m-2 2000 torrenga

30950

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

100 0 50 100 200 400

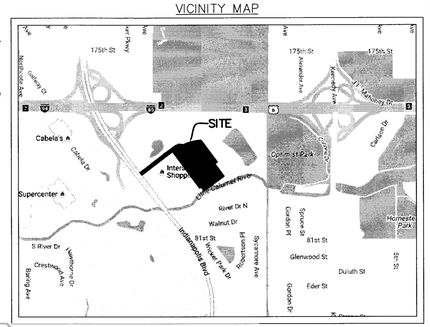
(IN FEET)

1 INCH = 100 FT.

NORTH

BOOK 29 PAGE 53

VICINITY MAP



SURVEYOR'S REPORT:

This plat represents a Retracement Survey of: SEE LEGAL DESCRIPTION SECTION OF THIS SURVEY.

THE USE 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 Gateway Promenade First Addition, recorded March 30, 2009 in Plat Book 103, page 61.
2. The record plat of Gateway Promenade Second Addition, recorded March 30, 2009 in Plat Book 103, page 62.
3. The adjoiners deeds as shown on the survey.
4. Additional documents of reference can be found in the "Survey Related Schedule B, Part 2 Exception Items" section of this survey.

I found and held the original corner monuments set by the original surveyor of said Gateway Promenade Second Addition.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, and at or near grade. I found and held the original corner monuments set by the original surveyor of said Gateway Promenade Second Addition.

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:

I found and held the original corner monuments set by the original surveyor of said Gateway Promenade Second Addition. The location of the monuments for Parcel 1 disagreed with the recorded plat of said Gateway Promenade Second Addition as shown on the survey, specifically the platted distance calls to the East line of Section 16-36-9 and the West line of Section 17-36-9. Additionally, the monuments for Parcel 1 disagreed with the deeded dimensions of the adjoiners to the North and Northeast of the Subject Parcel as shown on the survey. The distance calls for the legal descriptions for Parcels 2 and 3 describe what would be a parallelogram, but based on the bearings of the lines, they are in fact trapezoidal as shown on the survey.

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

The survey performed met the requirements of a 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.

LEGEND:

- LIGHT POLE/LIGHT POLE BASE
- POWER POLE
- GUY WIRE W/ANCHOR
- MANHOLE
- CLEAN OUT
- CATCH BASIN/INLET
- END SECTION
- STOP SIGN
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- STEEL BOLLARD
- FLAG POLE
- ELECTRIC BOX
- FND 5/8" IRON RE-BAR WITH PLASTIC "TORRENGA" I.D. CAP
- FMN FOUND MAG NAIL
- (D) INDICATES DEEDED DIMENSION
- (M) INDICATES MEASURED DIMENSION
- (3) NUMBER IN DIAMOND CORRESPONDS TO SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED JULY 22, 2016
- CHAIN LINK FENCE

CERTIFY TO:

Franciscal Alliance Inc.
First American Title Insurance Company
NAME

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, 8, 9, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on August 23, 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: August 25, 2016

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

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder! STOP

29/53

FILED
JAN 10 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION (AS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016)

PARCEL 1

LOTS 1, 2, 3 AND 4 IN GATEWAY PROMENADE SECOND ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, SUBDIVISION RECORDED MARCH 30, 2009 AS DOCUMENT NUMBER 2009 020215 IN BOOK 103, PAGE 62, BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN AND PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF INDIANAPOLIS BOULEVARD 973.10 FEET NORTHWESTERLY OF THE THREAD OF THE STREAM OF THE LITTLE CALUMET RIVER (LOCATED AND DESCRIBED IN DOCUMENTS NO. 481268 AND RECORDED MAY 13, 1963) AS MEASURED ALONG THE EAST LINE OF SAID INDIANAPOLIS BOULEVARD (SAID EAST LINE OF INDIANAPOLIS BOULEVARD HAVING A BEARING AND DISTANCE FROM THE THREAD OF THE STREAM OF NORTH 35 DEGREES 12 MINUTES 30 SECONDS WEST, AT A DISTANCE OF 553.10 AND NORTH 37 DEGREES 21 MINUTES WEST, AT A DISTANCE OF 420.0 FEET); SAID POINT ALSO BEING 60.0 FEET SOUTH 37 DEGREES 21 MINUTES EAST OF STATION 71 PLUS 80 OF LINE AA (+80.87 FEET AS RECORDED IN INDIANA STATE HIGHWAY COMMISSION RIGHT OF WAY GRANT DOCUMENT NO. 457419 AND IN BOOK 608, PAGE 473) AND AS MEASURED ALONG SAID EAST LINE OF INDIANAPOLIS BOULEVARD; THENCE NORTH 52 DEGREES 39 MINUTES EAST A DISTANCE OF 840.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 1103 FEET; THENCE NORTH 53 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 101.26 FEET TO A POINT ON THE EAST LINE OF SECTION 17 AND THE WEST LINE OF SECTION 16; THENCE CONTINUING NORTH 53 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 404.66; THENCE NORTH 36 DEGREES 28 MINUTES 59 SECONDS WEST, 319.00 FEET; THENCE NORTH 53 DEGREES 31 MINUTES 01 SECONDS EAST, 64.00 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 59 SECONDS WEST 561.87 FEET TO A POINT ON CURVE NO. 1; HAVING A RADIUS OF 1050.00 FEET THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 378.65 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 76 DEGREES 06 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 376.60 FEET, TO A POINT OF CURVE NO. 2 SAID CURVE NO. 2 HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE NO. 2, A DISTANCE OF 186.75 FEET TO THE P.T. OF CURVE NO. 2; THENCE SOUTH 52 DEGREES 39 MINUTES WEST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 (AMONG OTHER LAND) AS CREATED BY GRANT OF EASEMENT DATED MARCH 17, 1969 AND RECORDED MAY 1, 1969, AS DOCUMENT NO. 14765, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE LAND DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF INDIANAPOLIS BOULEVARD 913.00 FEET NORTHWESTERLY OF THE THREAD OF THE STREAM OF THE LITTLE CALUMET RIVER (LOCATED AND DESCRIBED IN DOCUMENT NO. 481268 RECORDED MAY 13, 1963) AS MEASURED ALONG THE EAST LINE OF SAID INDIANAPOLIS BOULEVARD (SAID EAST LINE OF INDIANAPOLIS BOULEVARD HAVING A BEARING AND DISTANCE FROM THE THREAD OF THE STREAM OF NORTH 35 DEGREES 12 MINUTES 30 SECONDS WEST, AT A DISTANCE OF 553.10 FEET AND NORTH 37 DEGREES 21 MINUTES WEST AT A DISTANCE OF 360.00 FEET); SAID POINT BEING 120.00 FEET SOUTH 37 DEGREES 21 MINUTES EAST OF STATION 71 + 80 OF LINE AA (+80.87 FEET) AS RECORDED IN INDIANA STATE HIGHWAY COMMISSION RIGHT OF WAY GRANT RECORDED MARCH 18, 1950, AS DOCUMENT NO. 457419 AND IN BOOK 608, PAGE 473) AND AS MEASURED ALONG SAID EAST LINE OF INDIANAPOLIS BOULEVARD; THENCE NORTH 37 DEGREES 21 MINUTES WEST ALONG SAID EAST LINE A DISTANCE OF 60 FEET; THENCE NORTH 52 DEGREES 39 MINUTES EAST, A DISTANCE OF 840 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 36 DEGREES 28 MINUTES 59 SECONDS EAST, 943.0 FEET; THENCE SOUTH 53 DEGREES 31 MINUTES 01 SECONDS WEST 40.0 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 59 SECONDS WEST, 943.0 FEET; THENCE NORTH 53 DEGREES 31 MINUTES 01 SECONDS EAST 40.0 FEET TO THE POINT OF BEGINNING.

ADDITIONAL SURVEY RELATED NOTES

1) AS IT PERTAINS TO ITEM 9 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT PARCEL CONTAINS NO VISIBLE PARKING SPACES AT THE TIME THE SURVEY WORK WAS BEING CONDUCTED.

2) AS IT PERTAINS TO ITEM 16 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME THE SURVEY WAS BEING CONDUCTED.

3) AS IT PERTAINS TO ITEM 17 OF THE TABLE A FOR ALTA/NSPS LAND TITLE SURVEY OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO EVIDENCE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR WAS THERE ANY OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME THE SURVEY WAS BEING CONDUCTED.

4) AS IT PERTAINS TO ITEM 16 OF THE SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016, A GRANT AND DECLARATION OF RECIPROCAL EASEMENTS IS REFERENCED IN A DOCUMENT TITLED "RECIPROCAL EASEMENT, PARTY WALL AND OPERATING AGREEMENT" RECORDED AUGUST 07, 1998 AS DOCUMENT NO. 98061433. IN REGARDS TO SAID RECIPROCAL EASEMENT, SAID DOCUMENT STATES THE FOLLOWING (SEE SAID DOCUMENT FOR LEGAL DESCRIPTIONS OF PARCELS INVOLVED):
"DEVELOPER (HAMMOND CENTER ASSOCIATES LIMITED PARTNERSHIP) DECLARES AND DEVELOPER AND ST. FRANCIS (SISTERS OF ST. FRANCIS HEALTH SERVICES, INC.), EACH AS GRANTOR, HEREBY RESERVES TO ITSELF AND GRANTS TO THE OTHER FOR THE BENEFIT OF THE OTHER AND THE OTHERS RESPECTIVE SUCCESSORS, ASSIGNS, MORTGAGEES, LESSEES, SUB-LESSEES, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES, AND EACH DECLARES FOR THE BENEFIT OF EACH OF THE RESPECTIVE PARCELS WITHIN THE SHOPPING CENTER PERMANENT (EXCEPT AS OTHERWISE PROVIDED HEREIN), MUTUAL, RECIPROCAL AND NON-EXCLUSIVE EASEMENTS AND RIGHTS TO USE THE COMMON AREAS FOR THE PURPOSES FOR WHICH THEY ARE PROVIDED AND INTENDED, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, ACCESS AND PARKING FOR VEHICULAR OR PEDESTRIAN TRAFFIC, UPON OR ACROSS THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS OR SERVICE DRIVES LOCATED WITHIN THE COMMON AREAS AND THE USE OF STORM DRAINAGE AND RETENTION FACILITIES, LANDSCAPING, DIRECTION SIGNS AND OTHER AREAS INTENDED FOR COMMON USE."
ADDITIONALLY, SAID DOCUMENT DEFINES THE COMMON AREAS AS FOLLOWS:
"ALL PUBLIC AND COMMON FACILITIES ERECTED ON THE SHOPPING CENTER INTENDED FOR COMMON USE, INCLUDING BUT NOT LIMITED TO ENTRANCES, EXITS, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, WALKS, SERVICE DRIVES, DIRECTIONAL SIGNS, LIGHTING FACILITIES, UTILITY SERVICES, DRAINAGE AND RETENTION POND FACILITIES, LANDSCAPED AREAS AND OTHER FACILITIES, AND AREAS INTENDED FOR COMMON USE, AS THE SAME MAY EXIST FROM TIME TO TIME IN THE SHOPPING CENTER, BUT NOT INCLUDING AND BUILDINGS ERECTED ON THE BUILDING AREAS. THE FENCED PORTION OF THE PARKING AREAS ON THE ST. FRANCIS PARCEL SHALL BE DELETED FROM THE COMMON AREAS FOR PURPOSES OF PARKING AND ACCESS ONLY.
FINALLY, SAID DOCUMENT DEFINES THE PARTY WALL AS FOLLOWS:
THE WEST EXTERIOR WALL CONNECTING THE BUILDINGS ALONG THE COMMON BOUNDARY BETWEEN THE ST. FRANCIS PARCEL AND THE DEVELOPER PARCEL.

5) AS IT PERTAINS TO ITEM 21 OF THE SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016, A DOCUMENT IS REFERENCED, SAID DOCUMENT TITLED "DECLARATION OF RESTRICTIONS" DATED SEPTEMBER 30, 1965 AND RECORDED OCTOBER 28, 1965 AS DOCUMENT NUMBER 639854. THIS DOCUMENT STATES THAT FOR A PERIOD OF 99 YEARS FROM THE DATE OF THIS DOCUMENT (SEPTEMBER 30, 1965), NO MOTEL, HOTEL, INN, LODGE, OR SIMILAR ESTABLISHMENT PROVIDING SLEEPING ACCOMMODATIONS FOR TRANSIENT GUESTS, SHALL BE ERECTED, OPERATED OR MAINTAINED UPON THE SUBJECT PARCEL (SEE SAID DOCUMENT FOR LEGAL DESCRIPTIONS OF PARCELS INVOLVED).

6) AS IT PERTAINS TO ITEM 25 OF THE SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016, THE APPROXIMATE LOCATION OF THE 75 FOOT RIGHT OF ENTRY FOR THE LITTLE CALUMET RIVER IS BASED ON THE EXISTING LOCATION OF THE TOP OF BANK OF THE LITTLE CALUMET RIVER.

7) THE SITE WAS HEAVILY OVERGROWN WITH FOLIAGE AND VEGETATION WHICH IMPAIRED OUR ABILITY TO VISUALLY OBSERVE POSSIBLE UTILITIES ON THE SURFACE OF THE GROUND.

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X, AREA A WITH REDUCED FLOOD RISK DUE TO LEVEE, AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND , LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0128E EFFECTIVE JANUARY 18, 2012 AND REVISED OCTOBER 2, 2015 TO REFLECT LOMR, HAVING A CASE NUMBER OF 15-05-1481P.

SURVEY RELATED SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016

(9) Grant of Easement between Lake County Trust Company, as Trustee under Trust Agreement dated August 01, 1961 and known as Trust No. 829 and Lake County Trust Company, as Trustee under Trust Agreement dated November 01, 1968 and known as Trust No. 1462, recorded May 01, 1969 as document 14765, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(10) Reservations of easements contained in Trustee's Deed from Lake County Trust Company, as Trustee under Trust Agreement dated April 01, 1965 and known as Trust No. 1163 to Anah Taggart, recorded August 10, 1967 as document 717141, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(11) Easement Agreement between Lake County Trust Company, as Trustee under Trust Agreement dated August 01, 1961 and known as Trust No. 829 and Lake County Trust Company, as Trustee under Trust Agreement dated November 01, 1968 and known as Trust No. 1462, recorded December 20, 1985 as document 833951, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(12) Easement recorded November 23, 1966 as document 689915 in favor of Illinois Bell Telephone Company, their respective successors and assigns, for pole lines, conduits and incidental purposes, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(13) Easement recorded November 09, 1966 as document 688141 in favor of the Northern Indiana Public Service Co. for gas mains, electrical lines and incidental purposes, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(14) Easement recorded November 09, 1966 as document 688140 in favor of the Northern Indiana Public Service Company, their respective successors and assigns, for pole lines, conduits and incidental purposes, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(15) Easement recorded November 09, 1966 as document 688139 in favor of the Northern Indiana Public Service Company for gas mains and incidental purposes, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(16) Reciprocal Easement, Party Wall and Operating Agreement by and between Sister of St. Francis Health Services, Inc. and Hammond Center Associates Limited Partnership, recorded August 07, 1998 as document 98061433, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)(SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)

SURVEY RELATED SCHEDULE B, PART 2 EXCEPTION ITEMS AS FOUND IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. NCS-803223-CHI2 DATED JUNE 15, 2016 AND LAST REVISED AUGUST 23, 2016 CONTINUED

(17) Flood Protection Levee Easement in favor of the State of Indiana, Little Calumet River Basin Development Commission, recorded March 08, 2007 as document 2007020340, and the terms and provisions contained therein. (LEVEE EASEMENT SHOWN ON SURVEY)(TEMPORARY EASEMENT IS NOT SHOWN ON SURVEY)

(18) Agreement between the Little Calumet River Basin Development Commission and AT&T for Relocation of Utilities, recorded May 08, 2009 as document 2009030799, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(19) Agreement between the Little Calumet River Basin Development Commission and Northern Indiana Public Service Company for Relocation of Utilities, recorded April 20, 2009 as document 2009025033, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(20) Declaration of Access Easement by BL Holdings, LLC, recorded April 03, 2009 as document 2009021571, and the terms and provisions contained therein. (AS SHOWN ON SURVEY)

(21) Covenants, conditions and restrictions contained in Declaration of Restrictions recorded October 29, 1965 as document 639854, that for a period of 99 years from the date therein, no motel, hotel, inn, lodge or similar establishment providing sleeping accommodations for transient guests, shall be erected, operated or maintained upon the land, and the terms and provisions contained therein. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)

(22) Terms, conditions and provision of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement. (AS SHOWN ON SURVEY)

(23) 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Little Cal River Basin, a legal drain established in accordance with I.C. 36-9-27-33. (AS SHOWN ON SURVEY)(SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)

(24) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gateway Promenade Second Addition, as recorded in Document No. 2009020215 in Book 103, page 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c). (AS SHOWN ON SURVEY)

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
LOTS 1, 2, 3 & 4 IN GATEWAY PROMENADE SECOND ADD.
2404, 2412, 2420 & 2428 INTERSTATE PLAZA DRIVE
HAMMOND, INDIANA
LAKE COUNTY

DATE: August 25, 2016

CLIENT: Franciscan Alliance, Inc.
JOB NO: 2016--0458
DRAWN: AJF
SCALE: 1" = 100'

SHEET 1 OF 1

2017-0017

FILE NO:Z:\Gateway Promenade Second Addition\dwg\2016-0458.dwg 8/25/2016 10:50:13 AM CDT

SURVEYOR'S REPORT RECORDED AS DOCUMENT NUMBER 2017 001714 FILED FOR RECORD IN LAKE COUNTY, INDIANA ON JAN 10 PM 12:02