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2015-083332

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2015 083332

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 DEC 15 AM 9:13

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MICHAEL B. BROWN  
RECORDER

BOOK 28 PAGE 31

### Certificate of Survey

A Portion of the Southwest Quarter of Section 32  
Township 36 North, Range 7 West, Hobart Township, Lake County, Indiana

INDOT Des. No. 1006634, LA Code: 6158, Parcel 6

#### Record Legal Description (per DR 940891)

Lots 16 and 17 and the South 20 feet of Lot 18, Block 2, Scholler's Addition to Hobart, as shown in Plat Book 9, page 3, Lake County, Indiana.

#### 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 established on this survey as a result of A) availability and condition of reference monuments, B) occupation or possession lines, C) clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines, and D) the relative positional accuracy of the measurements.

The relative positional accuracy of the corners of the subject lot established in this survey meets the requirements for an URBAN survey as defined in IAC 865.

Comments: The purpose of this survey is to retrace the boundary lines for that parcel of land described in Record Document No. 940891 for the Indiana Department of Transportation (LaPorte District) for potential roadway improvements that may affect the subject tract.

Corner markers recovered for this survey marked (HELD) were used to determine the boundary lines of the subject tract. No monuments were recovered for the subject tract. In order to determine the east right of way line of Lincoln Street and the north right of way line of 10th Street I have used monumentation recovered from previous surveys prepared by Jones Petrie Rafinski (drawing no. SBC-162 and SBC-168, mentioned below) at this intersection. The rights of way were given the platted width of 66 feet. The northwest corner of the subject tract was determined by utilizing single proportionate measurement between the calculated location from said previous survey for the southwest corner of the subject tract (Point No. 118) and the 3/4" iron pipe near the northwest corner of Lot 21 (Points No. 50). There is a post at the location for the southwest corner of the property (Pnt. No. 118). Mag nails were set online from the actual lot corner. The east line of the alley was determined by offsetting a line parallel with the west line of the subject tract through the 1/2" iron bar found (Point No. 53) marking the northwest corner of Lot 13 in Block 1. The east line of the subject tract was held 16.00 feet offset from the east line of the alley. The northeast of the subject tract was determined by utilizing single proportionate measurement between the calculated location for the southeast corner of the subject tract (Point No. 117) and the 3/4" iron pipe found (Point No. 52) marking the southeast corner of Lot 19 in Block 2.

Basis of bearing for this survey is GPS derived utilizing the INCORS Network (West Zone).

The following previous surveys and plats were referenced:

-- The plat of Scholler's Addition to Hobart, recorded in Plat Book 9, page 3. This plat was used to search for monumentation and calculate the boundary lines for the subject tract.

-- A boundary survey prepared by Jeffrey S. Barnes, PS of Jones Petrie Rafinski dated November 24, 2105, job no. 2015-0332, drawing no. SBC-162, recorded in Instrument No. 2015-079525 in the Office of the Recorder of Lake County. This is a survey of the parcel located in the northwest corner of Lincoln Street and 10th Street. I have used this survey to determine the east right of way line for Lincoln Street.

-- A boundary survey prepared by Jeffrey S. Barnes, PS of Jones Petrie Rafinski dated November 24, 2105, job no. 2015-0332, drawing no. SBC-168, recorded in Instrument No. 2015-079528 in the Office of the Recorder of Lake County, Indiana. This is a survey of the parcel located in the southeast corner of Lincoln Street and 10th Street. I have used this survey to determine the north right of way line of 10th Street.

#### The theory of location

Due to availability and condition of reference monuments: Refer to the record, measured and calculated dimensions shown on this survey. Estimated uncertainty is 0.4 feet.

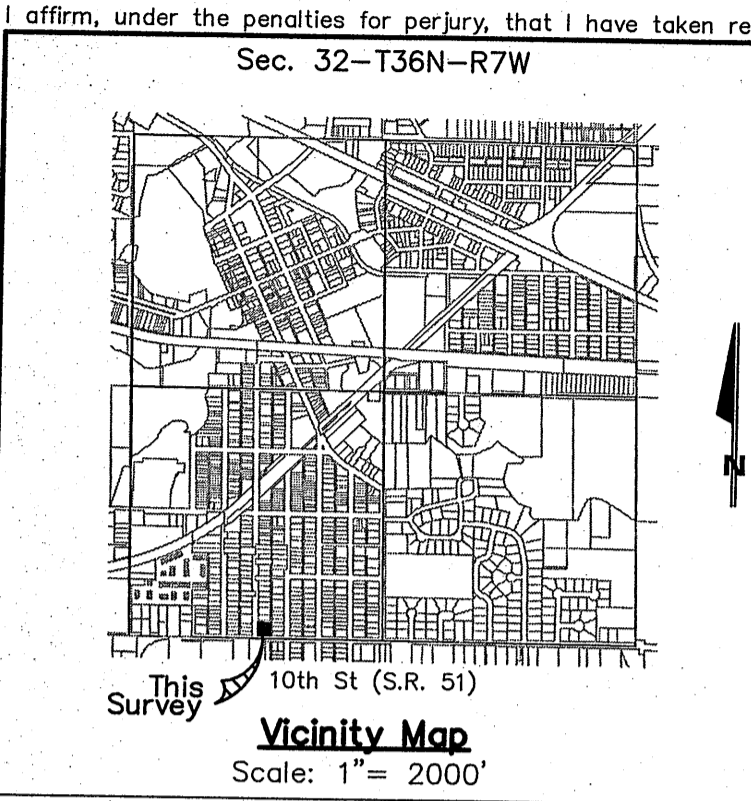
Due to occupation or possession lines: Refer to the drawing for the relationship between lines of occupation and the boundary lines of the subject tract. Estimated uncertainty is 1 foot.

Due to clarity or ambiguity of the record descriptions: None.

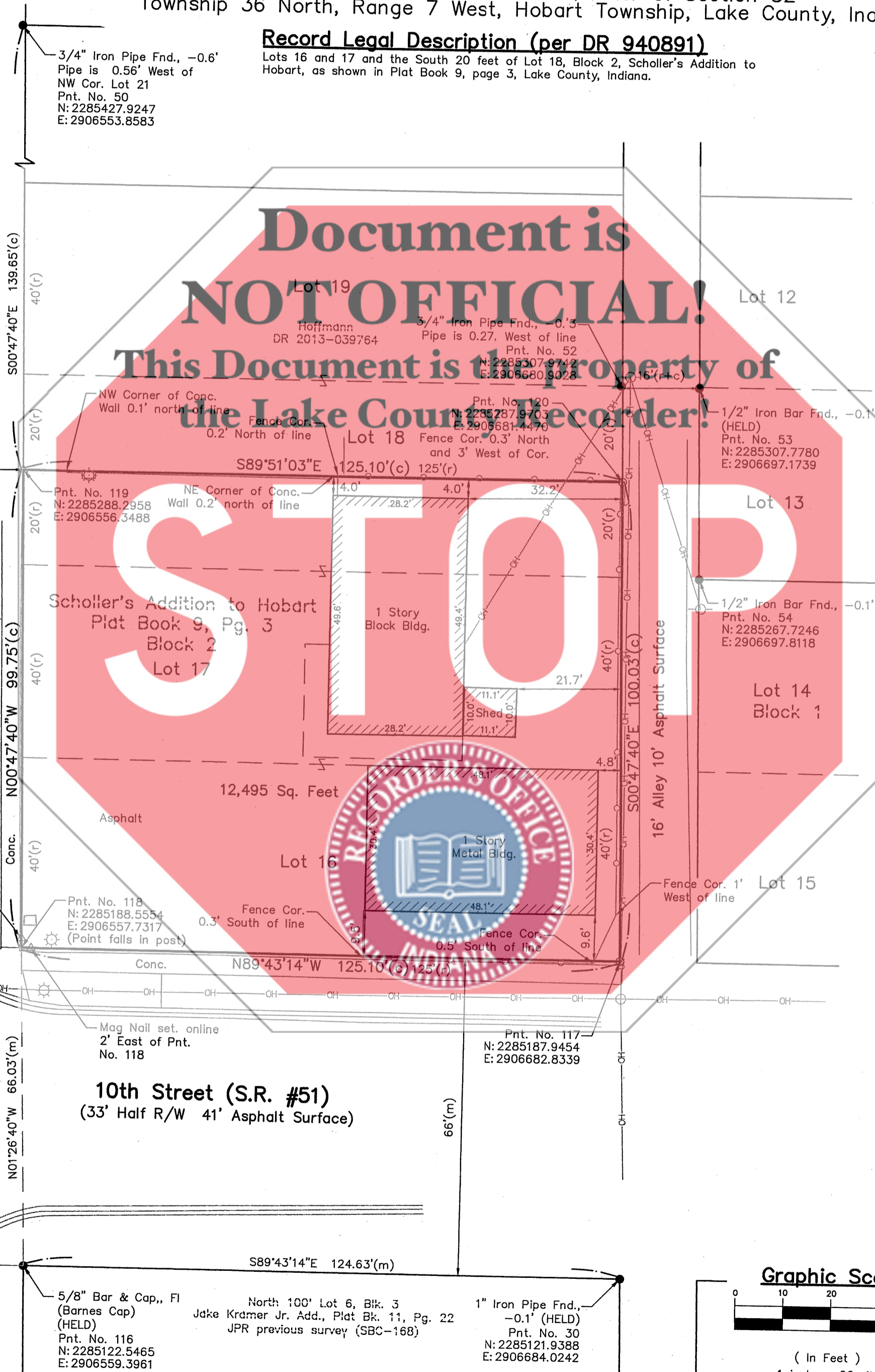
#### Certification

I, Jeffrey S. Barnes, Registered Land Surveyor, licensed in accordance with the laws and statutes in the State of Indiana, hereby certify to the Indiana Department of Transportation that the attached plat represents a survey done by me or under my supervision. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Jeffrey S. Barnes  
PS 20200084  
12/15/2015  
Date



**FILED**  
DEC 15 2015  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
45-07-32-38A-013-000-018



- Legend**
- Existing Monument (Origin Unknown Unless Otherwise Noted)
- 5/8" Rebar and Cap Set (Barnes 20200084)
- △ Mag Nail Set
- ▲ Mag Nail Found
- (r) Record Dimension
- (m) Measured Dimension
- (c) Calculated Dimension
- Fl. Mon. Flush with Ground
- 0.1' Elev. of Mon. above Ground (Typ.)
- Power Pole
- Light Pole
- Overhead Line
- Chain Link Type Fence

Note: The number of significant digits shown for the coordinate values are for calculation purposes only and do not intend to imply the precision of the original measurements.

Graphic Scale  
0 10 20 40  
( In Feet )  
1 inch = 20 ft.

412 South Lafayette Blvd  
South Bend, IN 46601  
p: 574.232.4388

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4703 Chester Drive  
Elkhart, IN 46516  
p: 574.293.7762

CLIENT: Indiana Department of Transportation  
315 East Boyd Blvd.  
LaPorte, IN 46350

OWNER: George and Linda Buzinec  
985 Lincoln Street  
Hobart, IN 46342

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SCALE: 1" = 20'  
DATE: 12/15/2015  
PROJ.: 985 Lincoln Street, Hobart, IN  
DESC: Certificate of Survey  
LOC: SW 1/4 Sec. 32-T36N-R7W, Hobart, Twp

DRAWN BY: jsb 12/15/15  
CHECKED BY: pbs 12/11/15  
SURVEYED: 12/09/2015  
JOB NO.: 2015-0332

SBC-171