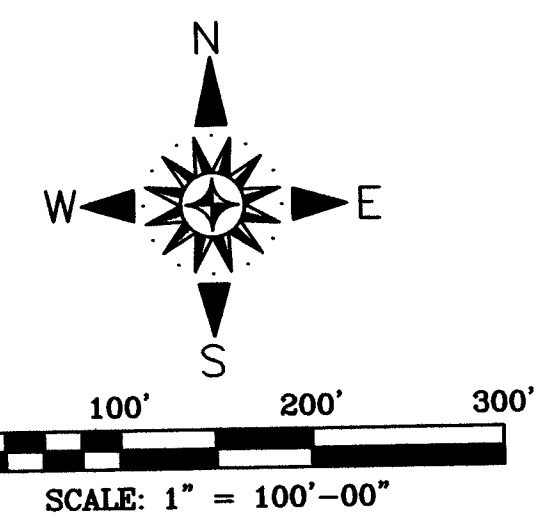


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2016-056955

LAKE COUNTY SURVEYOR'S OFFICE
Lake County Surveyor Bill Emerson, Jr.

Plat of Survey
29/04

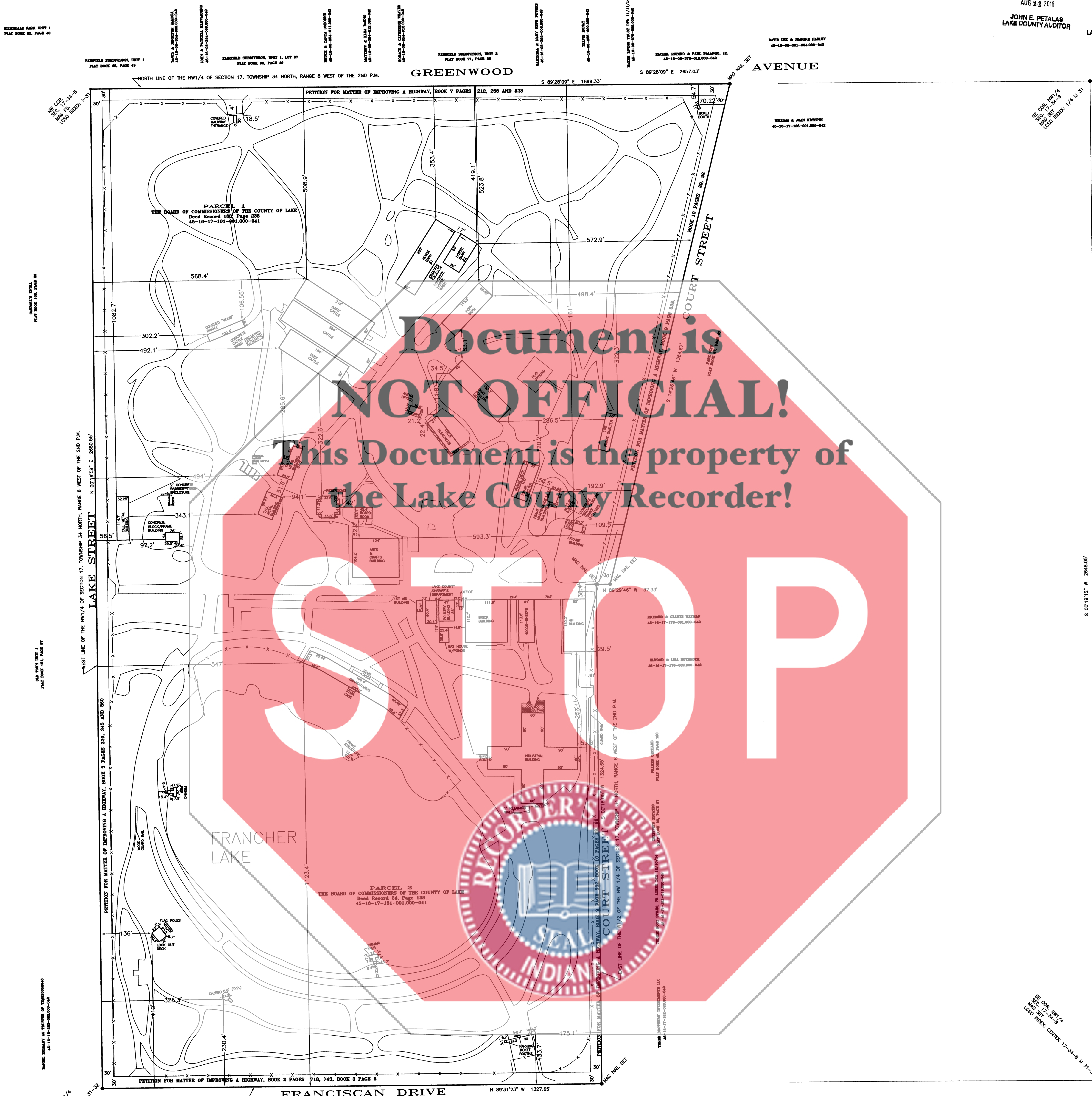


FILED
AUG 22 2016

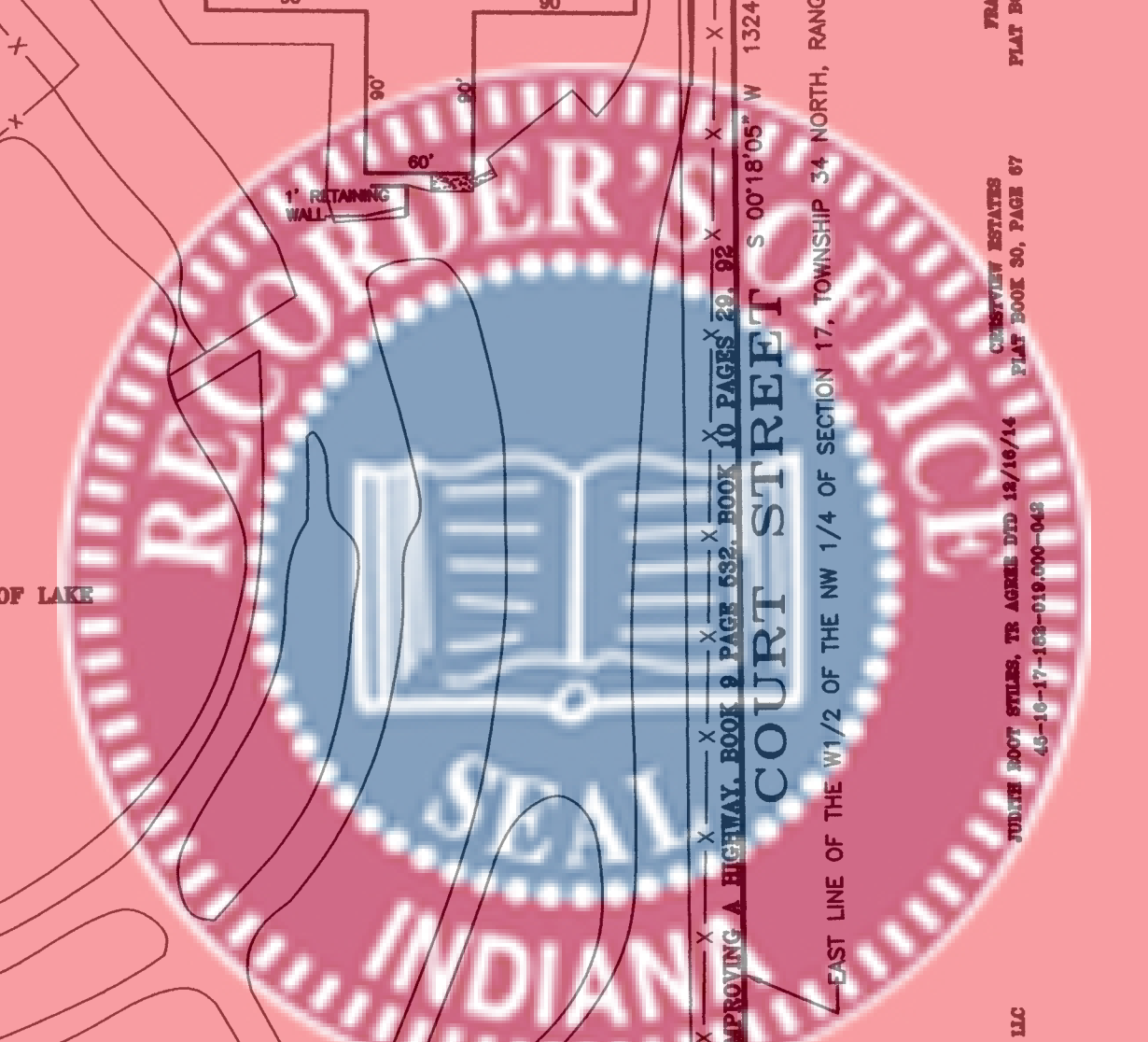
JOHN E. METALAS
LAKE COUNTY AUDITOR

Name of Owner: Board of County Commissioners
Address of Property: 889 South Court Street, Crown Point, IN 46307
Description of Property: PARCEL 1: All that part of the North Half (N1/2) of the Northwest quarter (NW1/4) of Section Seventeen (17), Township Thirty-four (34) North, Range Eight (8) West of the 2nd P.M. lying west of Court Street in the City of Crown Point, containing 46 acres more or less.

PARCEL 2: The Southwest quarter (SW1/4) of the Northwest quarter (NW1/4) of Section Seventeen (17), Township Thirty-four (34) North, Range No. Eight (8) West, containing 40 acres more or less.



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This Document is the property of the Lake County Recorder!



Surveyor's Report
This survey was conducted as a retracement survey in accordance with 865 IAC 1-12 (Rule 12).

- The following information was used for reference in the preparation of this survey.
1. No title commitment was provided for the completion of this survey.
2. The recorded subdivision plat of Park View, as per plat thereof, recorded in Plat Book 27 page 67, in the Office of the Recorder of Lake County, Indiana.
3. The recorded subdivision plat of Oak Town, Unit 1, as per plat thereof, recorded in Plat Book 101 page 97, in the Office of the Recorder of Lake County, Indiana.
4. The recorded subdivision plat of Fairfield Subdivision, Unit 1, as per plat thereof, recorded in Plat Book 68 page 40, in the Office of the Recorder of Lake County, Indiana.
5. The recorded subdivision plat of Fairfield Subdivision, Unit 2, as per plat thereof, recorded in Plat Book 71 page 36, in the Office of the Recorder of Lake County, Indiana.
6. The recorded subdivision plat of Carol's Knoll, as per plat thereof, recorded in Plat Book 106 page 89, in the Office of the Recorder of Lake County, Indiana.
7. The recorded subdivision plat of Park View, as per plat thereof, recorded in Plat Book 98 page 71, in the Office of the Recorder of Lake County, Indiana.
8. The recorded subdivision plat of Frames Orchard, as per plat thereof, recorded in Plat Book 48 page 120, in the Office of the Recorder of Lake County, Indiana.
9. The recorded subdivision plat of Crestview Estates, as per plat thereof, recorded in Plat Book 30 page 67, in the Office of the Recorder of Lake County, Indiana.
10. The recorded subdivision plat of Imperial Heights Subdivision, as per plat thereof, recorded in Plat Book 36 page 16, in the Office of the Recorder of Lake County, Indiana.
11. The recorded subdivision plat of Imperial Heights 3rd Subdivision, as per plat thereof, recorded in Plat Book 37 page 42, in the Office of the Recorder of Lake County, Indiana.
12. The recorded subdivision plat of Imperial Heights 5th Subdivision, as per plat thereof, recorded in Plat Book 39 page 2, in the Office of the Recorder of Lake County, Indiana.
13. The recorded subdivision plat of Jeffrey Manor, Unit 1, as per plat thereof, recorded in Plat Book 37 page 62, in the Office of the Recorder of Lake County, Indiana.
14. The recorded subdivision plat of Prizm & Little Subdivision, as per plat thereof, recorded in Plat Book 99 page 04, in the Office of the Recorder of Lake County, Indiana.
15. The recorded subdivision plat of Imperial Heights 6th Subdivision, as per plat thereof, recorded in Plat Book 39 page 40, in the Office of the Recorder of Lake County, Indiana.
16. The recorded subdivision plat of South Park Subdivision, as per plat thereof, recorded in Plat Book 19 page 32, in the Office of the Recorder of Lake County, Indiana.
17. The recorded subdivision plat of Schuler's Addition, as per plat thereof, recorded in Plat Book 29 page 33, in the Office of the Recorder of Lake County, Indiana.
18. The recorded subdivision plat of Greenwood Manor, Unit 1, as per plat thereof, recorded in Plat Book 31 page 51, in the Office of the Recorder of Lake County, Indiana.
19. Perpetuated Government Section Corners, as referenced by the Lake County, Indiana Surveyor's Office.
20. Right-Of-Ways were established with the Commissioner's road petition books: Book 2, Page 716; 743; Book 3, Page 6; 320, 345, 360; Book 7, Page 212; 298, 323; Book 8, Page 52; Book 10, Page 29, 52.

Availability and Condition of Reference Monuments
1. Several monuments were found and used from the referenced subdivisions listed. The monuments fit well with occupation and road right-of-ways.

Theory of Location
1. The Northeast corner of the Northwest 1/4 of Section 17-34-8 was established using reference monuments. The distance between said reference monuments measured well in relationship to the platted distances shown on said subdivision plats of South Park View Addition, Park View, Schuler's Addition, Schuler's Addition Resubdivision of Outlets "A" & "B". Using GPS methods.
2. The Southeast corner of the Northwest 1/4 of Section 17-34-8 was established using monuments located within surrounding Subdivisions. Using GPS, traverse points were set up on and used to set the Southeast corner of said Northwest 1/4.
3. The Southeast corner of the Northeast 1/4 of Section 17-34-8 was established using monuments located within surrounding Subdivisions. Using GPS, traverse points were set up on and used to set the Southeast corner of said Northeast 1/4.
4. The distance between said reference monuments measured well in relationship to the platted distances shown on said subdivision plat of Imperial Heights Subdivision, Imperial Heights 3rd Subdivision, Imperial Heights 5th Subdivision. Using GPS, traverse points were set up on and used to set the Southeast corner of said No.

Occupation or Possession Lines
Occupation and possession lines appear consistent with the record description other than as noted on the hereon drawn plat. Appears the 411 Building is up to 0.5 feet east of the westerly 30 feet right-of-way of Court Street as called for in the Commissioner's road petition Book 9, Page 523, Book 10, Page 29, 52. Also a stretch of fence and guard rail on the Southwestern line remains through the called for right-of-way of Court Street.

Clarity or Ambiguity of the Record Description
No apparent ambiguity was observed in the record description or the adjoiners' descriptions with the record description. No apparent ambiguity was observed in the record lines or the adjoiners' lines with the record lines based upon the plat.

Relative Positional Accuracy of the Measurements
This survey meets the requirements of 401 Lines Survey for which the acceptable relative positional accuracy is 0.07 feet plus 50 parts per million.

Basis of Bearings
The basis of bearings for this survey are those bearings obtained by GPS location of the reference monuments based upon Indiana West State Plane Coordinates (INCORS).

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THE PLAT.
NOTE: Contractors or builders should be notified to carefully first and compare on the ground the points, measurements, etc., as noted in this certificate, with the stakes, points, etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent difference between the same to the Surveyor, that misunderstanding, displacement of points, etc., may be corrected before damage is done.

State of Indiana)
County of Lake) SS
Surveyor's Certificate
I, Anthony M. Kollak, hereby certify that this survey was performed under my direction in accordance with 865 IAC 1-12 (Rule 12) and to the best of my knowledge, information and belief, the plat hereon drawn is a true and accurate representation of said survey.
Given under my hand and seal this 8/18/2016
Anthony M. Kollak
Indiana Registered Land Surveyor #LS29700021
ACS Services, Inc.
13 W. US Highway 30, Suite 202,
Schenerville, IN 46375
Office: (219) 440-0234
Fax: (219) 440-0235



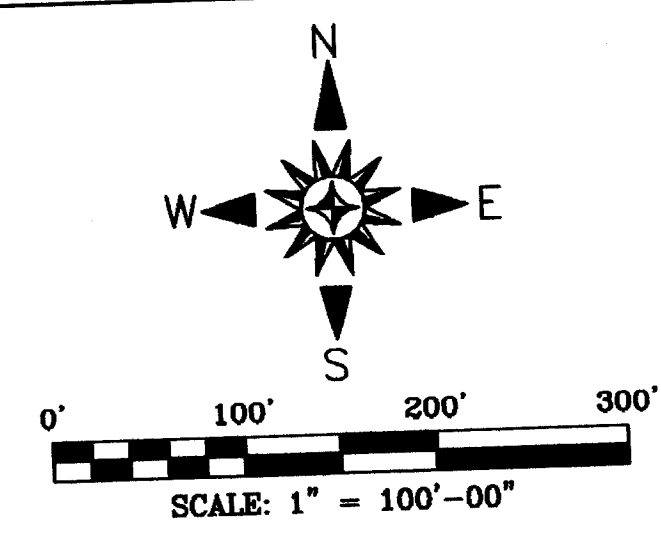
3:3

LAKE COUNTY SURVEYOR'S OFFICE
Lake County Surveyor Bill Emerson, Jr.

2295 N. Main Street
Crown Point, IN 46007
Phone: (219) 755-9745
Fax: (219) 755-9750

29 04

Plat of Survey
2016-056955



FILED

AUG 22 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Name of Owner: Board of County Commissioners
Address of Property: 809 South Court Street, Crown Point, IN 46007
Description of Property: PARCELS 1: All that part of the North Half (N1/2) of the Northwest quarter (NW1/4), of Section Seventeen (17), Township Thirty-four (34) North, Range Eight (8) West of the 2nd P.M.
lying west of Court Street in the City of Crown Point, containing 40 acres more or less.
PARCEL 2: The Southeast quarter (SE1/4) of the Northwest quarter (NW1/4), of Section Seventeen (17), Township No. Thirty-four (34) North, Range No. Eight (8) West, containing 40 acres more or less.



NAME OF SURVEYOR
DATE OF SURVEY
2016-08-18

29/04



Made of Indiana
County of Lake
Surveyor's Certificate
I, Anthony M. Kozicki, hereby certify that this survey was performed under my direction in accordance with IAC 1-12 (Plate 12) and to the best of my knowledge, information and belief, the plat hereon shown is a true and accurate representation of said survey.
Given under my hand and seal this 9/18/2016
Anthony M. Kozicki
Professional Land Surveyor #LS 28700021
AES Surveys, Inc.
19 W. US Highway 30, Suite 202
Schwartzville, IN 46775
Office: (219) 440-0234
Fax: (219) 440-0236



Surveyor's Report
This survey was conducted as a re-survey in accordance with IAC 1-12 (Plate 12).
The following information was used for reference in the preparation of this survey:
1. No site commitment was provided for the completion of this survey.
2. The recorded subdivision plat of Park View, as per plat thereof, recorded in Plat Book 27 page 67, in the Office of the Recorder of Lake County, Indiana.
3. The recorded subdivision plat of Oak Trees, Unit 1, as per plat thereof, recorded in Plat Book 101 page 97, in the Office of the Recorder of Lake County, Indiana.
4. The recorded subdivision plat of Fairfield Subdivision, Unit 1, as per plat thereof, recorded in Plat Book 68 page 46, in the Office of the Recorder of Lake County, Indiana.
5. The recorded subdivision plat of Fairfield Subdivision, Unit 2, as per plat thereof, recorded in Plat Book 71 page 28, in the Office of the Recorder of Lake County, Indiana.
6. The recorded subdivision plat of Carthage Knoll, as per plat thereof, recorded in Plat Book 109 page 86, in the Office of the Recorder of Lake County, Indiana.
7. The recorded subdivision plat of In-Park, as per plat thereof, recorded in Plat Book 69 page 71, in the Office of the Recorder of Lake County, Indiana.
8. The recorded subdivision plat of Pineswood, as per plat thereof, recorded in Plat Book 49 page 125, in the Office of the Recorder of Lake County, Indiana.
9. The recorded subdivision plat of Crestview Estates, as per plat thereof, recorded in Plat Book 30 page 67, in the Office of the Recorder of Lake County, Indiana.
10. The recorded subdivision plat of Imperial Heights Subdivision, as per plat thereof, recorded in Plat Book 36 page 16, in the Office of the Recorder of Lake County, Indiana.
11. The recorded subdivision plat of Imperial Heights 2nd Subdivision, as per plat thereof, recorded in Plat Book 37 page 42, in the Office of the Recorder of Lake County, Indiana.
12. The recorded subdivision plat of Imperial Heights 8th Subdivision, as per plat thereof, recorded in Plat Book 38 page 2, in the Office of the Recorder of Lake County, Indiana.
13. The recorded subdivision plat of Jeffrey Manor, Unit 1, as per plat thereof, recorded in Plat Book 37 page 63, in the Office of the Recorder of Lake County, Indiana.
14. The recorded subdivision plat of Pines & Lilies Subdivision, as per plat thereof, recorded in Plat Book 39 page 64, in the Office of the Recorder of Lake County, Indiana.
15. The recorded subdivision plat of Imperial Heights 9th Subdivision, as per plat thereof, recorded in Plat Book 38 page 40, in the Office of the Recorder of Lake County, Indiana.
16. The recorded subdivision plat of South Park Subdivision, as per plat thereof, recorded in Plat Book 19 page 32, in the Office of the Recorder of Lake County, Indiana.
17. The recorded subdivision plat of Suburban Addition, as per plat thereof, recorded in Plat Book 29 page 53, in the Office of the Recorder of Lake County, Indiana.
18. The recorded subdivision plat of Greenwood Manor, Unit 1, as per plat thereof, recorded in Plat Book 31 page 61, in the Office of the Recorder of Lake County, Indiana.
19. Proposed Government Section Corners, as referenced by the Lake County, Indiana Surveyor's Office.
20. Right-of-Way maps established with the Commissioner's road plat books: Book 2, Page 715, 743, Book 3, Page 8, 320, 348, 365, Book 7, Page 212, 286, 323, Book 8, Page 62, Book 10, Page 29, 92.

Availability and Condition of Reference Monuments
1. Government monuments were found and used from the referenced subdivisions listed. The monuments found were in good condition and met the requirements of the statute.
Theory of Location
1. The Northwest corner of the Northwest 1/4 of Section 17-34-8 was established using reference monuments. The distance between said reference monuments measured used in relationship to the platred distance shown on said subdivision plat of South Park View Addition, Park View, Suburban Addition, Suburban Addition Re-subdivision of Outside "A" & "B". Using GPS methods.
2. The Southwest corner of the Northwest 1/4 of Section 17-34-8 was established using monuments located within surrounding subdivisions. The distance between said reference monuments measured used in relationship to the platred distance shown on Imperial Heights 8th Subdivision, Using GPS, traverse points were set up on and used to set the Southwest corner of said Northwest 1/4.
3. The Southwest corner of the Northwest 1/4 of Section 17-34-8 was established using monuments located within surrounding subdivisions. The distance between said reference monuments measured used in relationship to the platred distance shown on said subdivision plat of Imperial Heights Subdivision, Imperial Heights 2nd Subdivision, Imperial Heights 8th Subdivision, Using GPS, traverse points were set up on and used to set the Southwest corner of said No.
Continuation or Possession Lines
Occupation and possession lines appear consistent with the record description other than as noted on the hereon shown plat.
Approximate the 61 Building is up to 0.5 feet east of the westerly 30 foot right-of-way of Court Street as called for in the Commissioner's road plat Book 8, Page 632, Book 10, Page 29, 92. Also a sketch of fence and gate rail on the Southwesterly line measures through the called for right-of-way of Court Street.
Clarity or Ambiguity of the Record Description
No apparent ambiguity was observed in the record description or the adjacent record lines or the adjacent lines with the record line based upon description.
The Relative Positional Accuracy of the Measurements
This survey meets the requirements of any Urban Survey for which the acceptable relative positional accuracy is 0.07 foot plus 0.01 parts per million.
Basis of Bearings
The basis of bearings for this survey are those bearings obtained by GPS location of the reference monuments based upon Indiana West State Plane Coordinate (NAD83).

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT UPON THE PLAT
NOTE: Conditions or holders should be notified by promptly test and compare on the ground the points, measurements, etc., as noted in this certificate, with the station, points, etc., shown on the property, before building on the same, and AT ONCE report any existing or apparent difference between the same to the Surveyor; that misreading, misplacement of points, etc., may be corrected before damage is done.
Prepared for: THE BOARD OF COMMISSIONERS OF THE COUNTY OF LAKE