

8000 ME  
Torrenga

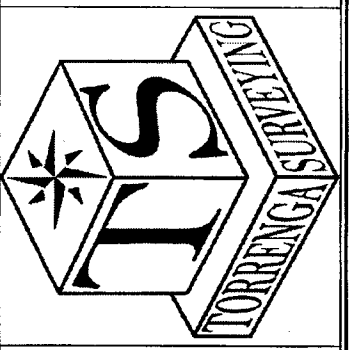
29-49

# ALTA/NSPS LAND TITLE SURVEY

2017 001710

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 JAN 10 AM 11:52  
MICHAEL B. BROWN  
RECORDER

29/49



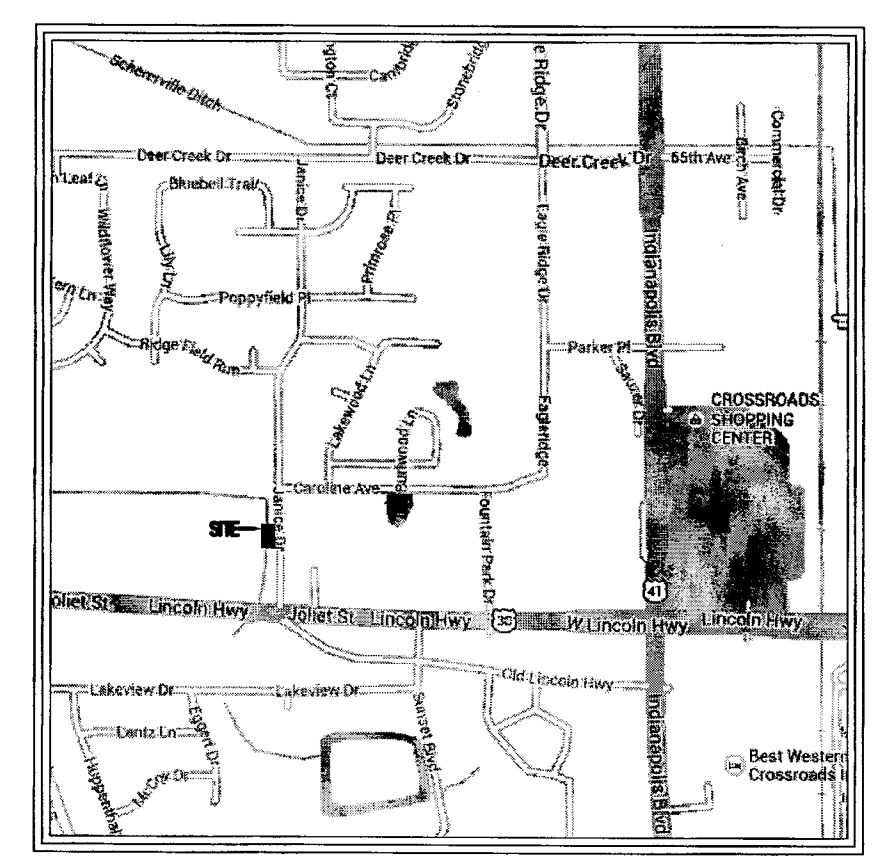
**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-8918  
WEBSITE: WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY  
1702 JANICE DR. AND 1640 JANICE DR.  
SCHERERVILLE, IN 46375  
LAKE COUNTY

DATE: November 29, 2016

CLIENT: CHRIS FOX  
JOB NO: 2016-0688  
DRAWN: JSA  
SCALE: 1" = 30'  
2017 125 809 ME No map 1016-0688-Map 11/29/2016 1:58:47 PM CST

SHEET 1 OF 1



### VICINITY MAP

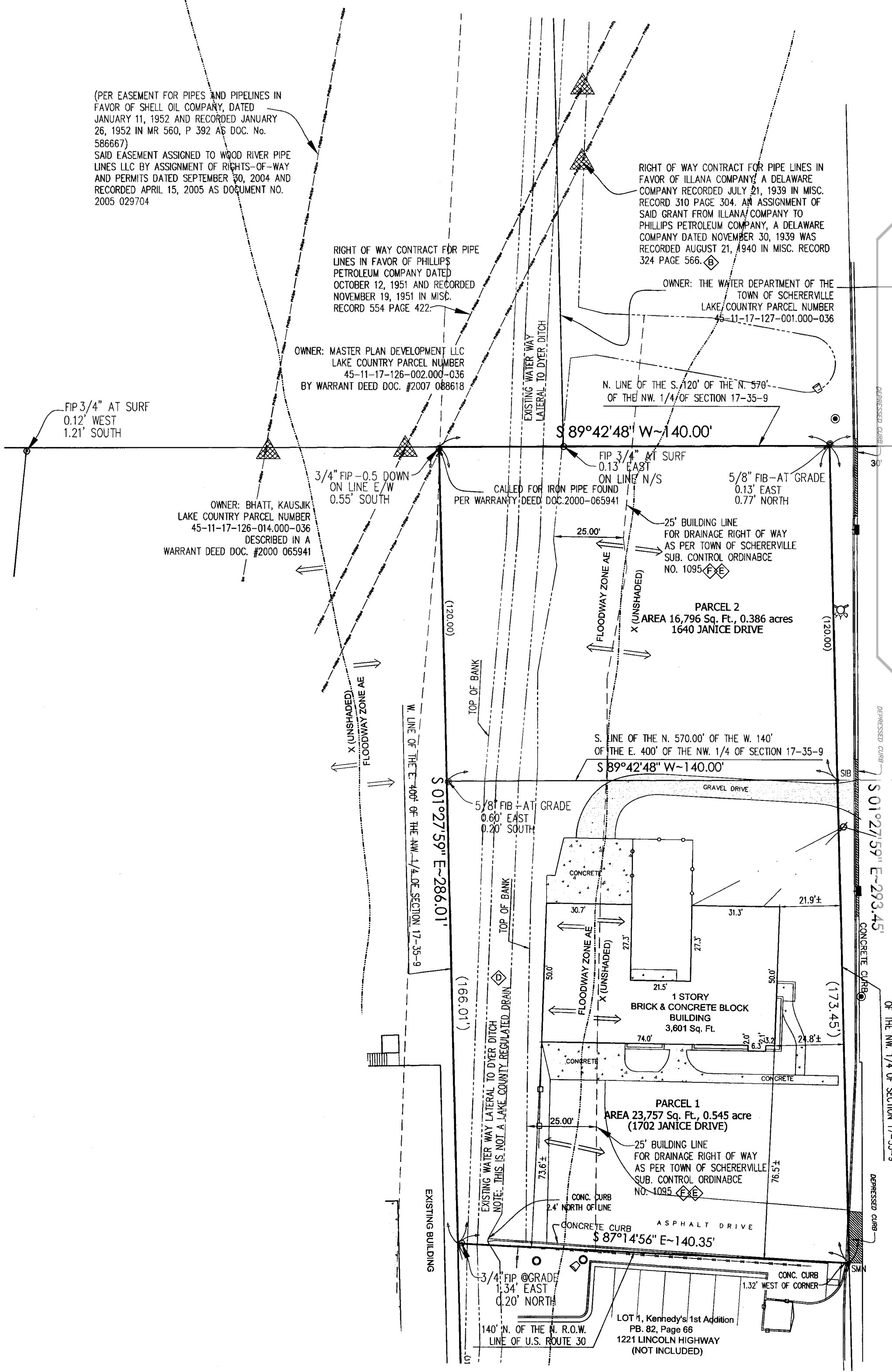
THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AND FLOODWAY AREA IN ZONE AE AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0226E EFFECTIVE JANUARY 18, 2012.

- SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN MERIDIAN TITLE CORPORATION FILE NUMBER 16-35016 DATED AUGUST 19, 2016**
- Right of Way granted to Ilana Company, a Delaware Corporation by Ideal Land Development Company, a Corporation in an instrument dated April 28, 1939 and recorded July 21, 1939 in Miscellaneous Record 310, page 304, assigned to Phillips Petroleum Company, a Delaware Corporation by Assignment dated November 20, 1939 and recorded August 21, 1940 in Miscellaneous Record 324, page 566, in the Office of the Recorder of Lake County, Indiana.
  - Right of Way granted to Phillips Petroleum Company by Stephen Molsoff and Tessie Molsoff, his wife in an instrument dated January 12, 1952 and recorded January 30, 1952 in Miscellaneous Record 560, page 427, in the Office of the Recorder of Lake County, Indiana.
  - Easement in favor of the Lake County Surveyor and Drainage Board to maintain Little Calumet River Basin pursuant to IC36-19-27-33 of the Indiana Drainage Code. Said easement affects an area that is measured at right angles from the top bank of said Little Calumet River Basin and extended outward a distance of 75 feet.
- NOTE: Upon receipt of a survey which satisfactorily evidences that the property described in Schedule A is not within the easement area this exception shall be deleted.
- Subject to all legal highways and rights of way.
  - Possible Rights of Way for legal drains and ditches, feeders and laterals, if any, and all rights therein.
- NOTE: Town of Schererville, Lake County, Indiana, Ordinance No. 1644 recorded May 26, 2005 as Instrument No. 2005-043300, in the Office of the Recorder of Lake County, Indiana.

### LEGAL DESCRIPTIONS (AS PER MERIDIAN TITLE CORPORATION FILE NUMBER 16-35016 DATED AUGUST 19, 2016)

(1702 Janice Drive) Parcel 1: That part of the West 140 feet of the East 400 feet of the Northwest quarter of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, lying North of the Northernly line of the Public Highway known as the Lincoln Highway of U.S. 30 except the North 570.00 feet thereof and except the South 140 feet of said parcel and measured along the East and West line of said parcel in Schererville, Lake County, Indiana.

(1640 Janice Drive) Parcel 2: The South 120 feet of the North 570.00 feet of the West 140 feet of the East 400 feet of the Northeast quarter of the Northwest quarter of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.



2017-001710

- LEGEND:**
- POWER POLE
  - OVERHEAD LINES
  - FOUND IRON PIPE
  - FOUND WOOD NAIL
  - FOUND WOOD BAR
  - IRON WIRE
  - STEEL WIRE
  - STRAIN POLE FOR SPOKE OVER U.S. 30
  - CURB DRAIN
  - END SECTION
  - CONCRETE MONUMENT
  - MANHOLE
  - SET MAG NAIL W/ ALLEN 29900011 I.D. TAG
  - SET 5/8" IRON RE-BAR W/ ALLEN 29900011 I.D. CAP
  - LETTER IN DIAMOND CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN MERIDIAN TITLE CORPORATION TITLE COMMITMENT NUMBER 16-35016 DATED AUGUST 19, 2016

### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of following:  
 (1702 Janice Drive) Parcel 1: That part of the West 140 feet of the East 400 feet of the Northwest quarter of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, lying North of the Northernly line of the Public Highway known as the Lincoln Highway of U.S. 30 except the North 570.00 feet thereof and except the South 140 feet of said parcel and measured along the East and West line of said parcel in Schererville, Lake County, Indiana.

(1640 Janice Drive) Parcel 2: The South 120 feet of the North 570.00 feet of the West 140 feet of the East 400 feet of the Northeast quarter of the Northwest quarter of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, in 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:  
 1. The record plat of Sorrels Sub., an addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 79, page 67, as Instrument Number 1995 075780.  
 2. The record plat of Kennedy's First Addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 82, page 66, as Instrument Number 1997 032229 (SOUTH ADJOINER).  
 3. The record plat of Motorworks Addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 98, page 09 (EAST ADJOINER).  
 4. The Lake County Surveyor's Office Section Corner Record Witness sheets for the Northeast, and Northwest corners of Section 17-35-9 (C-24 & C-24 respectively).  
 5. Trustee's Deed Instrument Number 2015 088811 (EAST ADJOINER).  
 6. Warranty Deed Instrument Number 2007 088618 (NORTH ADJOINER).

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcels of land. A search was performed in the Northwest Quarter of Section 17-35-9 for monuments and the results of said search are shown herein. The basis of bearings for this survey was local in nature. The North and South lines of parcel 1 were established by holding a straight line between the Northwest corner of Section 17-35-9 with the 5/8" re-bar found at the North Quarter Corner of said Section 17 and offsetting the said North line South 450.00 feet measuring 450.10 feet along the East line of the said Northwest Quarter. The East and West lines of the subject parcel are parallel with 260.00 feet West and 400 feet West (respectively) from the East line of the said Northwest Quarter which was established from the monumented East line of said Sorrels Sub and the Monument found at the North Quarter corner. The South line of Parcel 2 from the information taken from the said Kennedy's First Addition Plat.

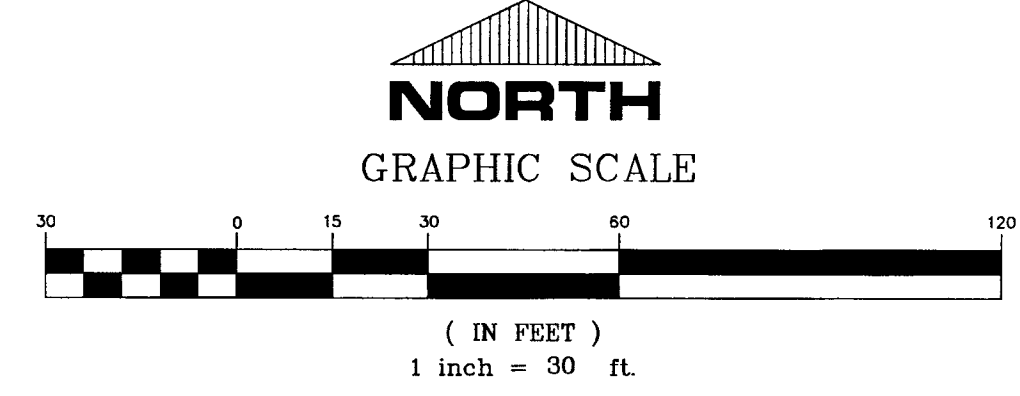
- A) AVAILABILITY OF MONUMENTS:**  
 Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.
- B) OCCUPATION AND POSSESSION:**  
 No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.
- C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:**  
 No apparent ambiguity in the record description of the subject parcel.
- 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.

- CERTIFY TO:**
- Meridian Title Corporation
  - Chicago Title Insurance Company
  - Beverly J. Kennedy, as Trustee, under the provisions of the Kennedy Living Trust, Dated August 10, 1995.
  - Gus Dovellos

STATE OF INDIANA }  
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, 17, 19 and 20 of Table A thereof. The field work was completed on November 02, 2016 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further 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.

DATE OF SURVEY: NOVEMBER 29, 2016



TORRENGA SURVEYING, LLC  
 JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

