

2015 067962

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT -2 AM 10:37
MICHAEL B. BROWN
RECORDER

ALTA/ACSM LAND TITLE SURVEY

THORNTONS 8910 INDIANAPOLIS BLVD.
HIGHLAND, IN 46322
STORE #120

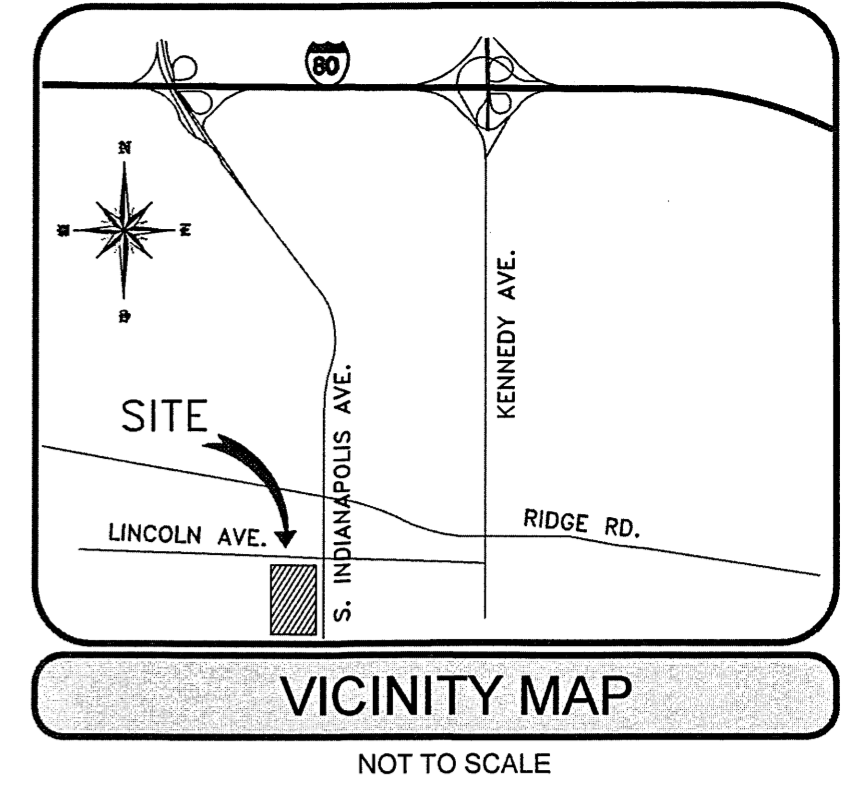
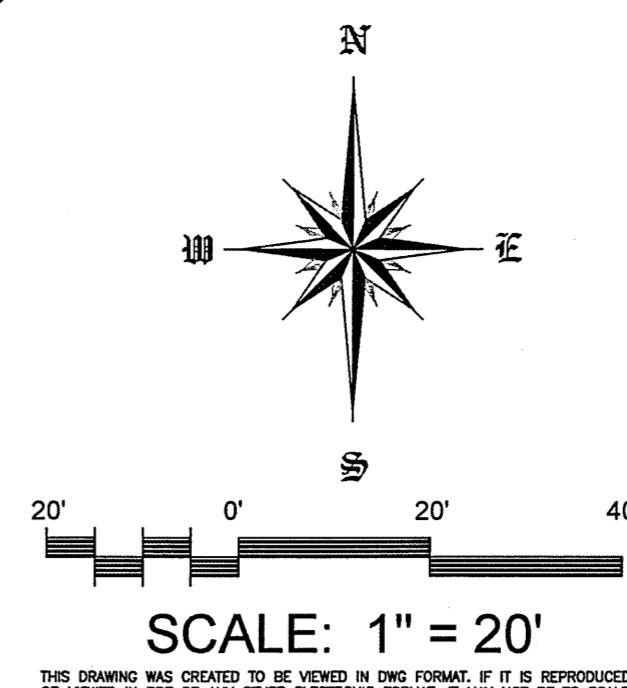
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BOOK 28 PAGE 04

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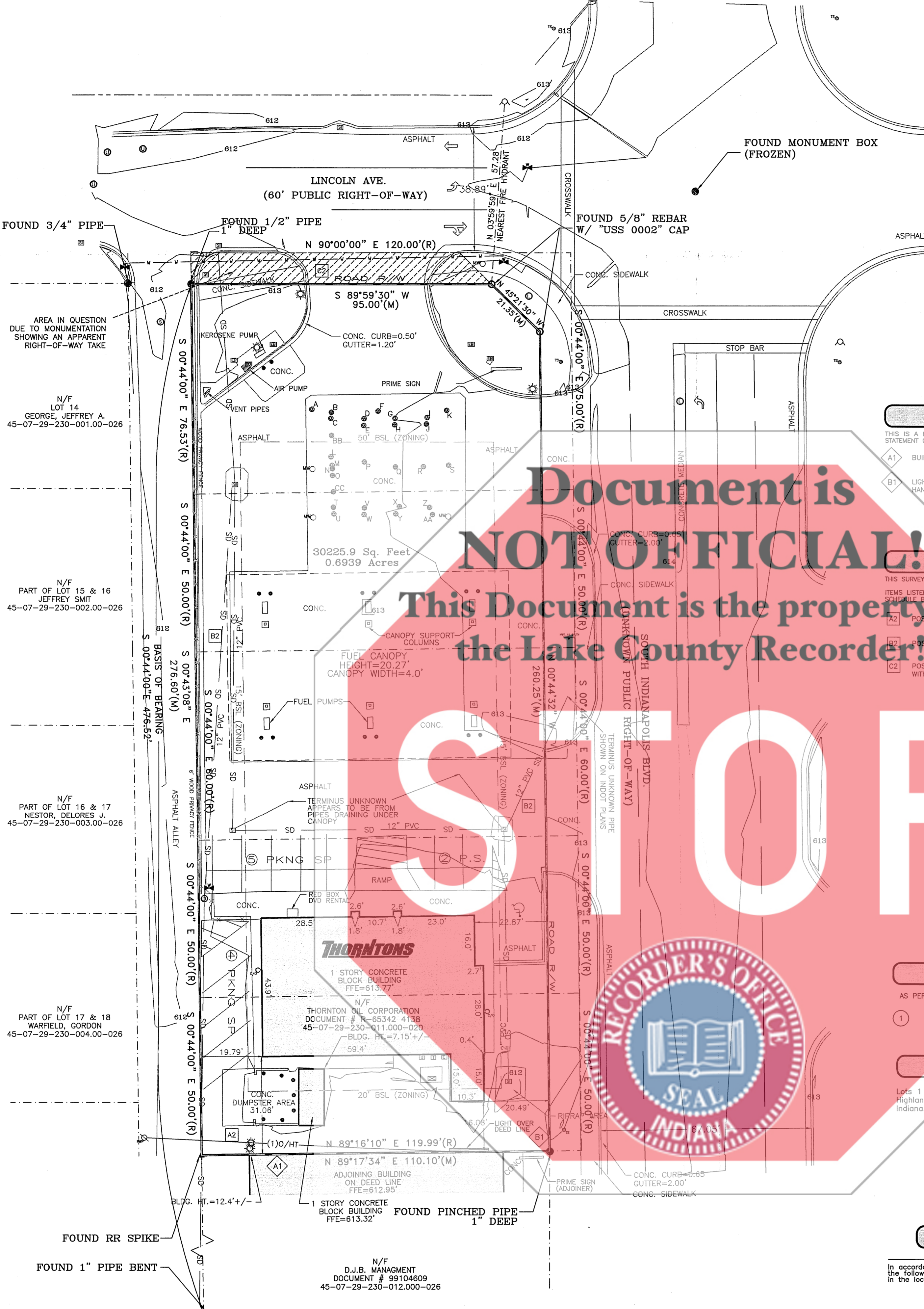
FILED

OCT 02 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

STANDARD LEGEND

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- MAG NAIL FOUND
- MAG NAIL SET
- × FOUND X MARK
- × SET X MARK
- ▲ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- MIL ABOVE GROUND LEVEL
- E.P. FOOTPRINT
- DEODOROUS TREE
- L/S LANDSCAPING
- CONFER
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- GUARD RAIL
- FENCE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDENSER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- FIBER OPTIC CABLE CONNECTION
- FIRE PROTECTION VALVE
- HOSE BIBB
- GAS VALVE
- GAS MANHOLE
- UNDERGROUND GAS MARKER
- UNDERGROUND CABLE MARKER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDestal
- TRAFFIC POLE
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- MAIL BOX
- STOP SIGN
- SIGN
- SANSEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- FIBER OPTIC CABLE
- OVERHEAD CABLE
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDestal
- TRAFFIC POLE
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- MAIL BOX
- STOP SIGN
- SIGN



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This Document is the property of the Lake County Recorder!

IMPROVEMENT NOTES

- A1 BUILDING TO SOUTH OF SUBJECT PROPERTY IS ON THE DEED LINE.
- B1 LIGHT ON BUILDING TO THE SOUTH OF THE SUBJECT PROPERTY HANGS ACROSS DEED LINE.

SURVEYOR NOTES

- A1 POSSIBLE OVERHEAD UTILITY LINE EASEMENT.
- B1 POSSIBLE STORM SEWER EASEMENT.
- C1 POSSIBLE RIGHT-OF-WAY TAKE, MAY NOT BE IN CONFORMANCE WITH RECORD DESCRIPTION.

LETTER	DIAMETER	DESCRIPTION
A	1.46"	
B	1.15"	SILVER LID
C	1.0"	
D	1.15"	WHITE LID
E	1.0"	
F	1.6"	
G	1.15"	WHITE LID
H	1.0"	
I	1.15"	RED LID
J	1.0"	
K	1.6"	
L	3.75"	
M	0.23"	LABELED DIESEL
N	1.6"	YELLOW LID
O	1.45"	
P	1.45"	
Q	1.45"	
R	1.45"	
S	1.45"	
T	0.23"	LABELED DIESEL
U	0.23"	
V	-	LABELED UNLEADED
W	-	
X	-	LABELED UNLEADED
Y	3.75"	
Z	-	LABELED SUPER
AA	3.75"	
BB	1.6"	
CC	1.6"	

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 1563239, DATED AUGUST 3, 2015.

1 NO SURVEY MATTERS FOUND

LEGAL DESCRIPTION

Lots 1 to 5, both inclusive, Lukos Park Addition to the Town of Highland, as shown in Plat Book 20, Page 53, in Lake County, Indiana.

SURVEYOR'S REPORT

In accordance with Title 865, IAC 1-12-1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as result of:

- a) Variances in the referenced monuments
 - b) Discrepancies in record descriptions and plots
 - c) Inconsistencies in line of occupation and
 - d) Random Errors in measurement (Relative Positional Accuracy)
- No measurement is exact. All measurements whether linear or angular have a +/- tolerance. The probable uncertainty of the points in a survey is described as Relative Positional Accuracy. Relative Positional Accuracy means a value expressed in feet that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level. The Relative Positional Accuracy (due to random errors in measurement) of the corner of the subject tract established this survey is within the specifications for a Urban Survey (0.07 ft. + 50 ppm) as defined in IAC 865.

The purpose of this survey was to perform a retracement survey on lots 1 through 5 in Lukos Park addition to the town of Highland, as per the recorded plat thereof, recorded in Book 20, Page 53 in the Office of the Recorder of Lake County, Indiana. The deed of the subject property is recorded in Doc. No. R-65342 4138

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: Various sized monuments were found during the course of this survey as shown hereon. We have no documented history for these monuments, but it appears that the pipes may have been original monuments. The line between the monuments found at the northwest corner of lot one and a point on the east line of alley, being the southwest corner of lot 9 in Lukos Addition was held as the baseline for this survey. This line was used because the terminal ends appeared to be undisturbed, original monuments which had virtually the same distance as given on the deed. Also, the angular and distance relationships to adjacent monuments were within tolerances for this class of survey when compared to data given on the record deed.

Relative to the baseline stated hereon, the monuments found at the northwest, southwest and southeast corners of the subject parcel were accepted as a faithful representation of the plotted position of said corner because they were at or within the allowable tolerance, relative positional accuracy for the class of this survey.

Relative to the baseline stated hereon, the remaining corners of the subject property were set using record deed data.

Due to discrepancies in record description and plots: The record plot of Lukos Addition does not show the adjoining subdivisions. The plot gives there a 5.60 right-of-way for Lincoln Avenue. However, the monument found seems to represent that a take of 10 feet has occurred along this line. Also, there has been a right-of-way take by IMOT along the entire eastern side of the property that does not appear on the record plot. No other discrepancies were found.

Due to inconsistencies in lines of occupation: There is an overhead light on the south adjacent's building that hangs over the deed line as shown.

Due to relative positional accuracy: Urban Survey 0.07 feet + 50 ppm = 0.18 ft.

QUALITY CONTROL

- RY
- DWG REVIEWED BY FIELD SURVEYOR
- LEGAL DESCRIPTION PROOF READ
- PROFORMA REVIEWED BY SIGNING PLS, RY
- PDF REVIEWED BY SIGNING PLS, RY
- FINAL DRAWING REVIEWED BY RY

RECORD CLOSURE 1:10000
MEASURED CLOSURE 1:200000

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: SEPTEMBER 11, 2015
REVISION: _____ DATE: _____, 2015
REVISION: _____ DATE: _____, 2015
REVISION: _____ DATE: _____, 2015

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: THORNTON'S OIL CORPORATION; OLD REPUBLIC TITLE INSURANCE COMPANY; FAMILY EXPRESS CORPORATION.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(b), 7(a), 8, 10(a), 11(a), 13, 14, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2015

FIELD SURVEY: Michael S. Ward, PLS

For inquiries, questions or concerns about this survey contact Inquiries@ussurveyor.com or call 1-800-867-8783 ext. 209

U.S. SURVEYOR
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800-TO-SURVEY

PREPARED FOR:
THORNTONS
STORE #120

PROJECT LOCATION:
LAKE COUNTY, STATE OF INDIANA

PROJECT ADDRESS:
8910 INDIANAPOLIS BLVD.
HIGHLAND, IN

PROJECT TYPE:
ALTA/ACSM SURVEY

RODNEY K. YOUNG
RODNEY K. YOUNG P.E., L.S.
INDIANA REGISTRATION NO. 910019
DATE OF CERTIFICATION 09/11/15



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SHEET 1 OF 1

JOB NUMBER:
SS0358.DWG_MSW

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING- B3 GENERAL BUSINESS DISTRICT
SETBACKS-
-FRONT= 50 FT OR AVERAGE DISTANCE IN BLOCK 50% DEV.
-SIDE= 15 FT
-REAR= 20 FT
HEIGHT RESTRICTIONS- 50 FT OR 4 STORIES
PARKING REQUIREMENTS- REFER TO CHAPTER 214: ZONING CODE
TOWN OF HIGHLAND 214.229 SCHEDULE OF PARKING REQUIREMENTS.
- PARKING PROVIDED-
-REGULAR= 11 SPACES
-HANDICAP= 1 SPACES
TOTAL SPACES PROVIDED= 12
2. VERTICAL DATUM- NAVD83
3. BENCHMARK- OPUS POINT
4. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
5. NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY. THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY, WETLANDS MAPPER DOES NOT LIST WETLAND AREAS FOR THIS PARCEL LOCATION.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

FLOOD DATA This property is in Zone X
of the Flood Insurance Rate Map, Community Panel No. 18089C0136E which has an effective date of JAN 18, 2012 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.