

2017 084141

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 DEC 13 AM 8:43  
MICHAEL B. BROWN  
RECORDER

BOOK 30 PAGE 86

# PLAT OF SURVEY W/ TOPOGRAPHY

## PART OF THE EAST HALF OF THE SOUTHWEST 1/4, SECTION 30-33-08

### LEGAL DESCRIPTION:

(FROM WARRANTY DEED, DOCUMENT NO. 91016957)

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND P.M., IN LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER THAT IS SOUTH 00 DEGREES 54 MINUTES 39 SECONDS EAST, 166.83 FEET FROM THE NORTHWEST CORNER THEREOF; SAID POINT BEING ON THE CENTERLINE OF BELSHAW ROAD, THENCE NORTH 71 DEGREES 48 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 517.41 FEET TO THE NORTHLINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE, 14.26 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 41 SECONDS EAST, 506.07 FEET; THENCE SOUTH 88 DEGREES, 54 MINUTES, 22 SECONDS WEST, 511.86 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 54 MINUTES 39 SECONDS WEST ALONG SAID WEST LINE 354.42 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

### PROPOSED PARCEL "A":

THE NORTH 855 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER THAT IS SOUTH 00 DEGREES, 54 MINUTES, 39 SECONDS EAST, 166.83 FEET FROM THE NORTHWEST CORNER THEREOF; SAID POINT BEING ON THE CENTERLINE OF BELSHAW ROAD, THENCE NORTH 71 DEGREES, 48 MINUTES, 50 SECONDS EAST, ALONG SAID CENTERLINE, 517.41 FEET TO THE NORTHLINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 22 MINUTES, 58 SECONDS EAST, ALONG SAID NORTH LINE, 14.26 FEET; THENCE SOUTH 01 DEGREES, 18 MINUTES, 41 SECONDS EAST, 506.07 FEET; THENCE SOUTH 88 DEGREES, 54 MINUTES, 22 SECONDS WEST, 511.86 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES, 54 MINUTES, 39 SECONDS WEST, ALONG SAID WEST LINE, 354.42 FEET TO THE POINT OF BEGINNING, CONTAINING 20.945 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

### PROPOSED PARCEL "B":

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, EXCEPT THE NORTH 855 FEET THEREOF, CONTAINING 54.613 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

### THEORY OF LOCATION:

THIS IS A RETRACEMENT SURVEY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30-33-08. SEE THE SECTION BREAKDOWN BELOW FOR THE SOLUTION USED TO ESTABLISH THE LINE FOR SECTION 30. AS SHOWN ON THE PLAT, THE WEST LINE OF SAID EAST HALF WAS ESTABLISHED BY HOLDING FOUND MONUMENTS. THIS LINE IS ACCURATE TO A PROPORTIONAL SPLIT OF THE SECTION USING THE ORIGINAL GOVERNMENT NOTES. THE MONUMENTS WERE HELD SINCE THEY APPEAR TO HAVE BEEN IN PLACE FOR SOME TIME AND ACCEPTED. THE EXCEPTION PARCEL WAS ESTABLISHED BY RETRACING THE METES AND BOUNDS DESCRIPTION WHICH MEASURED ACCURATE TO FOUND MONUMENTS. SMALL DISCREPANCIES BETWEEN RECORD AND MEASURED DATA IS SHOWN ON THE PLAT.

### 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 RECOVERED AND USED FOR THIS SURVEY WERE IN GOOD CONDITION AND AT GRADE UNLESS OTHERWISE NOTED. ALL MONUMENTS ARE SHOWN ON THE FACE OF THE PLAT (SEE SECTION BREAKDOWN).
- B. OCCUPATION OR POSSESSION LINES: ROAD IMPROVEMENTS FOR BELSHAW ROAD ALONG THE NORTHERLY PORTION OF THE PARCEL, FIELD/TREE LINES ALONG THE NORTH LINE, ROAD IMPROVEMENTS FOR CHASE STREET ALONG THE EAST LINE, FIELD/TREE LINES ALONG THE SOUTH AND WEST LINES OF THE PARCEL, FIELD/GRASS LINES ALONG THE SOUTH AND EAST LINES OF THE EXCEPTION PARCEL.
- C. 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 RECORD BEARING OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30-33-08 (EXCEPTION DESCRIPTION) WAS HELD. THE SECTION BREAKDOWN RESULTED IN A DIFFERENT BEARING FOR THE NORTH LINE OF SAID EAST HALF. AS SHOWN, SINCE THE DESCRIPTION USES A CONTROLLING CALL FOR THE NORTH LINE, THE CALCULATED POSITION OF THE LINE WAS HELD.
- 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.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.5' ±  
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE FOUND  
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE FOUND

**FILED**  
DEC 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### PLATS AND NOTES USED:

1. PARCEL AND ADJOINING DEEDS
2. ORIGINAL GOVERNMENT NOTES FOR TOWNSHIP 33 NORTH, RANGE 8 WEST
3. PLAT OF SURVEY BY ROBERT KRULL DATED 04/27/1996 (SW 1/4)
4. RECORD PLAT FOR MAYER ESTATES (PLAT BOOK 98, PAGE 99)
5. SECTION CORNER DATA/WITNESS SHEETS
6. 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 DECEMBER 4, 2017.  
BASIS OF BEARINGS: RECORD DESCRIPTION (DOC. NO. 91018957).  
CONTOUR LINES SHOWN ARE FROM LIDAR INFORMATION OBTAINED BY THE LAKE COUNTY SURVEYOR'S OFFICE. DATUM: NAVD 88

### LAND SURVEYOR'S CERTIFICATE:

I, SCOTT M. GREGORY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN 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, CHAPTER 12, SECTIONS 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12").  
GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, 2017.

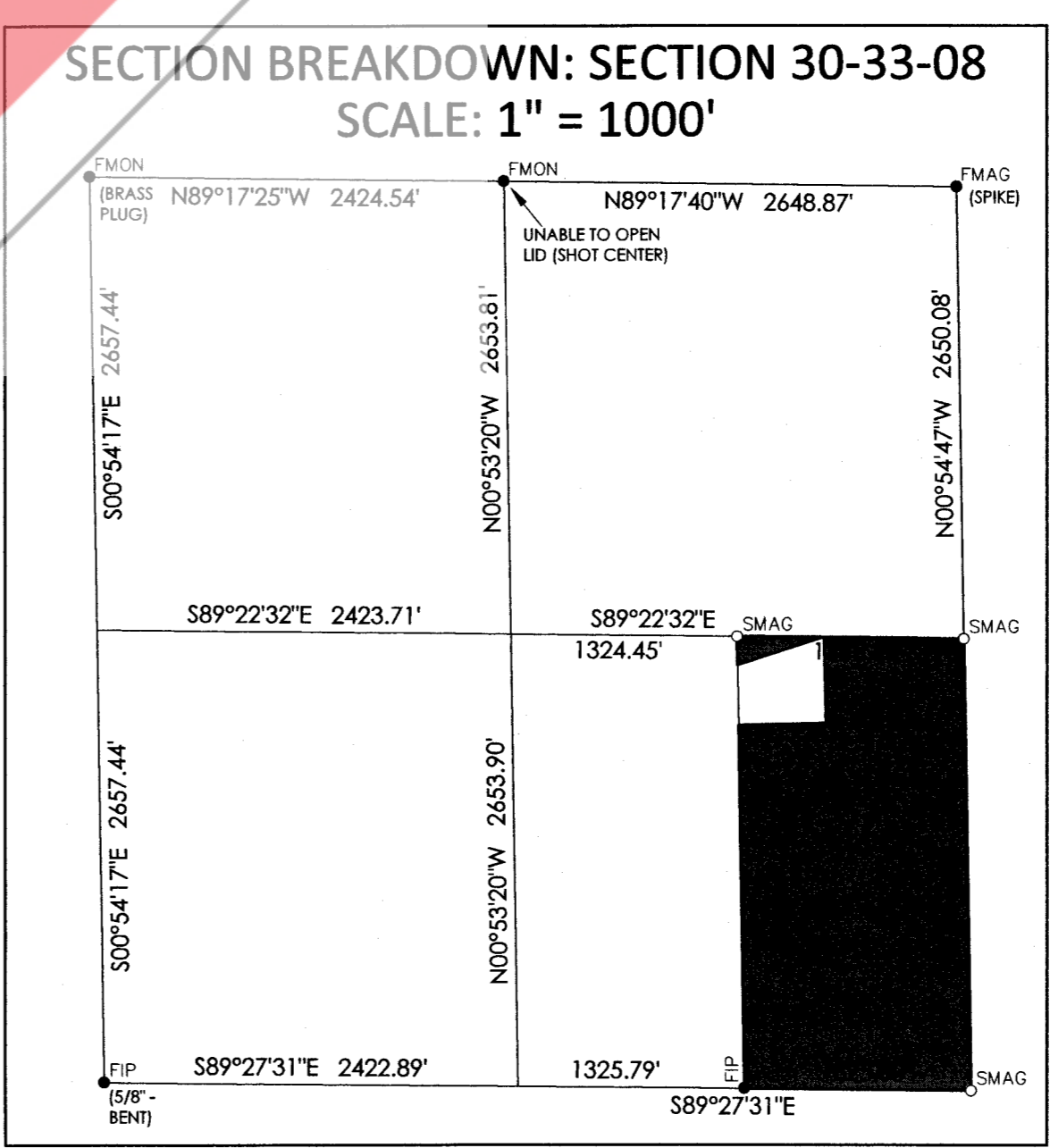
*Scott M. Gregory*  
SCOTT M. GREGORY, PLS  
sgregory@abonmarche.com  
PROFESSIONAL LAND SURVEYOR #21200014  
STATE OF INDIANA



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

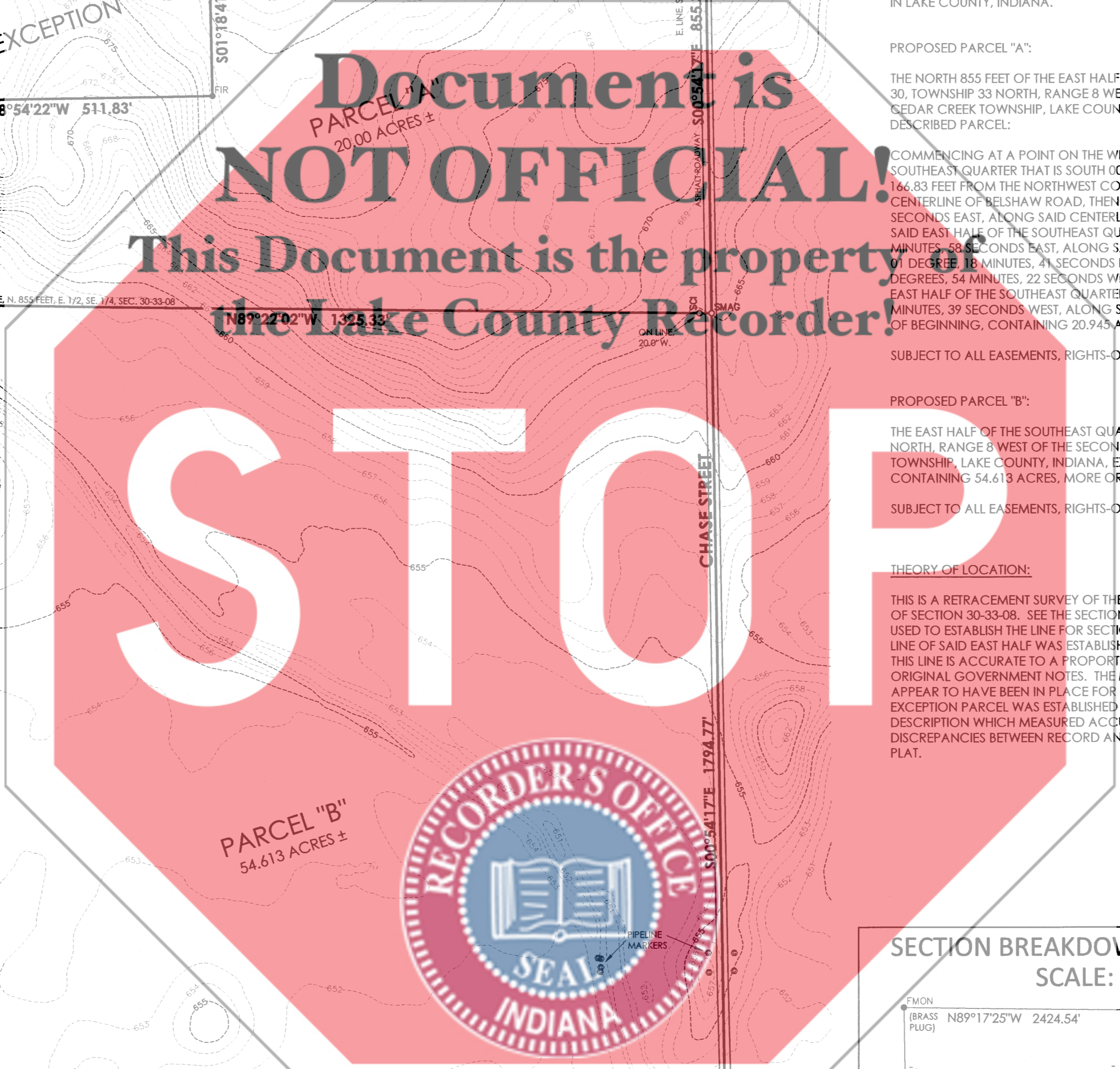
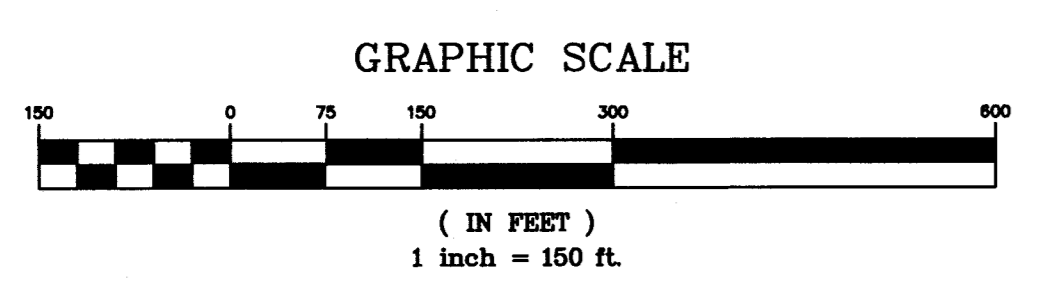
NAME: *Scott M. Gregory*

30/86



**LEGEND:**

- FIP = FOUND IRON PIPE (SEE PLAT FOR SIZE)
- FIR = FOUND IRON ROD (5/8" REBAR)
- PP = POWER POLE
- PP/D = POWER POLE W/DROP
- SCI = SET CAPPED IRON (5/8" REBAR W/ABONMARCHE ID.)
- SMAG = SET MAG NAIL
- SB# = SOIL BORING



SW CORNER, SE 1/4, SEC. 30-33-08

S89°27'02"E 1325.79'

S. LINE, SE 1/4, SEC. 30-33-08

N89°27'02"W 1325.09'

SE CORNER, SEC. 30-33-08

ON LINE, 30.0'-W.

WIRE FNC (REMANENTS) 1.8' ± S.

MAG ESTABLISHED BY WITNESSES

2017-084141

**KRULL ABONMARCHÉ**  
1305 South Lake Park Avenue Hobart, IN 46342  
219.947.2588  
17 North Washington Street Valparaiso, IN 46383  
219.850.4824  
abonmarche.com  
Engineering Architecture Land Surveying

**PART OF THE SOUTHEAST QUARTER OF SECTION 30-33-8 LAKE COUNTY, INDIANA**

**PLAT OF SURVEY W/ TOPOGRAPHY ±3553 BELSHAW ROAD LOWELL, INDIANA 46356**

DRAWN BY: TJ  
DESIGNED BY: N/A  
PM REVIEW: SMG  
QA/QC REVIEW: JU  
DATE: 12/12/2017

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.  
SCALE: \_\_\_\_\_  
HORIZ: VARIES  
VERT: SEE PLAT  
ACI JOB #: 17-1561  
SHEET NO. 1 of 1