

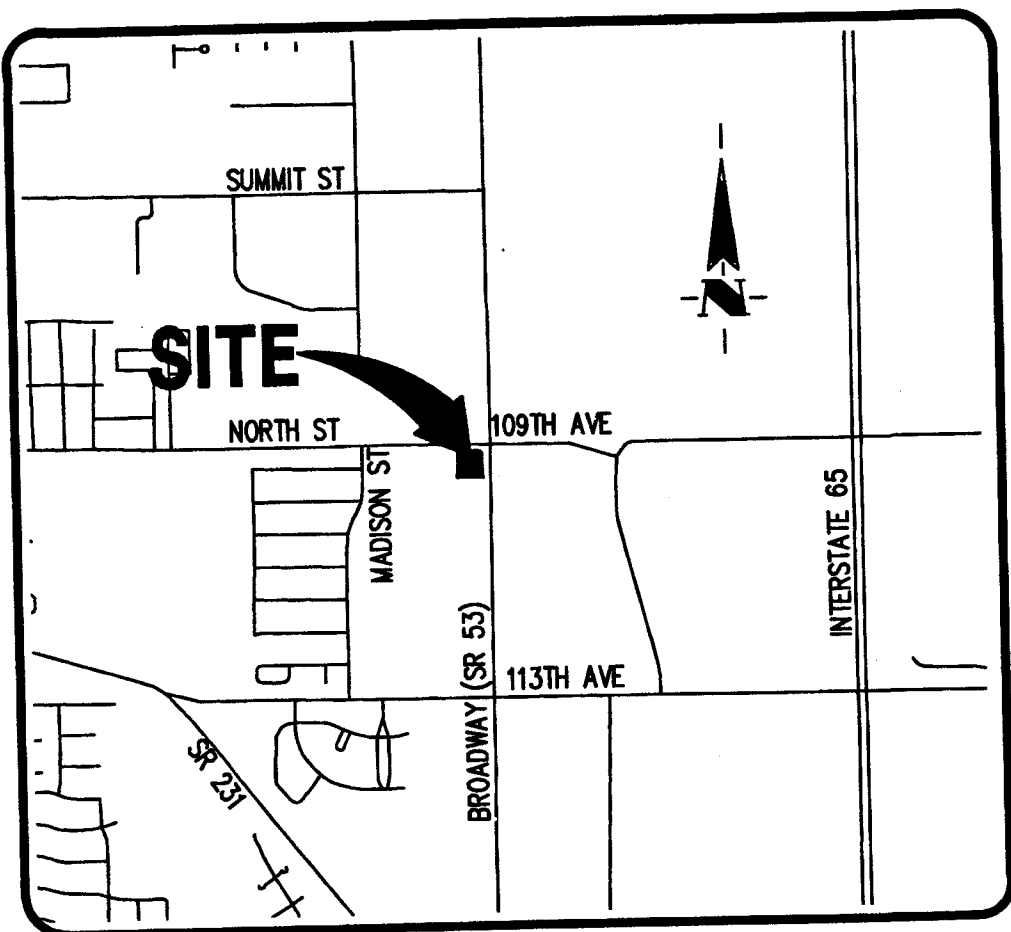
STRUCTURE DATA

STR. #2008 CURB INLET TC = 695.39 CUT = 694.71 36" RCP INV = 688.3 (W) 30" RCP INV = 688.9 (E) DIR. OF FLOW (W) +12" PLASTIC PIPE (N) UNABLE TO SEE INVERT

BENCHMARK

The vertical location data shown on this survey are based upon a digital file received from Plumb Tucket & Associates on 11/29/2011. The elevations in said file are derived from the Lake County Topo Tie. This datum is 0.6 feet higher than the NAVD 88 Datum as established by OPUS. It is my opinion that the uncertainty in the elevation of the project benchmark does not exceed 0.10 foot.

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2017 084883

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2017 DEC 13 PM 3:37 MICHAEL B. BROWN RECORDER

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plots; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy").

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with law and a precedent (865 IAC 1-12-11(S), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

The within survey is a retracement survey of a 1.94 acre tract of land lying in the Northeast Quarter of Section 9, Township 34 North, Range 8 West, Center Township, Lake County, Indiana, also known as Lot 3 in the Crown Point Crossing Subdivision, an Addition to the City of Crown Point, Indiana, and recorded as Instrument Number 2012-043661 in the Office of the Recorder of Lake County, Indiana.

The subject tract is dependent upon the north and east lines of said section. Per the Lake County Surveyor's Office, the quarter corners along said lines were never perpetuated and maintained by the county. At the time of survey, State Road 53 was being milled and resurfaced, in addition to the intersection 1 mile west of the site. Therefore, the Northwest, Northeast and Southeast corners of the Section were unable to be recovered. State Plane coordinates for these monuments were obtained from the County Surveyors Office and these values were used to calculate the lines and corners of the subject plot. Monuments shown on a survey by Plumb Tucket & Associates, Job No. S07193, dated 9/26/07, which is referenced on said plot, were recovered at their pre-calculated locations based upon said section. This survey in agreement with said found monuments. 5/8 inch rebar with pink caps stamped "219-736-0555 Plumb, Tucket & Associates ID No. 00-59" were found at the northeast and southeast corners of Lot 2. A 3/4 inch iron pipe is shown at the center of Section 9 on said plot. A cotton gin spindle was found 0.3 feet north and 0.3 feet east of this location. The plot is not dependent upon this corner, so it was not utilized on this survey.

The vertical location data shown on this survey are based upon a digital file received from Plumb Tucket & Associates on 11/29/2011. The elevations in said file are derived from the Lake County Topo Tie. This datum is 0.6 feet higher than the NAVD 88 Datum as established by OPUS. It is my opinion that the uncertainty in the elevation of the project benchmark does not exceed 0.10 foot.

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within depicted tract of land lies within Flood Hazard Zone C (unshaded) as said tract plots by scale on Community Panel Number 180126 0115 B of the Flood Insurance Rate Maps for the Lake County, Indiana (maps dated September 2, 1981). Flood Hazard Zone C (unshaded) is defined as "Areas of minimal flooding" per the FIRI legend.

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

The subject tract is zoned B3 per the Zoning Map for Crown Point, Indiana < http://www.crownpoint.in.gov/docs/engineering/zoning.pdf retrieved 10/20/2011. The setback requirements for B3 zoning can be variable, transitional and subject to legal interpretation, therefore, setback lines are not depicted hereon.

Note - With regard to utility lines shown hereon, source information from plans and markings, where provided, was combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Evidence of source of title for the subject tract was provided in the form of Chicago Title Insurance Company Commitment No. 620112719 dated August 2, 2011. Some of the items disclosed in Schedule BII thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

Certificate of Survey

ALTA/ACSM Land Title Survey

To Speedway LLC and Fidelity 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a), 7(a), 8-9, 11(b), 13, 17 and 22 of Table A thereof. The field work was completed on October 13-15 & 21, 2011.

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was performed on October 13-15 & 21, 2011. The field work for this survey was performed using an Electronic total station and data collector and/or using topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector and/or using Global Positioning (GPS). Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.1 feet. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval.

Kristopher K. Eichhorn, Registered Land Surveyor, State of Indiana, No. 21000230, October 24, 2011.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Kristopher K. Eichhorn.



THIS INSTRUMENT PREPARED BY: KRISTOPHER K. EICHHORN

30/88

UTILITY CONTACTS

AT&T - DISTRIBUTION Michael Hayes (317)252-4007 5858 N College Ave Indianapolis, IN 46220

BUCKEYE Robin Gott (610)904-4512

COMCAST NORTH George Golus (630)600-6530 596 Lamont Rd Elmhurst, IL 60126

CROWN POINT, CITY OF Mike Gorden (219)661-2287

NIPSCO David Salmons 900 E. Boulevard Street PO Box 9015 Kokomo, IN 46904

ZONING NOTES

B3 - BUSINESS

FRONT YARD - 30 FEET SIDE YARD - 5\*\* FEET REAR YARD - 20 FEET MAXIMUM HEIGHT - 35 FEET

Requests for underground utility location markings were made through the Indiana Underground Plant Protection Service (Ticket Nos. 1110060031, 1110060026 & 1110060040) at least 48 business hours prior to the start of this survey.

PARKING SPACES:

- 0 Regular Parking Spaces
0 Handicapped Parking Spaces
0 Total Parking Spaces

LATITUDE = 41°25'12" N. LONGITUDE = 87°20'09" W.

STREET E. NORTH ST. (109TH AVE) & BROADWAY (S.R. 53)

TOWNSHIP / COUNTY CENTER TOWNSHIP / LAKE COUNTY

CITY / STATE CROWN POINT, INDIANA

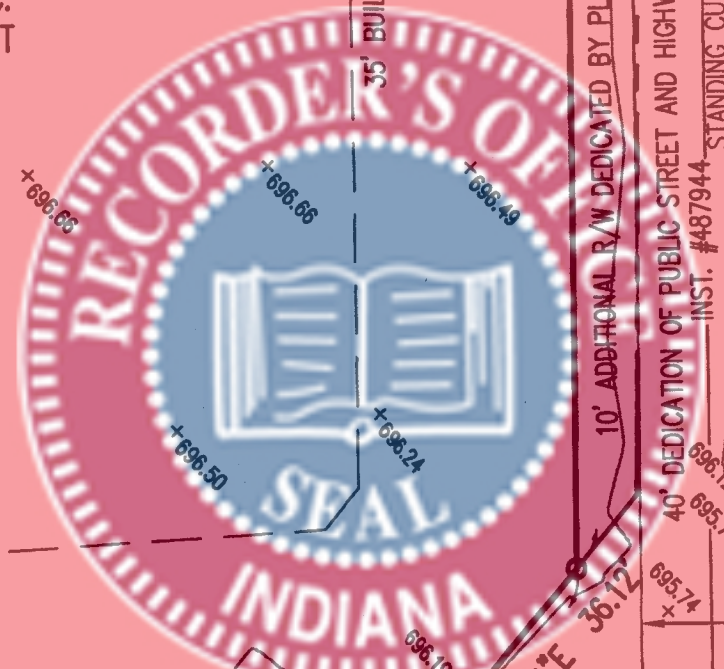
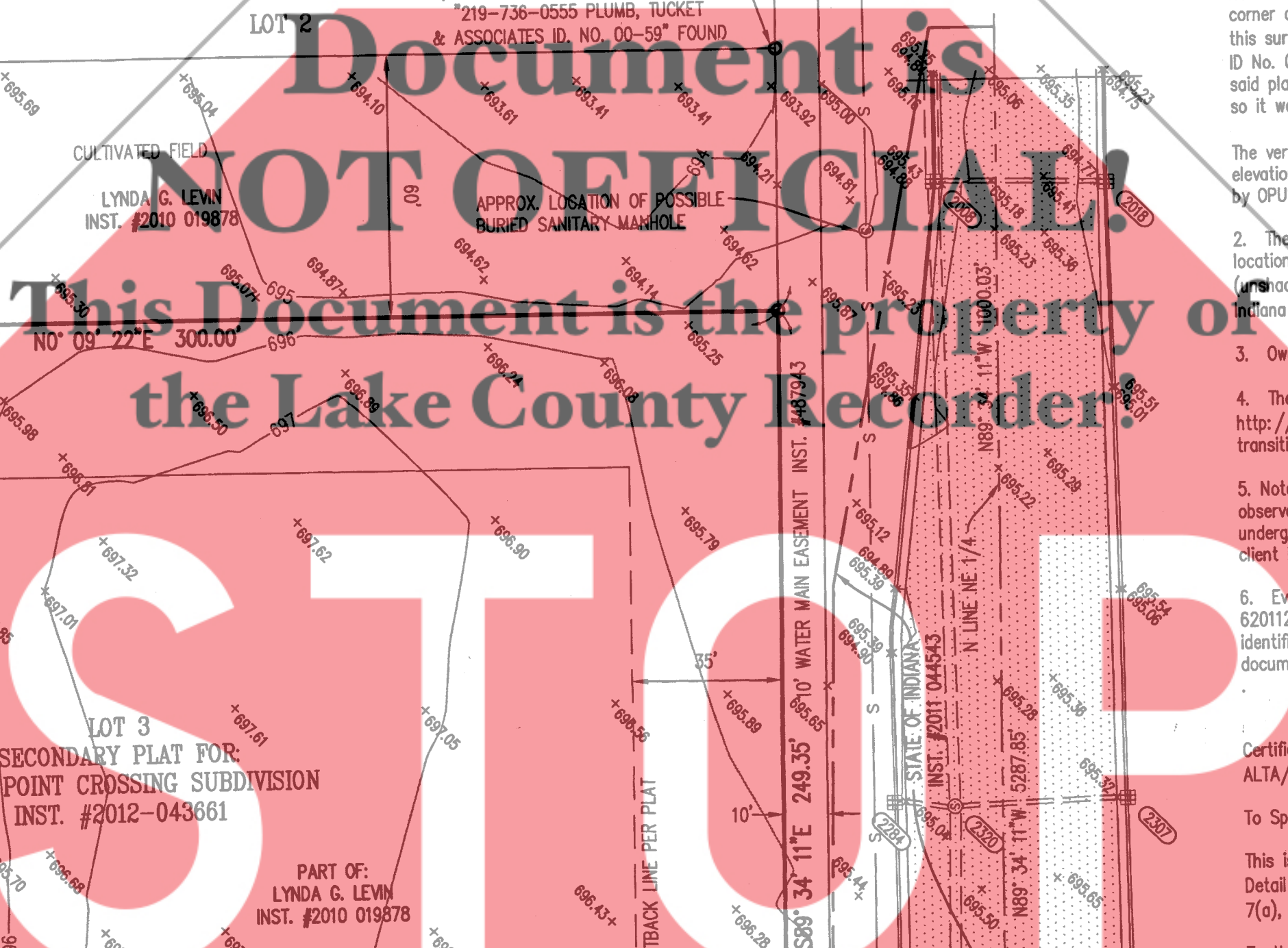
MAP / UNIT # 100885

LEGEND: INLET OR CATCH BASIN, SEWER MANHOLE, TELEPHONE MANHOLE, ACCESS COVER, TRAFFIC MANHOLE, WATER MANHOLE, MANHOLE, CLEANOUT, AREA LIGHT, UTILITY POLE WITH GUY WIRE, UTILITY POLE WITH RISER, FLAG POLE, TRAFFIC POLE, UTILITY PEDESTAL, ELECTRIC METER, ELECTRIC TRANSFORMER, CONDITIONING UNIT, UTILITY VALVE, WELL, HYDRANT, WATER VALVE, WATER METER, GAS VALVE, GAS METER, MAILBOX, TREE, SHRUB, BENCHMARK, SOIL BORING, OVERHEAD UTILITY LINES, UNDERGROUND UTILITY LINES, UNDERGROUND TELEPHONE, UNDERGROUND FIBER OPTIC, UNDERGROUND FORCE MAIN, UNDERGROUND GAS LINE, UNDERGROUND WATER LINE, SEWER LINE, UNDERGROUND STORM SEWER, UNDERGROUND SANITARY SEWER, EDGE OF WOODS, FLOW LINE, POLYVINYL CHLORIDE RCP, VITRIFIED CLAY PIPE, REINFORCED CONCRETE PIPE, CUT CUTTER, TOP OF CASTING

Schneider THE SCHNEIDER CORPORATION Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Telephone: 317.826.7100 Fax: 317.826.7200 www.schneidercorp.com Architecture, Civil Engineering, Environmental Engineering, Geotechnical Services, GIS + LIS, Home Builder Services, Interior Design, Land Surveying, Landscape Architecture, Transportation Engineering

UNIT #100885 ALTA/ACSM LAND TITLE SURVEY RETRACEMENT SURVEY MARATHON PETROLEUM COMPANY LP 538 SOUTH LAKE STREET, INDIANAPOLIS, IN 46202

DATE: 11/01/2011 PROJECT NO.: 8291.001 DRAWN BY: KKE CHECKED BY: CMC REVISIONS: 12/08/2011, KKE, ADJUST VERT. DATUM 10/12/2012, KKE, PLAT RECORDING INFO DRAWING FILES: T:\8\8291\001\dwg\8291001a.dwg SHEET NO.: 1



2017-084883

