

2016-057207

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2016 057207

FILED FOR RECORD  
2016 AUG 23 PM 2:19  
MICHAEL B. GARDNER  
RECORDER

ROOM 29 PAGE 05

PLAT OF SURVEY

2300 Michigan Street  
Hammond, Indiana



ORIGINAL LEGAL DESCRIPTION:  
PARCEL 1: The West 450.00 feet of the East 658.80 feet (as measured along the North line) of that part of the Northeast 1/4 of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the North line of the Northeast 1/4 of said Section 5, 975.04 feet East of the Northwest corner of said quarter section; thence South parallel with the West line of said quarter section and 975.04 feet easterly therefrom as measured on a line parallel with the North line of said quarter section, to the northeasterly line of the 66-foot wide strip of land conveyed to Indiana Harbor Belt Railroad by deed recorded in Deed Record 195, page 335, in the Recorder's Office of Lake County, Indiana; thence Southeasterly along said Northeasterly line to the east line of said Northeast 1/4; thence North along said east line 1617.98 feet, more or less, to the Northeast corner of said Northeast 1/4; thence West along the North line of said quarter section, 1647.36 feet (1646.70 feet measured) to the place of beginning, excepting therefrom the North 40.00 feet thereof heretofore conveyed to the City of Hammond for use as a Public Street.  
PARCEL 2: Part of the Northeast 1/4 of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 5; thence South 89 degrees, 56 minutes, 57 seconds East along the North line of the Northeast 1/4 of said Section 5, 2412.94 feet, to a PK nail found; thence South 00 degrees, 21 minutes, 49 seconds West 1436.07 feet, to the point of beginning; thence South 45 degrees 42 minutes 52 seconds East 257.86 feet to a point on the Northerly right of way line of the Indiana Harbor Belt Railroad, as recorded in Deed Record 195, page 335, in the Office of the Recorder, Lake County, Indiana, said right of way line concaved Northeasterly having a radius of 21369.90 feet, an arc length of 188.87 feet, to an iron pipe found; thence North 00 degrees 21 minutes 49 seconds east 144.14 feet to the point of beginning.

NEW LEGAL DESCRIPTIONS:  
TRACT 1 LEGAL DESCRIPTION:  
The North 830.00 feet of the West 450.00 feet of the East 658.80 feet (as measured along the North line) of that part of the Northeast 1/4 of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the North line of the Northeast 1/4 of said Section 5, 975.04 feet East of the Northwest corner of said quarter section; thence South parallel with the West line of said quarter section and 975.04 feet easterly therefrom as measured on a line parallel with the North line of said quarter section, to the northeasterly line of the 66-foot wide strip of land conveyed to Indiana Harbor Belt Railroad by deed recorded in Deed Record 195, page 335, in the Recorder's Office of Lake County, Indiana; thence Southeasterly along said Northeasterly line to the east line of said Northeast 1/4; thence North along said east line 1617.98 feet, more or less, to the Northeast corner of said Northeast 1/4; thence West along the North line of said quarter section, 1647.36 feet (1646.70 feet measured) to the place of beginning, excepting therefrom the North 40 feet thereof heretofore conveyed to the City of Hammond for use as a Public Street, containing 8.161 Acres more or less.  
TRACT 2 LEGAL DESCRIPTION:  
The West 450.00 feet of the East 658.80 feet (as measured along the North line) of that part of the Northeast 1/4 of Section 5, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the North line of the Northeast 1/4 of said Section 5, 975.04 feet East of the Northwest corner of said quarter section; thence South parallel with the West line of said quarter section and 975.04 feet easterly therefrom as measured on a line parallel with the North line of said quarter section, to the northeasterly line of the 66-foot wide strip of land conveyed to Indiana Harbor Belt Railroad by deed recorded in Deed Record 195, page 335, in the Recorder's Office of Lake County, Indiana; thence Southeasterly along said Northeasterly line to the east line of said Northeast 1/4; thence North along said east line 1617.98 feet, more or less, to the Northeast corner of said Northeast 1/4; thence West along the North line of said quarter section, 1647.36 feet (1646.70 feet measured) to the place of beginning, excepting therefrom the North 830.00 feet thereof heretofore conveyed to the City of Hammond for use as a Public Street, containing 8.161 Acres more or less.

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STOP



29/05 FILED  
AUG 23 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

- LEGEND
- ⊙ ELECTRIC METER
- ⊙ CATCH BASIN/INLET
- ⊙ FOUND IRON BAR
- ⊙ FOUND IRON PIPE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ MONITORING WELL
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ GAS VALVE
- ⊙ CONCRETE VAULT
- ⊙ SIGN - CONC. AND/OR STEEL
- ⊙ FIRE HYDRANT
- ⊙ ELECTRIC TRANSFORMER
- ⊙ ELECTRIC BOX
- ⊙ AMERITECH BOX
- ⊙ CABLE BOX
- ⊙ SPOTLIGHT
- ⊙ STANDPIPE
- ⊙ STEEL BOLLARD

THEORY OF LOCATION:  
This Survey is based on the locations of found, called-for, and uncalled-for monuments at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, and on information contained on a plat of survey by Donald Shapiro dated December 10, 1979.

SURVEYOR'S REPORT:  
A) AVAILABILITY OF MONUMENTS:  
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.  
B) OCCUPATION AND POSSESSION:  
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.  
C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:  
There is no apparent ambiguity in the record description of the subject parcel.  
D) THEORETICAL UNCERTAINTY (due to random errors in measurements):  
The survey performed met the requirements of a class "B" survey according to title 885 IAC 1.1 - 12 et seq. The allowable theoretical uncertainty is plus or minus 0.25 feet for set monuments.

STATE OF INDIANA  
COUNTY OF LAKE } S  
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREIN DRAWN CORRECTLY REPRESENTS SAID SURVEY.  
TORRENGA SURVEYING, LLC  
John Stuart Allen  
JOHN STUART ALLEN - Registered Land Surveyor No. LS2990011



CLIENT: Brenco, LLC  
Andrew Brennan  
526 Turnberry  
Scherville, IN, 46375  
865-3887  
JOB NO: 0377-07  
DRAWN: GES  
SCALE: 1=60

DATE: 5/28/2007

PLAT OF SURVEY  
2300 MICHIGAN STREET  
HAMMOND, INDIANA

TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

SHEET 1 OF 1