

2017-020180

PARENT TRACT - LEGAL DESCRIPTION:

Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at a point 1190 feet South and 362.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right of way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East along the railroad right-of-way, 112.00 feet to the centerline of a 30 foot roadway easement and the point of beginning of the described parcel; thence along the center line of said 30 foot roadway easement South 60 degrees 38 minutes West, 190.2 feet; thence North 41 degrees 27 minutes West, 96.7 feet and South 63 degrees 08 minutes West, 76.79 feet; thence South 41 degrees 27 minutes 00 seconds East, 100.13 feet to a point on the Easterly shore of the Shady Shores Channel; thence South 21 degrees 16 minutes 46 seconds East, along said shore 189.81 feet to the most Westerly corner of a parcel of land containing the Homer Home; thence South 56 degrees 59 minutes East along the Northerly shore of Shady Shores Channel, a distance of 155.50 feet; thence North 33 degrees 41 minutes East, a distance of 90.40 feet, more or less, to a point described as being 1005.87 feet South and 288 feet West of the Northeast corner of said Government Lot 3 and also referred to as the most Westerly corner of Lot 6 of the unrecorded plat of the Ahlgrim's Park; thence North 89 degrees 03 minutes 23 seconds East, 81.8 feet; thence North 22 degrees 37 minutes 29 seconds West, 92.0 feet, more or less, to a point described as being 1491.5 feet South and 249.5 feet West of the Northeast corner of said Government Lot 3 and also referred to as the Northwest corner of Lot 2 of the unrecorded Plat of Ahlgrim's Park; thence North 01 degrees 36 minutes West, 63.5 feet; thence North 89 degrees 59 minutes East, 14.0 feet, more or less, to the Westerly right of way line of the Chicago, Indianapolis, and Louisville Railroad; thence North 28 degrees 02 minutes West 44.72 feet to the North corner of the Triangular Tavern Parcel; thence North 01 degrees 46 minutes 27 seconds West, 131.48 feet; thence North 85 degrees 50 minutes West, 90.48 feet; thence North 37 degrees 02 minutes East, 156.6 feet, more or less, to the Westerly line of said Railroad; thence North 28 degrees 02 minutes West, 113.28 feet to the point of beginning.

(As shown in Instrument Number 2016-038542 in the Recorder's Office)

(Revisions, shown above, in parenthesis and bolded, are required to correct apparent scrivener's errors in the referenced deed, which have been struck out. This follows the previous deed recorded in Instrument Number 2000-002699 in the Recorder's Office)

PARCEL 1 (House Tract) - LEGAL DESCRIPTION:

Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows:

Commencing at a point 1190 feet South and 362.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right of way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East, a distance of 112.00 feet to the centerline of a 30' roadway easement, thence South 60 degrees 38'00" West, along the centerline of said 30' roadway easement, a distance of 89.00 feet, to the Point of Beginning; Thence continuing South 60 degrees 38'00" West, along the centerline of said 30' roadway easement, a distance of 101.20 feet; thence North 41 degrees 27'00" West, along the centerline of said 30' roadway easement, a distance of 96.70 feet; thence South 63 degrees 08'00" West, along the centerline of said 30' roadway easement, a distance of 76.79 feet; thence South 41 degrees 27'00" East, a distance of 100.13 feet to a point on the Easterly shore of the Shady Shores Channel; thence South 22 degrees 16'00" East (South 21 degrees 16'46" East, deduced), along said shore, a distance of 191.31 feet (189.81 feet, deduced), to the Westerlymost corner of a parcel of land containing the Homer Home; thence South 56 degrees 59'00" East, along the Northerly shore of Shady Shores Channel, a distance of 155.50 feet; thence North 33 degrees 41'00" East, a distance of 90.40 feet, more or less, to a point described as being 1005.87 feet South and 288 feet West of the Northeast corner of said Government Lot 3 and also referred to as the most Westerly corner of Lot 6 of the unrecorded plat of the Ahlgrim's Park; thence North 89 degrees 03 minutes 23 seconds East, 81.8 feet; thence North 22 degrees 37 minutes 29 seconds West, 92.0 feet, more or less, to a point described as being 1491.5 feet South and 249.5 feet West of the Northeast corner of said Government Lot 3 and also referred to as the Northwest corner of Lot 2 of the unrecorded Plat of Ahlgrim's Park; thence North 01 degrees 36 minutes West, 63.5 feet; thence North 89 degrees 59 minutes East, 14.0 feet, more or less, to the Westerly right of way line of the Chicago, Indianapolis, and Louisville Railroad; thence North 28 degrees 02 minutes West 44.72 feet to the North corner of the Triangular Tavern Parcel; thence North 01 degrees 46 minutes 27 seconds West, 131.48 feet; thence North 85 degrees 50 minutes West, 90.48 feet; thence North 37 degrees 02 minutes East, 156.6 feet, more or less, to the Westerly line of said Railroad; thence North 28 degrees 02 minutes West, 113.28 feet to the point of beginning. Containing 1.246 Acres, more or less, all in Cedar Creek Township, Lake County, Indiana.

GENERAL SURVEY NOTES:

- 1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
A. Easements, other than the possibility of easements which were visible by physical evidence.
B. Building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations.
C. Any facts which an accurate and current title search may disclose.
D. Ownership or title.
2. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
3. Other documents of record may exist which would affect this parcel.
4. Parcels identified by title description or record references as per 865 IAC 1-12-13(11) are obtained from county auditor's office and are not certified. The information may or may not reference the most current deed of record or the most current status or title for that parcel.
5. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law, Kevin L. Savers.

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code "Rule 12", the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement. There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession (and survey points found) from the surveyed lines. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.
The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract, established this survey, is within the specifications for a "Rural Survey" (0.26+200 ppm) as defined in IAC 865.

This survey has been based upon the following documents and records: Section corner records from the Surveyor's Office; Plat of Survey to the South of the "Ware" tract, by this office, recorded in Survey Book 23, page 87 in the Recorder's Office; Title Commitment by ValuAmerica, Inc., Loan Number VAL-1273961698, with an Effective Date of 05-06-2016, supplied by the client; Unrecorded plat of Ahlgrim's Park, found in the Surveyor's Office Section File; Final Plat of Shady Shores Subdivision, found in the Surveyor's Office Section File; and the deeds referenced hereon.
The Northwest and Northeast corners of the Section were recovered as perpetuated by the Lake County Surveyor's Office. Also recovered were numerous corners surrounding the subject tract, called for in information referenced above. There is a considerable amount of discrepancy with the location of the observed North Quarter corner of the Section and the distances to the point of commencement. Calculated distances have been shown, referring these deeded and platted dimensions which are in contrast to those observed.
The main basis for this survey shall be considered to be that survey to the South, by this office, referenced above. Those corners, only some of which have been shown hereon for clarification purposes, were used to continue the search throughout the rest of the unrecorded subdivision and the subject tract. Similar monuments were recovered throughout this area and have been

referenced to the corners they appear to represent per the deeds and plats referenced above. Missing corners were then established per this above referenced information.

As shown hereon, there is triangular parcel of land not a part of the subject tract, which the "River's Edge Bar & Grill" partially sets upon. It is unknown how or why this triangular tract was created in this manner. Furthermore, an ingress/egress easement is referenced along and Westerly of the railroad right-of-way, from the driveway location to the "30' Roadway Easement" along the North side of the subject tract, which is not in use. No information was recovered on why the gravel parking area for the "River's Edge Bar & Grill" was never included, rather that parking area and associated driveways, utilities, and even the well for the "River's Edge Bar & Grill" were all left with the subject tract. Even the Southerlymost corner of the "River's Edge Bar & Grill" building is not within the triangular tract, rather again encroaches onto the subject tract, along with the fenced off rear portion of that building.

There is also a significant portion of the Southern adjoiner's gravel driveway that exists on the subject tract, as dimensioned and shown hereon. The purpose of this survey was to determine the location of the overall subject tract and depict the location of the adjoining occupation on this subject tract, as well as, to determine how this tract is affected and how to plan for what can be done to address these issues. Proposed parcels have been described hereon to address these areas of occupation.

The survey baseline and basis for bearings shall be considered to be that line between the Lake County Surveyor's Office monuments at the Northwest and Northeast corners of the section, as shown hereon.

Fence lines and other improvements shown along the boundaries of this subject tract are for informational purposes only. This survey does not warrant the right of possession or ownership of that party lying within or surrounding the subject tract, between said fence lines and deed lines.

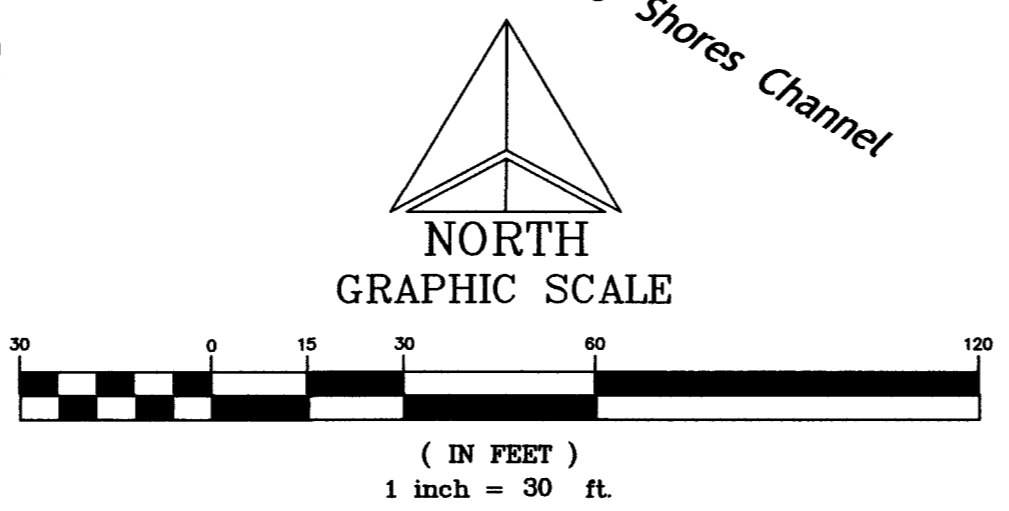
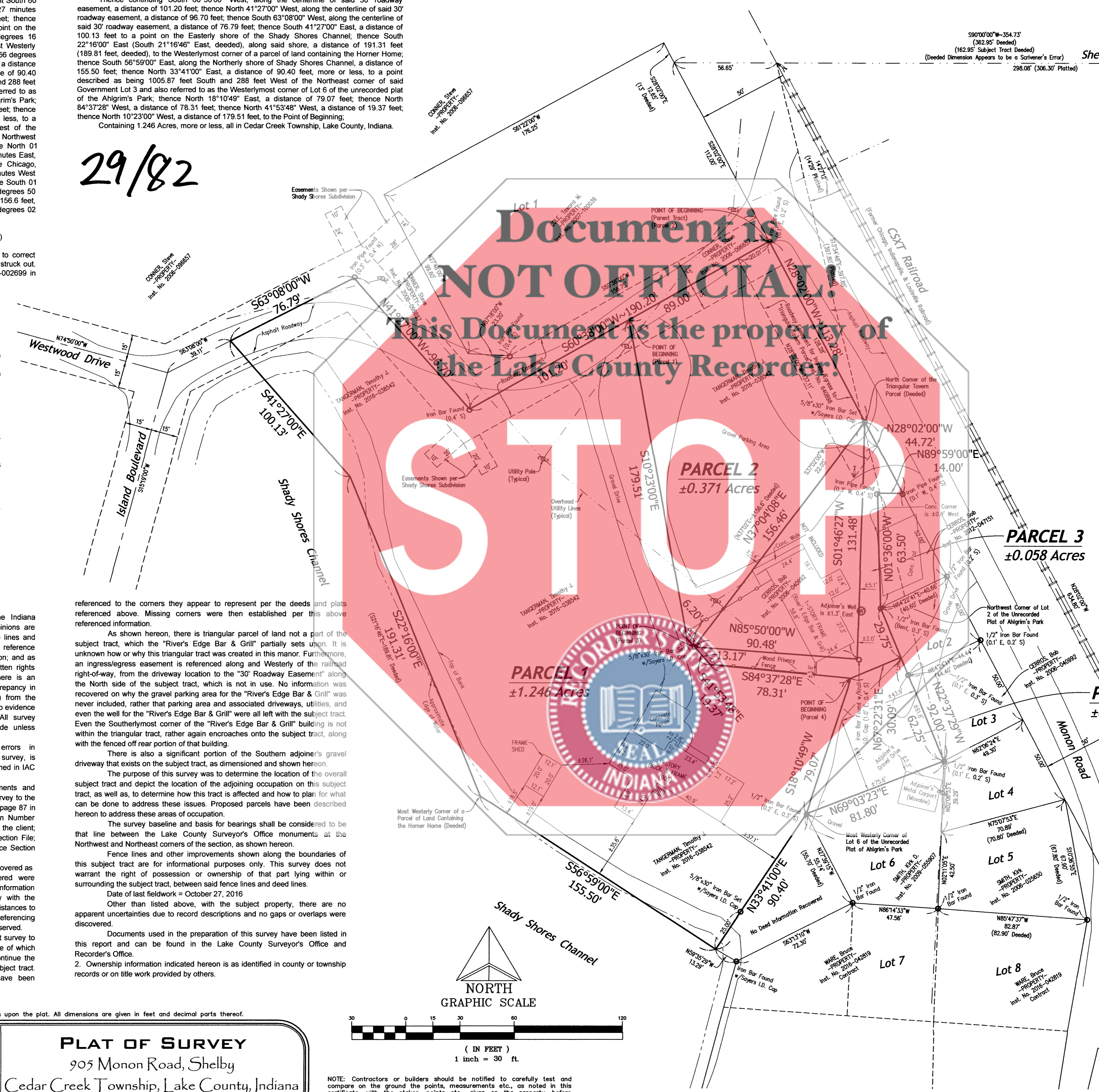
Date of last fieldwork = October 27, 2016
Other than listed above, with the subject property, there are no apparent uncertainties due to record descriptions and no gaps or overlaps were discovered.

Documents used in the preparation of this survey have been listed in this report and can be found in the Lake County Surveyor's Office and Recorder's Office.

2. Ownership information indicated hereon is as identified in county or township records or on title work provided by others.

2017 020180

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 MAR 30 AM 8:52
MICHAEL B. BEHN
RECORDER



NOTE: Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.

CLIENT: Timothy Tangeman, 905 Monon Road, Shelby, Indiana
JOB NO: 14-2017
SCALE: 1"=30'

PLAT OF SURVEY
905 Monon Road, Shelby
Cedar Creek Township, Lake County, Indiana
Part of the Northwest Quarter of Section 33-32-8

REVISIONS: DATE: 01-25-2017

PARCEL 2 (Parking Tract) - LEGAL DESCRIPTION: Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows:

Commencing at a point 1190 feet South and 362.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right-of-way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East along the railroad right-of-way, a distance of 112.00 feet to the centerline of a 30' roadway easement being the Point of Beginning; thence South 60 degrees 38'00" West, along the centerline of said 30' roadway easement, a distance of 89.00 feet; thence South 10 degrees 23'00" East, a distance of 179.51 feet; thence South 41 degrees 53'48" East, a distance of 6.20 feet, to the Westerlymost corner of a triangular tavern parcel conveyed to Bob Cerros in Instrument No. 2006-040992 in the Recorder's Office; thence North 37 degrees 04'08" East (North 37 degrees 02' East, deduced), along the Northwesterly line of said "Cerros" tract, a distance of 156.46 feet (156.6 feet, more or less, deduced), to the Northerlymost corner of said "Cerros" tract; thence North 28 degrees 02 minutes West, along the centerline of said 30' roadway easement, a distance of 89.00 feet, to the Point of Beginning. Containing 0.371 Acres, more or less, all in Cedar Creek Township, Lake County, Indiana.

PARCEL 3 (Tavern Tract) - LEGAL DESCRIPTION: Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows:

Commencing at a point 1190 feet South and 362.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right-of-way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East along the railroad right-of-way, a distance of 112.00 feet to the centerline of a 30' roadway easement; thence South 60 degrees 38'00" West, along the centerline of said 30' roadway easement, a distance of 89.00 feet, to the Westerlymost corner of a triangular tavern parcel conveyed to Bob Cerros in Instrument No. 2006-040992 in the Recorder's Office, being the Point of Beginning; Thence continuing South 41 degrees 53'48" East, a distance of 13.17 feet; thence South 84 degrees 37'28" East, a distance of 78.31 feet; thence North 67 degrees 22'31" East, a distance of 30.09 feet, to a point on the Westerly line of Lot 2 of the unrecorded plat of the Ahlgrim's Park; thence North 22 degrees 37'29" West, along the Westerly line of said Lot 2, a distance of 29.75 feet, to a point described as being 1491.5 feet South and 249.5 feet West of the Northeast corner of said Government Lot 3 and also referred to as the Northwest corner of Lot 2 of the unrecorded Plat of Ahlgrim's Park; thence North 01 degrees 36'00" West, a distance of 63.50 feet; thence North 89 degrees 59'00" East, a distance of 14.00 feet, more or less, to the Westerly right-of-way line of the Chicago, Indianapolis, and Louisville Railroad; thence North 28 degrees 02 minutes West, along said Westerly right-of-way, a distance of 44.72 feet to the Northerlymost corner of said "Cerros" tract; thence South 01 degrees 46'27" West, along the Easterly line of said "Cerros" tract, a distance of 131.48 feet, to the Southeast corner of said "Cerros" tract; thence North 85 degrees 50'00" West, along the South line of said "Cerros" tract, a distance of 90.48 feet, to the Point of Beginning. Containing 0.058 Acres, more or less, all in Cedar Creek Township, Lake County, Indiana.

PARCEL 4 (Drive Tract) - LEGAL DESCRIPTION: Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows:

Commencing at a point 1190 feet South and 362.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right-of-way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East along the railroad right-of-way, a distance of 112.00 feet to the centerline of a 30' roadway easement; thence South 60 degrees 38'00" West, along the centerline of said 30' roadway easement, a distance of 89.00 feet, to the Westerlymost corner of a triangular tavern parcel conveyed to Bob Cerros in Instrument No. 2006-040992 in the Recorder's Office; thence continuing South 41 degrees 53'48" East, a distance of 13.17 feet; thence South 84 degrees 37'28" East, a distance of 78.31 feet, to the Point of Beginning; Thence North 67 degrees 22'31" East, a distance of 30.09 feet, to a point on the Westerly line of Lot 2 of the unrecorded plat of the Ahlgrim's Park; thence South 22 degrees 37'29" East, along the Westerly line of said Lot 2 and Lot 3 of the unrecorded plat of the Ahlgrim's Park, a distance of 62.25 feet, to the Southwest corner of said Lot 3; thence South 69 degrees 03'23" West, along the North line of Lot 6 of the unrecorded plat of the Ahlgrim's Park, a distance of 81.80 feet, to the Westerlymost corner of said Lot 6; thence North 18 degrees 10'49" East, a distance of 79.07 feet, to the Point of Beginning. Containing 0.079 Acres, more or less, all in Cedar Creek Township, Lake County, Indiana.

FILED

MAR 30 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-24-33-182-001-000-007

STATE OF INDIANA
COUNTY OF JASPER

This is to certify that I have surveyed the above described property according to the official records and that the plat hereon drawn correctly represents said survey.

TURNING POINT SURVEYING, INC.

KEVIN L. SAVERS - Registered Land Surveyor No. LS20200022



TURNING POINT SURVEYING, INC. 610 South Halleck Street, P.O. Box 472, DeMotte, Indiana 46310
Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@turningpointinc.net

SHEET 1 OF 1