



DETAIL OF SUBJECT PARCEL  
SCALE: 1" = 20'

DETAIL OF MONUMENTS USED TO  
ESTABLISH BLOCK WITH SUBJECT PARCEL  
SCALE: 1" = 40'

VICINITY MAP  
SCALE: NTS

Surveyor's Report

This plat represents a retracement survey of Lots 34, 41, & 42 of H.R. Nichols' Addition to the Town of Lowell, as described in Plat Book 1, Page 22 in the office of the Recorder of Lake County, Indiana. The following information and opinions are submitted regarding the cause and amount of uncertainty in the lines and corners found and/or established by this survey because of the following:

A. Availability and condition of reference monuments:  
 1. The following monuments were found at the following locations, and used to establish the Lot Lines of the Subject Parcel:  
 -An Iron Pipe found at grade, near the Southwest Corner of Lot 42.  
 -An Iron Pipe found 1" below grade, near the Southeast Corner of Lot 42.  
 -An Iron Rod found 8" below grade, near the Southeast Corner of Lot 34.  
 -An Iron Pipe found 4" below grade, near the Northeast Corner of Lot 33.  
 -An Iron Pipe found 1" below grade, near the Northeast Corner of Lot 41.  
 -An Iron Pipe found 1" below grade, near the Northwest Corner of Lot 45.  
 -An Iron Pipe found 8" above grade, near the Northwest Corner of Lot 45.  
 -An Iron Pipe found 1" above grade, near the Southwest Corner of Lot 47 & the North Right of Way of Commercial Ave.  
 -An Iron Rod found 2" below grade, near the East Line of Lot 47 & the North Right of Way of Commercial Ave.  
 -An Iron Rod found at grade, approximately 12' South of the Northeast Corner of Lot 39.  
 -An Iron Rod found 2" below grade, near the Northeast Corner of Lot 38.  
 -An Iron Rod with a Plumb Tuckett Cap found at grade, near the Northeast Corner of Lot 48.  
 -An Iron Rod found at grade, near the Southeast Corner of Lot 50.  
 -An Iron Rod found at grade, near the Southwest Corner of Lot 25.

Uncertainties measured in found monumentation were up to 1.5' in the North/South Direction & up to 0.5' in the East/West Direction.

2. Unless otherwise stated on this plat found monuments were undisturbed and of unknown origin. Uncertainties in location based on found monumentation are noted on this plat.

3. The following surveys were considered in establishing the Lot Lines of the Subject Parcel:  
 -ALTA/ACSM Land Title Survey of Lots 52 & 53 by Plumb Tuckett & Associates - 11/20/2002  
 -Plat of Survey of Lot 47 by Torrenga Surveying - 2004  
 -Plat of Survey of Lot 48 by Plumb Tuckett & Associates - 12/15/2005

B). Occupation or possession lines:  
 1. A wood fence lies North of the South Line of Lot 42.  
 2. The North face of a retaining wall lies near the South Line of Lot 34.

C). Clarity or ambiguity of record descriptions:  
 The Plat of Subdivision of H.R. Nichols' Addition to the Town of Lowell, as described in Plat Book 1, Page 22 in the office of the Recorder of Lake County, Indiana, dated May 22, 1875, does not contain angular bearings, does not show any monumentation, and shows most distances to the nearest foot. It is unknown the amount of uncertainty this may cause in the boundary of the Subject Parcel.

D. Relative Positional Accuracy (Due to random errors in measurements):  
 This survey does not exceed the relative positional accuracy for an urban class survey.

Theory of Location:  
 In total, 11 Monuments were used to establish the block containing the Subject Parcel, as shown on this Plat. 3 Monuments outside the block were used as verification.

4 Monuments were found on the West Right of Way of Center Avenue. 1 Monument was found 50' to the East of this line, to confirm the East Right of Way of Center Avenue. Monuments found at the Northeast Corner of Lot 41 and the Southeast Corner of Lot 42 agreed with the plotted distance of 144.75' from the West Right of Way of Center Ave. Monuments found on the East and West Right of Way of Oak Avenue where found to not be parallel with the Right of Way of Center Avenue. A Platted dimension of 143.75' shown on the North Line of Lot 47 indicates an original skew may have existed.

An average of the 3 Monuments on the South line the Subject Parcel and 2 Monuments on the North Line of Lot 33 were used to establish the North/South location of the Lot Lines. 1 Monument on the East Right of Way of Center Avenue, and 1 Monument on the West Right of Way of Oak Avenue were used as verification. The South Line of the Subject Parcel was held held to be perpendicular to the West Right of Way of Center Avenue. The North Line of the Subject Parcel and Lot 33 was held to be skewed to the West Right of Way of Center Avenue. There appears to be a North/South discrepancy between the Monuments found on the West Right of Way of Center Avenue, versus most of Monuments found on the East & West Right of Way of Oak Avenue.

The following corners of the surveyed parcel were monumented as part of this survey as shown on this plat. Monuments set consist of a 5/8" Rebar, with DLZ ID Cap, Firm #0058.  
 -The Northeast Corner of Lot 34  
 -The Southeast Corner of Lot 41  
 -The Northwest Corner of Lot 41

General Notes:

- 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 surveyed real estate:
  - Easements, other than the possibility of easements which were visible by physical evidence.
  - Building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations.
  - Any facts that an accurate and current title search may disclose.
  - Ownership or title.
- No abstract of title or title commitment furnished to the surveyor. There may be other documents of record that could affect this parcel.
- Parcels identified by title description or record references 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 of title for that parcel. A title commitment or abstract may be necessary.
- Only improvements which were visible from above ground at the time of survey and through a normal search and walk-through of the site are shown.
- Basis of Bearings: The West Right of Way of Center Avenue assumed to be North 00°00'00" East.

Surveyor's Certificate

I, Brian D. Nelson, being a Registered Land Surveyor in the State of Indiana, do hereby attest that I have supervised the survey of and have assembled the plat of the hereon shown and described Parcel and to the best of my knowledge and belief, said plat is a correct representation of said survey. This survey has been performed in accordance with IAC-865-Rule 12.

*Brian D. Nelson* 2/16/2012  
 Brian D. Nelson  
 Indiana Registered Land Surveyor No. LS21000226  
 Date of Plat: February 16, 2012  
 Last Date of Fieldwork: February 16, 2012

FILED  
 OCT 12 2017  
 JOHN E. PETALAS  
 LAKE COUNTY AUDITOR  
 45-17-23-478-01.000-000



LEGEND:

- ⊙ = Iron Pipe Found
- ⊗ = Rebar Found
- ⊙ = Angle Iron Stake
- = 5/8" Rebar W/DLZ ID cap Set Flush
- = Power Pole
- = Tree

2017-069003

**DLZ**  
 DLZ INDUSTRIAL, LLC  
 316 TECH DRIVE, BURNS HARBOR, INDIANA 46304  
 TELEPHONE (219) 764-4700 FAX (219) 764-4156

LOWELL  
**Laura M. Leach - PROPERTY SURVEY**  
**TOWN OF LOWELL**  
**H. R. NICHOLS' ADDITION**  
**LOTS 34, 41 & 42**

DRAWN: MRT	CHK'D: BDN	NO.	REVISION	BY	DATE
DESIGNED: -	APPR'D: -				
DATE: February 14, 2012					
SCALE: SEE ABOVE					
PROJECT NUMBER					
1250-8011-90					

SHEET 1  
 OF 1  
 DRAWING NUMBER  
**8011BDY**

MA-PROJ-V-250-0017-INDY-0011BDY.DWG