

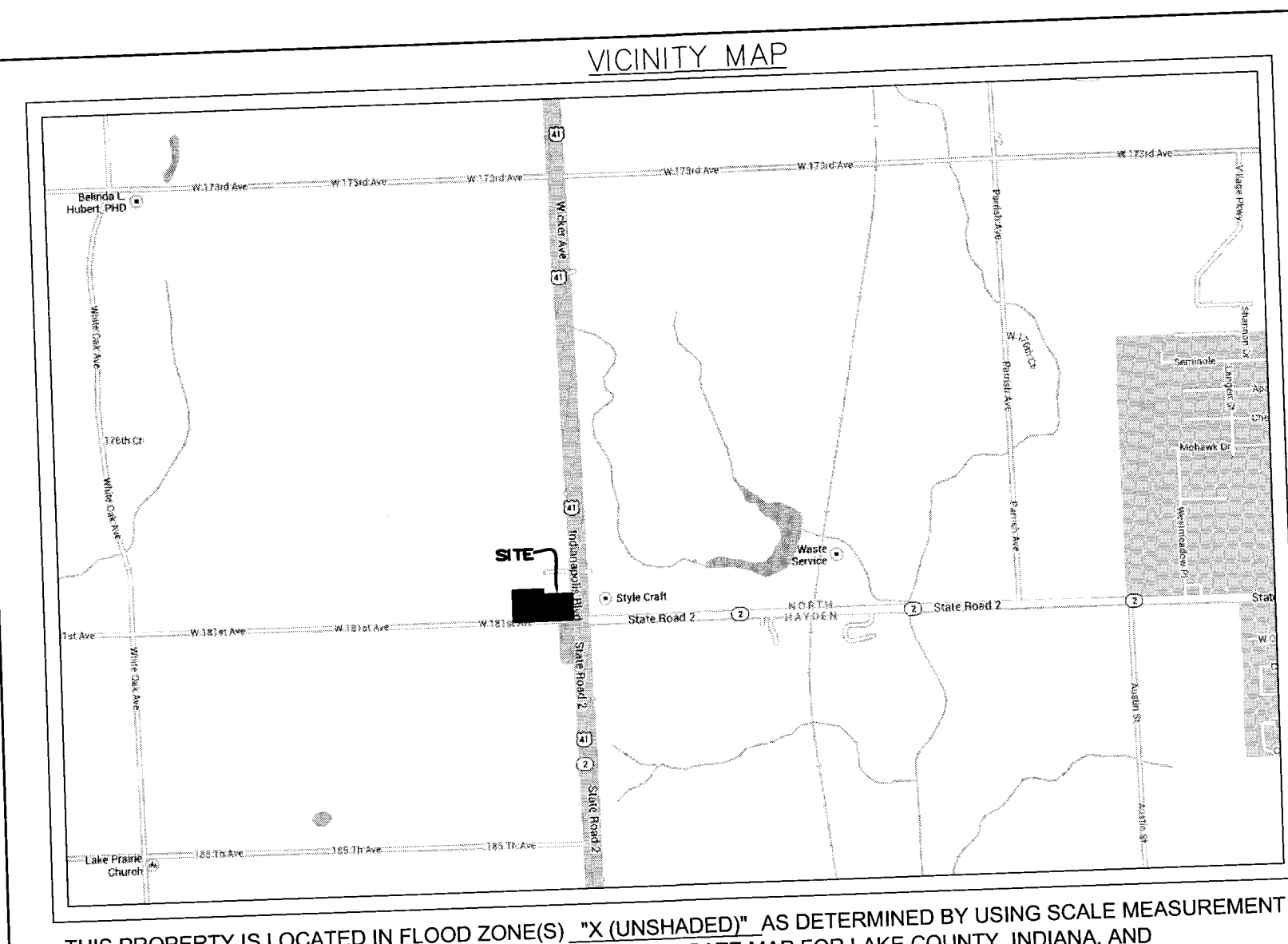
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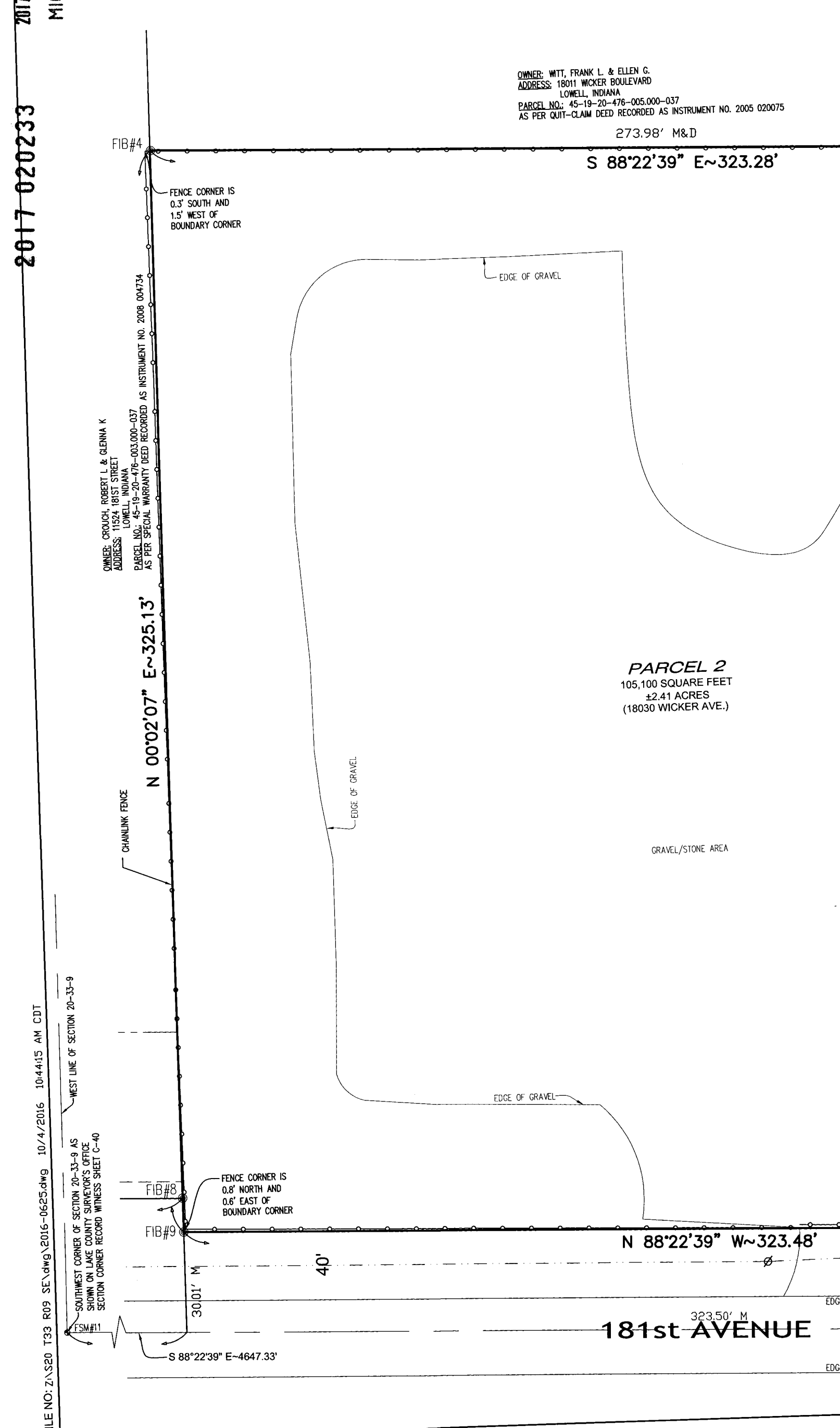
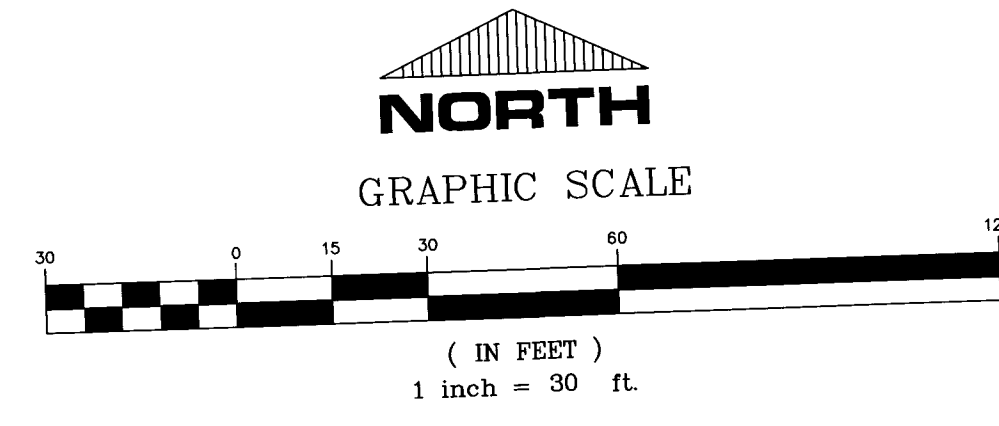
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017-02-02-33

2017-02-02-33



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 LAKE COUNTY, INDIANA, AND INCORPORATED AREAS AS SHOWN IN COMMUNITY PANEL 18089C0340E EFFECTIVE JANUARY 18, 2012.



# ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTIONS (AS PER FIRST MERIDIAN TITLE CORPORATION TITLE COMMITMENT FILE NUMBER 16-33409 DATED AUGUST 10, 2016)

**PARCEL 1**  
Part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 33 North, Range 9 West, of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said tract; thence North, along the East line of said Section, a distance of 300 feet; thence West 340.40 feet; thence South 300 feet; thence East, along the South line of said Section, a distance of 340.40 feet to the place of beginning, EXCEPTING therefrom the South 30 feet thereof and that part lying within Deed recorded February 26, 1980, as Document No. 574767, to the State of Indiana.

**PARCEL 2**  
The South 355.14 feet of the East Half of the South Half of the South Half of the East Half of the East Half of Section 20, Township 33 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, EXCEPT the East 340.40 feet thereof.

### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of Parcels of Land 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:
- 1.) The Record Plat of Armond's Addition recorded in Plat Book 54, page 53.
  - 2.) The Record Plat of Greik Subdivision recorded in Plat Book 33, page 31.
  - 3.) The Record Plat of Turkey Acres recorded in Plat Book 88, page 57.
  - 4.) The Record Plat of Rumm Subdivision recorded in Plat Book 78, page 67.
  - 5.) The Record Plat of Lake Prairie Estates recorded in Plat Book 94, page 42.
  - 6.) Sheet 18 of 23 in Indiana State Highway Plans of Project No. F-019-1(3).
  - 7.) A Trustee's Deed recorded as Instrument Number 2001 009513.
  - 8.) A Warranty Deed recorded as Instrument Number 2012 028221.
  - 9.) A Warranty Deed recorded as Instrument Number 2014 022064.
  - 10.) A Warranty Deed recorded as Instrument Number 2003 006579.
  - 11.) A Quit-Claim Deed recorded as Instrument Number 2005 020075.
  - 12.) A Special Warranty Deed recorded as Instrument Number 2008 004734.

The purpose of this ALTA/NSPS Land Title Survey is to perform a retracement survey of the Parcels of Land described in Meridian Title Corporation Title Commitment File No. 16-33409 dated August 10, 2016. A search was performed throughout the surveyed parcel's block and adjoining parcels for monuments and survey data shown in the Subject Parcel's Warranty Deed recorded as Instrument Number 2012-028221 along with Sheet 18 of 23 in Indiana State Highway Plans of Project No. F-019-1(3). The North and South lines of the Subject Parcels were established by parallelizing the South line of said Section 20 and using the Decoded dimensions as shown on said Warranty Deed recorded as Instrument Number 2012-028221. The West line of Parcel 2 was established using the East line of the Record Plat of said Lake Prairie Estates.

### A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. Uncertainties in the location of found monuments was 0.2' in a North-South direction and 0.2' in an East-West direction.

### B.) OCCUPATION AND POSSESSION:

The only apparent uncertainties that resulted due to occupation or possession lines were the fence lines along the North, South, East and West lines of the Subject Parcels as shown on the survey.

### C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

Any apparent ambiguity in the record descriptions of the subject parcels are noted on the survey.

### 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 11-12-12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

MONUMENT NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	HELD NORTHSOUTH 0.2' EAST	5/8" IRON BAR	0.2' DOWN	UNKNOWN
2	HELD	5/8" IRON BAR	0.2' DOWN	UNKNOWN
3	HELD NORTHSOUTH 0.2' WEST	5/8" IRON BAR (BENT)	0.2' DOWN	UNKNOWN
4	HELD NORTHSOUTH 0.2' EAST	5/8" IRON BAR IN CONCRETE	0.2' DOWN	HARDESTY I.D. CAP (S5007)
5	HELD	5/8" IRON BAR	AT GRADE	TORRENGA I.D. CAP
6	HELD NORTHSOUTH 0.1' EAST	5/8" IRON BAR	1.0' UP	TORRENGA I.D. CAP
7	0.9' SOUTH 0.1' WEST	5/8" IRON BAR (BENT)	0.2' DOWN	S&H I.D. CAP
8	0.1' NORTH HELD EASTWEST	5/8" IRON BAR	0.2' DOWN	S&H I.D. CAP
9	HELD	5/8" IRON BAR	AT GRADE	TORRENGA I.D. CAP
10	0.1' NORTH 0.1' EAST	1/2" IRON BAR	0.2' DOWN	UNKNOWN
11	HELD	DIAMETER BRASS DISC	±0.3' DOWN	LAKE COUNTY SURVEYOR SECTION CORNER
12	HELD	BRASS DISC	±0.2' DOWN	LAKE COUNTY SURVEYOR SECTION CORNER
13	HELD	1/2" IRON BAR IN CONCRETE	AT GRADE	LAKE COUNTY SURVEYOR SECTION CORNER
14	HELD	5/8" IRON BAR	0.4' UP	TORRENGA I.D. CAP
15	HELD	5/8" IRON BAR	0.2' DOWN	UNKNOWN
16	HELD	5/8" IRON BAR	AT GRADE	TORRENGA I.D. CAP

### LEGEND:

- STEEL BOLLARD
- ⊕ POWER POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ SMALL SPOT LIGHT
- ⊕ TELEPHONE PEDESTAL
- ▲ NPSCO PIPELINE MARKER
- ⊕ TRAFFIC MANHOLE
- ⊕ TRAFFIC LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ CABLE TV BOX
- ⊕ WELL HEAD
- ⊕ MANHOLE
- ⊕ FOUND IRON BAR (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE ON THIS SURVEY)
- ⊕ FOUND SECTION MONUMENT (THE NUMBER CORRESPONDS TO THE MONUMENT TABLE ON THIS SURVEY)
- M INDICATES MEASURED DIMENSION
- D INDICATES DECODED DIMENSION
- OVERHEAD LINES
- CHAIN LINK FENCE
- WOOD SPLIT-RAIL FENCE

### CERTIFY TO:

1st Source Bank  
Westcreek Properties, LLC  
Meridian Title Corporation

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, 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on October 3, 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: October 5, 2016

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

29/85

### 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.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIALS) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- 5.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SURVEYED PARCELS OR SERVING THE PARCELS, UNLESS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 6.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-1(1) ARE OBTAINED FROM COUNTY AUDITORS OFFICE AND/OR RECORDERS 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.

### FILED

MAR 30 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-9318  
WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY  
PART OF THE SE 1/4 OF SECTION 20-33-9  
18030 WICKER AVENUE  
LOWELL, INDIANA  
LAKE COUNTY

DATE: October 5, 2016

CLIENT: First Source Bank  
JOB NO: 2016-0625  
DRAWN: AJF

SHEET 1 OF 1

