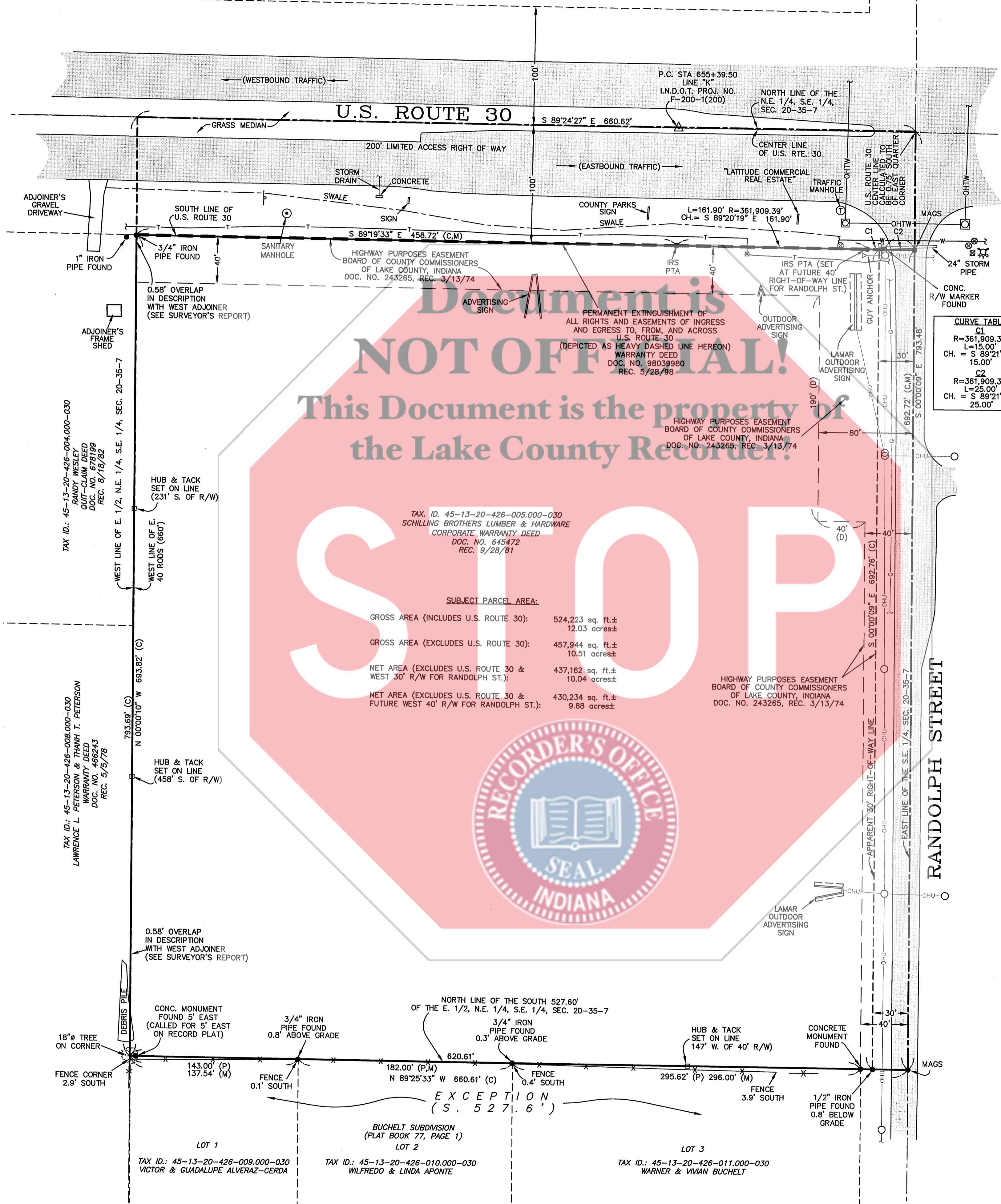
- UTILITY POLE
 - FENCE LINE
 - OVERHEAD UTILITIES
 - TRAFFIC STANDARD
 - WATER VALVE
 - FIRE HYDRANT
 - MANHOLE
 - GUY ANCHOR
 - TREE
 - SIGN
 - IRIS PTA
 - MAGS
 - ASPHALT AREA
 - OVERHEAD TRAFFIC SIGNAL WIRES
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - TELEPHONE BOX
 - RIGHT-OF-WAY MARKER
 - 5/8" REBAR SET WITH P.T.A. ID. CAP
 - "MAG" NAIL SET WITH ID. WASHER STAMPED "PTA 219-736-0555 ID NO. 00-59"
- DOC. - DOCUMENT
REC. - RECORDED
M - MEASURED DIMENSION BETWEEN MONUMENTS
D - DIMENSION RECITED IN RECORD DEED OR DESCRIPTION
P - DIMENSION SHOWN ON RECORD SUBDIVISION PLAT
C - DIMENSION CALCULATED
"P.T.A." ID. CAP - PINK PLASTIC CAP STAMPED "219-736-0555"
PLUMB, TUCKETT AND ASSOCIATES ID. NO. 00-59"
P.T.A. - PLUMB, TUCKETT AND ASSOCIATES INC.
L.C.S. - LAKE COUNTY SURVEYOR
R/W - RIGHT-OF-WAY
I.N.D.O.T. - INDIANA DEPARTMENT OF TRANSPORTATION



GRAPHIC SCALE

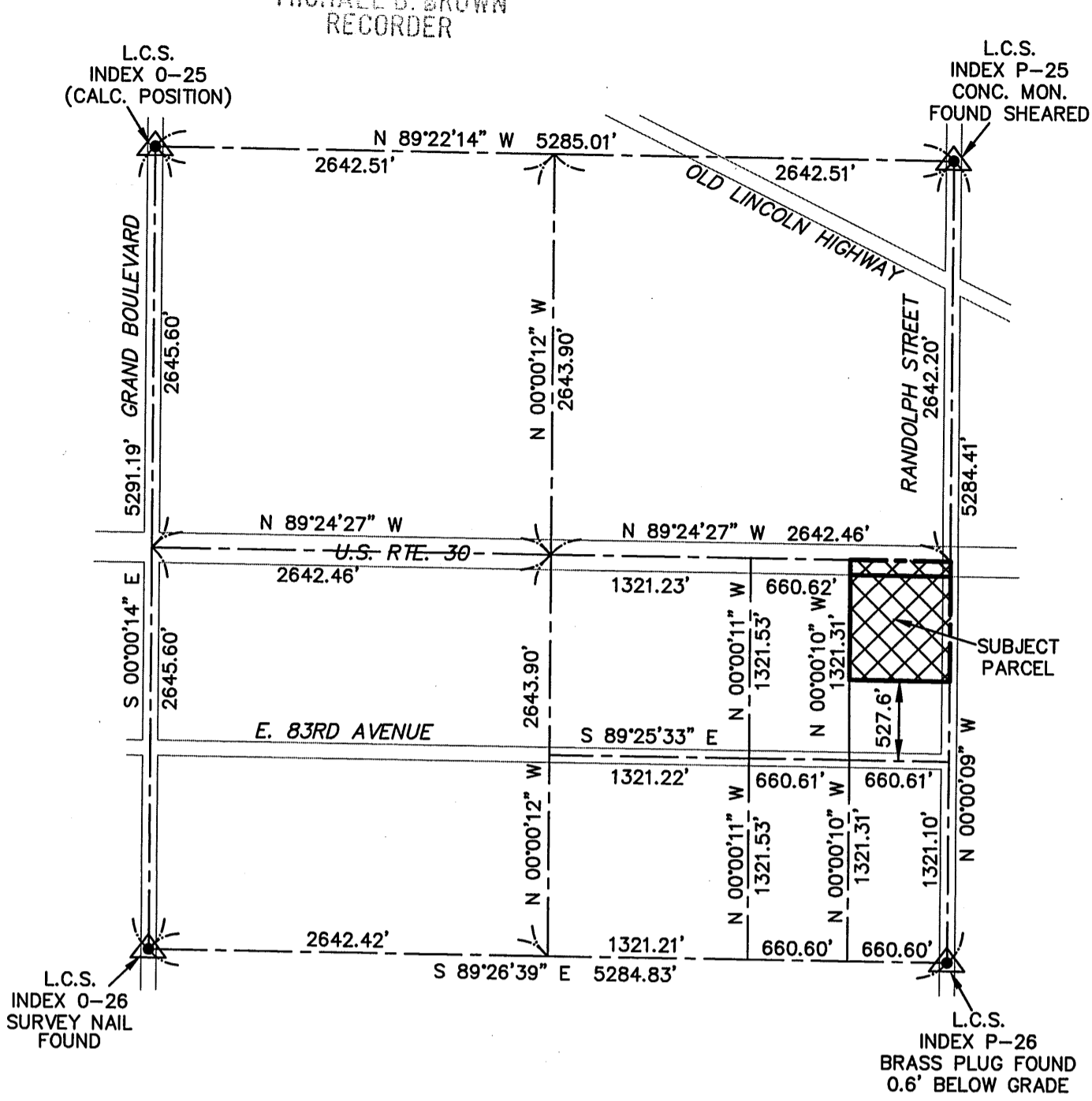


BASIS OF BEARINGS: THE SOUTH LINE OF THE SUBJECT PARCEL IS ASSUMED TO BE SOUTH 89 DEGREES 25 MINUTES 33 SECONDS EAST AS PER THE RECORD PLAT OF BUCHHELT SUBDIVISION RECORDED IN PLAT BOOK 77, PAGE 1 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



TAX ID: 45-13-20-426-005.000-030
SCHILLING BROTHERS LUMBER & HARDWARE
CORPORATE WARRANTY DEED
DOC. NO. 645472
REC. 9/28/81

SUBJECT PARCEL AREA:
GROSS AREA (INCLUDES U.S. ROUTE 30): 524,223 sq. ft. ±
12.03 acres ±
GROSS AREA (EXCLUDES U.S. ROUTE 30): 457,944 sq. ft. ±
10.51 acres ±
NET AREA (EXCLUDES U.S. ROUTE 30 & WEST 30' R/W FOR RANDOLPH ST.): 437,162 sq. ft. ±
10.04 acres ±
NET AREA (EXCLUDES U.S. ROUTE 30 & FUTURE WEST 40' R/W FOR RANDOLPH ST.): 430,234 sq. ft. ±
9.88 acres ±



VICINITY MAP & SECTION MEASUREMENT
SECTION 20 - TWP. 35 - R. 7 W. 2ND P.M.
TOWN OF MERRILLVILLE,
LAKE COUNTY, INDIANA
SCALE: 1"=1000'

FILED
DEC 10 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A PARCEL OF LAND DESCRIBED TO SCHILLING BROTHERS LUMBER AND HARDWARE, INC. IN DOCUMENT NUMBER 645472, RECORDED ON 9/28/81 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THEORY OF LOCATION: SECTION MEASUREMENT WAS PERFORMED ON FOUND MONUMENTS AT THE NORTHEAST, SOUTHEAST, AND SOUTHWEST CORNERS OF THE SECTION. SAID MONUMENTS MATCHED THE DESCRIPTIONS AND WITNESS TIES PER THE SECTION CORNER PERPETUATION CARDS ON FILE WITH THE LAKE COUNTY SURVEYOR'S OFFICE. THE POSITION OF THE NORTHWEST CORNER OF THE SECTION WAS CALCULATED FROM PRIOR SECTION MEASUREMENT BY PLUMB, TUCKETT AND ASSOCIATES, INC. (P.T.A.) FOR A SURVEY IN THE SOUTHWEST QUARTER OF THE SECTION, JOB NO. 505514, DATED 4/21/05, AND AGAIN FOR A SURVEY IN THE SOUTHWEST QUARTER OF THE SECTION, JOB NO. 507102, DATED 8/20/07 AND RECORDED IN SURVEYOR BOOK 17, PAGE 41 AS DOCUMENT NUMBER 2007 050819 ON 8/21/07 IN THE LAKE COUNTY RECORDER'S OFFICE. THE POSITION OF THE SUBJECT PARCEL LINES WERE CALCULATED FROM SAID SECTION MEASUREMENT (SHOWN HEREON). MONUMENTS WERE FOUND AT THE NORTHWEST CORNER AND ALONG THE SOUTH LINE OF THE SUBJECT PARCEL ALONG WITH A CONCRETE RIGHT OF WAY MARKER NEAR THE NORTHEAST CORNER. ALL OF SAID MONUMENTS AGREED WELL WITH THE CALCULATED POSITIONS OF THE SUBJECT PARCEL LINES FROM SAID SECTION MEASUREMENT. THE NORTH LINE OF THE SUBJECT PARCEL, BEING THE SOUTH LINE OF U.S. ROUTE 30 WAS CALCULATED FROM RIGHT-OF-WAY PLANS FOR STATE HIGHWAY PROJECT NO. F-200-1(002) PREPARED BY FIRST GROUP ENGINEERING INC. AND PROVIDED BY THE INDIANA DEPARTMENT OF TRANSPORTATION.

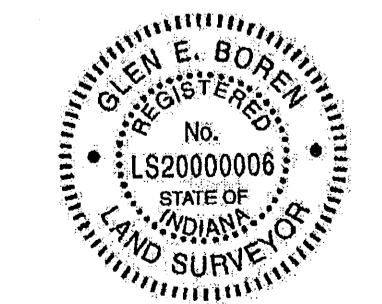
A: AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 0.4' IN A NORTH-SOUTH DIRECTION AND 0.6' IN AN EAST-WEST DIRECTION.

B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES EXCEPT AS FOLLOWS: A DEBRIS PILE WAS LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND VARIOUS FENCES WERE LOCATED ON OR NEAR THE SOUTH LINE OF THE SUBJECT PARCEL AND SHOWN HEREON.

C: NO APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS EXCEPT AS FOLLOWS: BOTH OF THE WEST ADJOINERS' DEEDS DESCRIBE THEIR EAST LINES AS BEING 40 RODS (680 FEET) WEST OF THE EAST LINE OF THE SECTION WHILE THE WEST LINE OF THE SUBJECT PARCEL IS THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THE POSITION OF THE WEST LINE OF THE SUBJECT PARCEL CALCULATES TO BE 660.58 WEST OF THE EAST LINE OF THE SECTION, WHICH CREATES A 0.58 FOOT OVERLAP BETWEEN THE PARCELS IN AN EAST-WEST DIRECTION.

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.

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: DECEMBER 10, 2014
FIELD WORK COMPLETED: DECEMBER 9, 2014



DRAWN BY: M.S.
DATE: 12/10/14
CHECKED BY: G.B.
DATE: 12/10/14
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REVISIONS

PLAT OF SURVEY
7990 E. 81ST AVENUE
CROWN POINT, INDIANA
REF. NAME: SCHILLING DEV.

Plumb
Tuckett
& Associates
SURVEYORS-ENGINEERS
64 West 67th Place - Merrillville, IN 46410
(219) 736-0565 · FAX (219) 769-0178
www.plumbtuckett.com

PLOT SCALE: 1"=50'

PLAT OF SURVEY
7990 E. 81ST AVE.
CROWN POINT, IN
DRAWING NUMBER
1
SHEET: 1 OF: 1
JOB NO. S14299
SECTION: 20-35-7

20
AO
CS

FILE: \14299\14299.DWG