

2015-070332

PLAT OF SURVEY

SHEET 1 OF 2. THERE ARE TWO SHEETS TO THIS SURVEY.

2015 070332

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2015 OCT 16 AM 9:07 MICHAEL B. BROWN RECORDER

28/06

000717

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 21 AND PART OF THE NORTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 48.10 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (BASIS OF BEARINGS IS ASSUMED THAT SAID WEST LINE IS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST); THENCE SOUTH 88 DEGREES 34 MINUTES 48 SECONDS EAST, 63.28 FEET TO THE SOUTHWEST CORNER OF BINGO LAKE COMMERCIAL PARK AS SHOWN IN PLAT BOOK 58, PAGE 23 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE CONTINUING SOUTH 88 DEGREES 34 MINUTES 48 SECONDS EAST, 8.99 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED TO THE STATE OF INDIANA AS PARCEL 13 FOR PROJECT STP-019-4(013), CODE 3383 IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 99109245 ON DECEMBER 30, 1999 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG THE EAST AND NORTH LINES OF SAID STATE OF INDIANA PARCEL:

- 1.) SOUTH 00 DEGREES 15 MINUTES 47 SECONDS WEST, 113.91 FEET;
- 2.) SOUTH 01 DEGREES 30 MINUTES 36 SECONDS EAST, 187.26 FEET;
- 3.) SOUTH 13 DEGREES 27 MINUTES 25 SECONDS EAST, 67.69 FEET;
- 4.) SOUTH 17 DEGREES 17 MINUTES 22 SECONDS WEST, 68.52 FEET;
- 5.) SOUTH 00 DEGREES 35 MINUTES 16 SECONDS WEST, 163.87 FEET;
- 6.) SOUTH 51 DEGREES 08 MINUTES 36 SECONDS EAST, 55.35 FEET TO THE NORTH LINE OF 85TH AVENUE; THENCE NORTH 80 DEGREES 45 MINUTES 04 SECONDS EAST, 326.10 FEET ALONG SAID NORTH LINE OF 85TH AVENUE; THENCE NORTH 68 DEGREES 44 MINUTES 59 SECONDS WEST, 73.31 FEET; THENCE NORTH 21 DEGREES 51 MINUTES 59 SECONDS WEST, 97.00 FEET; THENCE NORTH 09 DEGREES 30 MINUTES 00 SECONDS WEST, 136.43 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 23 SECONDS WEST, 132.34 FEET TO THE SOUTHERNMOST CORNER OF LAND DESCRIBED AS PARCEL 2 TO DANCING WATERS TOWNHOMES LLC, IN DOCUMENT NUMBER 2015 055080, RECORDED ON AUGUST 17, 2015 IN SAID RECORDER'S OFFICE, THENCE CONTINUING NORTH 00 DEGREES 10 MINUTES 23 SECONDS WEST, 189.35 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2 TO THE INTERSECTION WITH THE SOUTH LINE OF SAID BINGO LAKE COMMERCIAL PARK EXTENDED EAST; THENCE NORTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, 235.18 FEET ALONG SAID EAST EXTENSION AND LAST SAID SOUTH LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3.48 ACRES MORE OR LESS.

NOTES:

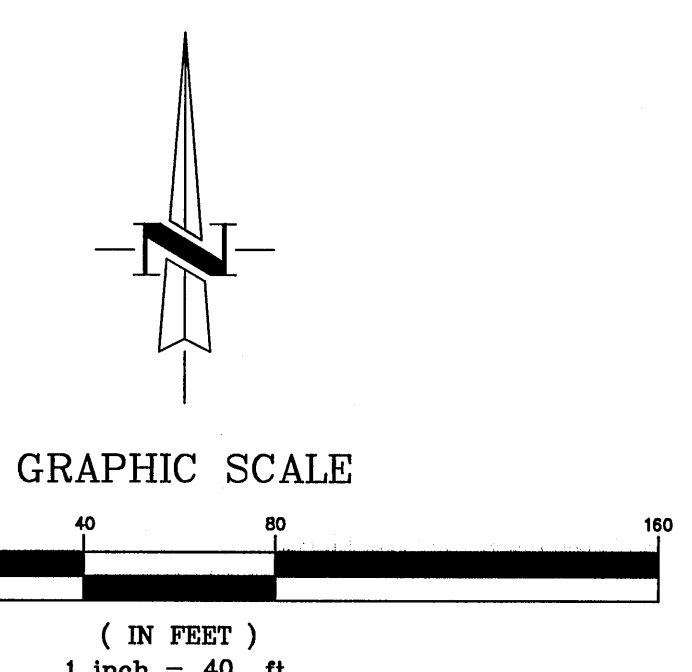
- 1.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - a) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT FILED AND RECORDED 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.) 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.
- 3.) 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).
- 4.) 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.
- 5.) 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.
- 6.) 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 REFLECT THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.

LEGEND

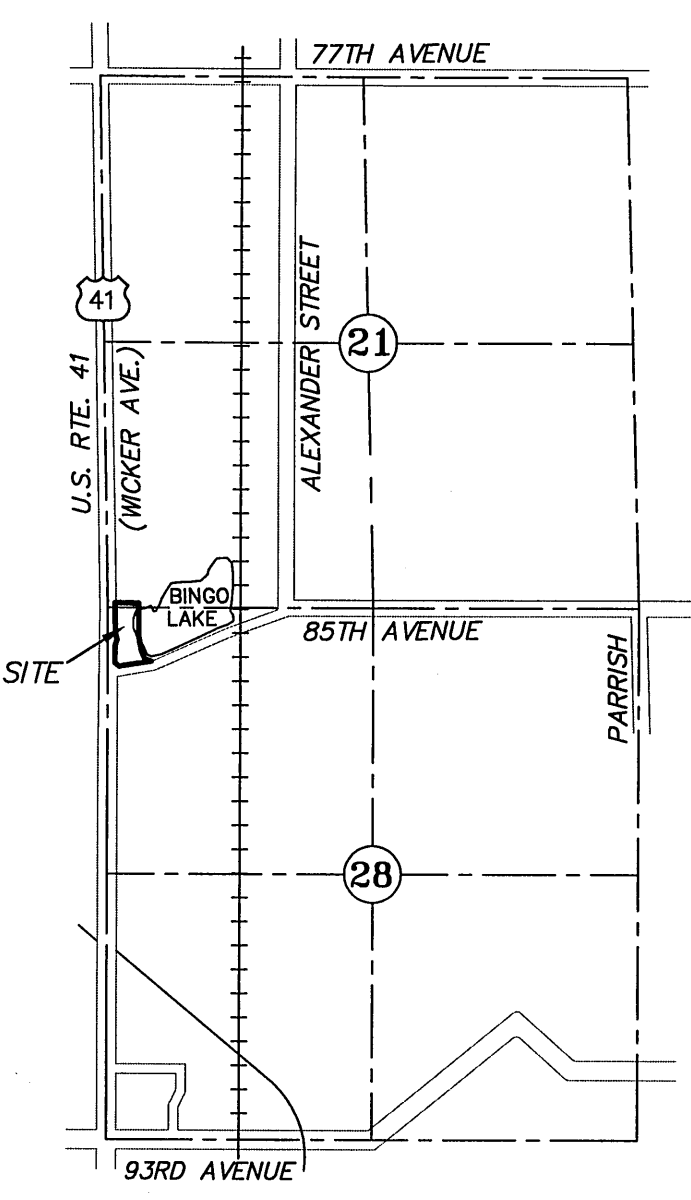
☒ TRAFFIC STANDARD	—OHU— OVERHEAD UTILITY WIRES
○ UTILITY POLE	—OTSW— OVERHEAD TRAFFIC SIGNAL WIRE
⊗ WATER VALVE	—T— UNDERGROUND TELEPHONE
⊗ FIRE HYDRANT	—G— UNDERGROUND GAS
⊗ LIGHT POLE	—FO— UNDERGROUND FIBER OPTIC
⊗ GUY ANCHOR	—W— UNDERGROUND WATER
⊗ CATCHBASIN/INLET	—S— SANITARY SEWER WITH FLOW DIRECTION
⊗ MANHOLE	—>— STORM SEWER WITH FLOW DIRECTION
⊗ TRAFFIC MANHOLE	—UP— 24" STEEL UNDERGROUND PIPELINE
⊗ SIGN	—*— METAL GUARD RAIL
⊗ EXPLORER PETROLEUM PIPELINE MARKER	—*— FENCE
⊗ BTM INV	—XXX— EXISTING 1-FOOT CONTOUR LINE
⊗ RIGHT-OF-WAY MARKER	—XXXX— EXISTING SPOT ELEVATION
⊗ UTILITY BOX	—NO ACCESS LINE PER DOC. NO. 99109245
⊗ SECTION CORNER	
ASPHALT PAVEMENT	
WATER	

C - DIMENSION CALCULATED
P - DIMENSION SHOWN ON RECORD PLAT
D - DIMENSION SHOWN ON RECORD DEED
M - DIMENSION MEASURED BETWEEN MONUMENTS

IRS PTA - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED 219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID NO.00-59"
IRF KRULL - REBAR FOUND WITH KRULL SURVEYING ID. CAP
IRF PLYMOUTH - REBAR FOUND WITH PLYMOUTH SURVEYING ID. CAP



BASIS OF BEARINGS: THE WEST LINE OF SECTION 21-35-9 IS ASSUMED TO BE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.



- REFERENCE SURVEYS AND PLATS:**
- 1.) PLAT OF SURVEY OF THE PARENT PARCEL BY TIEMENS LAND SURVEYING, INC., DATED 12/23/14, RECORDED IN SURVEY BOOK 27, PAGE 97 AS DOCUMENT NUMBER 2015-062310 ON 9/10/15.
 - 2.) PLAT OF SURVEY OF THE PARENT PARCEL BY EDMUND BURKE AND ASSOCIATES, DATED 4/3/81.
 - 3.) RECORDED SUBDIVISION PLAT FOR UNICORP ADDITION, RECORDED IN PLAT BOOK 95, PAGE 62.
 - 4.) RECORDED SUBDIVISION PLAT FOR THE MEADOWS OF ST. JOHN, PHASE 2 RECORDED IN PLAT BOOK 101, PAGE 74.
 - 5.) RECORDED SUBDIVISION PLAT FOR THE RESUBDIVISION OF THE MEADOWS OF ST. JOHN, PHASE 2 RECORDED IN PLAT BOOK 105, PAGE 88.
 - 6.) RECORDED SUBDIVISION PLAT FOR THE MEADOWS OF ST. JOHN, PHASE 1 RECORDED IN PLAT BOOK 70, PAGE 63.
 - 7.) RECORDED SUBDIVISION PLAT FOR GARDENIA GARDENS, RECORDED IN PLAT BOOK 102, PAGE 6.
 - 8.) BOUNDARY SURVEY OF THE NORTH ADJOINER BY PLYMOUTH LAND SURVEYING, RECORDED IN SURVEY BOOK 23, PAGE 59, DATED 2/23/12.
 - 9.) ROUTE SURVEY FOR INDOT PROJECT NH-019-4(013); CODE NO. 3383, DEC. 9136370; LAKE CO., IN, RECORDED IN SURVEY BOOK 4, PAGE 95 AS DOCUMENT NUMBER 97049498 ON 7/30/97.
 - 10.) RECORDED SUBDIVISION PLAT FOR BINGO LAKE COMMERCIAL PARK, RECORDED IN PLAT BOOK 58, PAGE 23.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF A PARCEL OF LAND THAT IS PART OF LAND DESCRIBED TO THE STATE OF INDIANA AS PARCEL 2 TO DANCING WATERS TOWNHOMES LLC. THIS SURVEY WAS PERFORMED BY PLUMB, TUCKETT & ASSOCIATES, INC. ON OCTOBER 1, 2015. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PARCEL AND HAS FOUND THAT THE PARCEL IS ACCURATELY DESCRIBED BY THE LEGAL DESCRIPTION SHOWN HEREON. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJOINING PARCELS AND HAS FOUND THAT THE PARCEL IS ACCURATELY DESCRIBED BY THE LEGAL DESCRIPTION SHOWN HEREON. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJOINING PARCELS AND HAS FOUND THAT THE PARCEL IS ACCURATELY DESCRIBED BY THE LEGAL DESCRIPTION SHOWN HEREON.

- 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 1.5' IN A NORTH-SOUTH DIRECTION AND 2.5' IN AN EAST-WEST DIRECTION.
- B: NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES.
- 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 (0.07 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: OCTOBER 1, 2015

FIELD WORK COMPLETED: OCTOBER 1, 2015



PLAT OF SURVEY
WICKER AVE. & 85TH AVE.
ST. JOHN, IN

DRAWN BY: G.B.
DATE: 10/1/15
CHECKED BY: G.B.
DATE: 10/1/15

PLUMB, TUCKETT & ASSOCIATES, INC.
ALL RIGHTS RESERVED

REVISIONS

PLAT OF SURVEY
U.S. HIGHWAY 41 (WICKER AVE.)
& 85TH AVENUE
ST. JOHN, INDIANA 46373

PLUMB, TUCKETT & ASSOCIATES
SURVEYORS & ENGINEERS
240 West 67th Place, Merrillville, IN 46410
(219) 736-0555 • FAX (219) 769-0170
www.plumbtucket.com

FILE: V15610 V5610.DWG
REF: NAME: D.Y.G., INC.

PLAT OF SURVEY
WICKER AVE. & 85TH AVE.
ST. JOHN, IN

DRAWING NUMBER
1

SHEET: 1 OF: 2
JOB NO. S15610
SECTION: 28-35-9
21-35-9

2:2

2015-070332

BOOK 28 PAGE 06

PLAT OF SURVEY

SHEET 2 OF 2. THERE ARE TWO SHEETS TO THIS SURVEY.

2015 070332

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT 16 AM 9:08
MICHAEL B. BROWN
RECORDER

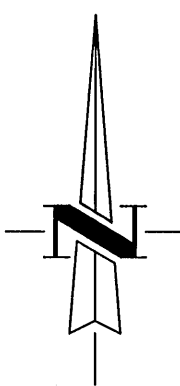
28/06

LEGEND

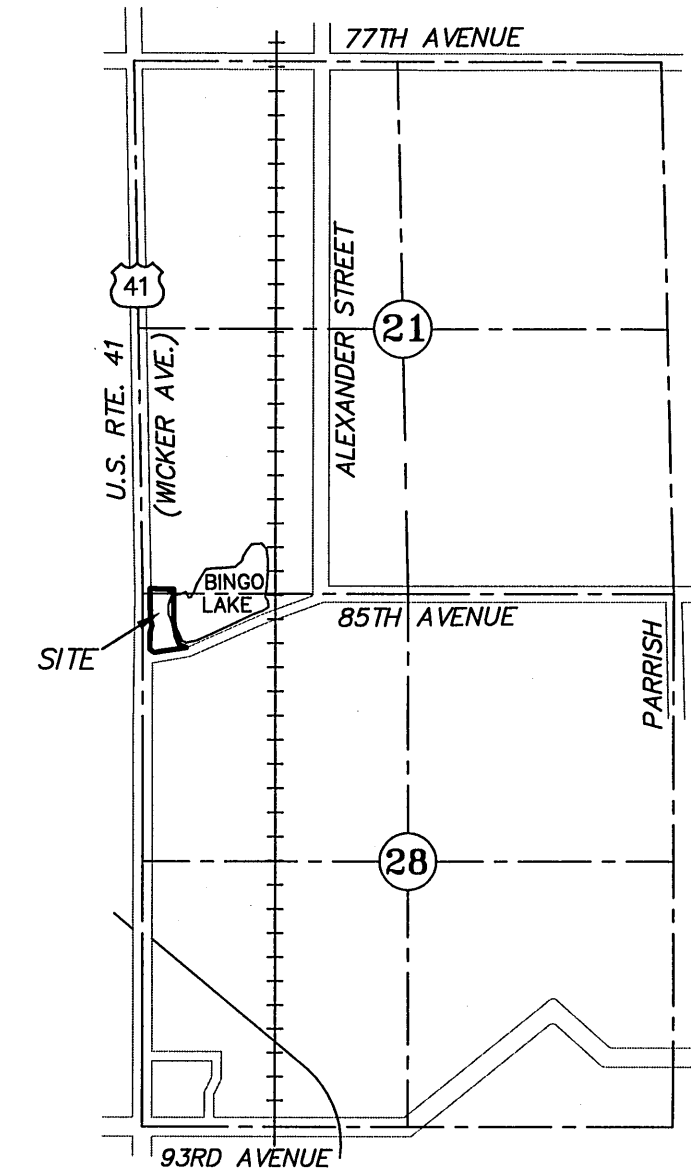
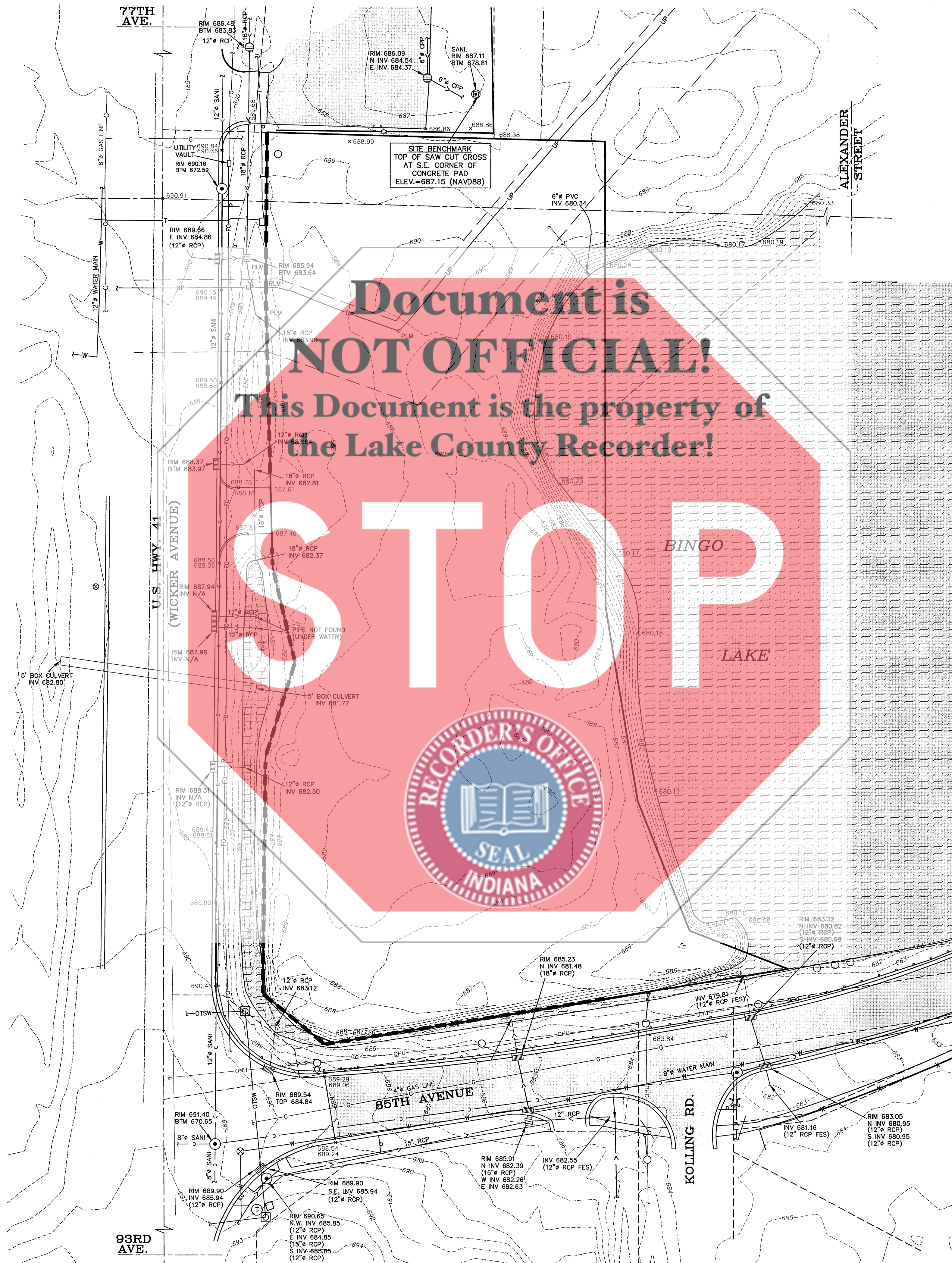
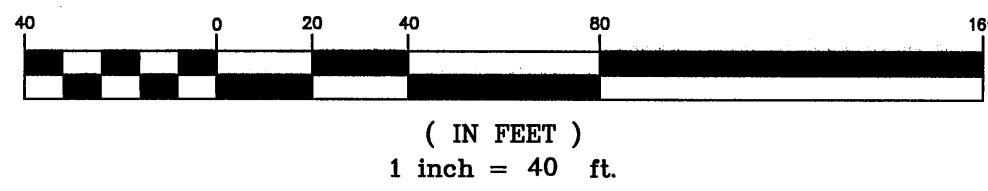
	TRAFFIC STANDARD		OVERHEAD UTILITY WIRES
	UTILITY POLE		OVERHEAD TRAFFIC SIGNAL WIRE
	WATER VALVE		UNDERGROUND TELEPHONE
	FIRE HYDRANT		UNDERGROUND GAS
	LIGHT POLE		UNDERGROUND FIBER OPTIC
	GUY ANCHOR		UNDERGROUND WATER
	CATCHBASIN/INLET		SANITARY SEWER WITH FLOW DIRECTION
	MANHOLE		STORM SEWER WITH FLOW DIRECTION
	TRAFFIC MANHOLE		24" STEEL UNDERGROUND PIPELINE
	SIGN		METAL GUARD RAIL
	EXPLORER PETROLEUM PIPELINE MARKER		FENCE
	CONCRETE RIGHT-OF-WAY MARKER		EXISTING 1-FOOT CONTOUR LINE
	UTILITY BOX		EXISTING SPOT ELEVATION
	SECTION CORNER		NO ACCESS LINE PER DOC. NO. 99109245
	ASPHALT PAVEMENT		BOTTOM ELEVATION
	WATER		INVERT ELEVATION
			REINFORCED CONCRETE PIPE
			POLYVINYL CHLORIDE
			CLEAN OUT
			FLARED END SECTION
			SANITARY
			LIGHT POLE BASE
			LAKE COUNTY SURVEYOR'S OFFICE
			RIGHT OF WAY
			MARKER
			INDIANA DEPARTMENT OF TRANSPORTATION
			POINT OF COMMENCEMENT

C - DIMENSION CALCULATED
P - DIMENSION SHOWN ON RECORD PLAT
D - DIMENSION SHOWN ON RECORD DEED
M - DIMENSION MEASURED BETWEEN MONUMENTS

IRS PTA - 5/8" REBAR SET WITH PINK PLASTIC CAP STAMPED
"219-736-0555 PLUMB, TUCKETT & ASSOCIATES ID NO.00-59"
IRF KRULL - REBAR FOUND WITH KRULL SURVEYING ID. CAP
IRF PLYMOUTH - REBAR FOUND WITH PLYMOUTH SURVEYING ID. CAP



GRAPHIC SCALE



VICINITY MAP
SECTIONS 21 & 28 - TWP. 35 N. - R. 9 W. 2ND P.M.
ST. JOHN, LAKE COUNTY, INDIANA

TOPOGRAPHIC NOTES:

- LIMITED TOPOGRAPHIC MEASUREMENT WAS PERFORMED ON THE GROUND BY PLUMB TUCKETT AND ASSOCIATES INC. ADDITIONAL TOPOGRAPHIC INFORMATION WAS OBTAINED THROUGH INDIANA MAP FRAMEWORK DATA (<http://www.IndianaMap.org>). ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON ARE A COMPILATION OF SAID DATA AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY, OR PRESSURES OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, UNLESS SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, FIELD LOCATIONS AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES, IF LOCATED AT THE TIME OF THE MEASUREMENT. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS TOPOGRAPHIC SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- THIS TOPOGRAPHIC SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, 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 ETC).

DRAWN BY: G.B.	DATE: 10/1/15
CHECKED BY: G.B.	DATE: 10/1/15
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PLAT OF SURVEY
U.S. HIGHWAY 41 (WICKER AVE.)
& 85TH AVENUE
ST. JOHN, INDIANA 46373

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

PLAT SCALE: 1"=40'

PLAT OF SURVEY WICKER AVE. & 85TH AVE. ST. JOHN, IN
DRAWING NUMBER 2
SHEET: 2 OF: 2
JOB NO. S15610
SECTION: 28-35-9
21-35-9

FILE: \5610\5610.DWG
REF. NAME: D.V.G., INC.