

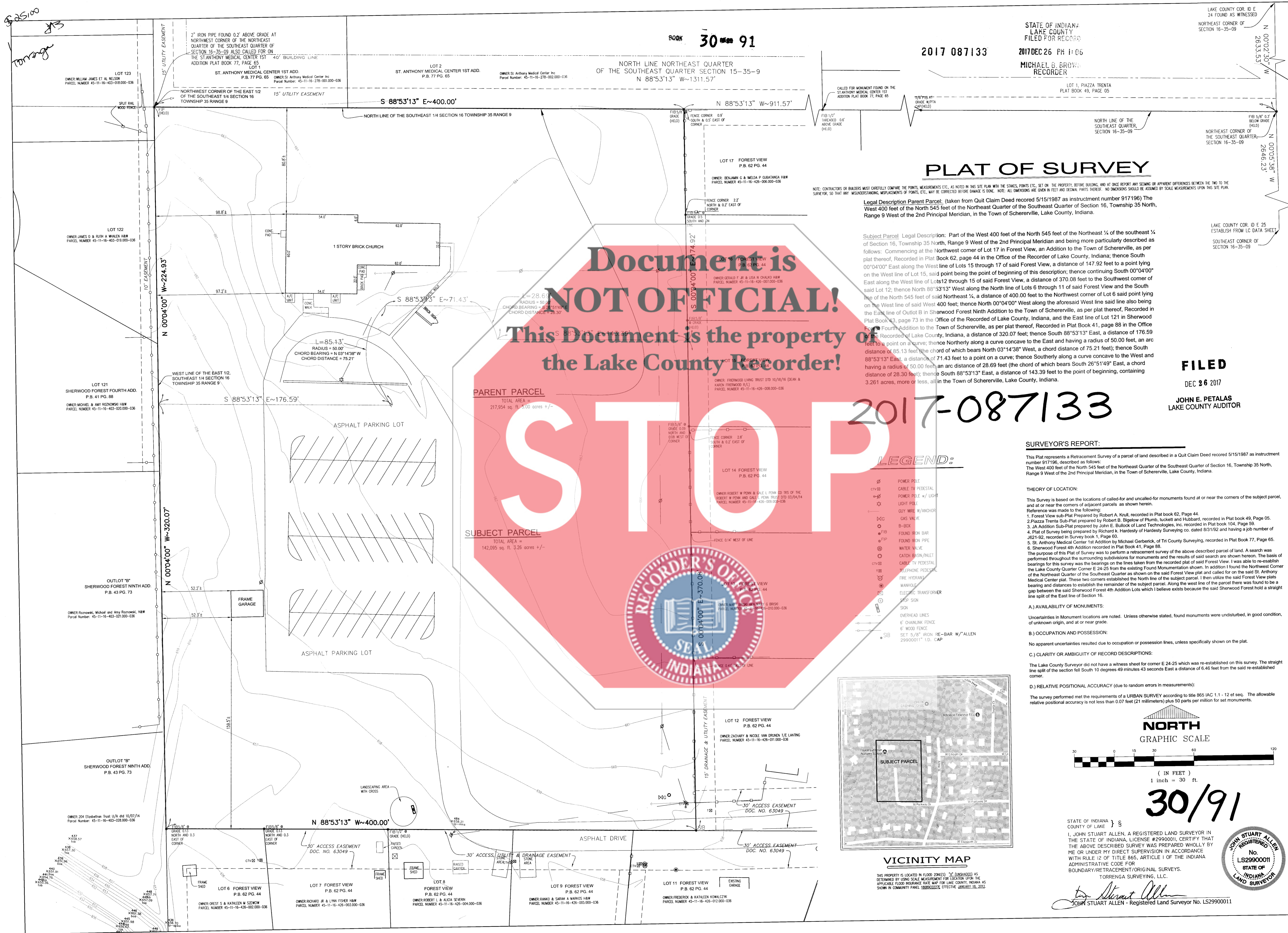
TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
WEBSITE: WWW.TORRENGA.COM

Plat of Survey
144 W. PARKWAY DRIVE
SCHERVILLE, INDIANA
PART OF THE SOUTHEAST 1/4 OF SEC. 16-35-9

DATE: November 15, 2017

CLIENT: Peace Lutheran Church
JOB NO: 2017-0641
DRAWN: AW
SCALE: 1"=50'

SHEET 1 OF 1



BOOK 30 91

2017 087133

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC 26 PM 1:06
MICHAEL B. BROWN
RECORDER

PLAT OF SURVEY

NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS, ETC., AS NOTED IN THIS SITE PLAN WITH THE STAKES, POINTS, ETC., SET ON THE PROPERTY, BEFORE BUILDING, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE TWO TO THE SURVEYOR, SO THAT ANY MISUNDERSTANDINGS, MISMEASUREMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.

Legal Description Parent Parcel: (taken from Quit Claim Deed recorded 5/15/1987 as instrument number 917196) The West 400 feet of the North 545 feet of the Northeast Quarter of the Southeast Quarter of Section 16, Township 35 North, Range 9 West of the 2nd Principal Meridian, in the Town of Schererville, Lake County, Indiana.

Subject Parcel Legal Description: Part of the West 400 feet of the North 545 feet of the Northeast 1/4 of the southeast 1/4 of Section 16, Township 35 North, Range 9 West of the 2nd Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of Lot 17 in Forest View, an Addition to the Town of Schererville, as per plat thereof, Recorded in Plat Book 62, page 44 in the Office of the Recorder of Lake County, Indiana; thence South 00°04'00" East along the West line of Lots 15 through 17 of said Forest View, a distance of 147.92 feet to a point lying on the West line of Lot 15, said point being the point of beginning of this description; thence continuing South 00°04'00" East along the West line of Lots 12 through 15 of said Forest View, a distance of 370.08 feet to the Southwest corner of said Lot 12; thence North 88°53'13" West along the North line of Lots 6 through 11 of said Forest View and the South line of the North 545 feet of said Northeast 1/4, a distance of 400.00 feet to the Northwest corner of Lot 6 said point lying on the West line of said West 400 feet; thence North 00°04'00" West along the aforesaid West line said line also being the East line of Outlot B in Sherwood Forest Ninth Addition to the Town of Schererville, as per plat thereof, Recorded in Plat Book 43, page 73 in the Office of the Recorder of Lake County, Indiana, and the East line of Lot 121 in Sherwood Forest Fourth Addition to the Town of Schererville, as per plat thereof, Recorded in Plat Book 41, page 88 in the Office of the Recorder of Lake County, Indiana, a distance of 320.07 feet; thence South 88°53'13" East, a distance of 176.59 feet to a point on a curve; thence Northerly along a curve concave to the East and having a radius of 50.00 feet, an arc distance of 85.13 feet (the chord of which bears North 03°14'38" West, a chord distance of 75.21 feet); thence South 88°53'13" East, a distance of 71.43 feet to a point on a curve; thence Southerly along a curve concave to the West and having a radius of 50.00 feet, an arc distance of 28.69 feet (the chord of which bears South 26°5'14" East, a chord distance of 28.30 feet); thence South 88°53'13" East, a distance of 143.39 feet to the point of beginning, containing 3.261 acres, more or less, all in the Town of Schererville, Lake County, Indiana.



2017-087133

FILED
DEC 26 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

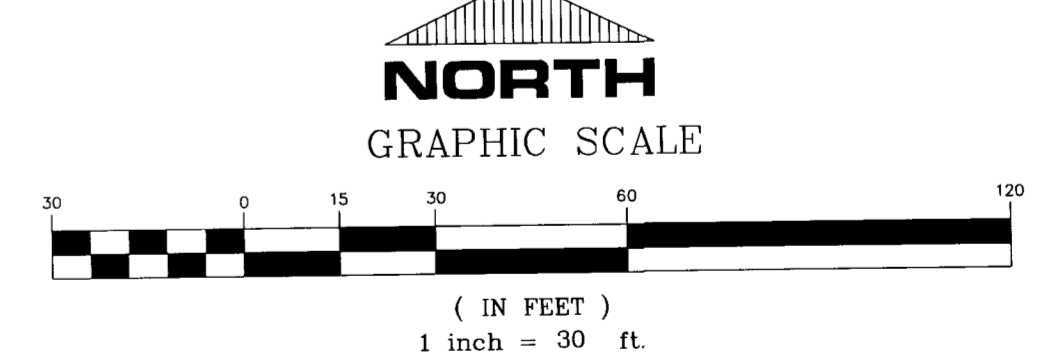
SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of a parcel of land described in a Quit Claim Deed recorded 5/15/1987 as instrument number 917196, described as follows:
The West 400 feet of the North 545 feet of the Northeast Quarter of the Southeast Quarter of Section 16, Township 35 North, Range 9 West of the 2nd Principal Meridian, in the Town of Schererville, Lake County, Indiana.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels, as shown herein.
Reference was made to the following:
1. Forest View sub-Plat Prepared by Robert A. Knoll, recorded in Plat book 62, Page 44.
2. Piazza Trenta Sub-Plat prepared by Robert B. Bigelow of Plumb, Luckett and Hubbard, recorded in Plat book 49, Page 05.
3. JA Addition Sub-Plat prepared by John E. Bullock of Land Technologies, Inc. recorded in Plat book 104, Page 59.
4. Plat of Survey being prepared by Richard K. Hardesty of Hardesty Surveying Co. dated 8/31/92 and having a job number of J621-92, recorded in Survey book 1, Page 60.
5. St. Anthony Medical Center 1st Addition by Michael Gerberick, of Tri County Surveying, recorded in Plat Book 77, Page 65.
6. Sherwood Forest 4th Addition recorded in Plat Book 41, Page 88.
The purpose of this Plat of Survey was to perform a retracement survey of the above described parcel of land. A search was performed throughout the surrounding subdivisions for monuments and the results of said search are shown herein. The basis of bearings for this survey was the bearings on the lines taken from the recorded plat of said Forest View. I was able to re-establish the Northeast Quarter of the Southeast Quarter as shown on the said Forest View plat and called for on the said St. Anthony Medical Center plat. These two corners established the North line of the subject parcel. I then utilize the said Forest View plats bearing and distances to establish the remainder of the subject parcel. Along the west line of the parcel there was found to be a gap between the said Sherwood Forest 4th Addition Lots which I believe exists because the said Sherwood Forest hold a straight line split of the East line of Section 16.

- A.) AVAILABILITY OF MONUMENTS:
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.
- B.) OCCUPATION AND POSSESSION:
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.
- C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
The Lake County Surveyor did not have a witness sheet for corner E 24-25 which was re-established on this survey. The straight line split of the section lot South 10 degrees 49 minutes 43 seconds East a distance of 6.46 feet from the said re-established corner.
- D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):
The survey performed met the requirements of an URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

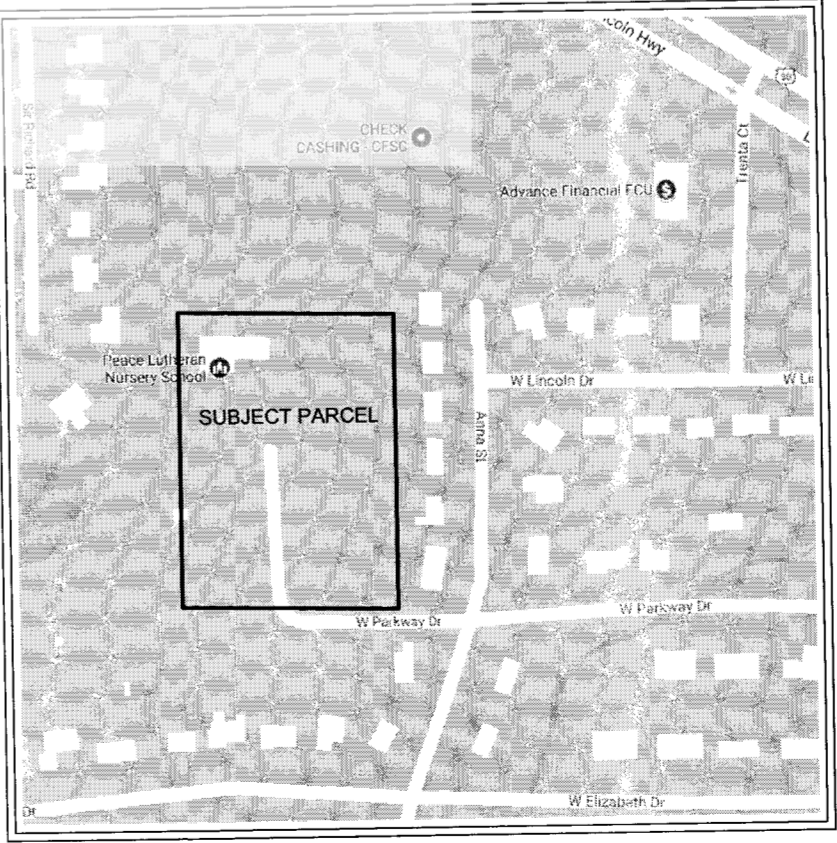


30/91

STATE OF INDIANA)
COUNTY OF LAKE)
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #2990001, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT/ORIGINAL SURVEYS.
TORRENGA SURVEYING, LLC.



John Stuart Allen
Registered Land Surveyor No. LS2990001



VICINITY MAP

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) (UNSHADED) AS DETERMINED BY USGS SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PLAN 180852222E, EFFECTIVE JANUARY 18, 2012.

