

2017 083416

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 DEC -8 AM 11:41  
MICHAEL B. BISHOP  
RECORDER

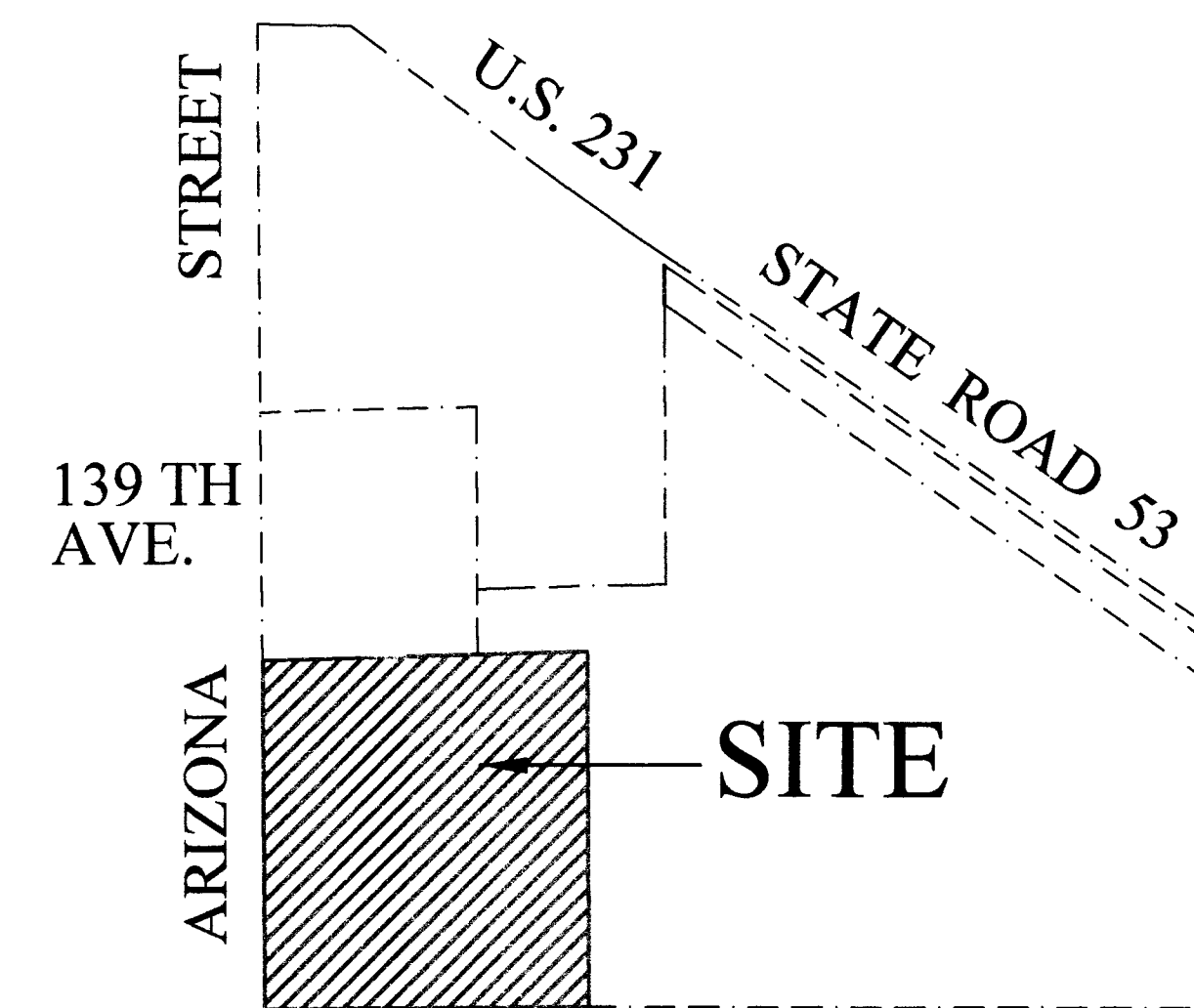
BOOK 30 PAGE 83

# PLAT OF SURVEY 2017-083416

PARENT PARCEL  
LEGAL DESCRIPTION:

A part of the Southeast Quarter of Section 25, Township 34 North, Range 8 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 degrees 17 minutes 34 seconds West, along the West line of said Southeast Quarter, a distance of 920.00 feet; thence North 88 degrees 30 minutes 00 seconds East a distance of 950.21 feet; thence South 00 degrees 17 minutes 34 seconds East a distance of 946.32 feet, more or less, to the South line of said Southeast Quarter; thence North 89 degrees 54 minutes 46 seconds West along said South line a distance of 950.02 feet to the point of beginning, containing 20.351 acres more or less.

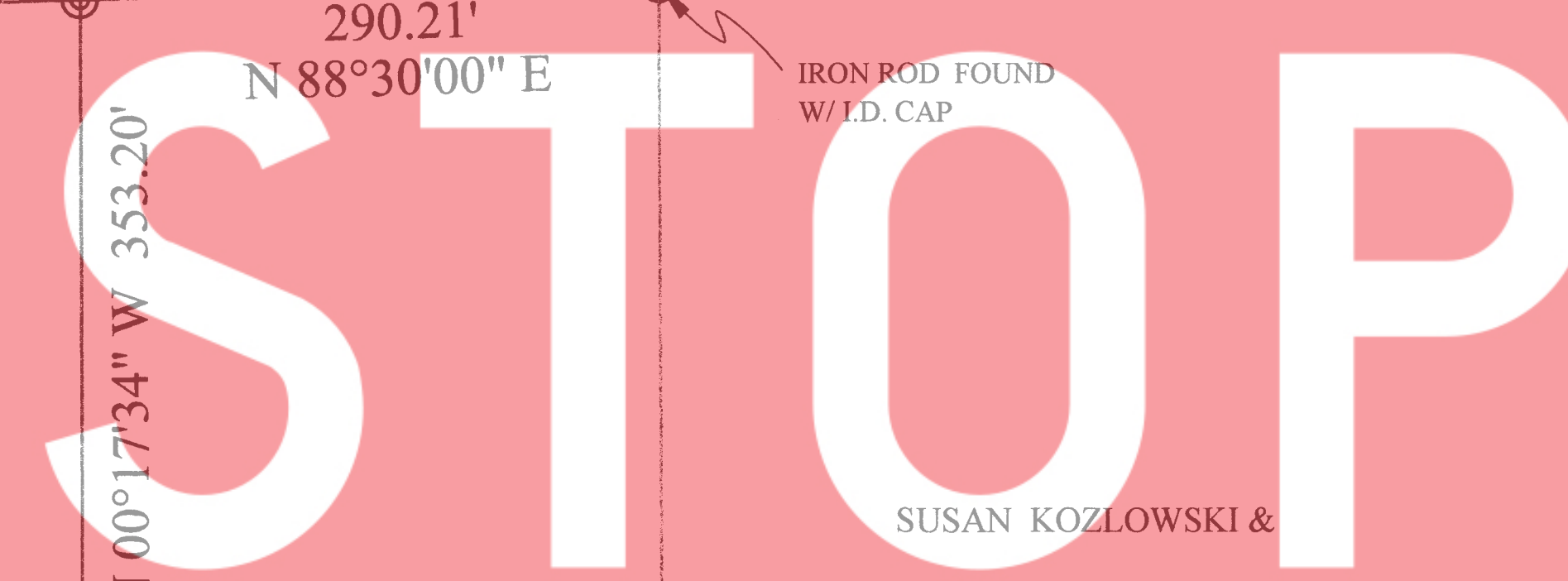
PARCEL NO.: 45-16-25-400-003-000-044



VICINITY MAP

PART OF S.E. 1/4 SEC. 25-34-8

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LEGAL DESCRIPTIONS:

PARCEL 1:

A part of the Southeast Quarter of Section 25, Township 34 North, Range 8 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 degrees 17 minutes 34 seconds West, along the West line of said Southeast Quarter, a distance of 566.80 feet; thence North 88 degrees 30 minutes 00 seconds East a distance of 660.00 feet; thence North 00 degrees 17 minutes 34 seconds West a distance of 353.20 feet; thence South 88 degrees 30 minutes 00 seconds West a distance of 660.00 feet more or less, to the West line of said Southeast Quarter; thence South 00 degrees 17 minutes 34 seconds East along said West line a distance of 353.20 feet to the point of beginning, containing 5.35 acres more or less.

PARCEL 2:

A part of the Southeast Quarter of Section 25, Township 34 North, Range 8 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 degrees 17 minutes 34 seconds West, along the West line of said Southeast Quarter, a distance of 566.80 feet; thence North 88 degrees 30 minutes 00 seconds East a distance of 660.00 feet; thence North 00 degrees 17 minutes 34 seconds West a distance of 353.20 feet; thence North 88 degrees 30 minutes 00 seconds East a distance of 290.21 feet; thence South 00 degrees 17 minutes 34 seconds East a distance of 946.32 feet, more or less, to the South line of said Southeast Quarter; thence North 89 degrees 54 minutes 46 seconds West along said South line a distance of 950.02 feet to the point of beginning, containing 15.00 acres more or less.

SURVEYOR REPORT:

The captioned legal descriptions were created to facilitate the sale of 15 acres from the 20.35 acre tract established by survey performed Oct. 27, 2010. No field work was performed prior to writing the descriptions. The property has been owned by the original parties when the original survey for the 20 acres was performed. The following report was for the previous surveys.

This Retracement Survey was performed at the request of Kirk A. Smith, the current owner of the parcels in March of 2008 for the purpose of verifying the 2 legal descriptions in the deeds provided and write new descriptions for 3 parcels. In April of 2010 a buyer was found for 24 acres at the Northwest corner of the parcel. The survey was updated at that time to provide a description for the 24 net acres and adjust the description for the remainder. Buyers for the 56.56 acre parcel was found and the Survey was updated for the buyers on September 10, 2010. Now buyers for the 20 acre parcel have been found and the survey has been revised and updated for them. The following report was for the 2008 survey and no significant changes were found during this re-survey.

REFERENCES:

- 1. Plat of Survey of part of S.E. 1/4 Section 25-34-8 by Krull & Son, Inc. dated April 25, 1991 by Robert A. Krull PLS.
- 2. Plat of Survey of part of S.E. 1/4 Section 25-34-8 by Tri-County Surveying, dated Sept. 17, 1997, by Michael W. Gerberick PLS.

MONUMENT AVAILABILITY & CONDITION:

A gear was found in the pavement of Arizona Street marking the S.W. corner of the S.E. 1/4 of said Sec. 25. A P.K. nail was found in the pavement of Arizona Street marking the N.W. corner of the S.E. 1/4 of said Sec. 25. The monument was found at the S.E. corner of said Sec. 25. An iron rod was found at the State Road 53 R.O.W. line and the N.E. corner of the survey. All of these points found matched the calls on the referenced surveys. The distances measured within tolerance and agreed with the measurements shown on the referenced surveys.

THEORY OF LOCATION:

A traverse was run between all of the found monumentation. The traverse was adjusted to match the bearing given on the referenced surveys and deeds. The existing fencing around the house and barns was located. Based on discussions with Mr. Smith, a 10 acre description was created for the existing house (New Parcel 1); a description for a 20 acre parcel was written for the area South of the existing house (New Parcel 2); and a description was created for the remaining portion of the combined parcels (New Parcel 3).

DESCRIPTIONS:

Upon review of the descriptions of the parent parcels and the adjoining parcels there are no apparent uncertainties due to prior record descriptions and no gaps or overlaps were discovered.

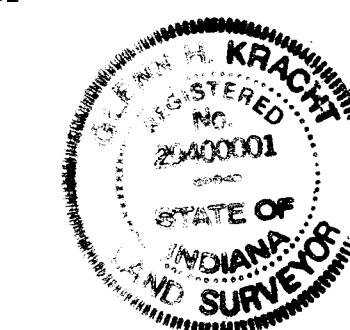
POSSESSION LINES:

An old fence line which is in poor condition runs along the South line of the Survey. That fence was found to be about 5 feet South of the Deed line. This fence was noted as 5 feet South of line on both of the reference surveys as well. The East line abuts a wooded area with no fencing noted. The North line is bounded by the right-of-way of the abandoned railroad and the pavement for State Road 53 / U.S. 231 is located on the Northeastly 86 feet of the parcel. The West line is bounded by Arizona Street. The survey performed meets the requirements of a Suburban Survey per Title 865, Article 1, Rule 12 of the Indiana Administrative Code with an acceptable relative positional accuracy of 0.13 feet plus 100 parts per million.

BEARINGS BASED ON PREVIOUS SURVEYS.

I, Glenn H. Kracht, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the completion of a survey of the above described parcel in accordance with Title 865 IAC-1-12 (Rule 12), and that the Plat hereon drawn, to the best of my knowledge, correctly represents said survey.

*Glenn H. Kracht*  
Glenn H. Kracht IN L.S. No. 29400001



DATE: MARCH 17, 2008  
OCT. 27, 2010  
OCT. 28, 2011  
DEC. 6, 2017  
JOB NO.: 087721  
JOB NO.: 109108  
JOB NO.: 173651

SHEET 1 of 1

PERFORMED FOR:  
**RANDALL & MARIAN JOHN**  
13951 ARIZONA STREET  
CROWN POINT, IN 46307

**GLENN KRACHT ASSOCIATES**  
PHONE: 219/663-8623  
FAX: 219/663-8945  
314 FAIRFIELD DRIVE CROWN POINT, IN 46307

**PLAT OF SURVEY**  
PART OF S.E. 1/4 SEC. 25-34-8  
WINFIELD TOWNSHIP  
LAKE COUNTY, IN

AS-CASH

139 TH AVE.

STREET

ARIZONA

ARIZONA

30' FOR ROAD PURPOSES  
S 00°17'34" E 353.20'  
N 00°17'34" W 920.00'  
N 00°17'34" W 566.80'

IRON ROD FOUND W/I.D. CAP 30 FEET EAST

KIRK & TERISCA SMITH

PARCEL 1  
233063.1 Sq. Feet  
5.35 Acres

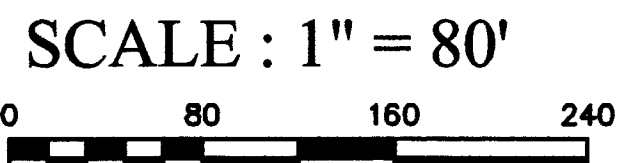
N 88°30'00" E 660.00'

PARCEL 2  
653439.0 Sq. Feet  
15.00 Acres

N 89°54'46" W 950.02'

JOHN P. & EVA K. KRETZ

IRON ROD FOUND W/I.D. CAP



MONUMENT FOUND  
S.E. CORNER  
SEC. 25-34-8

P.O.B.  
GEAR FOUND IN PVMT.  
S.W. CORNER  
S.E. 1/4 SEC. 25-34-8

IRON ROD FOUND  
KRULL CAP  
30 FEET EAST