

PROPERTY ADDRESS: 8800 E. 101st Ave. Crown Point, IN. 46307
PARCEL NUMBER: 45-13-33-376-006.000-030
45-13-33-400-007.000-030
45-13-33-400-008.000-030

BOOK 29 PAGE 31

PLAT OF SURVEY

2016 075142

STATE OF INDIANA
FILED FOR RECORD
2016 NOV -7 PM 2:08
MICHAEL B. BROWN
RECORDER



TOTAL AREA = 2,260,572 SQ. FT./51.89 ACRES

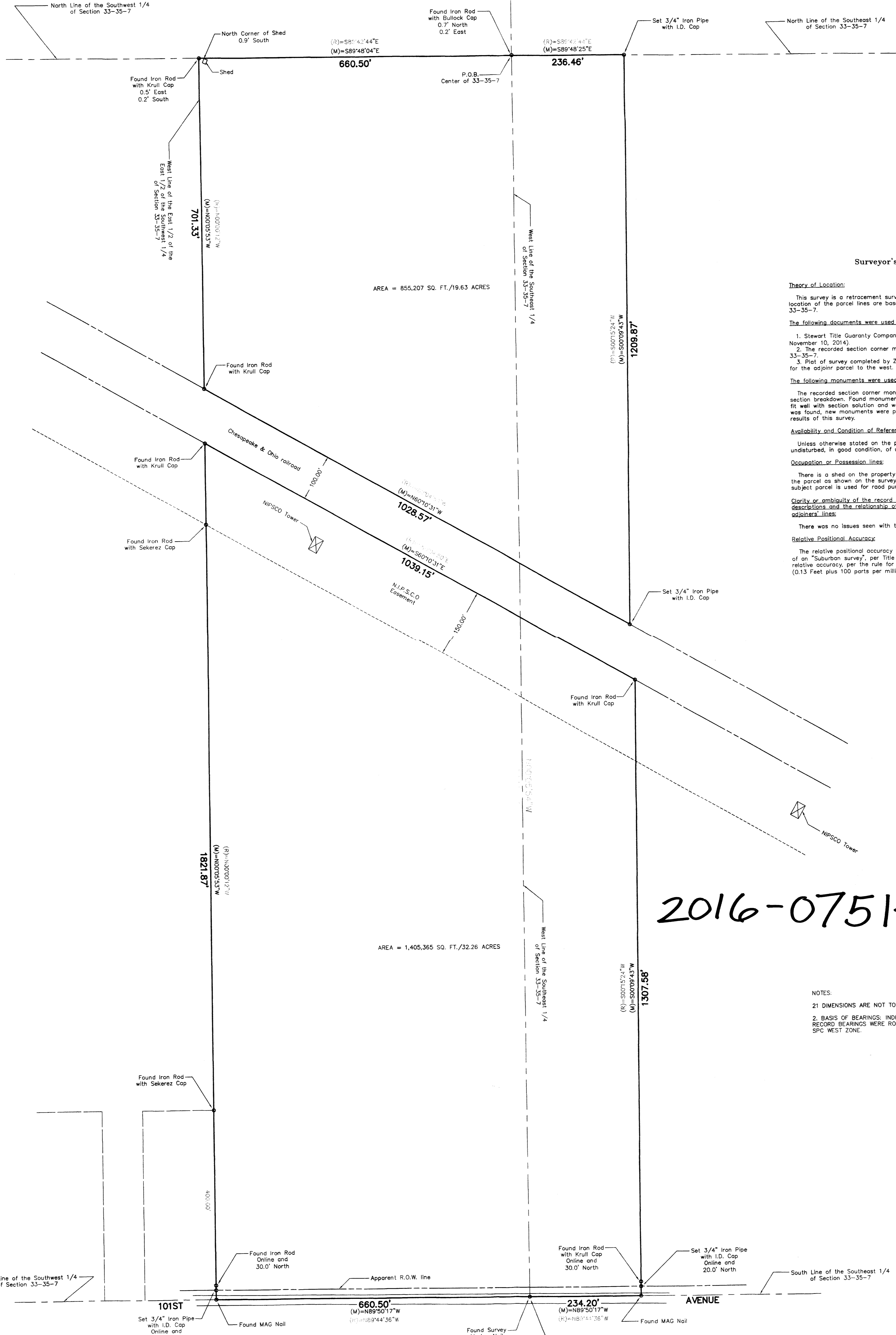
FILED

NOV 07 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

PART OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 33, 236.46 FEET; THENCE SOUTH 89°42'44" EAST, ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 33, 236.46 FEET; THENCE SOUTH 00°15'24" WEST, 1209.87 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 60°04'50" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1028.57 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 00°00'12" WEST, ALONG SAID WEST LINE, 701.33 FEET TO AFORESAID EAST-WEST CENTER LINE; THENCE SOUTH 89°42'44" EAST, ALONG SAID EAST-WEST CENTER LINE, 660.50 FEET TO THE POINT OF BEGINNING, CONTAINING 19.633 ACRES, MORE OR LESS AND ALSO PART OF THE SOUTH 1/2 OF SAID SECTION 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE NORTH 89°44'36" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 860.50 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 00°00'12" WEST, ALONG SAID WEST LINE, 1821.87 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 60°04'50" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1039.15 FEET; THENCE SOUTH 00°15'24" WEST, 1307.58 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89°44'36" WEST ALONG SAID SOUTH LINE, 234.20 FEET TO THE POINT OF BEGINNING.

29/31



Surveyor's Report

Theory of Location:
This survey is a retracement survey of the subject parcel, and the location of the parcel lines are based on the section breakdown of 33-35-7.

The following documents were used in the course of this survey:

1. Stewart Title Guaranty Company, File No. 147080 (Effective Date: November 10, 2014).
2. The recorded section corner monument records for section 33-35-7.
3. Plat of survey completed by Zarko Sekerez survey book 11 Page 24 for the adjoint parcel to the west.

The following monuments were used for this survey:
The recorded section corner monument records were used for the section breakdown. Found monumentation along the subject parcel lines fit well with section solution and were held for this survey; if nothing was found, new monuments were placed at the corners to represent the results of this survey.

Availability and Condition of Referenced Monuments:
Unless otherwise stated on the plat, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

Occupation or Possession Lines:
There is a shed on the property located at the northwest corner of the parcel as shown on the survey. Also the south 20 or 30 feet of the subject parcel is used for road purposes as shown on the survey.

Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines:
There was no issues seen with the subject or adjoiner parcels.

Relative Positional Accuracy:
The relative positional accuracy for this survey met the requirements of an "Suburban survey", per Title 865 IAC 1-12-7. The allowable relative accuracy per the rule for this survey was within the allowable (0.13 Feet plus 100 parts per million).

2016-075142

NOTES:
1. DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.
2. BASIS OF BEARINGS: INDIANA SPC WEST ZONE. ALL RECORD BEARINGS WERE ROTATED TO MATCH THE INDIANA SPC WEST ZONE.

I, ANTHONY D. SMERCIK, DO HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS AS STATED IN TITLE 865 IAC 1-12 (RULE 12). DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE INFORMATION CONTAINED ON THIS PLAT IS DESIGNED FOR THE SOLE BENEFIT OF THE OWNER/CLIENT. WE ASSUME NO LIABILITY WHATSOEVER FOR THE UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT.

DATE FIELDWORK COMPLETED: JANUARY 10, 2015
DATE OF PLAT: JANUARY 14, 2015

ANTHONY D. SMERCIK, INDIANA REGISTERED



JOB NO: 14-333
ORDERED BY: Nick Naumoff

Legend
- - - Property Line
- - - Right of way
- - - Underlying or Adjoiner Property Line
- - - Easement
○ Set/Found Monumentation

SMERCIK LAND SURVEYING
www.smerciksurvey.com
Phone: (219) 227-8733
Fax: (888) 214-4355
tony@smerciksurvey.com