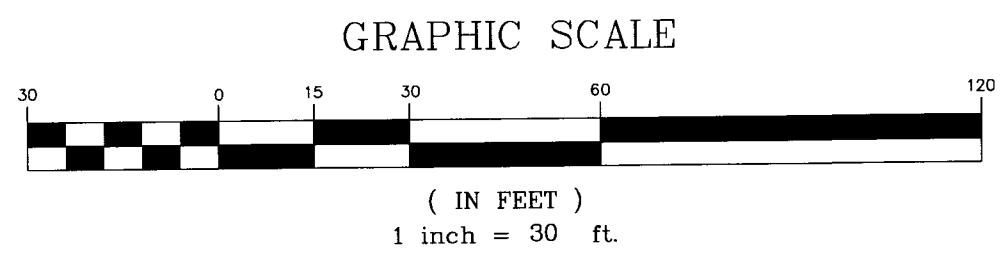


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MICHAEL B. BASKIN
RECORDER

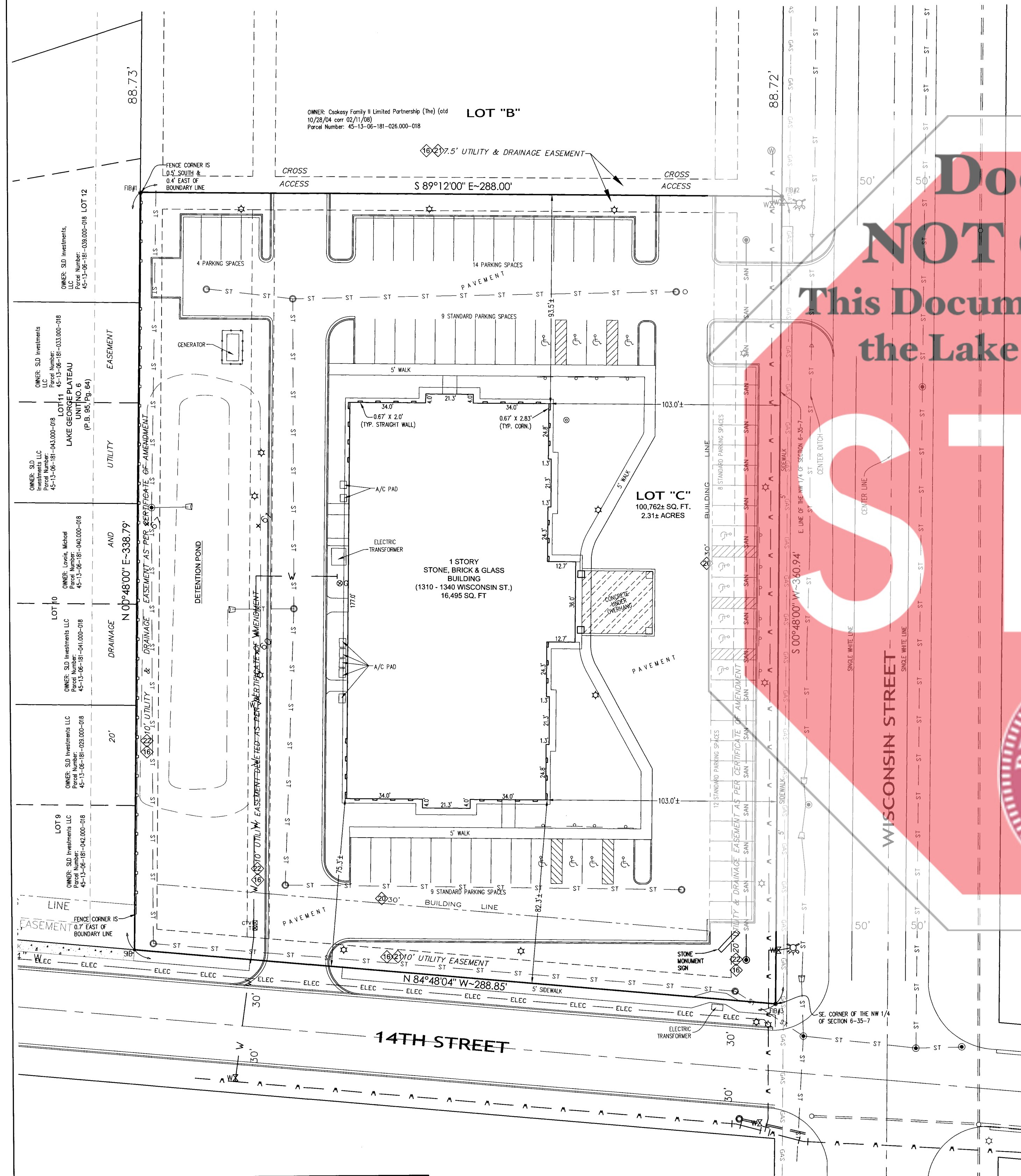
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 920162962 DATED NOVEMBER 17, 2016)

BOOK 29 84

Lot "C" in Csokasy Medical Campus, a Planned Unit Development in the City of Hobart, Lake County, Indiana, as per plat thereof, recorded in Plat Book 101, page 88, and amended by Certificate of Amendment recorded January 10, 2008 as Document No. 2008 002552, in the Office of the Recorder of Lake County, Indiana.

2017-020232



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

STOP

TOTAL LAND AREA SURVEYED=100,761.8 Sq. Ft. / 2.31 ACRES ±

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HOBART, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 1802820168E EFFECTIVE JANUARY 18, 2017.

AS PER EMAIL FROM CARROLL LEWIS (CITY OF HOBART ZONING ADMINISTRATOR) TO KORANSKY, BLOUWER & PPRACKY, P.C.:

The zoning for 1310 S. Wisconsin is P.U.D.
The existing setbacks remain in place as long as any section of the foundation remain. If the entire existing foundation is removed a new site plan approval would be required.
All development standards, including parking shall be approved by the Plan Commission.
A search of City records found no prior or existing violations as of this date.

Carroll Lewis
Zoning Administrator



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Fidelity National Title Insurance Company Title Commitment Order Number 920162962 dated November 17, 2016 and also described in the Legal Description Section of this survey.

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:

- The record plat of Csokasy Medical Campus, a Planned Unit Development in the City of Hobart, Lake County, Indiana, recorded in Plat Book 101, page 88, and amended by Certificate of Amendment recorded January 10, 2008 as Document Number 2008 002552, in the Office of the Recorder of Lake County, Indiana.
- The record plat of Lake George Plateau Unit No. 6, Record of Lots 9 to 18, also Lots "A" and "B", recorded in Plat Book 95, page 86, in the Office of the Recorder of Lake County, Indiana.
- The record plat of Lake George Plateau Unit No. 6, recorded in Plat Book 88, page 40, in the Office of the Recorder of Lake County, Indiana.

These documents will be hereinafter referenced by the numbers associated with them above.

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 throughout the surveyed parcel and surrounding parcels for monuments and the results of said search are shown herein. The basis of bearings for this survey were taken from the above described record plats of subdivision, these being reference documents 1, 2 and 3. The original subdivision monuments for the Northeast and Southeast boundary corners of Lot C in said Csokasy Medical Campus were found and held as shown on the survey. Since these two corners establish the East line of said Lot C, the remaining boundary lines of said Lot C were established using the bearings and distances contained on said record plat of Csokasy Medical Campus.

- A.) AVAILABILITY OF MONUMENTS:**
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were underlaid, in good condition, of unknown origin, and at or near grade. See monument table section of this survey for additional information. The theory of location section of this survey mentions the two controlling monuments for this survey.
- 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 the 865 IAC 1.1-1.2 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

- Additional Survey Related Notes:**
- Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
 - This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utilities.
 - As it pertains to Item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains 56 visible standard parking spaces and 14 visible handicap parking spaces for a total of 70 visible parking spaces.
 - 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.
 - 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.
 - This survey does not address the existence, if any, of items that would require an interpretation by the surveyor (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
 - Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.
 - As it pertains to Item 16 in the Schedule B - Section 2 exception items as found in Fidelity National Title Insurance Company Title Commitment Order Number 920162962 dated November 17, 2016, in addition to the easements shown on the record plat of CSOKASY MEDICAL CAMPUS recorded in Plat Book 101, page 88 as Document Number 2007 078659, an unplotable Reciprocal Easement exists on and across the surveyed parcel and is described as follows: "A Reciprocal Easement for Ingress and Egress (Cross-Access) is hereby dedicated for all areas outside buildings and otherwise dedicated easements on all lots of this subdivision as shown and hereby plotted. The easement shall cover those drive areas established with the development of the lots providing vehicular access on and across the lots as a whole."
 - As it pertains to Item 16 in the Schedule B - Section 2 exception items as found in Fidelity National Title Insurance Company Title Commitment Order Number 920162962 dated November 17, 2016, a natural gas pipe line easement created as per document dated November 13, 1889 and recorded May 8, 1890 in Miscellaneous Record 7, page 253 is referenced. In this document, it states the following with regards to the natural gas pipe line easement: "A strip of land sixteen and one-half (16 1/2) feet in width over and across the Southwest Quarter of the Northwest Quarter of Section Six (6) Township Thirty Five (35) North of Range Seven (7) West, being eight and one-fourth (8 1/4) feet on each side of a line surveyed and adopted as a route for a natural gas pipe line system, and the appurtenances thereto, over and across said premises, together with the rights to locate, maintain and remove the same at any time. The said pipe line shall not be laid within ten yards of any dwelling or barn upon said premises. In the construction and operation of said system upon the premises above set forth, the said Charles E. Hequemourng, his successors or assigns..." The exact location of this easement and natural gas pipe line system could not be determined from this document. It should also be noted that the above described easement lies in the "SOUTHWEST QUARTER OF SECTION 6-35-7" and no part of the surveyed parcel lies within this quarter section.
 - This survey reflects the City of Hobart approved PUD, SITE PLAN OF HOBART MEDICAL CARE last revised 10-25-2007, job#5083-07 drawn by Torrenge Engineering.

- SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 920162962 DATED NOVEMBER 17, 2016**
- Grant(s) and/or Reservation(s) of Easements contained on the recorded plat of said subdivision. (AS SHOWN ON SURVEY) (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
 - Easement for natural gas pipe line in favor of Charles E. Hequemourng, dated November 13, 1889 and recorded May 8, 1890 in Miscellaneous Record 7, page 253.
Said easement was assigned to Northern Indiana Public Service Company, by an instrument dated December 7, 1940 and recorded March 27, 1941 in Miscellaneous Record 323, page 58. (SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
 - Easement for drainage and utilities affecting the West 10 feet of the land as shown on recorded plat of Lake George Plateau Unit No. 6, recorded in Plat Book 88, page 40, in the Office of the Recorder of Lake County, Indiana. (DOES NOT AFFECT SUBJECT PARCEL)
 - Covenants, conditions, and restrictions contained in the plat of Csokasy Medical Campus, recorded in Plat Book 101, page 88, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (NOT PLOTTABLE)
 - Violation thereof will not result in forfeiture or reversion of title.
 - Building line affecting the East 30 feet and the Southerly 30 feet of the land, as shown on the recorded plat of said subdivision. (AS SHOWN ON SURVEY)
 - Easement for drainage and utilities affecting the North 7.5 feet and the Southerly 10 feet as shown on record plat of said subdivision. (AS SHOWN ON SURVEY)
 - Easement for drainage and utilities over the West 10 feet and the East 20 feet, as shown on the recorded plat of said subdivision, and amended by instrument recorded January 10, 2008 as Document No. 2008 002552. (AS SHOWN ON SURVEY)

LEGEND:

- ☆ LIGHT POLE
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ BURNER WATER SHUT OFF
- ⊕ MANHOLE
- ⊕ CATCH BASIN/LET
- END SECTION
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ⊕ HANDICAP SIGN
- ⊕ SEWER CLEAN OUT
- ⊕ FOUND FROM BAR, THE NUMBER CORRESPONDS TO MONUMENT TABLE FOUND ON THIS SURVEY
- ⊕ SET 5/8" FROM RE-BAR
- ⊕ ALLEN 29900017 10. CAP
- ⊕ NUMBER IN DRAWING CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 920162962 DATED NOVEMBER 17, 2016
- WATER MAIN LINE ---
- BUILDING LINE ---
- EASEMENT LINE ---
- ELECTRICAL LINE ---
- SANITARY LINE ---
- STORM SEWER LINE ---
- GAS LINE ---

FILED
MAR 30 2017
45-13-06-181-027-000-008
JOHN E. PETALAS
LAKE COUNTY AUDITOR

29/84

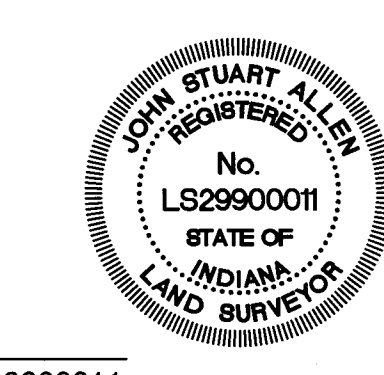
CERTIFY TO:
1. Terry Smith and/or assignee
2. Fidelity National Title Insurance Company

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, 6, 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 19 and 20 of Table A thereof. The field work was completed on December 21, 2016 and 1, 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: January 24, 2017

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



MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	0.2' SOUTH HELD EASTWEST	5/8" IRON RE-BAR (BENT)	0.3' DOWN	UNKNOWN
2	HELD	5/8" IRON RE-BAR	0.2' DOWN	TORRENGA I.D. CAP
3	HELD	5/8" IRON RE-BAR	0.3' DOWN	UNKNOWN

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

ALTA/NSPS Land Title Survey
Hobart Medical Center
LOT 'C', CSOKASY MEDICAL CAMPUS, A PLANNED UNIT DEVELOPMENT
1310-1340 WISCONSIN STREET
HOBART, LAKE COUNTY, INDIANA

DATE: January 24, 2017
CLIENT: Peak, Inc.
JOB NO. 2016-0612
DRAWN: JSA
SCALE: 1"=50'
2:CSOKASY MEDICAL CAMPUS VEG 03/09-08/09 7/23/2008 837/01 AM 10T
SHEET 1 OF 1