

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION (AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606272 DATED NOVEMBER 15, 2016 AND LAST REVISED DECEMBER 19, 2016)

Lots 41, 42, 43, 44 and the North 13 feet of Lot 40 in Block 6, A subdivision of part of the Southeast 1/4 of Section 29, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, as per plat thereof, recorded in Plat Book 2, page 11, in the Office of the Recorder of Lake County, Indiana.

NORTH
GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

2017-020235

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Chicago Title Insurance Company Title Commitment Order Number 1606272 dated November 15, 2016 and last revised December 19, 2016, said parcel of land 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:

1. The record plat of a Subdivision of Part of the Southeast Quarter of Section 29, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, recorded in Plat Book 2, page 11, in the Office of the Recorder of Lake County, Indiana.
 2. A Warranty Deed recorded January 31, 2002, as Instrument Number 2002-011098.
 3. A Warranty Deed recorded December 16, 2003, as Instrument Number 2003-131893.
 4. A Warranty Deed recorded September 14, 2016, as Instrument Number 2016-062864.
- 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 parcel of land. A search was performed throughout the surveyed parcel, the surveyed parcel's block and surrounding parcels for monuments and the results of said search are shown hereon. Since the record plat of subdivision does not contain any bearings or angles, the basis of bearings for this survey was an assumed bearing for the West line of the Southeast quarter of Section 29-37-9 (S 00°58'15" W). The existing right of way improvements, along with the North wall line of the building on said Lot 66, were measured and agreed with the location of monument number 2 (see monument table of this survey for more information). The block was built using said monument number 2 and the bearing of the North face of the building on said Lot 66. The bearing of the West line of Block 6 was determined using the right of way improvements, more specifically the curbs and sidewalks located within the right of way of Indianapolis Boulevard. The right of way improvements along the West line of Block 6 are the best evidence of the original surveyor's intent for the determination of said West line. Additionally, these improvements agree with the East/West location of said monument number 2 within a reasonable margin of error.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted in the monument table on this survey. In addition to the found monuments shown on the survey, the North wall line of the building on Lot 66 was determined to be the best evidence of the North line of Block 6 and shown on the survey.

B.) OCCUPATION AND POSSESSION:

The fence running along the North line of the Subject Parcel straddles the boundary line between lots 44 & 45 as shown on the survey.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

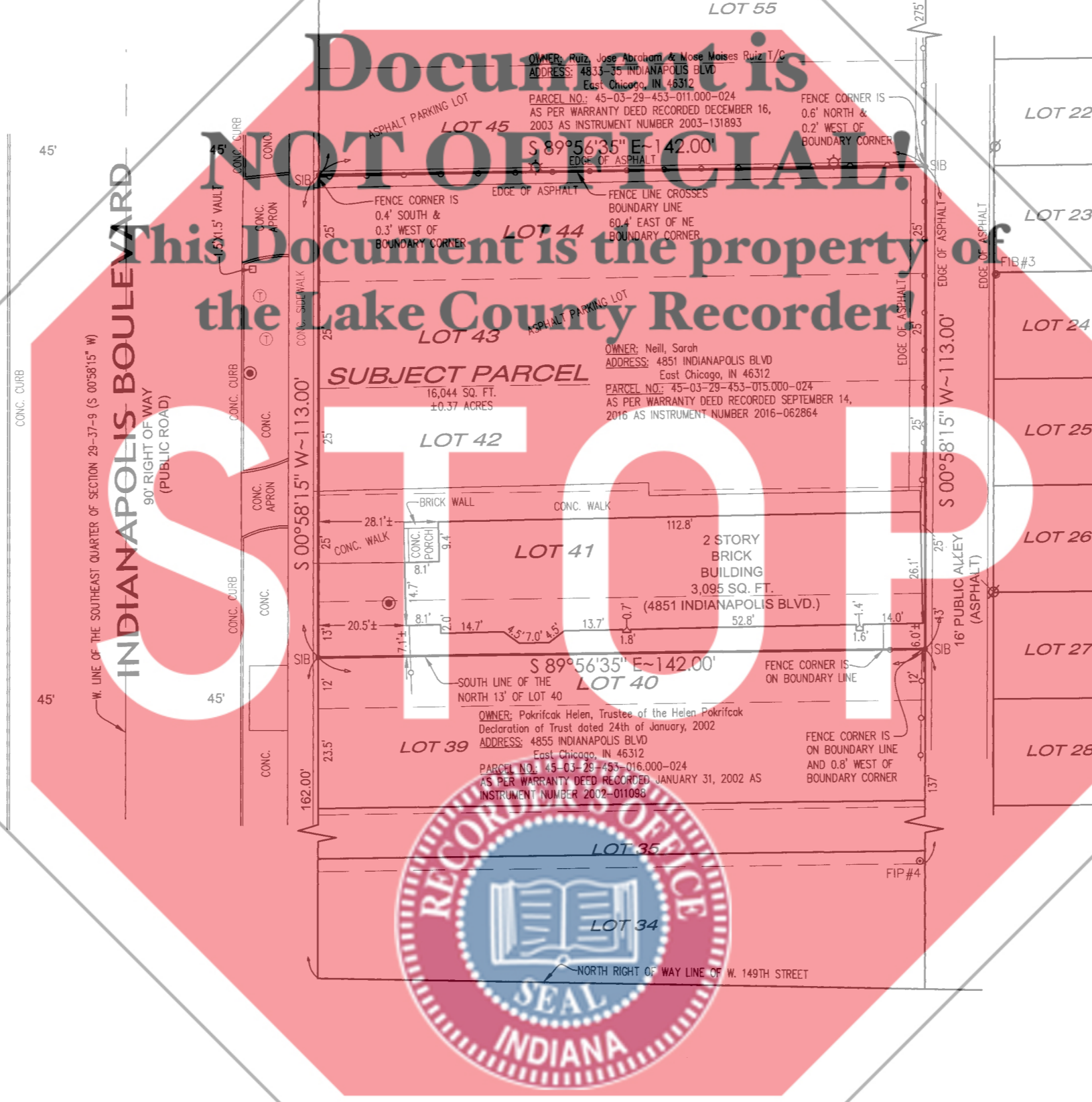
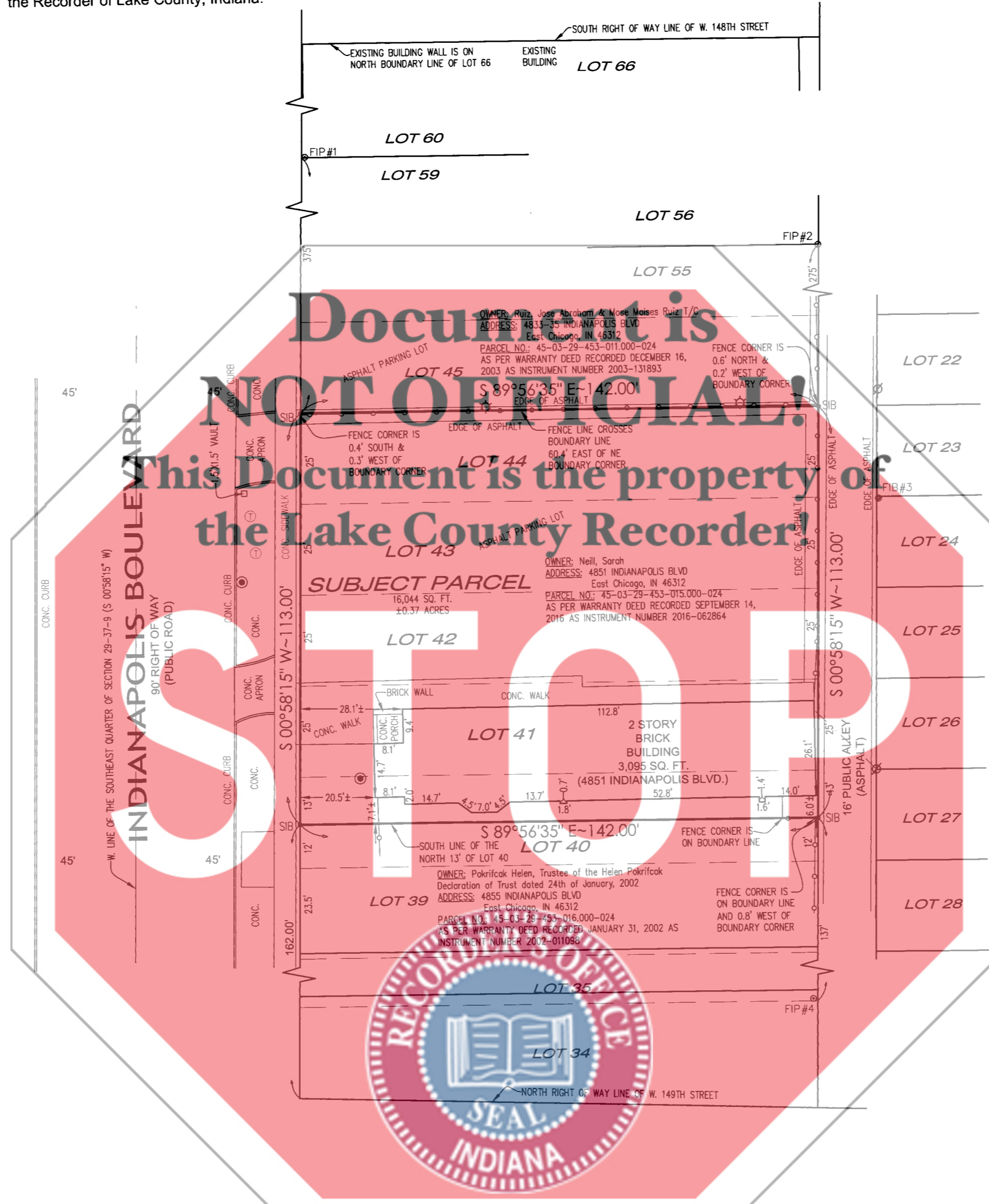
No apparent ambiguity in the record description of the subject parcel

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

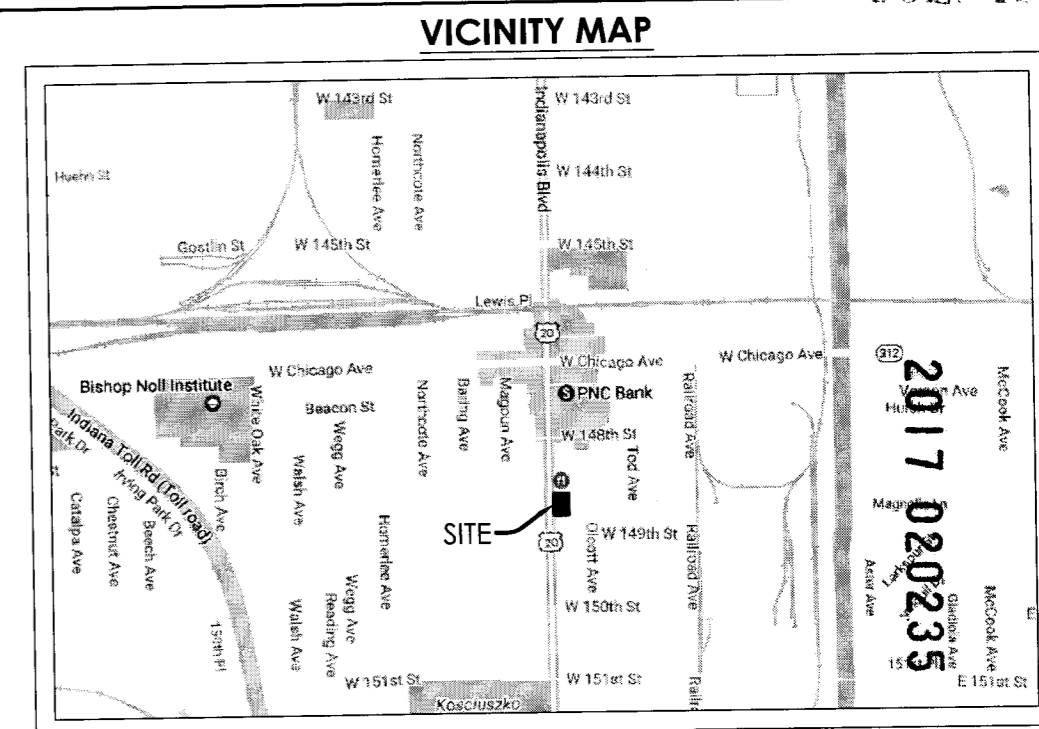
The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

Additional Survey Related Notes:

1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
2. 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 utility lines.
3. 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 no visible parking spaces.
4. 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.
5. 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.
6. 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 survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
7. Parcels identified by title description or record references as per 865 IAC 1-12-13-1(1) 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.



MONUMENT TABLE				
MONUMENT DESIGNATION NUMBER	DISTANCES FROM ACTUAL CORNER TO THE FOUND MONUMENT	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	0.2' NORTH	1-1/2" IRON PIPE	0.3' DOWN	UNKNOWN
2	HELD NORTH/SOUTH 0.2' WEST	3/4" IRON PIPE	0.5' DOWN	UNKNOWN
3	0.5' SOUTH 0.5' EAST	5/8" IRON RE-BAR	AT GRADE	UNKNOWN
4	0.6' NORTH 1.2' WEST	1/2" IRON PIPE	0.3' DOWN	UNKNOWN



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 EAST CHICAGO, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0038E EFFECTIVE JANUARY 18, 2012

LEGEND:

- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊙ TRAFFIC MANHOLE
- ⊙ MANHOLE
- FIB#1 FOUND IRON BAR; THE NUMBER CORRESPONDS TO MONUMENT TABLE FOUND ON THIS SURVEY
- FIP#1 FOUND IRON PIPE; THE NUMBER CORRESPONDS TO MONUMENT TABLE FOUND ON THIS SURVEY
- SIB SET 5/8" IRON RE-BAR W/ ALLEN 29900011" PLASTIC I.D. CAP
- OVERHEAD LINES
- CHAIN LINK FENCE

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
MICHAEL D. GROSS
RECORDER
2017 MAR 30 PM 12:58

FILED
MAR 30 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER 1606272 DATED NOVEMBER 15, 2016 AND LAST REVISED DECEMBER 19, 2016

- 17 Easement for public utilities and/or drainage as shown on plat. (THERE ARE NO PLATTED EASEMENTS SHOWN ON THE RECORD PLAT OF SUBDIVISION)
- 18 Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision. (THERE ARE NO PLATTED EASEMENTS SHOWN ON THE RECORD PLAT OF SUBDIVISION)
- 19 Building setback requirements as shown on the plat of the subdivision. (THERE ARE NO PLATTED BUILDING SETBACK LINES SHOWN ON THE RECORD PLAT OF SUBDIVISION)

CERTIFY TO:
1. Velocity Mortgage
2. Chicago Title Insurance Company
3. RTL Commercial Finance

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 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 January 2, 2017 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 OF SURVEY: January 10, 2017

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



CLIENT(S): RTL Commercial Finance
DATE: January 10, 2017
JOB NO: 2016-0820
SCALE: 1" = 30'
DRAWN: AJF
Z:\S29 T37 R09 SE\dwg\2016-0820.dwg 1/9/2017 11:21:04 AM CST

ALTA/NSPS LAND TITLE SURVEY
Lots 41, 42, 43, 44 and the N. 13' of Lot 40
BLOCK 6 IN A SUBDIVISION OF PART OF THE SE 1/4 OF SEC. 29-37-9
4851 INDIANAPOLIS BOULEVARD
EAST CHICAGO, LAKE COUNTY, INDIANA

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

