PARTS OF SECTION 03, TOWNSHIP 35

NORTH, RANGE 09 WEST OF THE 2ND P.M.

PAGE 410), IN LAKE COUNTY, INDIANA.

FILED

JOHN E. PETALAS LAKE COUNTY AUDITOR

DEC **01** 2017

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PART OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE LANDS CONVEYED TO THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, AND EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED FROM SOLOMON H. GOLDBERG, DATED APRIL 19, 1917, AND RECORDED APRIL 28, 1917, IN BOOK 232, PAGE 410, AND ALSO EXCEPT THE EAST 100 FEET, AND ALSO EXCEPT THAT PART CONVEYED TO GAYLORD PROPERTIES, INC., BY DEED DATED MAY 19, 1958 AND RECORDED MAY 20, 1958, IN DEED RECORD 1087, PAGE 147, AND EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED DATED JULY 25, 1946, AND RECORDED AUGUST 15, 1946, IN DEED RECORD 759, PAGE 234, IN LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: MONUMENTS USED FOR THIS SURVEY WERE FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE PLAT. IN ADDITION TO THE MONUMENTS SHOWN ON THE PLAT, A MAG NAIL WAS FOUND IN GOOD CONDITION AT THE NORTHWEST CORNER OF SECTION 03-35-09 AND A MAG SPIKE WAS FOUND IN GOOD CONDITION AT THE NORTHEAST CORNER OF SECTION 03-35-09.
- PARCEL 1: FENCE LINES ALONG THE NORTH AND WEST LINES, TREE LINE AND OVERHEAD WIRES ALONG THE EAST LINE, ROAD IMPROVEMENTS ALONG THE SOUTH LINE.

OVERHEAD WIRES ALONG THE WEST LINE.

PARCEL 2: FENCE LINES ALONG THE NORTH LINE. PARCEL 3: FENCE LINES ALONG THE NORTH LINE, TREE LINE AND

PARCEL 4: FENCE LINES ALONG THE NORTH LINE, TREE LINE AND OVERHEAD WIRES ALONG THE WEST LINE.

CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES: THE DESCRIPTION PROVIDED IN THE WARRANTY DEED RECORDED IN DEED RECORD 873, PAGE 165 FOLLOWS THE PREVIOUSLY ESTABLISHED RIGHT-OF-WAY LINES OF THE RAILROAD WHICH GENERALLY RUN IN A NORTHEASTERLY/SOUTHWESTERLY DIRECTION. THE OTHER TWO LINES ARE DESCRIBED AS RUNNING NORTH AND SOUTH WITH NO INDICATION OF BEING PERPENDICULAR TO THE RIGHT-OF-WAY LINES OR BEING RUN AT TRUE NORTH/SOUTH. HOWEVER, THE WEST LINE OF THE DESCRIBED PARCEL IS DESCRIBED IN DEED RECORD 232, PAGE 410 AS BEING PERPENDICULAR TO SAID RIGHT-OF-WAY LINES. THEREFORE, THIS SURVEY SHOWS THE LINES AS PERPENDICULAR AS IT IS BELIEVED TO BE THE INTENT. THIS DOES CREATE A DISCREPANCY WITH OCCUPATION AS THE EAST LINE HAS FENCES THAT RUN STRAIGHT NORTH/SOUTH, AS SHOWN.

THE LEGAL DESCRIPTION FOR PARCEL 4 EXCEPTS THE LAND CONVEYED TO THE ELGIN, JOLIET, AND EASTERN RAILROAD COMPANY BY WARRANTY DEED (D.R. 232, PG. 410). THIS RAILROAD RIGHT-OF-WAY APPEARS TO LIE NORTH OF THE LAND DESCRIBED IN THE DESCRIPTION. THEREFORE, THIS EXCEPTION IS DOES NOT AFFECT THE PARCEL.

D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS: THE CLASSIFICATION OF THIS SURVEY IS A RURAL SURVEY: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.

PARCEL 2: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF ELGIN, JOLIET AND EASTERN RAILROAD COMPANY, (EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY, BY DEED FROM SOLOMON H. GOLDBERG, DATED APRIL 19, 1917, AND RECORDED APRIL 28, 1917, IN BOOK 232, PAGE 410), EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED DATED AUGUST 1 1950, AND RECORDED OCTOBER 9, 1950, IN DEED RECORD 873, PAGE 165, AND EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED DATED JULY 25, 1946, AND RECORDED AUGUST 15, 1946, IN DEED RECORD 759, PAGE 234, IN LAKE COUNTY, INDIANA.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF THE SOUTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY (EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED FROM SOLOMON H. GOLDBERG DATED APRIL 19, 1917, AND RECORDED APRIL 28, 1917, IN BOOK 232, PAGE 410) EXCEPT LANDS CONVEYED TO SAID RAILROAD COMPANY BY DEED DATED JULY 25, 1946, AND RECORDED AUGUST 15, 1946, IN DEED RECORD 759, PAGE 234, AND BY DEED DATED AUGUST 1, 1950, AND RECORDED OCTOBER 9, 1950, IN DEED RECORD 873, PAGE 165, IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

2017-08) acument is NOT OFFICIAL!

This Document is the property of VE OBSERVATIONS, IT IS MY OPINION THAT THE PLATS AND NOTES USED: Property UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS
ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

ESTABLISHE

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.8' ± NORTH/SOUTH

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION:

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:

25' ± (FENCES)

PARCEL

IN ORDER TO ESTABLISH THE BOUNDARIES OF PARCEL 1, THE WEST HALF OF SECTION 03 HAD TO BE RE-CREATED. THIS WAS DONE BY HOLDING FOUND MONUMENTS, AS SHOWN. ALSO, THE RAILROAD RIGHT-OF-WAY HAD TO BE ESTABLISHED. THIS PARCEL APPEARS TO HAVE STARTED WITH A 100 FOOT WIDE RIGHT-OF-WAY AND ALSO INCLUDES NUMEROUS OTHER TAKINGS, AS SHOWN. MINIMAL MONUMENTS WERE FOUND ALONG THE RIGHT-OF-WAY

BUT IT WAS RE-CREATED BY HOLDING THE RECORD CALL FROM THE SOUTH LINE OF THE RIGHT-OF-WAY TO THE SOUTHWEST SECTION CORNER IN THE DESCRIPTION FROM DEED RECORD 1087, PAGE 147 AND A FOUND IRON PIPE ALONG THE NORTH RIGHT-OF-WAY FOR THE 100 STRIP LOCATED NORTH OF THE RAILROAD LOCATED NORTH OF THE NORTHEAST CORNER OF PARCEL 2. EXCEPTION PARCEL DESCRIBED BY METES AND BOUNDS OR ALIQUOT PARTS WERE THEN REMOVED AS SHOWN ON THE PLAT.

PARCEL 2:

IN ORDER TO ESTABLISH THE BOUNDARIES OF PARCEL 2, THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03 HAD TO BE RE-CREATED. THIS WAS DONE BY HOLDING SECTION MONUMENTS,
AS SHOWN, AND CREATING AN EVEN SPLIT OF SAID QUARTER-QUARTER
SECTION. IN ADDITION, THE RIGHT-OF-WAY LINE FOR THE RAILROAD DESCRIBED ABOVE WAS HELD.

PARCEL 3:

IN ORDER TO ESTABLISH THE BOUNDARIES OF PARCEL 3, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03 HAD TO BE RE-CREATED. THIS WAS DONE BY HOLDING SECTION MONUMENTS, AS SHOWN. FOUND MONUMENTS ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION WERE ACCURATE TO CALCULATIONS AND HELD. IN ADDITION, THE RIGHT-OF-WAY LINE FOR THE RAILROAD DESCRIBED ABOVE WAS HELD.

PARCEL 4:

IN ORDER TO ESTABLISH THE BOUNDARIES OF PARCEL 4, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 03 HAD TO BE RE-CREATED. THIS WAS DONE BY HOLDING SECTION MONUMENTS, AS SHOWN. IN THIS CASE, MONUMENTS FOUND AT ALL FOUR CORNERS OF THIS PARCEL WERE ACCURATE TO CALCULATIONS AND HELD.

COUNTY SURVEYOR'S OFFICE LEGAL DESCRIPTION AND SITE INFORMATION WITH AERIAL PHOTOS OBTAINED FROM THE NATIONAL PARK SERVICE

ORIGINAL GOVERNMENT NOTES FOR TOWNSHIP 35, RANGE 09 WEST OF THE 2ND PRINCIPAL MERIDIAN.

SECTION CORNER DATA/WITNESS SHEETS OBTAINED FROM THE LAKE

PLAT OF SURVEY FOR BUCKEYE PIPELINE COMPANY - NE 1/4, SECTION 03-35-09 (NO NAME/DATE PROVIDED, DATE ILLEGIBLE)

SIDWELL MAPS FOR SECTION 03-35-09 LAKE COUNTY GIS WEBSITE

GENERAL NOTES:

A TOTAL STATION AND GPS WERE USED TO COLLECT THE DATA NEEDED TO COMPLETE THIS SURVEY.

THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON SEPTEMBER 29,

BASIS OF BEARINGS: INDIANA STATE PLANE WEST COORDINATE SYSTEM.

THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE ABOVE IS BELIEVED TO BE A TRUE AND CORRECT PLAT AND DESCRIPTION OF A SURVEY PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, SECTIONS 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE

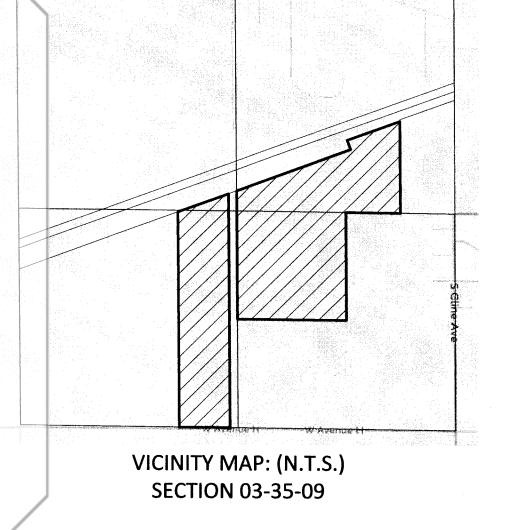
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF OCTOBER, 2017.

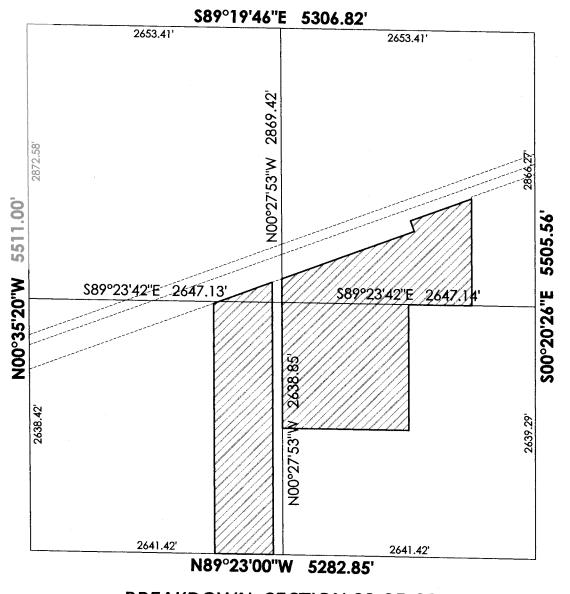
sgregory@abonmarche.com

PROFESSIONAL LAND SURVEYOR #21200014 STATE OF INDIANA

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDEACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW."

NAME: LOT M. Dy





BREAKDOWN: SECTION 03-35-09 SCALE: 1" = 1000'

NO. 1 REVISION DESCRIPTION: ADD SET BOUNDARY MONUMENTS

BY: SMG DATE: 10/19/17

~ABONMARCHE TT IKR

000196

LEC.

TJ/SMG DESIGNED BY: PM REVIEW: QA/QC REVIEW: 10/17/2017

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND **GRAPHIC QUALITY MAY NOT** BE ACCURATE FOR ANY OTHER SIZES

HORZ: VARIES VERT: N/A ACI JOB #

17-1258