

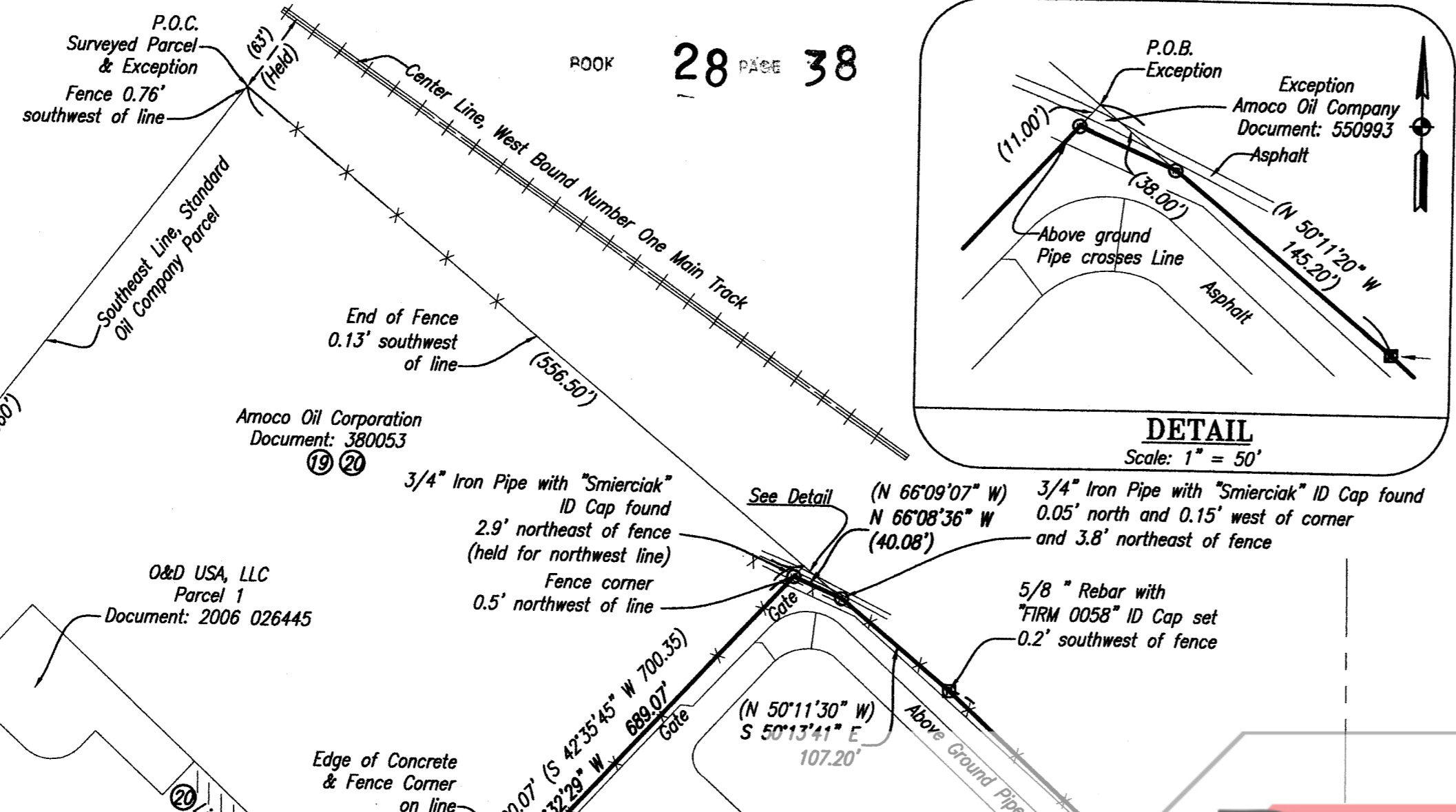
28/38

28-38

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 JAN -6 PM 11:52
MICHAEL B. BRUGH
RECORDER

2016 000642

2016-000642



General Notes:

- The description contained in Document 2006 026445 for Parcel 2 is the same as the description contained in the commitment for title insurance, except that the exception is not recited in the document. Also, the description of the exception parcel recited in Document 550993 is the same as the exception description contained in the title commitment except that the caption in the document description makes no reference to the West one-half of the Southwest Quarter of Section 9.
- Demolition activities of site improvements were being conducted on the site during the course of this survey which impeded normal survey practices for this project. Therefore, the only improvements that were located are the railroad tracks and those items within 5 feet of the boundary lines. All others were traced from aerial imagery.
- Parcels identified by title description or record references are obtained from County Auditor's office and or Recorder's office and are not certified. The information may or may not reference the most current deed of record or the most current status of title for that parcel.
- Anthony J. Toscani, has prepared this instrument and affirm under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

Surveyor's Report

This plat represents a retracement survey of a parcel described in a commitment for title insurance issued by Chicago Title Insurance Company as Commitment Number 1500362, effective date January 6, 2015. The following information and opinions are submitted regarding the cause and amount of uncertainty in the lines and corners found and/or established by this survey because of the following:

A. Availability and condition of reference monuments:

- Found monuments were held at the following locations:
 - A Lake County perpetuated Brass Disk in Concrete found at the corner common to Sections 8, 9, 16 & 17-137N-R9W.
 - A Railroad Rail Monument with cross notch in concrete found along the south line of Section 9. This monument is called for in a previous deed for the south adjoining parcel (Deed Record 1080, Page 478).
 - Monuments found at or near the corners of the surveyed parcel which appear to have been set by Smierciak Land Surveying as part of their survey of the surveyed parcel (Reference Drawing 4)
- Unless otherwise stated or shown on this plat, found monuments were undisturbed, at or near grade, and of unknown origin. Uncertainties in location due to found monuments are noted on this plat.

B. Occupation or possession lines:

Uncertainties due to observed lines of occupation or possession are as follows:

- There is a pipe rack which crosses the northwest line of the surveyed parcel as shown hereon.
- There is an above ground pipe which crosses the northwest line of the surveyed parcel near the northeast corner as shown hereon (see detail drawing).
- There is a pipe rack which crosses the southwest corner of the surveyed parcel as shown hereon.
- There are access points to the northwesterly adjoining parcels located along the northwest line of the surveyed parcel as shown hereon.
- The locations of existing fences and gates along the perimeter of the surveyed parcel are shown hereon.

C. Clarity or ambiguity of record descriptions:

There were no uncertainties in location due to record descriptions except as follows:

- The description for Standard Avenue (Document: 2007 047532) makes no reference to the curve recited in the record description (Document: 2006 026445).

D. Relative Positional Accuracy (Due to random errors in measurements):

This survey meets the relative positional accuracy requirements for an Urban Class Survey.

Theory of Location:

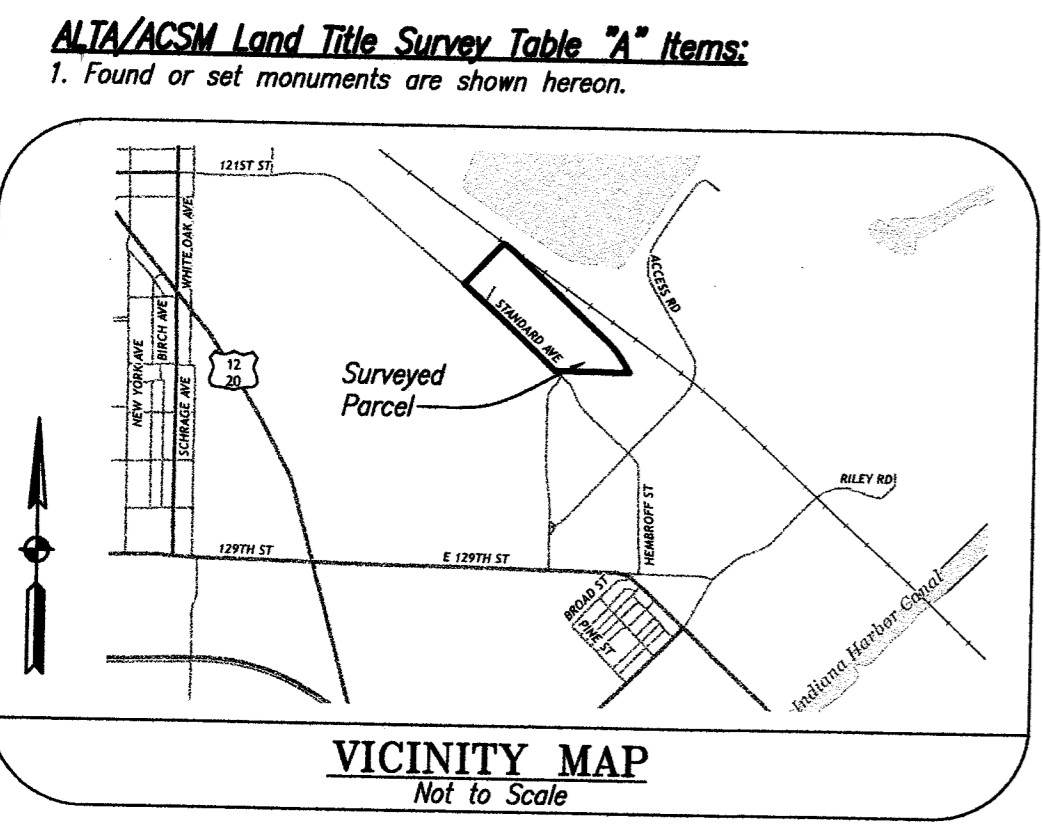
The south line of the surveyed parcel (south line of said Section 9) was established by holding the Brass Disk and Railroad Rail monuments listed in Part A1 above. The southwest corner of the surveyed parcel was established at a record distance of 803.88 feet (Deed Record 1080, Page 478) from the Railroad Rail Monument. The southeast corner of the surveyed parcel was established holding the record distance of 907.28 feet (Document: 2006 026445) along the south line. The southwest line of the surveyed parcel (northeast line of Standard Avenue) was established by holding southwest corner of the surveyed parcel, a pipe found with "Smierciak" ID cap, and the right-of-way of Standard Avenue as previously established by DLZ as part of Reference Drawing 3. The curve along the southwest line was established by holding the end points of the curve and the described radius. The northwest line of the surveyed parcel was established by holding the monuments set as part of Reference Drawing 4. The northeast line of the surveyed parcel was established by holding the southeast corner of the surveyed parcel, found monuments as set by Smierciak and the record distance of 63 feet from the center line of the West Bound Number One Main Track of the railroad.

DLZ INDUSTRIAL, LLC

316 TECH DRIVE, BURNS HARBOR, INDIANA 46304
TELEPHONE (219) 764-4700 FAX (219) 764-4156

STOP

This Document is the property of the Lake County Recorder



LEGEND

xxx.xx - Dimension based on this survey
(xxx.xx) - Record Dimension or calculated from record dimension

FIRM 0058 - ID Cap for DLZ Industrial
Smierciak - ID Cap for Smierciak Land Surveying

X - Chain Link Fence
OHU - Overhead Utility Wires
⑰ - Schedule B Item Number

Reference Drawings:

The following drawings were used in the course of this survey. Copies are available at the DLZ office listed on this plat. The following drawings were used in the course of this survey. Copies are available at the DLZ office listed on this plat.

- Plat of "Land to be conveyed to the Carbide & Carbon Chemicals Corp." prepared by the New York Central Railroad Company, and dated December 1, 1934 and shown in deed recorded in Deed Record 552, Page 269 in the Office of the Recorder of Lake County, Indiana.
- An ALTA/ACSM Land Title Survey of a parcel south of the surveyed parcel prepared by DLZ and recorded as Document 2008 020715 in Survey Record Book 18, Page 70 in the Office of the Recorder of Lake County, Indiana.
- An ALTA/ACSM Land Title Survey of a portion of Standard Avenue prepared by DLZ and recorded as Document 2010 028479 in Survey Record Book 21, Page 37 in the Office of the Recorder of Lake County, Indiana.
- An undated Boundary Staking Sketch of the surveyed parcel, prepared by Smierciak Land Surveying.

Surveyor's Certificate:

To: Chicago Title Company, LLC; BP Products North America, INC; and Fergus Simpson

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, of Table "A" thereof. The field work was completed on December 9, 2015.

I further state that I have supervised the survey of and have assembled the plat of the hereon shown and described parcel and to the best of my knowledge and belief this plat is a correct representation of said survey and that the survey has been performed in accordance with Title 865 IAC 1-12 (Rule 12).

Date of Plat or Map: December 11, 2015

Anthony J. Toscani
Indiana Professional Surveyor No. LS20600010
Email: atoscani@dlz.com



Notes Corresponding to Schedule B, Section 2

The commitment for title insurance issued by Chicago Title Insurance Company, dated January 6, 2015, as Commitment No. 1500362, contains the following exceptions which are survey matters:

- 17) Easement and reservation as created in the deed made by the New York Central Railroad Company to Carbide and Carbon Chemicals Corporation (now Union Carbide Corporation) dated July 13, 1936 and Deed Record September 15, 1936 in Deed Record 552, page 269 and Deed Record 518, page 219.
 - Deed Record 518, Page 219 describes 40 foot Driveway Easements, as shown hereon, for the use of "the New York Central Railroad Company, their successors and/or assigns, and with whomsoever said Railroad may permit such use."
 - Deed Record 518, Page 219 recites a "right and easement to install, maintain and use sewers, and pipe lines for the conveyance of water, along and across the lands of the New York Central Railroad Company" northwesterly of the surveyed parcel. There are no specific locations or widths for the water easements in the document.
 - Deed Record 518, Page 219 recites a "right and easement, to the extent that the said Railroad Company has the right so to do, to discharge drainage into and take water supplies from Lake Michigan within the limits of the territory therein in which the said Railroad Company claims to own the riparian rights appurtenant to it lands" There are no more specific locations recited in the document.
 - Deed Record 552, page 269 describes and extension of the 40 foot Driveway Easement east of the east line of the surveyed parcel and a 20 foot pipeline and wire easement, both as shown hereon.
- 18) Terms and provisions of a deed from Consolidated Rail Corporation to the City of Whiting, Indiana, dated December 8, 1994 and recorded May 16, 1995 as Document Number 95026816.
 - The document recites a 40 foot access easement along the area shown as Standard Avenue on this plat.
- 19) Terms and provisions of a Reciprocal Easement Agreement made by and between BP Products North America and O&D USA LLC dated April 1, 2005 and recorded March 31, 2006 as Document Number 2006 026446.
 - Blanket Access Easements with no widths or locations for the easements are specified in the document.
- 20) Terms and provisions of an Agreement Relating to Reciprocal Easement Agreement made by and between BP Products North America and Ineos USA, LLC and Tide Commercial Properties, LLC dated December 17, 2009 and recorded January 25, 2010 as Document Number 2010 004396.
 - Easements for Electric Line, Waste Water Treatment Facilities, Water Drainage Facilities, Potable Water Line, 100# Steam Line, Fire Water Line are blanket easements based on the locations of existing or future above ground and / or underground utility structures. No widths or locations for the easements are specified in the documents.
 - Parking Easement over that part of the parking lot of the northwest adjoinder as shown hereon.

FILED

JAN 06 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO.	REVISION	BY	DATE

SHEET 1
OF 1
DRAWING NUMBER
4393AL

INDIANA
DRAWN: JAT
CHECK'D: BHK
DESIGNED: -
APPROVED: JLT
DATE: DECEMBER 11, 2015
SCALE: 1" = 100'
PROJECT NUMBER
1550-4393-70

WHITING
ALTA/ACSM LAND TITLE SURVEY
STANDARD AVENUE AND DICKEY ROAD
PT. OF SECTIONS 8 & 9-137N-R9W
FOR: BP PRODUCTS NORTH AMERICA, INC.