





2016 004345

28/43

2:2

DESCRIPTION FROM TITLE COMMITMENT:

Parcel 1:  
That part of the South 8 acres of the East half of the West half of the Northeast Quarter of the Southeast Quarter of Section 4, Township 35 North, Range 8 West of the 2nd Principal Meridian in Lake County, Indiana lying Northerly of a line that is parallel with and Southerly 412 feet as measured perpendicular from the North line of the Southeast Quarter of said Section 4, and Easterly of a line that is parallel with and Easterly 18 feet as measured perpendicular from the West line of the East half of the West half of the Northeast Quarter of the Southeast Quarter of said Section 4, excepting therefrom the East 30 feet thereof.

Also, the West 18 feet of the East half of the West half of the Northeast Quarter of the Southeast Quarter (except the South 8 acres thereof) of Section 4, Township 35 North, range 8 West of the Second Principal Meridian, in Lake County, Indiana.

Parcel 2:  
The East half of the West half of the Northeast Quarter of the Southeast Quarter of Section 4, Township 35 North, Range 8 West, of the 2nd Principal Meridian, in the Town of Merrillville, Lake County, Indiana, except the South 8 acres thereof, and also except the East 30 and the West 18 feet thereof.

DESCRIPTIONS OF RECORD:

Parcel 1:  
The South 8 acres of the East half of the West half of the Northeast quarter of the Southeast quarter of Section 4, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana and the East 18 feet and the West 18 feet of the East half of the West half of the Northeast quarter of the Southeast quarter (except the South 8 acres thereof) of Section 4, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana. (Document No. 837345)

Parcel 2:  
The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, except the South 8 acres thereof, and also except the East 30 feet and the West 18 feet thereof. (Document No. 778721)

Exception to Parcel 1:  
The South 8 acres of the East half of the West half of the Northeast quarter of the Southeast quarter of Section 4, Township 35 North, Range 8 West of the 2nd Principal Meridian, in the Town of Merrillville, Lake County, Indiana, except the South 30 feet thereof, also except all Lake County, Indiana, except the South 30 feet thereof, also except all that part of said South 8 acres lying Northerly of a line that is parallel with and Southerly 412 feet as measured perpendicular from the North line of the Southeast quarter of said Section 4, and Easterly of a line that is parallel with and Easterly 18 feet as measured perpendicular from the West line of the East half of the West half of the Northeast quarter of the Southeast quarter of Section 4. (Document No. 2006-043008)

2016-004345

FILED

JAN 19 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT

In accordance with Title 36, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

The following documents were used in the course of this survey:  
1. A Legal Survey of Section 4-35-8 prepared by M. Schmit, County Surveyor, dated 1867.

- 2. Numerous surveys by Krull and Son in Section 4.
- 3. The recorded subdivision plat of Auburn Woods Addition, Phase One prepared by Plumb-Tackett Associates.
- 4. A Plat of Survey by Plumb-Tackett Associates, dated June 17, 2006, of the boundary for said Auburn Woods Addition, Phase One.
- 5. A Plat of Survey by Krull Surveying, dated April 7, 2015, of the hereon surveyed parcels.
- 6. Chicago Title Insurance Company Commitment Order No. 1601889, effective date July 31, 2015. The descriptions on the hereon drawn plat was obtained from said Commitment. Said descriptions differ from the record deed descriptions.

The following monuments were used for this survey:  
1. The perpetuated location of an iron pipe at the East 1/4 corner of Section 4.  
2. The county monument at the Southeast corner of Section 4.  
3. An iron pipe at the Southwest corner of the SE 1/4 of Section 4.  
4. The perpetuated location of a stone at the Northwest corner of the SE 1/4 of Section 4.

Availability and condition of reference monuments:  
The monuments were in good condition and appeared undisturbed and were found at or near grade.

Uncertainties resulting from occupation lines:  
No apparent uncertainties in possession were observed.

Discrepancies due to record descriptions:  
Apparent uncertainties resulted from the record descriptions as follows:  
1. Based on the deeds and plats of record relied upon for the hereon survey, there appears to be a substantial overlap of deeds between the surveyed parcels and Auburn Woods Addition, Phase One. Said documents obtained from the Lake County Recorder may not be complete or the most current available. The Title company should investigate the apparent discrepancies due to record deeds discussed herein.  
2. The descriptions contained in the herein referenced title commitment differ from the record deed descriptions as provided hereon as reference. The title commitment descriptions excluded additional portions of deed description Parcel 1.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 36.5.

Document is NOT OFFICIAL!  
Document is the property of the Lake County Recorder!



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- TELEPHONE BOX
- CABLE TELEVISION BOX
- GAS METER
- ELECTRIC METER
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- AIR CONDITIONER
- WATER MAIN
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- GRAVEL
- BITUMINOUS PAVEMENT ROADWAY
- CONCRETE SIDEWALK, CURB, ETC.

PARKING SPACES

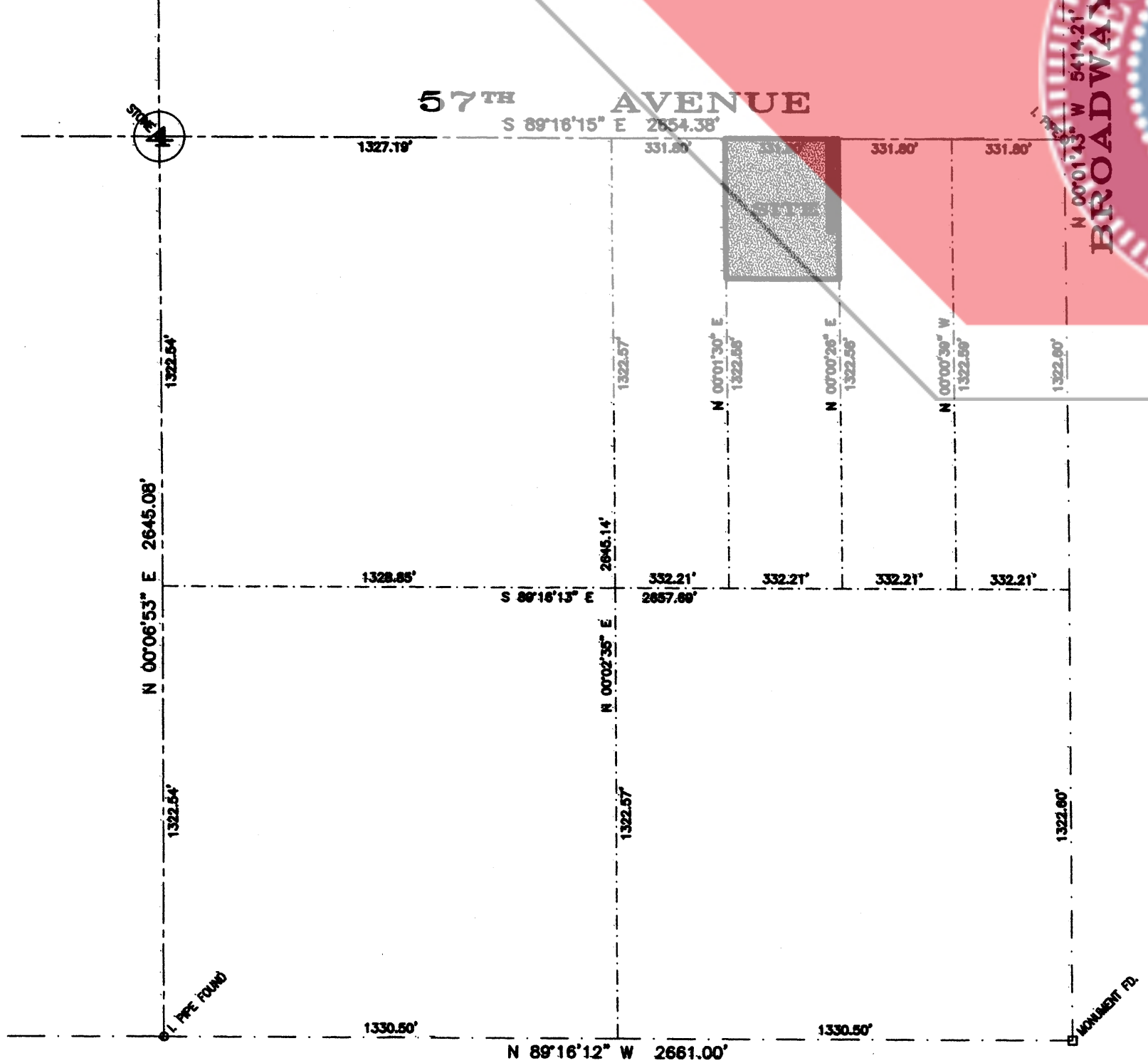
- 100 Regular parking spaces
- 4 Handicapped parking spaces
- 104 Total parking spaces

SCHEDULE B EASEMENTS

Item 6 - The location of the AT&T Indiana Exclusive Easement, Document No. 2006-051750, is plotted hereon in an approximate location. The exact location could not be determined from the record document.

SURVEY NOTES

- 1. According to FIRM Community-Panel 18089C0164E, dated January 18, 2012, the above described parcel is in Zone "X" (unshaded).
- 2. The location of the underground utilities was determined from on-site markings provided by Indiana Underground Plant Protection Service and may not be all-inclusive. For further assistance contact Indiana Underground Plant Protection Service, <http://www.iupps.org/>.



SE 1/4 SUBDIVISION  
SCALE: 1" = 400'



Handwritten signature of Kevin A. Krull.

I affirm, under penalties for perjury, that I have taken reasonable care to detect such gross security matters in this document as may be required by law.  
Name: *Kevin A. Krull*