

PLAT OF SURVEY

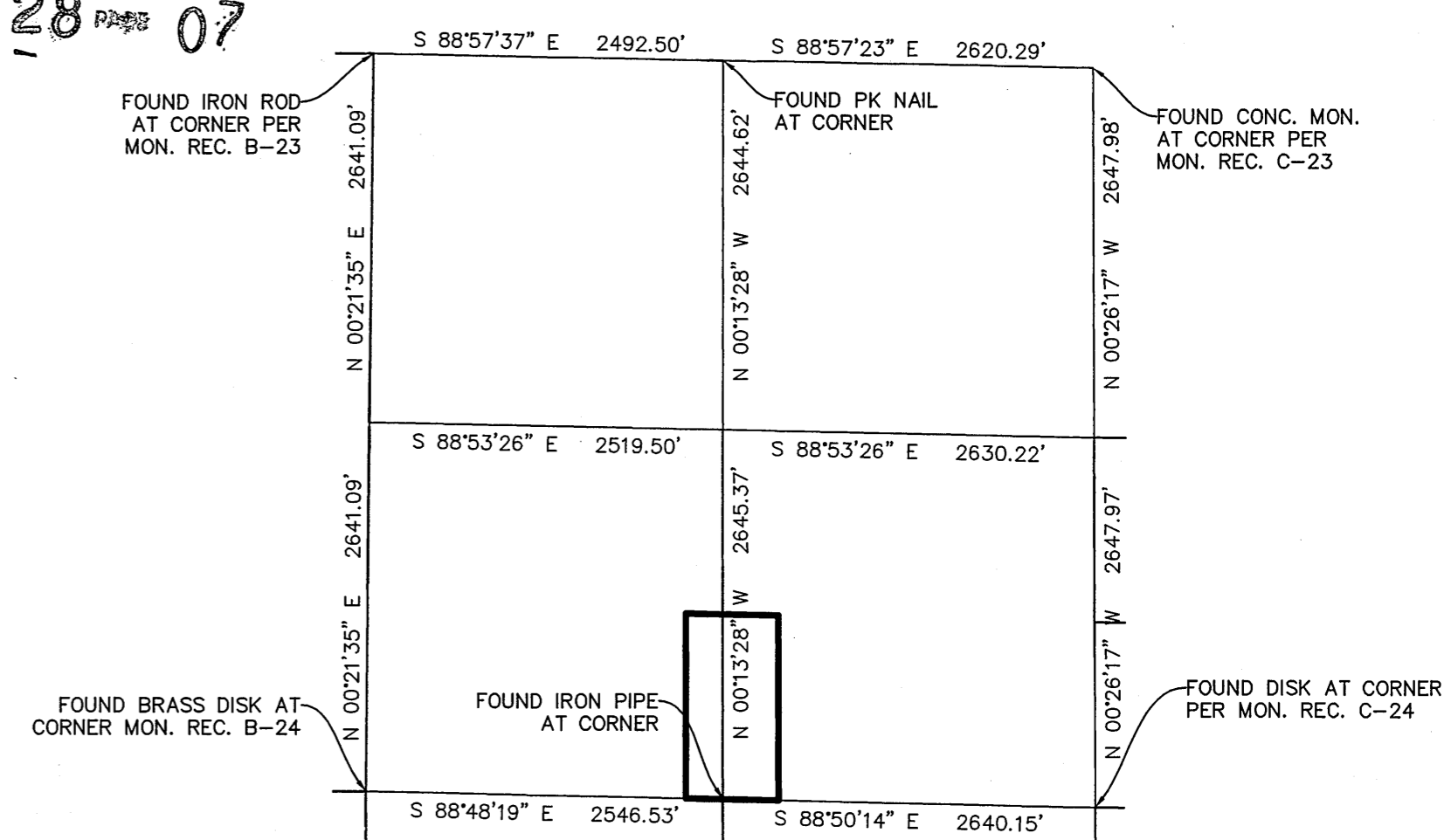
DEED LEGAL DESCRIPTION PER DOCUMENT 2015-024773

THE WEST 20 ACRES OF THE FOLLOWING DESCRIBED TWO PARCELS OF REAL ESTATE, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, (EXCEPT THE EAST HALF OF THE EAST HALF THEREOF), IN LAKE COUNTY, INDIANA; ALSO, THE EAST 262.90 FEET OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18089C0226E, HAVING AN EFFECTIVE DATE OF JANUARY 18, 2012 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 THE 500-YEAR FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE THE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

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FILED

OCT 16 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

7-35-9 SECTION BREAKDOWN

THE BEGINNINGS FOR THIS SURVEY ARE BASED ON THE ROCKWELL SUBDIVISION AND THE HEARTHSTONE SUBDIVISION AND ARE ON AN ASSUMED BASIS.

METES AND BOUNDS LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 144 IN HEARTHSTONE SUBDIVISION-PHASE 2, BEING A SUBDIVISION RECORDED MAY 11, 2006 AS DOCUMENT NO. 2006-040084, THENCE SOUTH 00 DEGREES 13 MINUTES 33 SECONDS EAST, 1322.84 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CORNINE DRIVE AS DEDICATED BY DOCUMENT NO. 2004-099740 TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN LINCOLN WOODS SUBDIVISION RECORDED IN PLAT BOOK 27, PAGE 85; THENCE NORTH 88 DEGREES 50 MINUTES 14 SECONDS WEST, 395.91 FEET ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID LINCOLN WOODS SUBDIVISION TO THE SOUTH QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 88 DEGREES 48 MINUTES 19 SECONDS WEST, 262.98 FEET ALONG THE NORTH LINE OF SAID LINCOLN WOODS SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF ROCKWELL SUBDIVISION-PHASE 2 RECORDED APRIL 22, 2005 AS DOCUMENT NO. 2005-032354; THENCE NORTH 00 DEGREES 13 MINUTES 28 SECONDS WEST, 1322.49 FEET ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF SAID ROCKWELL SUBDIVISION PHASE 2 AND THE EAST LINE OF ROCKWELL SUBDIVISION-PHASE 4, RECORDED JUNE 19, 2006 AS DOCUMENT NO. 2006-052354, TO THE NORTHEAST CORNER OF LOT 23 IN SAID ROCKWELL SUBDIVISION-PHASE 4; THENCE SOUTH 88 DEGREES 50 MINUTES 02 SECONDS EAST, 262.97 FEET ALONG A SOUTH LINE OF ROCKWELL SUBDIVISION-PHASE 2 TO THE COMMON CORNER OF SAID ROCKWELL SUBDIVISION-PHASE 2 AND SAID HEARTHSTONE SUBDIVISION-PHASE 2; THENCE SOUTH 88 DEGREES 51 MINUTES 36 SECONDS EAST, 395.88 FEET ALONG THE SOUTH LINE OF SAID HEARTHSTONE SUBDIVISION-PHASE 2 TO THE POINT OF BEGINNING.

PROPERTY AREA

TOTAL LAND AREA = 871,228 SQUARE FEET (20.001 ACRES)

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (0.00) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- 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.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SERVITUDES AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- EXISTING UTILITIES AND EXISTING IMPROVEMENTS ON THE SURVEYED PROPERTY HAVE NOT BEEN SHOWN HEREON. THE SURVEYED PROPERTY MAY BE SUBJECT TO AN UNDERGROUND DRAIN TILE SYSTEM. IT IS RECOMMENDED THAT A DRAIN TILE SURVEY BE PERFORMED TO DETERMINE IF SUCH A SYSTEM EXISTS.
- 5/8" DIAMETER REBAR WITH YELLOW CAP, STAMPED "MANHARD CONS. FIRM 0062", SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

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 A CURVED 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 AS NOTED BELOW:

- AN IRON ROD WAS FOUND AND HELD AT THE NORTHWEST CORNER OF SECTION 7, PER MONUMENT INDEX RECORD B-23.
- A CONCRETE MONUMENT WAS FOUND AND HELD AT THE NORTHEAST CORNER OF SECTION 7, PER MONUMENT INDEX RECORD C-23 (THE TOP OF THE MONUMENT WAS BROKEN OFF).
- A PK NAIL WAS FOUND AND HELD AT THE NORTH QUARTER CORNER OF SECTION 7.
- A DISK WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF SECTION 7, PER MONUMENT INDEX RECORD C-24. THERE WAS ALSO AN IRON ROD AND AN IRON PIPE FOUND AT THE VACUITY OF THE DISK, HOWEVER, THESE MONUMENTS WERE NOT HELD FOR THIS SURVEY.
- THE EAST QUARTER CORNER OF SECTION 7 WAS ESTABLISHED AT THE MID-POINT BETWEEN THE SECTION CORNERS. THERE WAS NO MONUMENTATION FOUND AT THIS CORNER.
- A BRASS DISK WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF SECTION 7, PER MONUMENT INDEX RECORD B-24.
- AN IRON PIPE WAS FOUND AND HELD AT THE SOUTH QUARTER CORNER OF SECTION 7.
- THE WEST QUARTER CORNER OF SECTION 7 WAS ESTABLISHED AT THE MID-POINT BETWEEN THE SECTION CORNERS. THERE WAS NO MONUMENTATION FOUND AT THIS CORNER.
- THE CENTER OF SECTION 7 WAS ESTABLISHED AT THE INTERSECTION OF STRAIGHT LINES CONNECTING THE NORTH AND SOUTH QUARTER CORNERS AND THE EAST AND WEST QUARTER CORNERS. THERE WAS NO MONUMENTATION FOUND AT THIS LOCATION.
- THE NORTH LINE OF THE SURVEYED PROPERTY HAS BEEN ESTABLISHED BASED ON FOUND MONUMENTATION ALONG THE NORTH LINE AND AS NOTED ABOVE. THIS MONUMENTATION FITS NEARLY IDENTICAL TO THE DIVISION OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 7 BASED ON HOLDING THE MID-POINTS OF THE RESPECTIVE QUARTERS SECTIONS.
- THE SOUTH LINE OF THE SURVEYED PROPERTY HAS BEEN ESTABLISHED BASED ON FOUND MONUMENTATION ALONG SOUTH LINE OF SECTION 7 AND AS NOTED ABOVE.
- THE WEST LINE OF SURVEYED PROPERTY HAS BEEN ESTABLISHED BASED ON FOUND MONUMENTATION ALONG THE WEST LINE AND AS NOTED ABOVE.
- THE EAST LINE OF SURVEYED PROPERTY HAS BEEN ESTABLISHED BASED ON FOUND MONUMENTATION ALONG THE EAST RIGHT-OF-WAY LINE OF CORNINE DRIVE AND AS NOTED ABOVE.

(B) OCCUPATION OR POSSESSION LINES

(1) THERE WERE NO INCONSISTENCIES IN LINES OF OCCUPATION OBSERVED DURING THIS SURVEY. THE ADJACENT SUBDIVISIONS ARE MONUMENTED AND OCCUPIED IN ACCORDANCE WITH THE RECORDED PLATS. IN ADDITION, THE SURVEYED PROPERTY IS NOT IMPROVED WITH BUILDINGS AND/OR OTHER IMPROVEMENTS.

(C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS

(1) THE FOLLOWING RECORD DOCUMENTS WERE REVIEWED IN CONJUNCTION WITH THIS SURVEY:

- WARRANTY DEED FOR THE SURVEYED PROPERTY RECORDED AS DOCUMENT NUMBER 2015 024773
- FINAL PLAT OF ROCKWELL SUBDIVISION - PHASE 4, RECORDED AS DOCUMENT NUMBER 2006 052354
- FINAL PLAT OF ROCKWELL SUBDIVISION - PHASE 2 RECORDED AS DOCUMENT NUMBER 2005 032354
- FINAL PLAT OF HEARTHSTONE SUBDIVISION - PHASE 2 RECORDED AS DOCUMENT NUMBER 2006 040084
- BRIARWOOD ESTATES RECORDED NOVEMBER 24, 2004 AS DOCUMENT NUMBER 2004 099740
- LINCOLN WOODS RECORDED IN PLAT BOOK 27-PAGE 85

(2) A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THE PROPERTY IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT AND THIS DESCRIPTION DESCRIBES THE SAME LAND AS THE RECORD DEED FOR THE PROPERTY.

(3) THERE ARE NO APPARENT GAPS, OVERLAPS OR AMBIGUITIES BETWEEN THE RECORD PLATS AND DESCRIPTIONS FOR THE NORTHERLY, SOUTHERLY, EASTERLY AND WESTERLY ADJOINERS LAND AND THE RECORD DEED DESCRIPTIONS FOR THE SURVEYED PARCEL.

(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.

SURVEY PREPARED FOR:

PENNINGTON DEVELOPMENT, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373

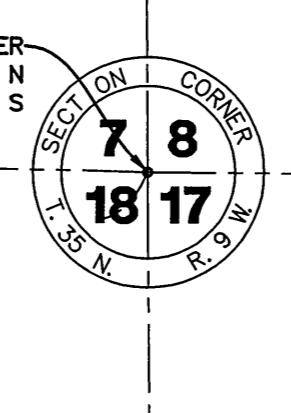
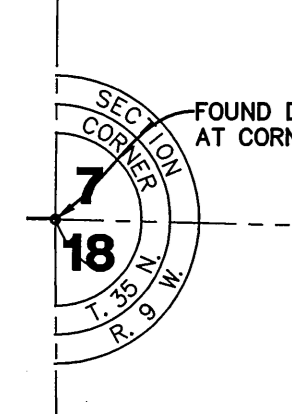
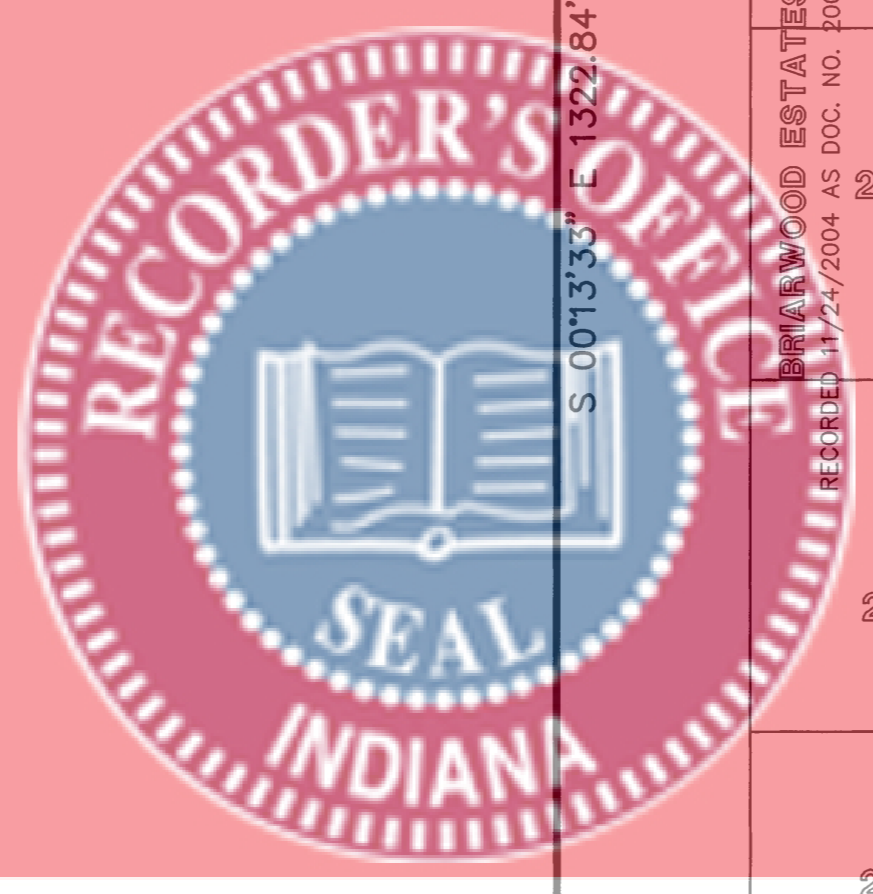
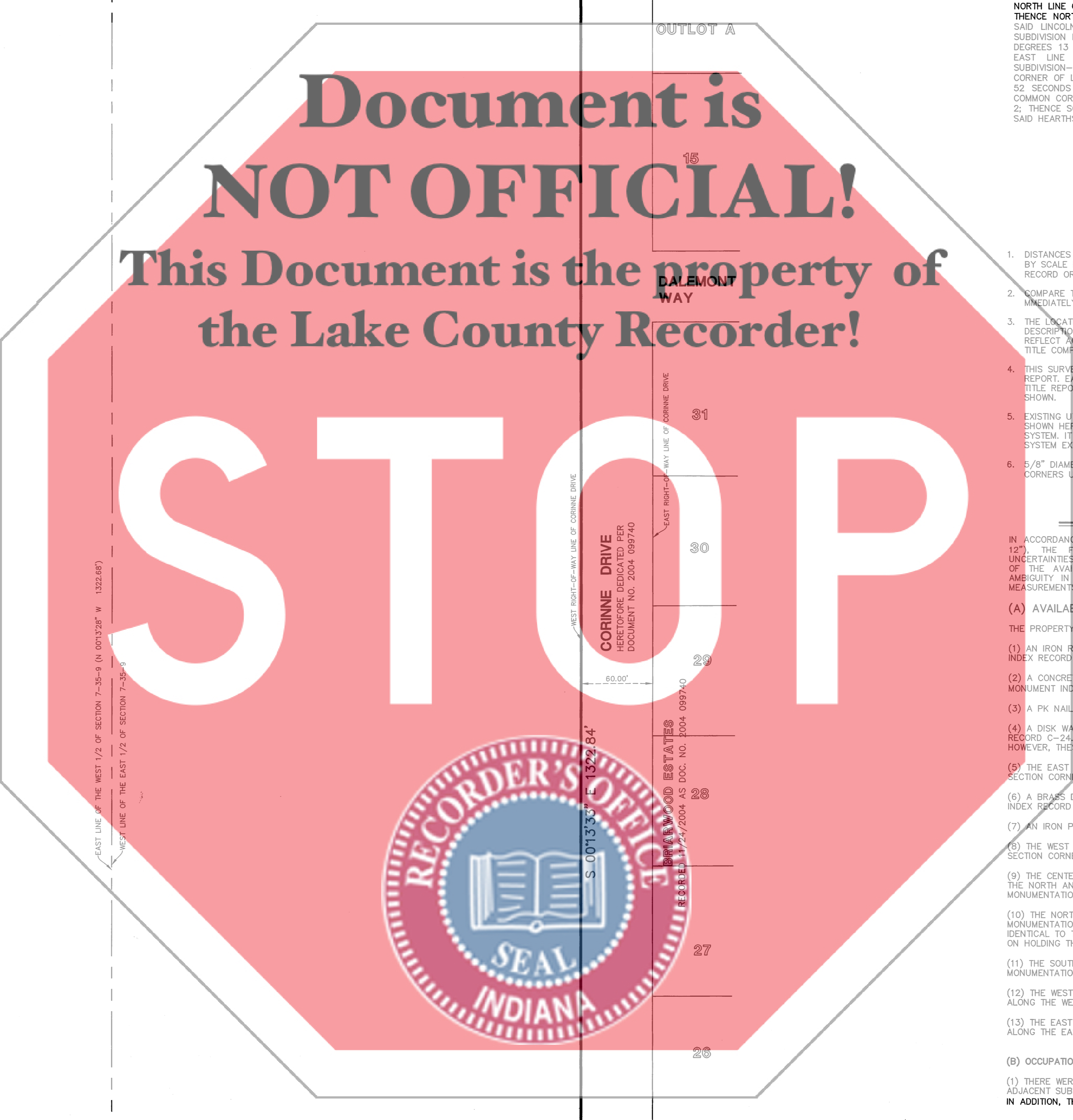
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
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 APRIL 30, 1999 AND ON AUGUST 26, 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 14TH DAY OF OCTOBER, A.D. 2015.

Timothy J. Murphy
INDIANA REGISTERED LAND SURVEYOR NO. LS2460006



1 OF 1 SHEET

PENNINGTON SUBDIVISION
TOWN OF DYER, LAKE COUNTY, INDIANA
PLAT OF SURVEY



DATE	REVISIONS	DRAWN BY