

2000  
M.E.  
CASH

BOOK 29 PAGE 61

# PLAT OF SURVEY

# 2017-004762

2017 004762

FILED FOR RECORD

2017 JAN 20 AM 11:32

MICHAEL B. BROWN  
RECORDER

ADDRESS OF PROPERTY: 265 U.S. Highway No. 30, Schererville, Indiana 46375  
DESCRIPTION OF PROPERTY: Lot 2 in the Replat of Lot 1 of AIL Properties, an Addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 105 Page 19, in the Office of the Recorder of Lake County, Indiana.

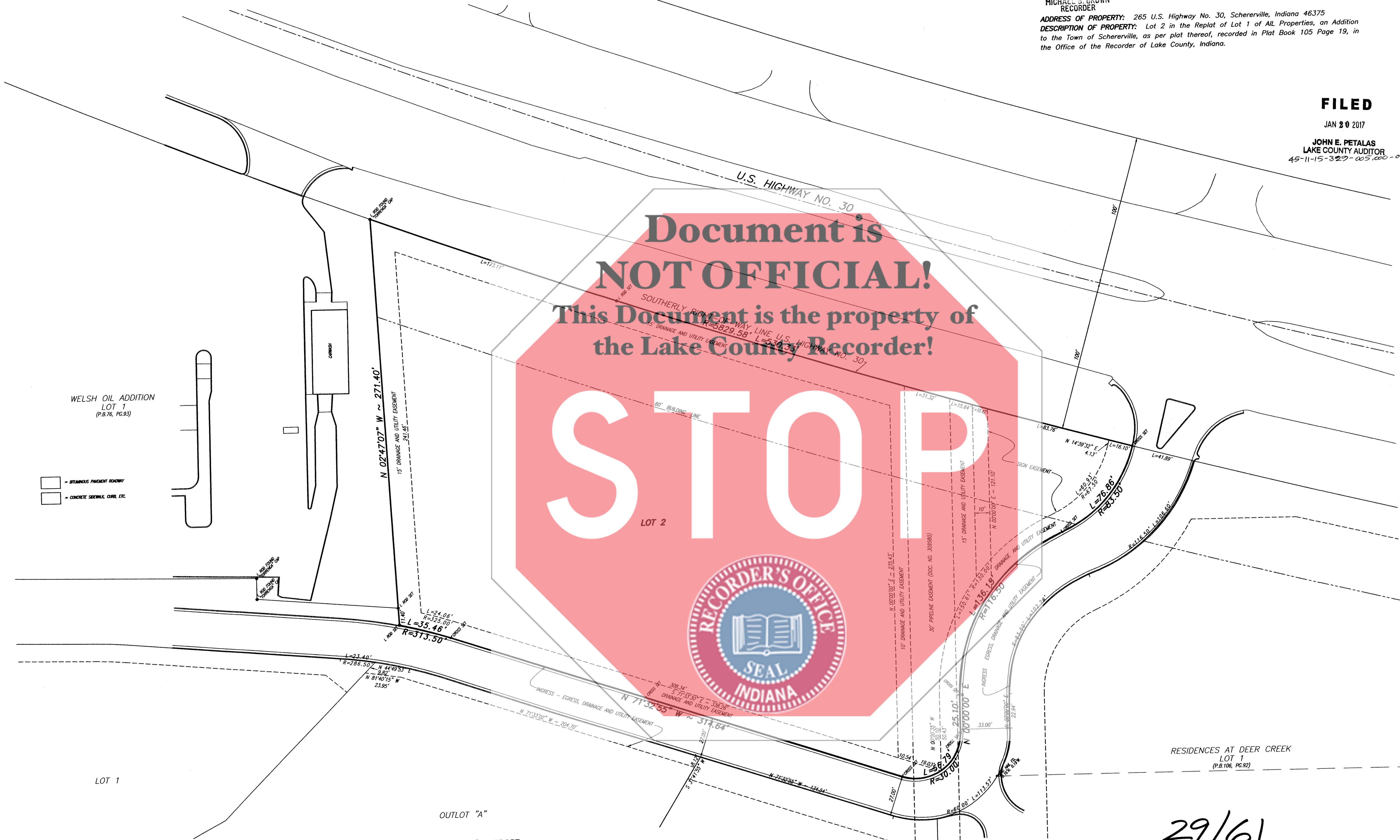
FILED

JAN 20 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
45-11-15-322-005.000-036

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

# STOP



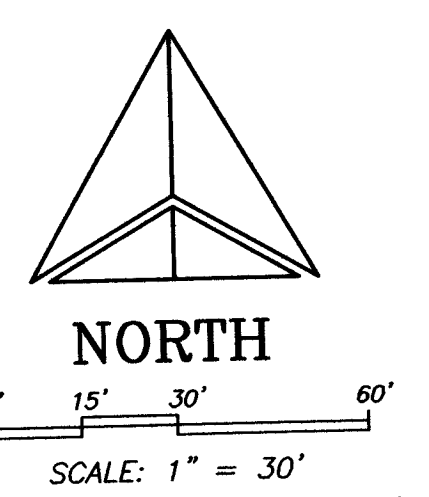
WELSH OIL ADDITION  
LOT 1  
(P.B. 76, PG. 93)

- IRREGULAR FINISHMENT ROADWAY
- CONCRETE SIDEWALK, CURB, ETC.

LOT 1

OUTLOT "A"

# 29/61



Explanations: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurement upon the plat.

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- The recorded subdivision plat of Replat of Lot 1 of AIL Properties prepared by Garcia Consulting Engineers.
- The recorded subdivision plat of Welsh Oil Addition prepared by Torrenga Engineering.
- Meridian Title Corporation Commitment File No. 16-42740, effective date October 14, 2016. The description on the hereon drawn plat was obtained from said Commitment.

The following monuments were used for this survey:

- Iron monuments at or near lot corners in said subdivisions.
- Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with yellow surveyor identification cap stamped "Krull RLS 20100075".
- Mag nails shown as set hereon are 1/4-inch Mag Nail, 2 inches long, with metal surveyor identification tag stamped "Krull RLS 20100075".

**Availability and condition of reference monuments:**  
The monuments were in good condition and appeared undisturbed and were found at or near grade.

**Uncertainties resulting from occupation lines:**  
No apparent uncertainties in possession were observed.

**Discrepancies due to record descriptions:**  
No apparent uncertainties resulted from the record descriptions.

**Uncertainties resulting from record easements:**  
An undefined "blanket" easement right appears to exist over the entirety of the surveyed parcel as described in Limited Easement For Storm Runoff, recorded in Document No. 023894.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Suburban Survey (0.13 feet plus 100 ppm) as defined in IAC 865.

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each spatial accuracy number in this document unless otherwise noted by me.



State of Indiana ) ss: Kevin A. Krull  
County of Lake ) Crown Point, Indiana January 16, 2017

This is to certify that this plat and the survey on which it is based, to the best of my knowledge, information, and belief, were made in accordance with Title 865 of the Indiana Administrative Code (IAC) 1-12, commonly known as Rule 2.

DEER TRAIL PLAZA, LLC  
1513 W. CLOVER LANE  
DYER, INDIANA 46311

DVG # LTI 926-16  
REVISIONS AND NOTES: DATE:

**COPYRIGHT NOTICE**  
THIS DRAWING IS AN UNPUBLISHED WORK AND DEVELOPMENT VISIONS GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW RIGHT PURSUANT TO TITLE 17, SECTION 2 OF THE UNITED STATES CODE, AS IT MAY BE AMENDED HEREAFTER, TO PREVENT ANY UNAUTHORIZED COPYING, PUBLICATION OR USE OF THIS DESIGN. ANYONE WHO VIOLATES THIS NOTICE MAY BE SUBJECT TO LEGAL ACTION AND PENALTIES THEREFOR.

Replat of Lot 1 of AIL Properties  
Lot 2  
PLAT OF SURVEY

SCALE: 1"=30'  
DESIGN BY: KAK  
DRAWN BY: KAK  
DATE: 1/16/2017

LTI FILE: 13-77.1  
FIELD BOOK: M51/106

# 1 OF 1