

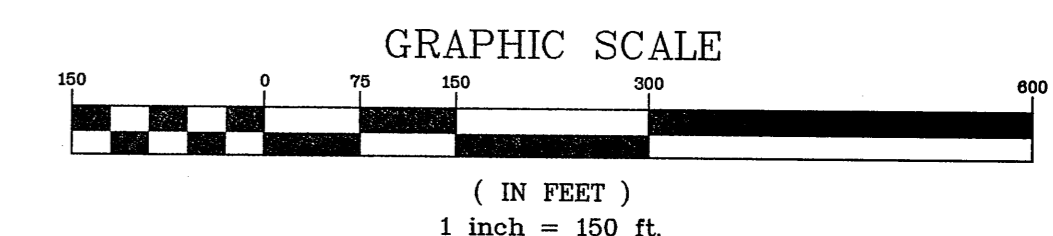
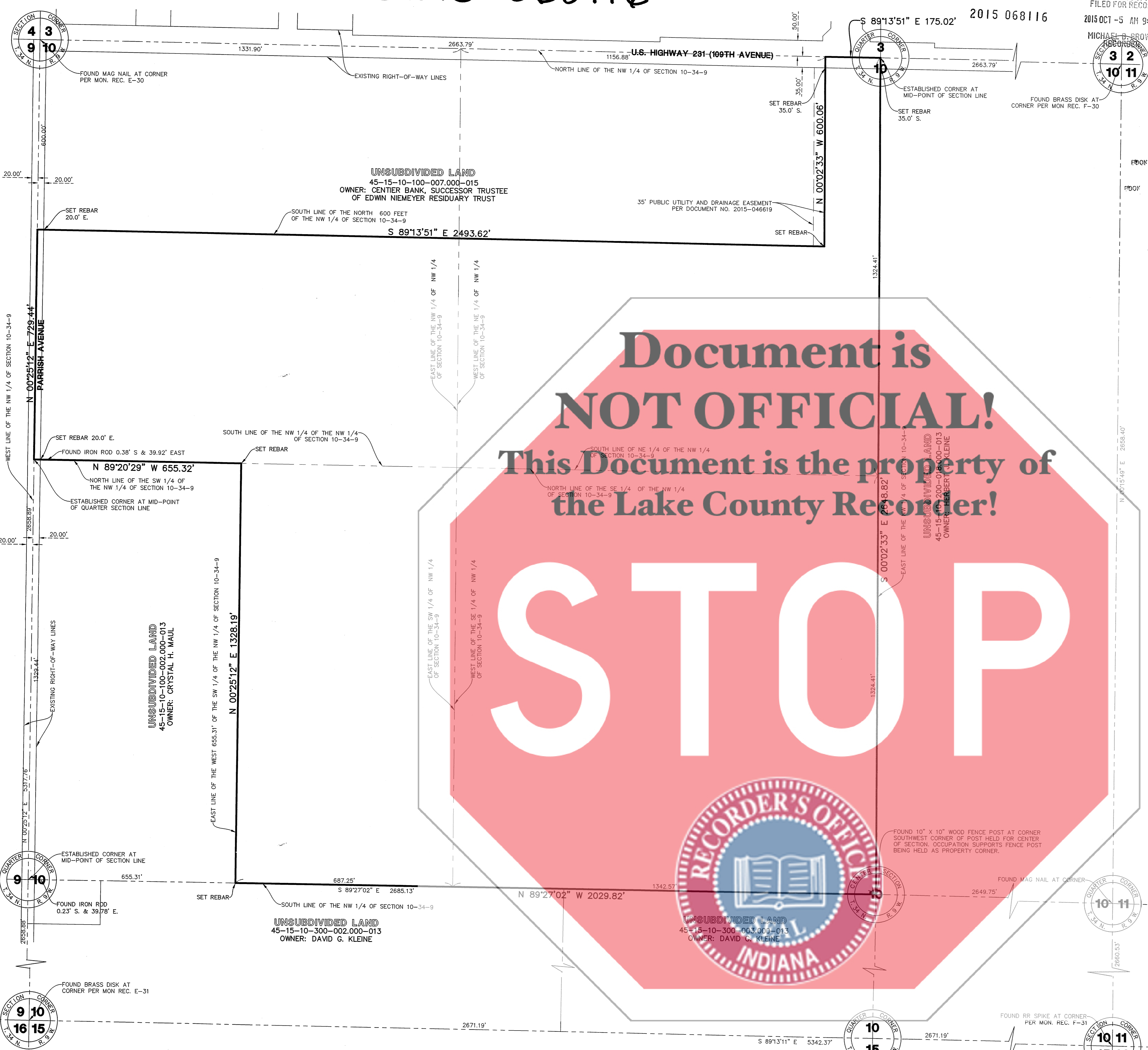
28/05

2015-068116

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT -5 AM 9:43

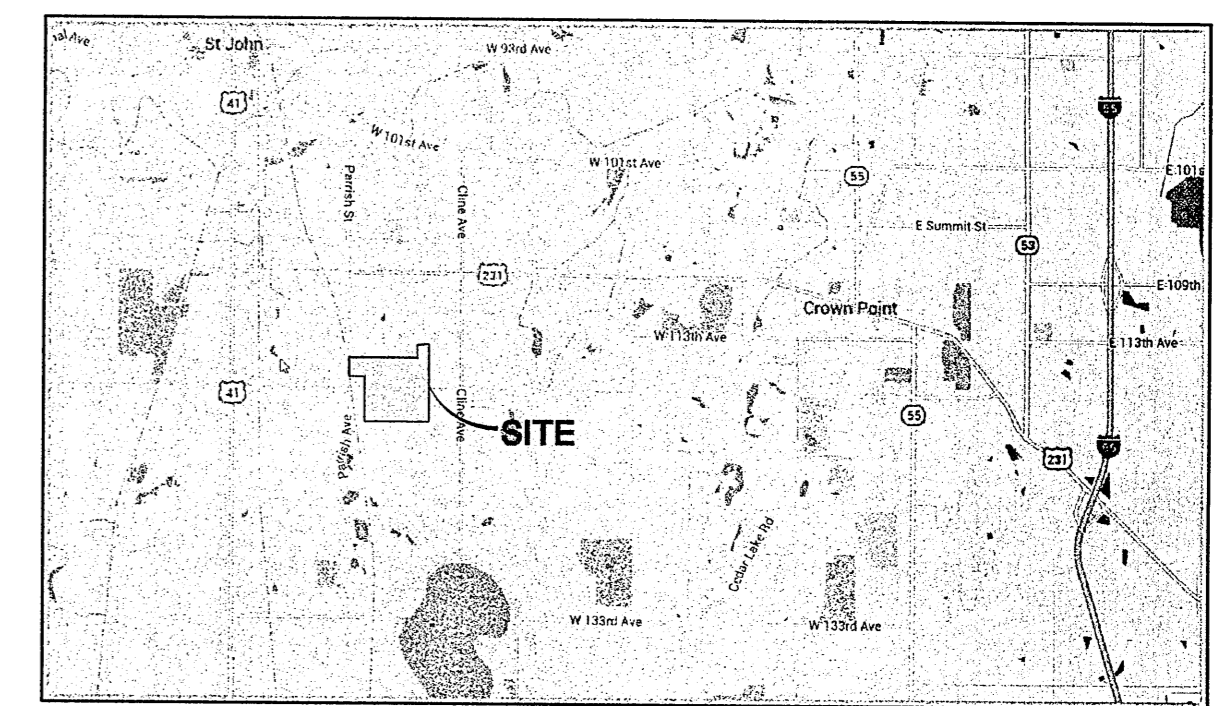
PLAT OF SURVEY

0-0713



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) MEASUREMENTS OBTAINED FROM THE TRIMBLE "VRS NOW" NETWORK.



LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

- 1) THE WEST 655.31 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND
- 2) THE NORTH 600 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 10, EXCEPT THE EAST 175 FEET THEREOF BY PERPENDICULAR MEASURE.

PROPERTY AREA

AREA = 4,731,818 SQ. FT. (108.628 AC.)

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS TO ESTABLISH THIS SURVEY AS A RESULT OF THE AVAILABILITY OF REFERENCE MONUMENTS, OCCUPATION OR POSSESSION LINES, CLARITY OR AMBIGUITY IN RECORD DESCRIPTIONS AND PLATS, AND THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. THERE MAY ALSO BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

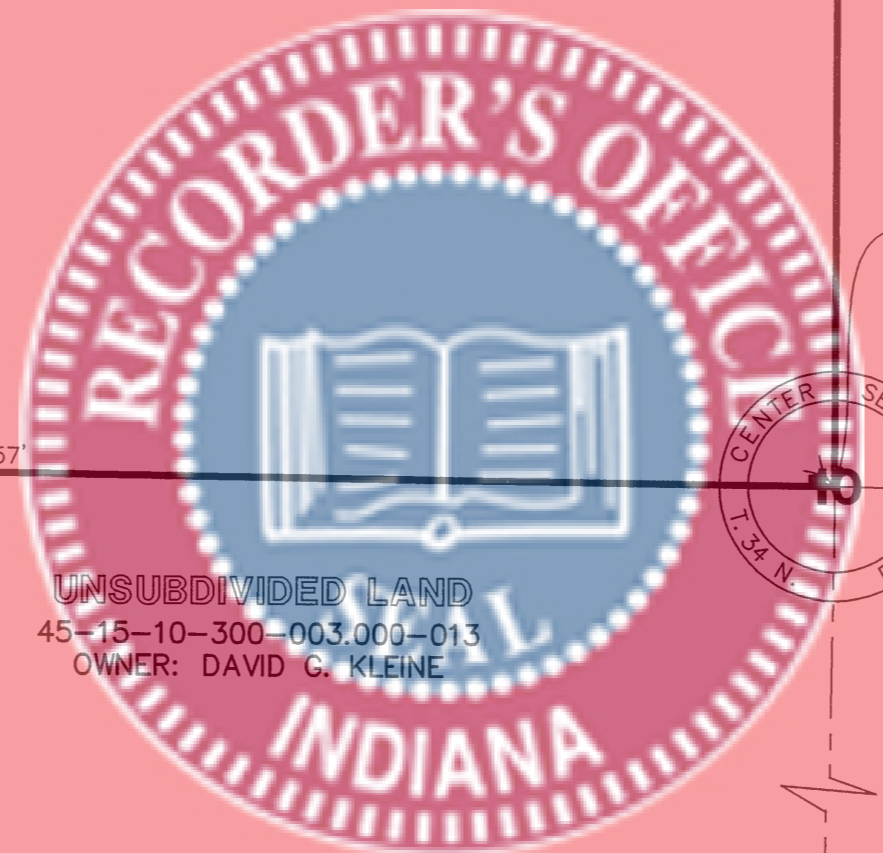
- (A) AVAILABILITY OF REFERENCE MONUMENTS AND THEORY OF LOCATION
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION AND RECORD DESCRIPTIONS. THE COORDINATES AND BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) MEASUREMENTS OBTAINED FROM THE TRIMBLE "VRS NOW" NETWORK.
- 1) A ONE INCH DIAMETER BRASS PLUG WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF SECTION 10-34-9 IN ACCORDANCE WITH THE LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD E-31. WITNESS TIES WERE CHECKED.
 - 2) A MAG NAIL (SPIKE) WAS FOUND AND HELD AT THE NORTHWEST CORNER OF SECTION 10-34-9 IN ACCORDANCE WITH THE LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD E-30. WITNESS TIES WERE CHECKED.
 - 3) THE WEST QUARTER SECTION CORNER OF SECTION 10-34-9 WAS ESTABLISHED BY HOLDING THE MIDDPOINT OF A STRAIGHT LINE BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 10. THE ESTABLISHED LOCATION WAS SUPPORTED BY A FOUND IRON ROD 39.78 FEET EAST OF THE SECTION CORNER.
 - 4) A ONE INCH DIAMETER BRASS DISK WAS FOUND AND HELD AT THE NORTHEAST CORNER OF SECTION 10-34-9 IN ACCORDANCE WITH THE LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD F-30. WITNESS TIES WERE CHECKED.
 - 5) THE NORTH QUARTER SECTION CORNER OF SECTION 10-34-9 WAS ESTABLISHED BY HOLDING THE MIDDPOINT OF A STRAIGHT LINE BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 10. THE ESTABLISHED LOCATION WAS SUPPORTED BY THE OCCUPATION NOTED BELOW.
 - 6) A RAILROAD SPIKE WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF SECTION 10-34-9 IN ACCORDANCE WITH THE LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD F-31. WITNESS TIES WERE CHECKED.
 - 7) A MAG NAIL WAS FOUND AND HELD AT THE EAST QUARTER SECTION CORNER OF SECTION 10-34-9. THE MONUMENTED LOCATION WAS REASONABLY CLOSE TO THE THEORETICAL LOCATION (MID POINT).
 - 8) A 10" X 10" WOOD FENCE POST WAS FOUND AND HELD FOR THE CENTER OF SECTION 10-34-9. THIS POST LOCATION IS SUPPORTED BY EVIDENCE OF OLD FENCE REMAINS AND VEGETATION LINES. THE THEORETICAL CENTER OF SECTION IS LOCATED 10.0' SOUTH AND 17.6' WEST OF THE FENCE POST AND IS NOT SUPPORTED BY THE EXISTING OCCUPATION.
 - 9) THE NORTHWEST QUARTER OF SECTION 10-34-9 WAS DIVIDED INTO QUARTER QUARTER SECTIONS BASED ON STRAIGHT LINES CONNECTING THE RESPECTIVE MID POINTS.
 - 10) THE WEST 655.31 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 600.00 FEET OF THE NORTHWEST QUARTER (EXCEPT THE EAST 175.00 FEET) WERE ESTABLISHED BASED ON PERPENDICULAR MEASUREMENTS NOTED ABOVE AND CONTAINED IN THE TRUSTEE'S DEED RECORDED AS DOCUMENT 2013-04-02028.
 - 11) ALL UNCERTAINTIES WITH RESPECT TO REFERENCE MONUMENTS ARE AS NOTED ON THE PLAT. MONUMENTATION SHOWN IS OF UNKNOWN ORIGIN UNLESS NOTED OTHERWISE.

- (B) OCCUPATION OR POSSESSION LINES
- 1) THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10-34-9 IS EVIDENCED BY OLD FENCE REMAINS AND A TREE/VEGETATION LINE.
 - 2) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-34-9 IS EVIDENCED BY OLD FENCE REMAINS AND A TREE/VEGETATION LINE.
 - 3) THERE ARE NO OCCUPATION OR POSSESSION LINES FOR WEST 655.31 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10-34-9.
 - 4) THERE ARE NO OCCUPATION OR POSSESSION LINES FOR THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10-34-9.
 - 5) THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10-34-9 IS EVIDENCED BY THE CENTERLINE OF PAVEMENT OF PARRISH AVENUE.
 - 6) THERE ARE NO OCCUPATION OR POSSESSION LINES FOR THE SOUTH LINE OF THE NORTH 600.00 FEET OF THE NORTHWEST QUARTER OF SECTION 10-34-9. HOWEVER, THE PREVIOUS LAND OWNER'S TOTAL HOLDINGS INCLUDED THE NORTH 600.00 FEET OF THE NORTHWEST QUARTER OF SECTION 10-34-9 AND THERE WERE BUILDINGS AND OTHER IMPROVEMENTS THAT LOCATED OVER THE WESTERN PORTION OF THIS LINE. THESE IMPROVEMENTS HAVE BEEN PARTIALLY OR FULLY REMOVED, HOWEVER, THERE MAY BE REMAINS OF THESE IMPROVEMENTS OR BURIED FOUNDATIONS IN THE AREA THAT HAVE NOT BEEN SHOWN HEREON.
 - 7) THERE ARE NO OCCUPATION OR POSSESSION LINES FOR THE WEST LINE OF THE EAST 175.00 FEET OF THE NORTHWEST QUARTER OF SECTION 10-34-9.
 - 8) THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-34-9 IS EVIDENCED BY THE CENTERLINE OF PAVEMENT OF 100TH AVENUE.

- (C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS
- 1) THE RECORD DESCRIPTION CONTAINED IN TRUSTEE'S DEED RECORDED AS INSTRUMENT 2013-04-02028 WAS HELD FOR THE PROPERTY BOUNDARY.
 - 2) AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY LAND TECHNOLOGIES, INC. (JOHN E. BULLOCK PLS S-0512) DATED MAY 21, 2013 AND VARIOUS ADJOINING DEEDS WERE ALSO REVIEWED IN CONJUNCTION WITH THIS SURVEY.
 - 3) THERE ARE NO UNCERTAINTY DUE TO AMBIGUITY WITH THE EXISTING SURVEY OR ADJOINER'S DESCRIPTIONS.
- (D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
- THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS OF THE CORNERS ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY (0.13 FEET PLUS 100 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-2-7.

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STOP



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
5. EXISTING UTILITIES AND EXISTING IMPROVEMENTS ON THE SURVEYED PROPERTY HAVE NOT BEEN SHOWN HEREON. THE SURVEYED PROPERTY MAY BE SUBJECT TO AN UNDERGROUND DRAINILE SYSTEM. IT IS RECOMMENDED THAT A DRAINILE SURVEY BE PERFORMED TO DETERMINE IF SUCH A SYSTEM EXISTS.
6. 5/8" DIAMETER REBAR WITH YELLOW CAP, STAMPED "MANHARD CONS. FIRM 0062", SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 18089C0237E, WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 FOR LAKE COUNTY, INDIANA, AND INCORPORATED AREAS INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
COUNTY OF DUPAGE)

I, TIMOTHY J. MURPHY, HEREBY DECLARE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT OF SURVEY CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON OCTOBER 21, 2014; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF OCTOBER, A.D. 2015.

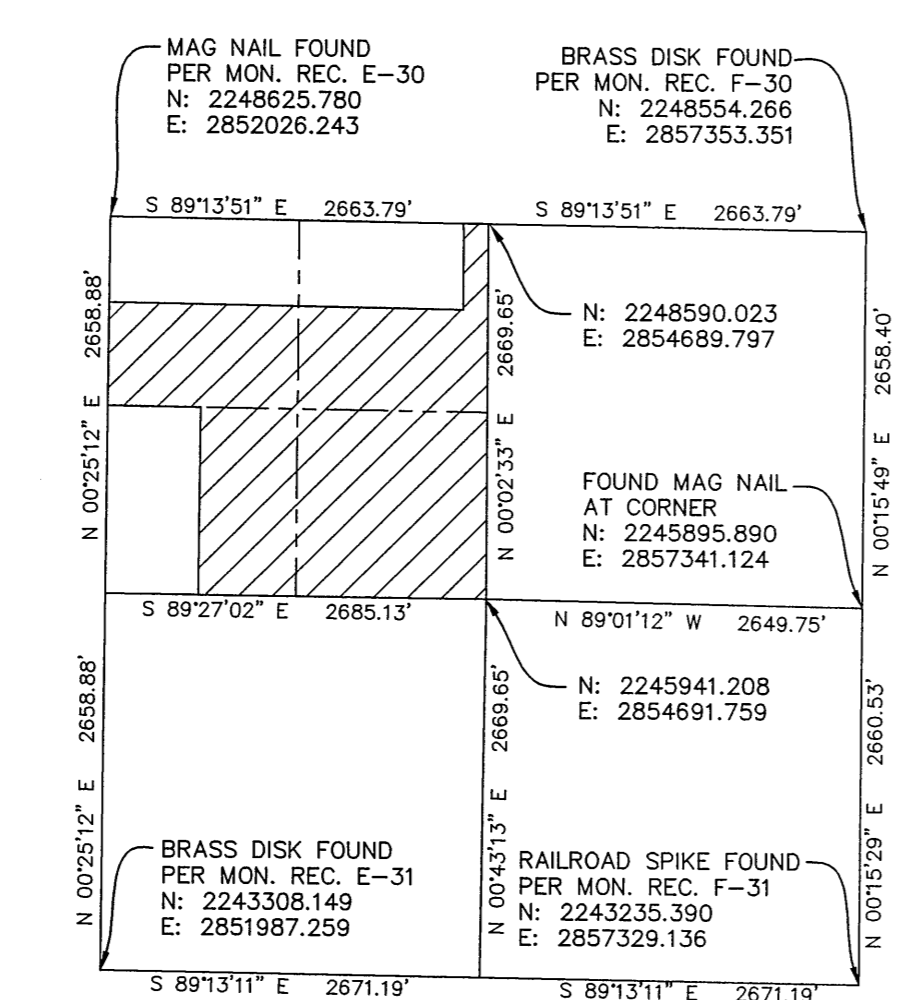
Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR NO. LS2990006



SURVEY PREPARED FOR:

MILL CREEK DEVELOPMENT, LLC.
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
219.588.8080

10-34-9 SECTION BREAKDOWN AND STATE PLANE COORDINATE REFERENCE



FILED

OCT 06 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MILL CREEK SUBDIVISION
TOWN OF ST. JOHN, INDIANA
PLAT OF SURVEY

PROJ. MGR.: **BDM**
PROJ. ASSOC.: **PLM**
DRAWN BY: **PJD**
DATE: **10/21/14**
SCALE: **1" = 150'**
SHEET **1** OF **1**
CHISJ7

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