

2000
me
Kroll
Surveying

29/58

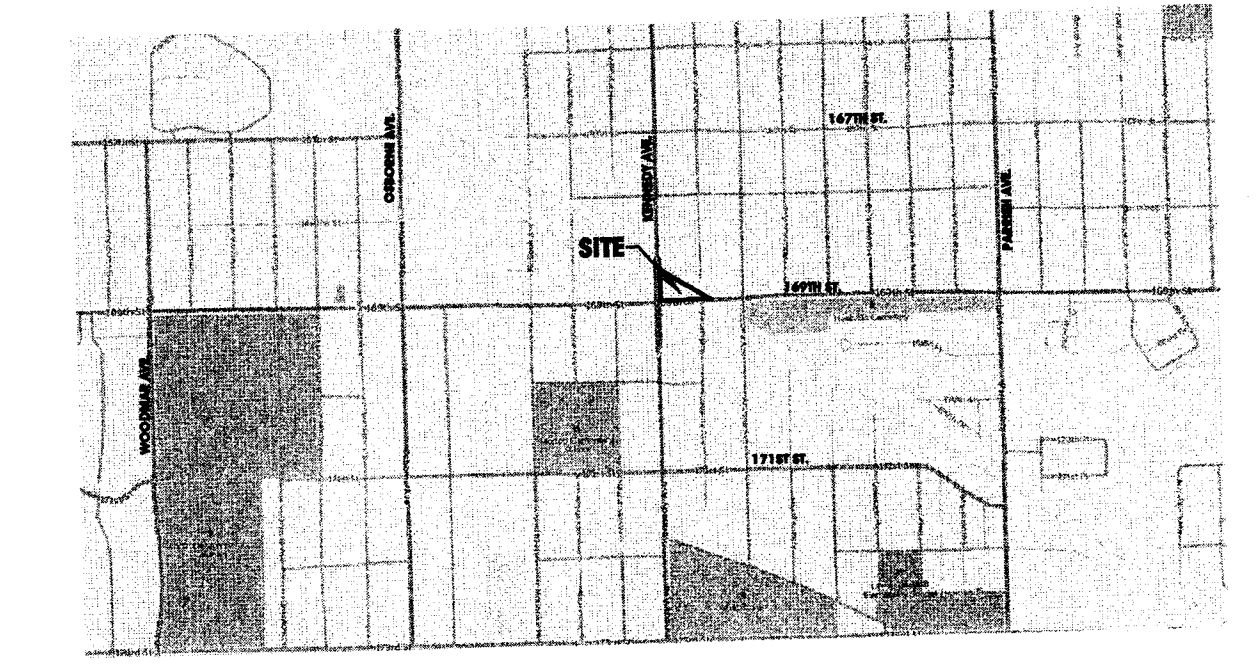
2017 002933

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 JAN 17 PM 12:33
MICHAEL B. BROWN
RECORDER

ALTA/NSPS LAND TITLE SURVEY

BOOK 29 PAGE 58

TITLE INSURANCE COMMITMENT NO. 1602697
EFFECTIVE DATE: APRIL 22, 2016 @ 8:00 AM
NAME OF INSURER: CHICAGO TITLE INSURANCE COMPANY
ADDRESS: 6857 KENNEDY AVE., HAMMOND, IN 46323



LOCATION MAP
NOT TO SCALE

FILED
JAN 17 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

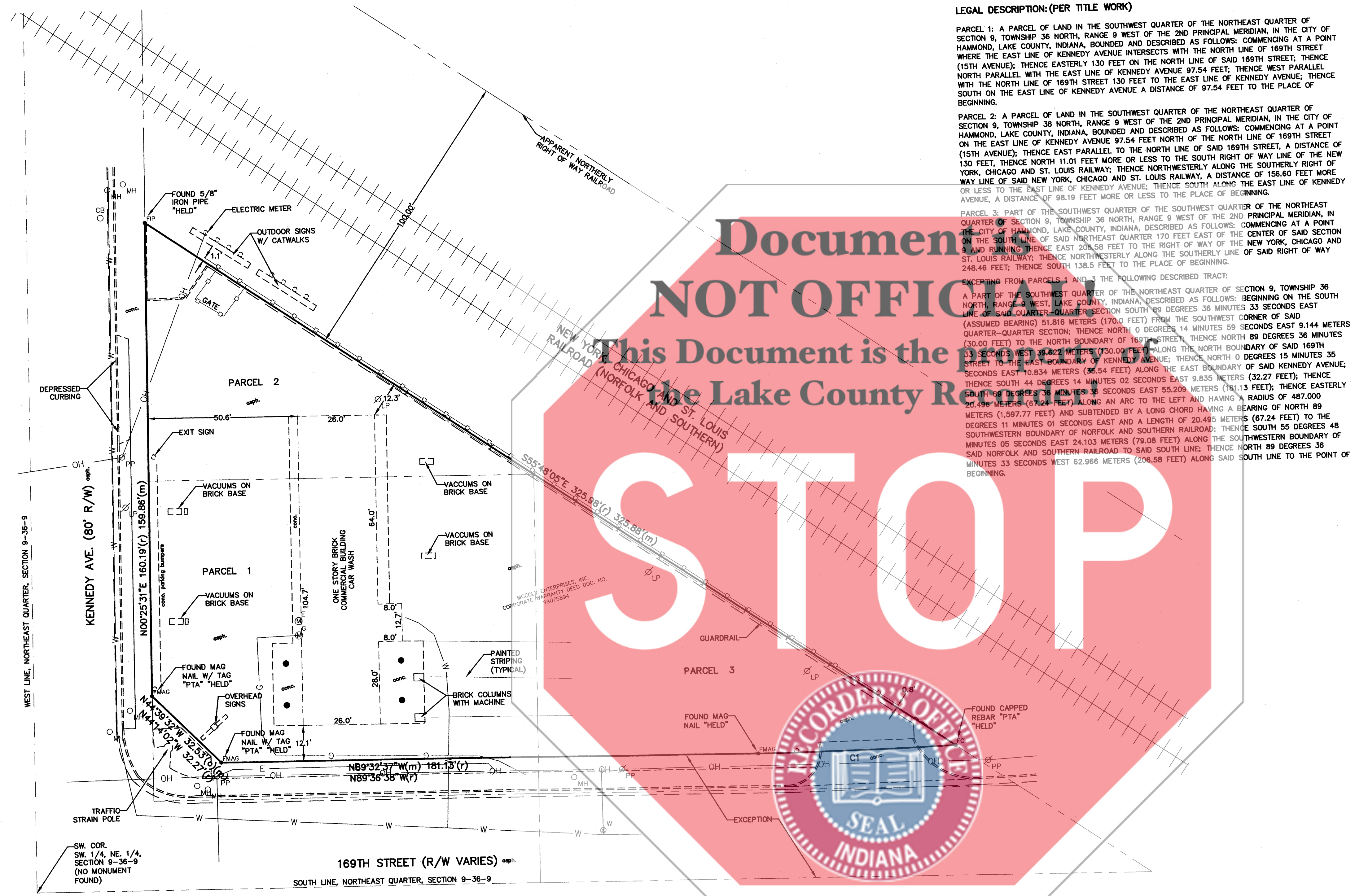
KRULL-ABONMARCHÉ
Engineering
Architecture
Surveying
Urban Planning
Community Planning
Development Services
1325 South Lake Park Ave.
Hammond, IN 46323
773.947.2658
773.947.2681

PROJECT:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA

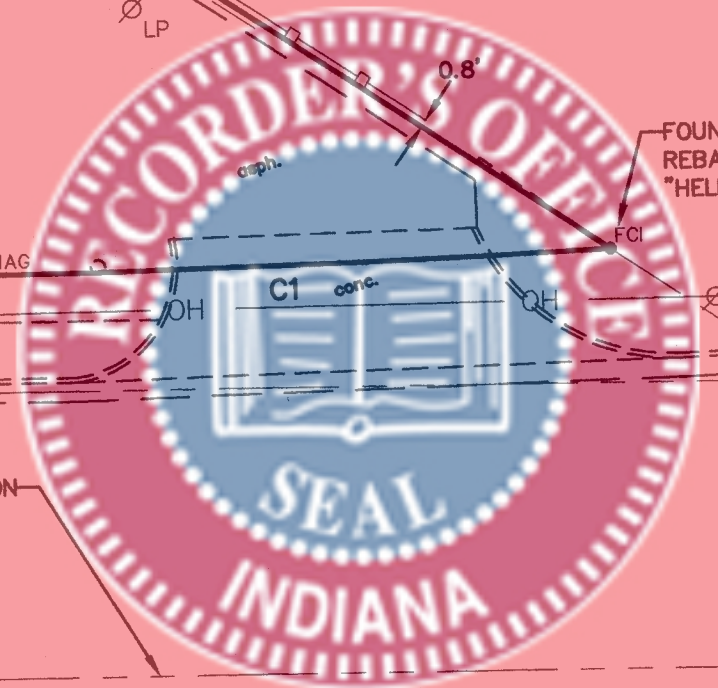
ALTA/NSPS LAND TITLE SURVEY

SHEET TITLE:
DRAWN BY: **CMR**
FIELDBOOK: **KRULL**
PM REVIEW: **MJR**
QA/QC REVIEW: **SMG**
DATE: **10-06-2016**
SEAL: **MICHAEL J. ROZYCKI, PLS**
STATE OF INDIANA
LAND SURVEYOR
LS20500010

SIGNATURE:
DATE:
HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.
SCALE:
HORZ: 1"=20'
VERT:
ACT. JOB # **16-1042**
SHEET NO. **1 of 1**



LEGAL DESCRIPTION: (PER TITLE WORK)
PARCEL 1: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE EAST LINE OF KENNEDY AVENUE INTERSECTS WITH THE NORTH LINE OF 169TH STREET WHERE THE EAST LINE OF KENNEDY AVENUE INTERSECTS WITH THE NORTH LINE OF SAID 169TH STREET; THENCE (15TH AVENUE); THENCE EASTERLY 130 FEET ON THE NORTH LINE OF SAID 169TH STREET; THENCE WEST PARALLEL NORTH PARALLEL WITH THE EAST LINE OF KENNEDY AVENUE 97.54 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF 169TH STREET 130 FEET TO THE EAST LINE OF KENNEDY AVENUE; THENCE SOUTH ON THE EAST LINE OF KENNEDY AVENUE A DISTANCE OF 97.54 FEET TO THE PLACE OF BEGINNING.
PARCEL 2: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF KENNEDY AVENUE 97.54 FEET NORTH OF THE NORTH LINE OF 169TH STREET (15TH AVENUE); THENCE EAST PARALLEL TO THE NORTH LINE OF SAID 169TH STREET, A DISTANCE OF 130 FEET; THENCE NORTH 11.01 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE NEW 130 FEET, THENCE NORTH 11.01 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE NEW 130 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID 169TH STREET, A DISTANCE OF 156.60 FEET MORE OR LESS TO THE EAST LINE OF KENNEDY AVENUE; THENCE SOUTH ALONG THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 98.19 FEET MORE OR LESS TO THE PLACE OF BEGINNING.
PARCEL 3: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, CHICAGO AND ST. LOUIS RAILWAY, A DISTANCE OF 206.58 FEET TO THE RIGHT OF WAY OF SAID SECTION 9 AND RUNNING THENCE EAST 206.58 FEET TO THE RIGHT OF WAY OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILWAY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NEW YORK, CHICAGO AND ST. LOUIS RAILWAY, A DISTANCE OF 156.60 FEET MORE OR LESS TO THE EAST LINE OF KENNEDY AVENUE; THENCE SOUTH ALONG THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 98.19 FEET MORE OR LESS TO THE PLACE OF BEGINNING.
EXCEPTING FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED TRACT:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST (ASSUMED BEARING) 51.816 METERS (170.0 FEET) FROM THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 0 DEGREES 14 MINUTES 59 SECONDS EAST 9.144 METERS (30.00 FEET) TO THE NORTH BOUNDARY OF 169TH STREET; THENCE NORTH 89 DEGREES 36 MINUTES 33 SECONDS WEST 88.822 METERS (292.00 FEET) ALONG THE NORTH BOUNDARY OF SAID 169TH STREET TO THE EAST BOUNDARY OF KENNEDY AVENUE; THENCE NORTH 0 DEGREES 15 MINUTES 35 SECONDS EAST 10.834 METERS (35.54 FEET) ALONG THE EAST BOUNDARY OF SAID KENNEDY AVENUE; THENCE SOUTH 44 DEGREES 14 MINUTES 02 SECONDS EAST 9.835 METERS (32.27 FEET); THENCE SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST 55.209 METERS (181.13 FEET); THENCE EASTERLY 20.495 METERS (67.24 FEET) ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 487.000 METERS (1,597.77 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 11 MINUTES 01 SECONDS EAST AND A LENGTH OF 20.495 METERS (67.24 FEET) TO THE SOUTHWESTERN BOUNDARY OF NORFOLK AND SOUTHERN RAILROAD; THENCE SOUTH 55 DEGREES 48 MINUTES 05 SECONDS EAST 24.103 METERS (79.08 FEET) ALONG THE SOUTHWESTERN BOUNDARY OF SAID NORFOLK AND SOUTHERN RAILROAD TO SAID SOUTH LINE; THENCE NORTH 89 DEGREES 36 MINUTES 33 SECONDS WEST 62.866 METERS (206.58 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.



- LEGEND
- FIP FOUND IRON PIPE
 - FMAG FOUND MAG NAIL
 - FCI FOUND CAPPED REBAR
 - W VALVE WATER VALVE
 - G VALVE GAS VALVE
 - TELEPHONE PEDESTAL
 - GAS METER
 - ELECTRIC METER
 - 6" DRAIN
 - LIGHT POLE
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN/INLET
 - GAS PIPE
 - WATER PIPE
 - ELECTRIC CONDUIT (BURIED)
 - OVERHEAD CABLE
 - ASPHALT
 - CONCRETE
 - RECORD DATA
 - MEASURED DATA
 - CALCULATED DATA
 - WOOD FENCE

PART II. SCHEDULE B EXCEPTIONS: (PER TITLE POLICY)

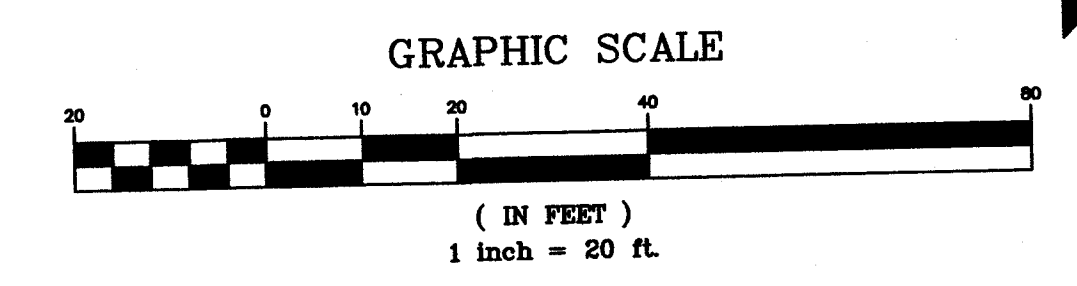
(NO SURVEY RELATED ITEMS)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	66.74'	1,597.77'	02°23'36"	S88°54'35"W	66.74'

SURVEYOR NOTES:

- TABLE A ITEM NO. 3: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE (FIRM) MAPS, THE SUBJECT PROPERTY IS LOCATED IN ZONE A AND ZONE X ON MAP PANEL NUMBER 18089C0129E WITH AN EFFECTIVE DATE OF JANUARY 18, 2012.
- TABLE A ITEM NO. 4: TOTAL AREA: 24,710.34 sq. ft ± (0.57 acres ±)
- TABLE A ITEM NO. 9: THERE WERE NO VISIBLE PARKING STALLS.
- TABLE A ITEM NO. 11: UTILITIES WERE LOCATED BY "INDIANA 811" PER TICKET #1605262630 ON MAY 26, 2016.

2017-002933



NO. REVISION DESCRIPTION: BY: DATE: