Saint Edwards Church in Carriage Dr Surrey Dr Longwood Dr Coach Light Ln

LOCATION MAP

( NOT TO SCALE )

UNSUBDIVIDED

FOUND IRON ROD W/ CAP

0.11' SOUTH & 0.80' EAST

₹0.09' SOUTH & 1.60' EAST

FOUND IRON PIPE-

43 in carriac Phase 2a

OF LOTS 41, 4 SUBDIVISION BOOK 90 PAGE

resubdivision Crossing

FOUND IRON PIPE W/CAP #105160

CARRIAGE CROSSING SUBDIVISION UNIT 2

> PHASE 1 BOOK 93 PAGE 05

0.19' NORTH & 0.52' WEST

0.11' NORTH & 0.33' WEST

0.12' NORTH & 0.31' WEST

FOUND IRON ROD+

FOUND IRON ROD-

56

SURVEY PREPARED FOR:

LOWELL INVESTORS OF INDIANA, LLC 900 WOODLANDS PARKWAY

VERNON HILLS, IL 60061

SHEET INDEX

**EXISTING IMPROVEMENTS** 

BOUNDARY INFORMATION, SURVEYORS REPORT, SURVEY NOTES & CERTIFICATES

W/CAP #29400001

ONLINE & 0.22' WEST

CAR

FOUND IRON ROD

W/ RED CAP AT CORNER

LAND

FOUND 5/8"

IRON ROD AT

-WEST LINE OF LOT 1

HARDING MEYERS SUBDIVISION

(139.22')

30

31

∠utjlity, ørainage &<

SET REBAR-

OUTROT ACCESS EASEMENT

19

SET REBAR

10' PUBLIC UTILITY EASEMENT PER BOOK 28 PAGE 63

(S 88°29'45" E 292.74') (72.00')

-20' P.U. & D.E.

(R=50.00' L=21.08')

SET REBAR

SET REBAR

OUTLOT

&HH.

41°31'01"

OUTLOT

"GG"

OUTLOT

BEECH COURT

(PRIVATE DRIVE)

(S 89'41'32" W 106.67')

OUTLOT

\_N 88'46'30"

5

SET REBAR

OUTLOT

≠1,0° P.U,É.,

34

<del>-(S-89<mark>141'3</mark>2"-W-152.00'</del>)

33

S 01'13'30"

SET REBAR

S 89°23'38" E 292.74'

# PLAT OF SURVEY

LEGAL DESCRIPTION

LOTS 9 THROUGH 61, ALL INCLUSIVE, AND OUTLOTS HH, II AND JJ IN MEADOWBROOK PHASE 5 IN THE TOWN OF LOWELL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1999 AS DOCUMENT NUMBER 1999-057910 IN PLAT BOOK 86, PAGE 98, IN LAKE COUNTY, INDIANA.

PROPERTY AREA

AREA = 148,515 SQ. FT. (3.410 AC.)

**LEGEND** 

(72.00')

38

YUTIKITY, DRAINAGE &

ACCESS EASEMENT

39

37

HARDING MEYERS SUBDIVISION

BOOK 28 PAGE 63

= EASEMENTS PER DOCUMENT 99057910 P.U.E. = PUBLIC UTILITY EASEMENT P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

FOUND IRON PIPE

W/ CAP -0.48'-NORTH-&

ONLINE

1.42' SOUTH & 0.17' ₩EST

Joe ument is

SR=50.00' L=21.06' L=

-SET REBAR

OUTLOT

47

E 435.0 State of the state of t

~ COMMON AREA

S 89°23'38" E

FOUND IRON ROD W/CAP #10516 0.10' NORTH & 0.07' WE\$T

OUTLOT

SPRUCE

SET REBAR

S 00°36'22" W

HERETOFORE DEDICATED

-FOUND IRON PIPE

FILED

2015 070364

28 PAGE 08

OCT 16 2015 JOHN E. PETALAS LAKÉ COUNTY AUDITOR BASIS OF BEARINGS

LAKE COUNTY FILED FOR RECORD

2015 OCT 16 AM 10: 00

MICHAEL B. BROWN RECORDER

000719

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.

GRAPHIC SCALE

( IN FEET )

1 inch = 40 ft.

#### 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

(A) AVAILABILITY OF REFERENCE MONUMENTS AND THEORY OF LOCATION

THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION AND RECORD PLATS AND/OR 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"

1) AN IRON ROD WITH A YELLOW CAP MARKED "KRULL LS # 10516" WAS FOUND AND HELD AT THE NORTHEAST CORNER OF OUTLOT HH IN THE PLAT OF MEADOWBROOK PHASE 5 RECORDED JULY 14, 1999, BOOK 86, PAGE 98, DOCUMENT NO. 99057910.

2) A 5/8" DIA. IRON ROD WITH NO CAP WAS FOUND AND HELD AT THE NORTHWEST CORNER OF OUTLOT JJ IN MEADOWBROOK PHASE 5.

3) THE OVERALL BOUNDARY AND INTERIOR LOT LINES FOR THIS SURVEY WERE ESTABLISHED BASED ON THE RECORD PLAT OF MEADOWBROOK PHASE 5. 4) THERE WAS NO MONUMENTATION FOUND ON THER INTERIOR LINES OF MEADOWBROOK

5) THERE WAS MINIMAL MONUMENTATION FOUND ALONG THE NORTH LINE OF MEADOWBROOK PHASE 5. THE FOUND MONUMENTATION VARIED IN LOCATION AND DID NOT SPECIFICALLY SUPPORT THIS LINE OR ANY OTHER LINE.

6) THERE WAS NO MONUMENTATION FOUND ALONG THE SOUTH LINE OF MEADOWBROOK PHASE 5.

THERE WAS NO MONUMENTATION FOUND ALONG THE EAST LINE OF MEADOWBROOK HASE 5 EXCEPT AS NOTED ABOVE IN NOTE ONE.

8) THE WEST LINE OF SAID MEADOWBROOK PHASE 5 WAS SUPPORTED BY FOUND MONUMENTS ALONG THE LINE AND BY FOUND MONUMENTS FOUND ALONG THE EAST AND RIGHT-OF-WAY LINES OF WILLOW STREET DEDICATED BY CARRIAGE CROSSING ISION UNIT 1 PHASE 1, CARRIAGE CROSSING SUBDIVISION UNIT 2 PHASE 1 AND CARRIAGE CROSSING SUBDIVISION UNIT 1 PHASE 2A.

9) 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 RIGHT-OF-WAY OF SWEETBRIAR COURT IS EVIDENCED BY AN EXISTING CONCRETE CURB AND GRAVEL ROAD. THE CENTER OF THIS ROAD IS CONSISTENT WITH

2) THERE ARE NUMEROUS FENCE LINES, OVERHEAD WIRES AND OTHER UTILITIES LOCAED ALONG THE NORTH LINE OF THE PROPERTY. THESE IMPROVEMENTS DO NOT FORM A SPECIFIC OCCUPATION LINE, HOWEVER, THEY ARE CONSISTENT WITH THE PROPERTY LINE.

3) THERE IS A WOOD FENCE LOCATED ALONG THE WEST PROPERTY LINE ADJACENT TO

LOT 15 IN CARRIAGE CROSSING SUBDIVISION UNIT 1 PHASE 1. THIS FENCE EXTENDS EASTERLY OVER THE PROPERTY LINE BY 0.7 FEET TO 1.6 FEET. THERE IS A BRICK LANDSCAPE EDGE AND A FENCE LOCATED ALONG THE SOUTH

PROPERTY LINE ADJACENT TO LOT 31 IN MEADOWBROOK PHASE 2. THE BRICK EDGE EXTENDS SOUTERLY OVER THE PROPERTY LINE BY 0.3 FEET TO 4.2 FEET. THE FENCE IS LOCATED NORTH OF THE PROPERTY LINE BY 0.3 FEET

) THERE IS NO SPECIFIC OCCUPATION ALONG THE SOUTHERLY, EASTERLY OR WESTERLY LINES OF THE PROPERTY EXCEPT AS NOTED ABOVE.

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

THE FOLLOWING RECORD DOCUMENTSS WERE REVIEWED IN CONJUNCTION WITH THIS

A) MEADOWBROOK SUBDIVISION PHASE 2 RECORDED AS DOCUMENT NUMBER 94046952; B) MEADOWBROOK SUBDIVISION PHASES 3, 4 AND 5 RECORDED AS DOCUMENT

MEADOWBROOK PHASES 5, 6 AND 8 RECORDED AS DOCUMENT NUMBER 99057910; O) CARRIAGE CROSSING SUBDIVISION UNIT 1 PHASE 1 RECORDED AS DOCUMENT NUMBER

E) CARRIAGE CROSSING SUBDIVISION UNIT 2 PHASE 1 RECORDED AS DOCUMENT NUMBER F) THE RESUBDIVISION OF LOTS 41, 42 & 43 CARRIAGE CROSSING SUBDIVISION UNIT

PHASE 2A RECORDED AS DOCUMENT NUMBER 2001 078262; G) HARDING-MEYERS SUBDIVISION RECORDED APRIL 8, 1950, BOOK 28 PAGE 63.

2) THERE ARE NO APPARENT GAPS, OVERLAPS, AMBIGUITIES OR UNCERTAINTIES BETWEEN THE RECORD PLATS FOR THE SURVEYED PROPERTY AND THE RECORD PLATS AND/OR DESCRIPTIONS FOR THE ADJOINERS.

(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.

### FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 18089C0341E 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 SH FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR

#### 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. 5/8" DIAMETER REBAR WITH YELLOW CAP, STAMPED "MANHARD CONS. FIRM 0062", SET AT ALL CORNERS LABELED AS "SET REBAR".

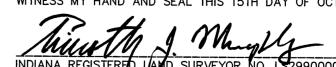
## SURVEYOR'S CERTIFICATE

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 AUGUST 6, 2015; 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 15TH DAY OF OCTOBER, A.D. 2015.





2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED SHEET PROJ. MGR.: BDM PROJ. ASSOC.: TJM PJT 08/06/15 <u>1" = 40'</u> SCALE: **PROLOIN** 

SHEET 1 OF 2:

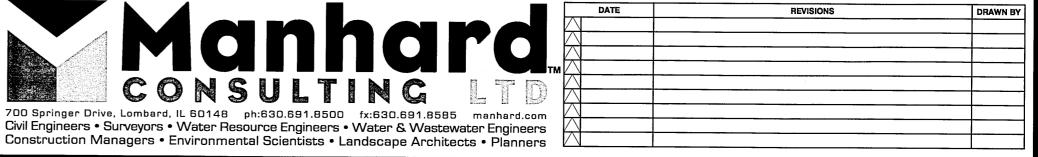
SHEET 2 OF 2:

**MEADOWBROOK - PHASE 5 RESUBDIVISION** 

**TOWN OF LOWELL, INDIANA** 

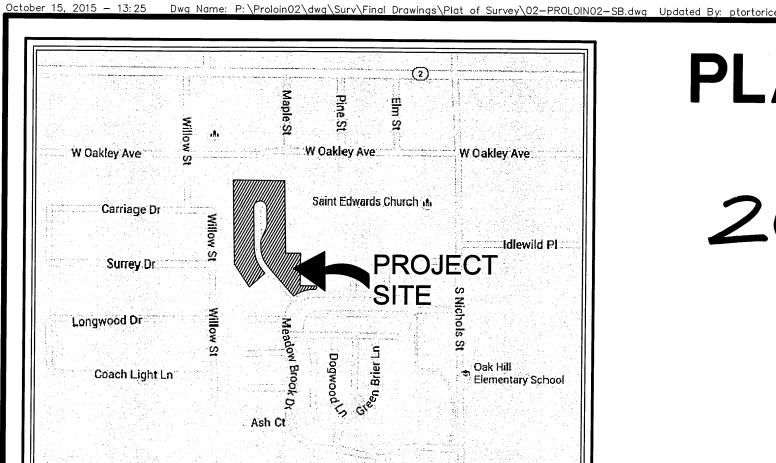
**PLAT OF SURVEY** 





2015 070364

800K 28 PASE 08



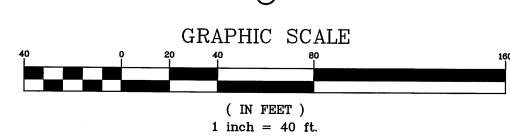
PLAT OF SURVEY

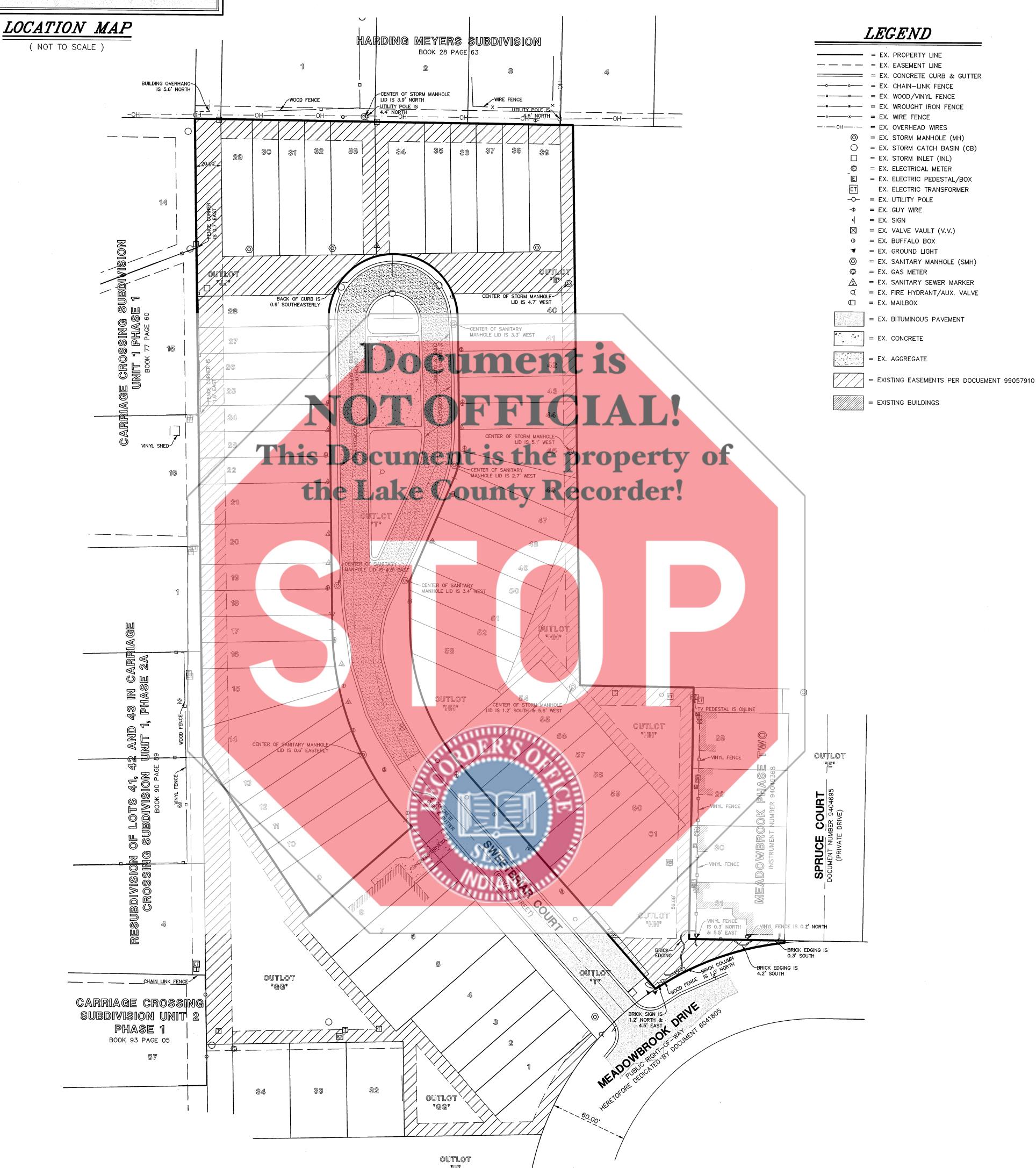
2015-070364

2015 OCT 16 AM 10: 01

MICHAEL B. BROWN
RECORDER

GRAPHIC SCALE





SHEET INDEX		
SHEET 1 OF 2:	BOUNDARY INFORMATION, SURVEYORS REPORT, SURVEY NOTES & CERTIFICATES	
SHEET 2 OF 2:	EXISTING IMPROVEMENTS	

SHEET  OF  PROLOIN	PROJ. MGR.: BDM PROJ. ASSOC.: TJM DRAWN BY: PJT DATE: 08/06/15 SCALE: 1" = 40'	MEADOWBROOK - PHASE 5 RESUBDIVISION  TOWN OF LOWELL, INDIANA
		PLAT OF SURVEY

