2016-058195

2016 058195

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 AUG 25 PM 2:42
MICHAEL B. BROWN
RECORDER

BOOK 29 PAGE 06

FILE NO:

Plat of Survey

PARENT PARCEL - per Doc. # 2006012986 (Meas. & dimensions per servey dated 3/14/08)
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana, lying East of Lots 6, 7 and 8 of Lorwood Estates Unit 1, as appears in Plat Book 38, Page 18, in the Recorder's Office, Lake County, Indiana, and also lying East of Lots 9 and 10 of Lorwood Estates Unit 2, as appears in Plat Book 38, Page 32, in the Recorder's Office, Lake County, Indiana, and lying West of Lot 3 of Reed's Addition Unit 1, as appears in Plat Book 38, Page 46, in the Recorder's Office, Lake County, Indiana, and also lying West of Reed's Addition Unit 5, as appears in Plat Book 42, Page 41, all in Recorder's Office of Lake County, Indiana, and more particularly described as follows:
beginning at a point on the South line of the Southeast quarter of the Northwest quarter of said Section 19 a distance of 2320.05 feet (2324.91 Meas.) East of the Southwest corner of the Northwest quarter of Section 19 (said point being also 228.30 feet (227.94 Meas.) West of the Southwest corner of aforedescribed Reed's Addition Unit 1 and 308.50 feet East of the Southeast corner of aforedescribed Lorwood Estates Unit 1); thence Northerly on a straight line a distance of 505.25 feet (506.79 Meas.) more or less to a point 27.22 feet East of the Southeast corner of Lot 6 of aforedescribed Lorwood Estates Unit 1, measured on the Easterly projection of the South line of said Lot 6; thence Westerly on the projection of the South line of said Lot 6 a distance of 27.22 feet to the Southeast corner of said Lot 6; thence North along the East lines of aforedescribed Lots 6, 7 8, 9 and 10 a distance of 816.64 feet (816.02 measured to the North line of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35, Range 9) to the Northeast corner of said Lot 10, Lorwood Estates Unit 2; thence East along the North line of the Southeast quarter of the Northwest quarter of said Section 19 a distance of 265.53 feet (264.45 Meas.) to the West line of aforedescribed Reed's Addition Unit 5, and the East line of said Southeast 1/4 of the Northwest 1/4; thence Southerly along the West line of Reed's Addition Unit 5 and along the West line of Reed's Addition Unit 1, a distance of 1321.88 feet (1322.22 measured to the Southeast corner of the Northwest 1/4) to the Southwest corner of said Reed's Addition Unit 1; thence West on the South line of the Southeast quarter of the Northwest quarter of said Section 19 a distance of 228.30 feet (227.94 Meas.) to the point of beginning and containing 7.61 acres more or less.

PARCEL 1:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: Beginning at a point on the North line of the Southeast quarter of the Northwest quarter of said Section 19, said point beginning on the East line of Lot 10 in Lorwood Estates, Unit 2 as recorded in plat book 38, page 32 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 22 minutes 14 seconds East along said North line, 264.45 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East along said East line, 201.45 feet; thence North 78 degrees 17 minutes 50 seconds West, 270.98 feet to the Southeast corner of said Lot 10; thence North 00 degrees 40 minutes 23 seconds West along the East line of said Lorwood Estates Unit 2, 149.38 feet to the point of beginning, containing 1.07 acres, 46,377 square feet more or less.

PARCEL 2:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: Beginning at the Northeast corner of Lot 9 in Lorwood Estates, Unit 2 as recorded in plat book 38, page 32 in the Office of the Recorder of Lake County, Indiana; thence South 78 degrees 17 minutes 50 seconds East, 270.98 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East along said East line, 144.76 feet; thence North 89 degrees 19 minutes 59 seconds West, 264.97 feet to the Southeast corner of said Lot 9; thence North 00 degrees 40 minutes 23 seconds West along the East line of said Lorwood Estates Unit 2, 196.64 feet to the point of beginning, containing 1.04 acres, 45,196 square feet more or less.

PARCEL 3:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: Beginning at the Northeast corner of Lot 8 in Lorwood Estates, Unit 1 as recorded in plat book 38, page 18 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 19 minutes 59 seconds East, 264.97 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East along said East line, 165.01 feet; thence North 89 degrees 19 minutes 59 seconds West, 265.22 feet to the East line of said Lorwood Estates Unit 1; thence North 00 degrees 42 minutes 23 seconds West along the East line of said Lorwood Estates Unit 1, 165.01 feet to the point of beginning, containing 1.00 acres, 43,731 square feet more or less.

PARCEL 4:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: Commencing at the Southeast corner of Lot 6 in Lorwood Estates, Unit 1 as recorded in plat book 38, page 18 in the Office of the Recorder of Lake County, Indiana; thence North 00 degrees 40 minutes 23 seconds West along the East line of said Lorwood Estates Unit 1, a distance of 804.99 feet to the point of beginning; thence South 89 degrees 19 minutes 59 seconds East, a distance of 265.22 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East along said East line, a distance of 165.01 feet; thence North 89 degrees 19 minutes 59 seconds West, a distance of 265.47; thence North 00 degrees 40 minutes 23 seconds West, a distance of 165.01 feet to the point of beginning, containing 1.004 acres, 43,772.20 square feet more or less.

PARCEL 5
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: Beginning at the Southeast corner of Lot 6 in Lorwood Estates, Unit 1 as recorded in plat book 38, page 18 in the Office of the Recorder of Lake County, Indiana; thence North 00 degrees 40 minutes 23 seconds West along the East line of said Lorwood Estates Unit 1, a distance of 139.99 feet; thence South 89 degrees 19 minutes 59 seconds East, a distance of 265.47 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East, a distance of 139.99 feet; thence North 89 degrees 19 minutes 59 seconds West, a distance of 265.68 feet to the point of beginning, containing 0.853 acres, 37,167.15 square feet more or less.

PARCEL 6:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: commencing at the Southeast corner of Lot 6 in Lorwood Estates, Unit 1 as recorded in plat book 38, page 18 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 19 minutes 59 seconds East along a projection of the South line of said Lot 6, a distance of 27.22 feet to the point of beginning; thence South 89 degrees 19 minutes 59 seconds East along said projection of the South line of said Lot 6, a distance of 123.43; thence South 00 degrees 41 minutes 35 seconds East, a distance of 506.21 feet to the South line of the Northwest Quarter of said Section 19; thence North 89 degrees 26 minutes 28 seconds West along the said South line a distance of 113.32 feet; thence North 01 degrees 56 minutes 53 seconds West, a distance of 506.79 feet to the point of beginning, containing 1.321 acres, 57,551.50 square feet more or less.

PARCEL 7:
A tract of land in the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 9 West of the Second Principal Meridian in St. John Township, Lake County, Indiana more particularly described as follows: commencing at the Southeast corner of Lot 6 in Lorwood Estates, Unit 1 as recorded in plat book 38, page 18 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 19 minutes 59 seconds East along a projection of the South line of said Lot 6, a distance of 150.65 feet to the point of beginning; thence South 89 degrees 19 minutes 59 seconds East along said projection of the South line of said Lot 6, a distance of 115.04 feet to the West line of Reed's Addition Unit 5 as recorded in Plat Book 42, Page 41 in the Office of the Recorder of Lake County, Indiana also the East line of the Northwest quarter of said Section 19; thence South 00 degrees 45 minutes 35 seconds East along the said East line of the Northwest Quarter of Section 19, a distance of 505.99 feet to the South line of the Northwest Quarter of said Section 19; thence North 89 degrees 26 minutes 28 seconds West along the said South line of Section 19, a distance of 115.03 feet; thence North 00 degrees 45 minutes 35 seconds West, 506.21 feet to the point of beginning, containing 1.283 acres, 55,900.87 square feet more or less.

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 the Record Plat of Lorwood Estates Unit 1, recorded in Plat Book 38, Page18, also Lorwood Estates Unit 2, recorded in Plat Book 38, Page 32, also Reed's Addition Unit 1, recorded in Plat Book 38, Page 48, also Reed's Addition Unit 2, recorded in Plat Book 38, Page 92, also Reed's Addition Unit 3, recorded in Plat Book 39, Page 24, also Reed's Addition Unit 4, recorded in Plat Book 39, Page 54, also Reed's Addition Unit 5, recorded in Plat Book 42, Page 41. All four of the section corners were found and held the South common North and West lines of the Northwest 1/4 of the Southeast 1/4 were held from a theoretical breakdown of the section the East line of Lorwood Estates was established from existing monumentation and held the West line of Reed's Addition was held and fell East of the East line of said Northwest 1/4.

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:

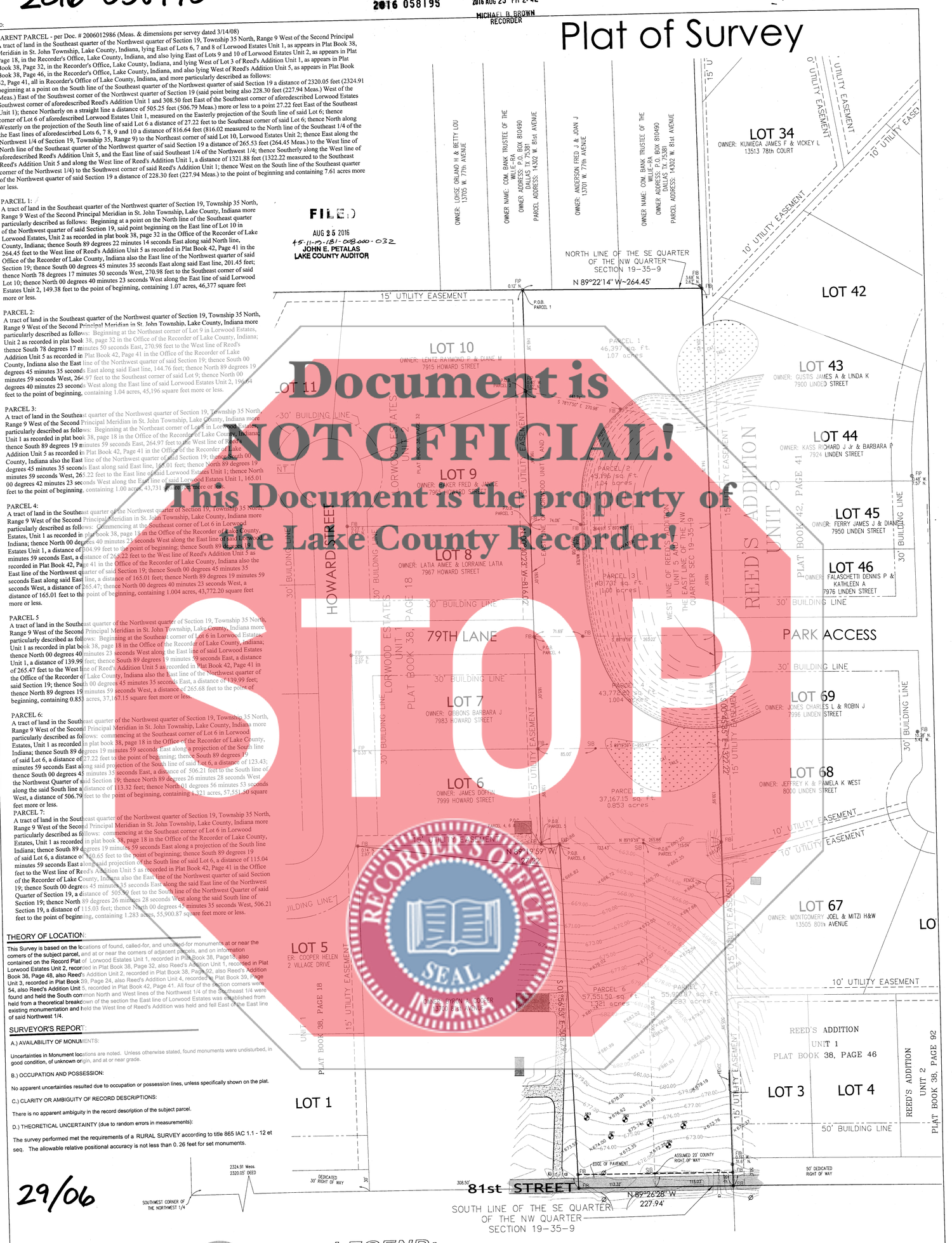
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

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 RURAL SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0. 26 feet for set monuments.



29/06

STATE OF INDIANA
COUNTY OF LAKE } §

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IS DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 865, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

LEGEND:

- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- SIB SET IRON BAR
- SB SOIL BORING

NORTH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SHEET 1 OF 1	CLIENT: Jim Doffin & Nora Doffin 7999 Howard Street Dyer, IN 46311 219-865-3601 JOB NO: 0086-08 DRAWN: jfe SCALE: 1"=60'	DATE: 03/10/08 Z:\S19 T35 R09 NW\dwg\0086-08.dwg	*Plat of Survey* 13636 W. 181ST AVENUE DYER, INDIANA LAKE COUNTY

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

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