

29/07

PLAT OF SURVEY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058823 2016 AUG 29 PM 1:14

MICHAEL B. BROWN
RECORDER

NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS SITE PLAN WITH THE STAKES, POINTS ETC., SET ON THE PROPERTY, BEFORE BUILDING, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE TWO TO THE SURVEYOR, SO THAT ANY MISUNDERSTANDING, MISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.

LEGAL DESCRIPTION PER QUIT-CLAIM DEED CONVEYED TO 8841, LLC DATED, APRIL 26, 2012 AS DOCUMENT NUMBER 2012 028868.

LOT 8, EXCEPT THE EAST 40 FEET THEREOF, AND THE EAST 55 FEET OF LOT 7, IN BLOCK 3, IN SCHILLING LAKE ADDITION, AS PER PLAT THEREOF, RECORDED AUGUST 8, 1946 IN PLAT BOOK 27, PAGE 23 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

COMMONLY KNOWN AS: 1122 SCHILLING DRIVE, SCHERERVILLE, INDIANA 46375

2016-058823

LEGEND:

- POWER POLE
- OVERHEAD LINES
- WATER METER
- WATER VALVE
- MANHOLE
- FP FOUND IRON PIPE
- FIB FOUND IRON BAR
- SIB SIB IRON BAR 5/8" X 24" REBAR WITH GRANGE PLASTIC ID CAP INCORPORATED TORRENGA

FILED
AUG 29 2016
JOHN E. FETALAS
LAKE COUNTY AUDITOR

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

PLAT OF SURVEY
PART OF LOTS 7 & 8 SCHILLING LAKE ADD.
1122 SCHILLING DRIVE
SCHERERVILLE, INDIANA 46375

DATE: AUGUST 28, 2016

CLIENT: MICHAEL COLUMBECK
JOB NO: 2016-0507
DRAWN: RB
SCALE: 1"=40'

SHEET 1 OF 1

THIS PROPERTY IS LOCATED IN FLOOD ZONES (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0220E EFFECTIVE JANUARY 18, 2012.

PLATTED SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17-35-9 (CENTER OF SECTION). SCHILLING LAKE ADDITION SHOWS AN IRON PIPE BEING SET 0.8' EAST OF LINE.

NOTE: THE SOUTH LINE OF SHATZIE ADDITION WAS SET BY HARDSET SURVEYING IN 1995 AND IS IN GROSS ERROR WITH EXISTING ORIGINAL MONUMENTATION FOR SCHILLING LAKE ADDITION.

NOT INCLUDED IN THIS SUBDIVISION UNSUBDIVIDED LAND
OWNER: Sanjour, Joseph & Deborah R Blecke Sanjour h&w
Parcel Number: 45-11-17-404-007 000-036



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of Lot 8, except the East 40.00 feet thereof, and the East 55.00 feet of Lot 7 in Schilling Lake Addition, Lake County, Indiana, as per plat thereof, recorded in Plat Book 27, Page 23 in the Office of the Recorder of Lake County, Indiana.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

- Reference was made to the following:
- The record Plat of Schilling Lake Addition, an Addition to Lake County, recorded in Plat Book 27, Page 23.
 - The record Plat of Schilling's Edgewood Addition, an Addition to Lake County, recorded in Plat Book 28, Page 05.
 - The record Plat of Shatzie Addition, an Addition to Lake County, recorded in Plat Book 79, Page 73.

The Iron Pipe we found at the Northeast corner of Lot 15 was held along with the platted angle coming off my best fit solution of the North Right of Way of Schilling Drive as shown. We held the distance East and West as platted of 477.14' to our East line of the subject parcel from the said Iron Pipe Found as shown on survey. We recreate the subject parcel from the said Schilling Lake Addition plat holding the platted angle from a best fit solution of the existing Iron Pipes found along Schilling Drive. The subdivision to the West said Shatzie Addition was in gross error with all of the existing monumentation we found. In my opinion the surveyor of said Shatzie Addition split the curbs and used the platted 100' right of way which we found to have been changed to an 80' right of way as shown on the said Schilling's Edgewood Addition plat. The developer of "Schilling's Edgewood Addition" took 20' of Right of Way from the platted 100' Right of Way shown on Schilling Lake Addition creating an 80' Right of Way held per this survey.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted on this survey. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. Refer to the survey and the Theory of Location for more detailed explanation of the Monuments we held along with the monuments we found in error.

B.) OCCUPATION AND POSSESSION:

The concrete wall and fence along the West line lies on the adjoining's land to the West as shown. This line looks to be what the owner to the West considers the line. The parcel owned by Hardig document number 99093520 to the East looks to be occupying a strip of land 10 feet wide which we show as being owned by Carlton E. Rudelius and Delores Rudelius under an ADMINISTRATOR'S DEED DOC. NO.91040560 and is our adjointer to the East.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

Refer to the Theory of Location with respect to the Right of Way change from 100' to 80'. Also, the said Shatzie Addition Plat is in gross error with the existing monumentation as shown on this survey. I was forced to utilize the underlying deed for the adjointer to the West being Document number 95034472 calling out the Westerly 5' of Lot 7.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of an URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

Notes:

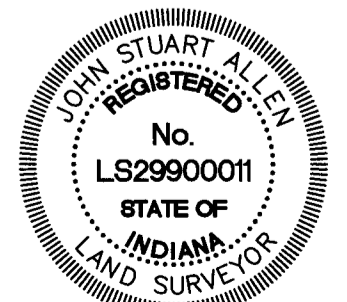
1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted. Bearings are based on the record directions and are used to denote angle only.

2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.

RECORD DESCRIPTIONS OF ADJOINING PARCELS:

- Adjoiner to the East legal description and deed information: The West 10.00 feet of the East 40.00 feet of Lot 8, Block 3, Schilling Lake Addition, as per plat thereof, recorded in Plat Book 27 page 23, in the Office of the Recorder of Lake County, Indiana is currently owned by Carlton E. Rudelius and Delores Rudelius under an ADMINISTRATOR'S DEED DOC. NO.91040560.
- Parcel 10.00 feet East of the subject parcel described as: The West 30 feet of Lot 8, all of Lot 9 and the West 40 feet of Lot 10, Block 3, Schilling Lake Addition, as per plat thereof, recorded in Plat Book 27 page 23, in the Office of the Recorder of Lake County, Indiana. Warranty Deed no. 99093520.
- Property to the West of surveyed Parcel is described as: Lot 2 Shatzie Addition, an Addition to the Town of Schererville, as shown in Plat Book 79, page 73, in Lake County, Indiana, commonly described as 1126 Schilling Drive, Schererville, Indiana. Curb Claim Deed No. 96025448. I was forced to utilize the underlying deed for the adjointer to the West being Document number 95034472 calling out the Westerly 5' of Lot 7.

STATE OF INDIANA }
LAKE COUNTY }
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #2990001, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE 1 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS. FIELD WORK COMPLETED AUGUST 9, 2016.
TORRENGA SURVEYING, LLC.



John Stuart Allen
Registered Land Surveyor No. LS2990001

FILE NO: 21-Schilling Lake Addition; 27-Schilling Lake Addition; 28-Schilling Lake Addition; 79-Schilling Lake Addition; 8-28-2016; 3:08:55 PM CDT