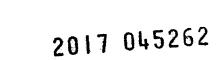
1155 Troutwine Road

Crown Point, IN 46307

P: (219) 662-7710

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LOT 18

NOTE: SUBJECT PARCEL HAS PHYSICAL ACCESS TO 107TH AVENUE VIA AN ASPHALT ROADWAY OVER PLATTED

CROSS FOUND

CONTROL POINT)

(SEE SURVEYOR'S REPORT)

EASEMENTS

107th AVENUE

_____**X**___

ALTA/NSPS MICHAEL B. BREEF LAND TITLE SURVEY

2017-045262



PARCEL

"I AFFIRM, UNDER PENALTIES FOR PERJURY,

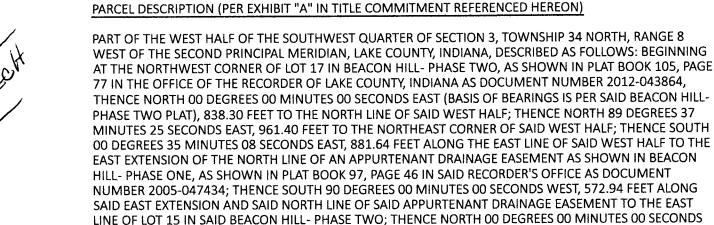
THAT I HAVE TAKEN REASONABLE CARE TO

REDACT EACH SOCIAL SECURITY NUMBER IN

THIS DOCUMENT, UNLESS REQUIRED BY

101st AVENUE

VICINITY MAP



TO THE POINT OF BEGINNING, CONTAINING 19.14 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF A PORTION OF THE PARCEL DESCRIBED IN A WARRANTY DEED, DOCUMENT NUMBER 2005-070437. THEORY OF LOCATION:

EAST, 36.98 FEET ALONG LAST SAID EAST LINE TO THE NORTH LINE OF SAID LOT 15; THENCE SOUTH 90

DEGREES 00 MINUTES 00 SECONDS WEST, 397.44 FEET ALONG THE NORTH LINES OF SAID LOTS 15 AND 17

THIS SURVEY IS BASED ON THE FOLLOWING:

1.) THE RECORDED PLATS OF BEACON HILL ADDITION PHASE TWO, BEACON HILL ADDITION PHASE 2A AND BEACON HILL PHASE ONE AS REFERENCED HEREON.

2.) PREVIOUS SURVEYS OF THE ADJOINING PARCELS LISTED UNDER REFERENCES.

3.) FOUND REFERENCE MONUMENTATION AS SHOWN.

THIS PARCEL SURVEYED IS PART OF THE REMAINDER OF A LARGER PARCEL. THE PARENT PARCEL HAS BEEN PREVIOUSLY DIVIDED INTO PLATTED SUBDIVISIONS. THIS REMAINING PORTION IS BASED ON THE PREVIOUS SURVEYS AND MONUMENTATION OF THOSE SURVEYS AND SUBDIVISIONS. THE PREVIOUS SURVEYS, MONUMENTATION AND CONTROL POINTS WERE HELD FOR THIS SURVEY.

A.) CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN LOCATION OF FOUND MONUMENTATION MEASURED 0.16 FEET EAST-WEST AND 0.6 FEET NORTH-SOUTH.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE:

1.) REMANENTS OF AN OLD FENCE WERE LOCATED ALONG THE NORTH LINE OF THE SURVEYED PARCEL AS

2.) A TREE LINE WAS LOCATED ON OR OVER THE NORTH LINE OF THE PARCEL AS SHOWN.

3.) A POND WAS LOCATED AT THE SOUTH AREA OF THE PARCEL AS SHOWN.

4.) A DRAINAGE SWALE WAS LOCATED ON THE SURVEYED PARCEL AND CROSSES THE WEST LINE AS SHOWN.

C.) NO APPARENT UNCERTAINTY DUE TO RECORD DESCRIPTIONS.

D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

GENERAL 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 AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT. B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT. C) OWNERSHIP OR TITLE.

2.) 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 MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

3.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. THERE WAS NO SNOW AT THE TIME OF THIS SURVEY. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

4.) BASIS OF BEARINGS: NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF BEACON HILL PHASE TWO AS SHOWN ON THE RECORD PLAT.

ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.

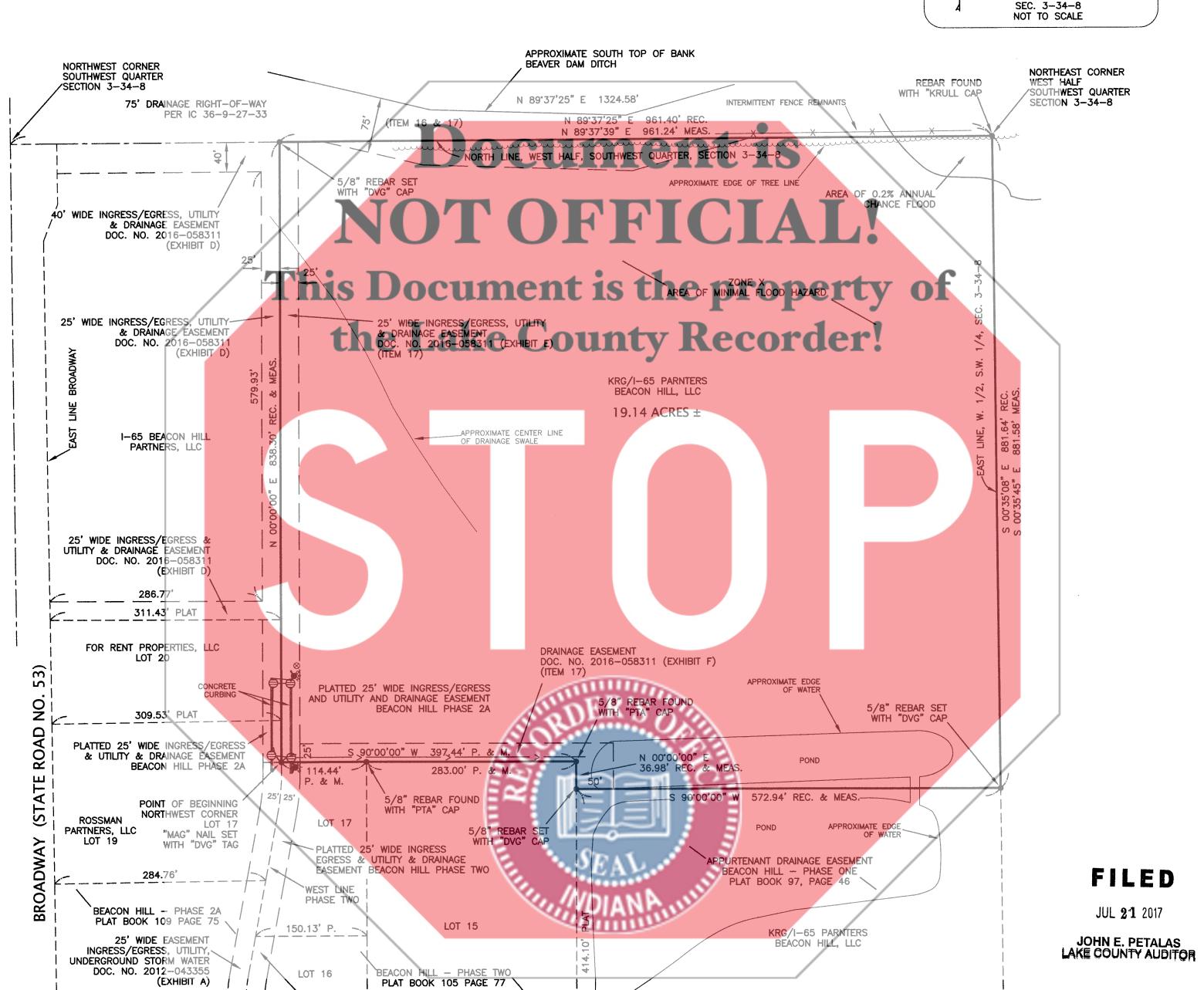
ITEM 2: ADDRESS SHOWN HEREON IS FROM LAKE COUNTY AUDITOR RECORDS.

ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP, (FIRM). A PORTION OF THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD HAVING A 0.2% ANNUAL CHANCE OF FLOOD AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SHOWN ON PANEL 18089C0262E, EFFECTIVE DATE: JANUARY 18,

ITEM 4: LAND AREA: SHOWN HEREON

ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. 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 OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.



TITLE COMMITMENT NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM A TITLE INSURANCE COMMITMENT NUMBER IN002264 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 23, 2017. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, "EXCEPTIONS FROM COVERAGE" IN THE SAID

PROVIDED. NON-SURVEY ITEM, NOT ADDRESSED.

RIGHT OR CLAIMS NO SHOWN BY PUBLIC RECORDS - NO DOCUMENTS

ITEM 2	ENCROACHMENT, ENCUMBRANCE OR ADVERSE CIRCUMSTANCES- SEE SURVEYOR'S REPORT. SURVEYOR ONLY ADDRESSED ITEMS OF RECORD AS PROVIDED.
ITEM 3	EASEMENTS OR CLAIM OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS - NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 4	LIENS, RIGHT TO LIEN, ETC NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 5	TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDNON-SURVEY ITEM, NOT ADDRESSED.
ITEMS 6-7	TAXES, ASSESSMENTS, ETC NON-SURVEY ITEMS, NOT ADDRESSED.
ITEM 8	UNRECORDED LEASES- NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 9	RIGHTS OF PUBLIC, STATE OR MUNICIPALITY FOR LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY, - NONE OBSERVED, STREET IMPROVEMENTS SHOWN HEREON. NO STREET DEDICATION DOCUMENTS PROVIDED. INGRESS-EGRESS BY EASEMENT.
ITEM 10	DRAINAGE DITCHES, LATERALS, FEEDERS, DRAINAGE TILES OR OTHER DRAINAGE EASEMENT RIGHTS – BEAVER DAM'S SOUTH DITCH BANK SHOWN HEREON. SURVEYOR DID NOT ADDRESS EASEMENT RIGHTS.
ITEM 11	75' RIGHT-OF-WAY FOR DRAINAGE FLOW AND MAINTENANCE FOR BEAVER DAM DITCH IC-36-9-27-33 — SHOWN HEREON. NO PROBINGS WERE MADE FOR THIS SURVEY TO LOCATE TILES, IF ANY.
ITEM 12	DRAINAGE RIGHTS – NONE-SURVEY ITEM, NOT ADDRESSED.
ITEM 13	RESOLUTION 2000-3 DOCUMENT NUMBER 2000 046983 — NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 14	RESTRICTION AND COVENANTS - NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 15	RECIPROCAL EASEMENTS AND OPERATION COVENANTS – DESCRIBED EASEMENTS SHOWN HEREON, IF PLOTTABLE.
ITEM 16	RIGHTS, TITLE AND INTEREST OF I-65 PARTNERS, LLC IN RECORD LAND CONTRACT — NON-SURVEY ITEM, NOT ADDRESSED.
ITEM 17	EASEMENT DECLARATION DOCUMENT NUMBER 2016 058311 – AS SHOWN IN DOCUMENT.

REFERENCES:

1.) RECORDED SUBDIVISION PLAT REFERENCED HEREON.

2.) ALTA LAND TITLE SURVEY BY PLUMB, TUCKETT & ASSOCIATES, INC. RECORDED AS DOCUMENT NO. 2005 0204036 IN SURVEY RECORD BOOK 12 PAGE 44.

3.) ALTA LAND TITLE SURVEY OF SUBJECT PARCEL BY PLUMB, TUCKETT & ASSOCIATES, INC AS JOB NUMBER S08671, LAST REVISED FEBRUARY 6, 2009.

4. PLAT OF SURVEY OF SOUTH ADJOINER BY PLUMB, TUCKETT & ASSOCIATES, INC AS JOB

NUMBER S13651, LAST REVISED MAY 15, 2014.

5. ALTA LAND TITLE SURVEY OF A WEST ADJOINER BY PLUMB, TUCKETT & ASSOCIATES, INC. AS JOB NUMBER S16219, DATED JULY 29, 2016.

4.) F.E.MA. FLOOD INSURANCE RATE MAP PANEL NO. 18089C0226E

MEAS. OR M.- DIMENSION MEASURED BETWEEN MONUMENTS. REC.- DIMENSION SHOWN ON AUDITOR'S, RECORDER'S MAP OR TITLE COMMITMENT REFERENCED HEREON.. "DVG" CAP- BLUE CAP WITH DVG TEAM INC. FIRM NO. 0120. "DVG" TAG- METAL WASHER WITH DVG TEAM INC. FIRM NO. 0120.

CATCH BASIN ⊗ WATER VALVE ★ FIRE HYDRANT

ASPHALT (ITEM #) SCHEDULE B TITLE ITEM

TO: I-65 BEACON HILL PARTNERS, LLC, AN INDIANA LIMITED LIABILITY COMPANY: KRG/I-65 BEACON HILL, LLC, AN INDIANA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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, 8 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2017. I FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

BATE OF PLAT: JULY 21, 2017 PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA INDIANA REGISTRATION NUMBER: S0568 kgembala@dvgteam.com







SCALE: 1" =100'

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