

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 856-8918
WEBSITE: WWW.TORRENGA.COM

PLAT OF SURVEY
PART OF OUTLOT E IN SCHILLING'S EDGEWOOD ADD.
PART OF THE SOUTHWEST 1/4 OF SEC 17-35-9
1246 AND 1226 SCHILLING DRIVE
SCHERERVILLE, INDIANA

DATE: NOVEMBER 30, 2017

CLIENT: JOHN AND KAREN CATONA
JOB NO: 2017-0642
DRAWN: JSA
SCALE: 1"=40'

SHEET OF

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, MISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.

(Legal Description as taken from Executor's Deed, dated September 8, 2004 as Document Number 2004 080905.)

NOTE: The following legals taken from the said deed are incomplete and corrected in the surveyors report

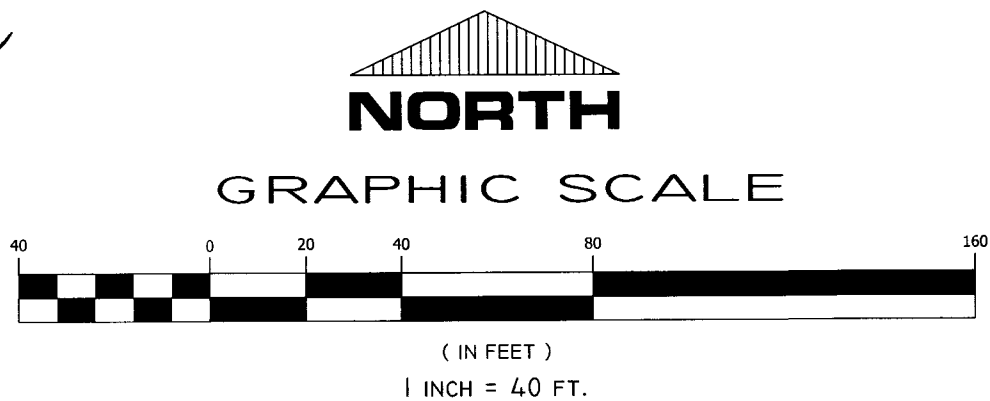
Parcel 1: Part of Outlot E in Schilling's Edgewood Addition, described as follows:

Starting at the Northeast corner of said Outlot E; thence South along the East line to the Northerly line of Schilling Drive; thence Southwesterly along the Northerly line of Schilling Drive 200 feet to the place of beginning; thence continuing Southwesterly along the Northerly line of Schilling Drive 200 feet; thence due North to the North line of said Outlot E; thence East along said North line to a point 200 feet West of the East line of said Outlot E as measured along the Northerly line of Schilling Drive; thence South parallel to the East line of said Outlot E to the place of beginning, in the Town of Schererville, as per plat thereof, recorded October 19, 1948 in plat book 28, page 5, in the Office of the Recorder of Lake County, Indiana.

Current Tax ID Parcel Number: 45-11-17-326.010.000-036

Parcel 2: Outlot E in Schilling's Edgewood Addition, except the West 320 feet of said Lot measured along the North line of said Lot, and also excepting that part of said Lot described as follows: Commencing at the Northeast corner of said Lot aforesaid; thence South along the East line of said Lot to Schilling Drive; thence Southwesterly along Schilling Drive 400 feet; thence due North to the North line of said lot; thence East to the place of beginning, and except that part of said Lot lying West of a line which is 601.38 feet East of (as measured along the North line of said Lot) and parallel with the West line of said Lot, in the Town of Schererville, as per plat thereof, recorded October 19, 1948 in Plat Book 28, page 5, in the Office of the Recorder of Lake County, Indiana.

Current Tax ID Parcel Number: 45-11-17-326.009.000-036



2017 087134

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 26 PM 1:09

MICHAEL B. BROWN
RECORDER

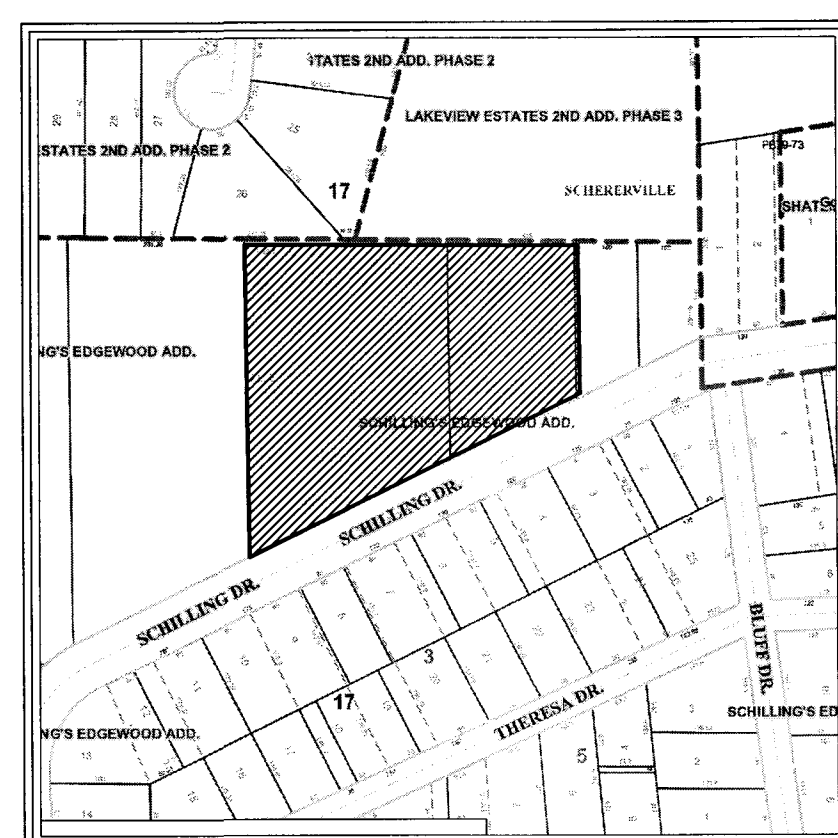
2017-087134

BOOK 30 PAGE 92

FILED

DEC 26 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR



LEGEND:

- CATCH BASIN/INLET
- MANHOLE
- FLAG POLE
- POWER POLE
- WATER VALVE
- FIRE HYDRANT
- FOUND IRON PIPE
- FOUND IRON BAR

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "AC" AS DETERMINED BY LOCAL SCALE MEASUREMENT FOR LOCATION FROM THE APPROXIMATE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL 1808020202E EFFECTIVE JANUARY 18, 2012.

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of (Legal Description as taken from Executor's Deed, dated September 8, 2004 as Document Number 2004 080905, was modified as follows)

Parcel 1: Part of Outlot E in Schilling's Edgewood Addition, described as follows: Starting at the Northeast corner of said Outlot E; thence South along the East line to the Northerly line of Schilling Drive; thence Southwesterly along the Northerly line of Schilling Drive 200 feet to the place of beginning; thence continuing Southwesterly along the Northerly line of Schilling Drive 200 feet; thence due North to the North line of said Outlot E; thence East along said North line to a line 200 feet West of the East line of said Outlot E as measured along the Northerly line of Schilling Drive; thence South parallel with the said East line to the place of beginning, in the Town of Schererville, as per plat thereof, recorded October 19, 1948 in plat book 28, page 5, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1226 Schilling Dr., Schererville, IN

Parcel 2: Outlot E in Schilling's Edgewood Addition. Commencing at the Northeast corner of said Lot aforesaid; thence South along the East line of said Lot to the Northerly line of Schilling Drive; thence Southwesterly along the said Northerly line, 400 feet to the Point of Beginning; thence continuing Southwesterly along the Northerly line of Schilling Drive to a point on a line 601.38 feet East of and parallel with the West line of said Outlot; thence North parallel with the said West line to a point on the said North line said Outlot, said point being 601.38 feet East of the Northwest corner of said Outlot; thence East along said North line to a line 400 feet West of and parallel with the East line of said Outlot E as measured along the Northerly line of Schilling Drive; thence South parallel with the said East line to the place of beginning, in the Town of Schererville, as per plat thereof, recorded October 19, 1948 in Plat Book 28, page 5, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1246 Schilling Dr., Schererville, IN

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:

- Schilling Edgewood Addition sub-plat prepared by Walter C. Tappan dated October 19, 1948 as recorded in Plat Book 28, Page 5.
- Lakeview Estates Second Addition Phase Two sub-plat prepared by Richard K. Hardesty as recorded in Plat Book 68, Page 47.
- The record Plat of Schilling Lake Addition, an Addition to Lake County, recorded in Plat Book 27, Page 23.
- Plat of Survey by John Stuart Allen of Torrenga Surveying LLC dated 8-26-2016 of part of lots 7 and 8 in Schilling Lake Addition.

I held the existing monumentation found along the Northerly and Southerly Right of Way lines of Schilling Drive as shown. I established the North line by holding monumentation found within said Lakeview Estates Second Addition Phase Two (being a held 5/8" iron bar at grade at the Southwest corner of Lot 42 and the the Southwest corner of Lot 26 as shown on this survey in said Lakeview Estates Second Addition Phase Two). The center of Section was held as per the said survey Reference #4. The North line of Outlot E was plat at 1322.10 feet which I held but disagreed with the South line of said Lakeview Estates Second Addition Phase Two being a total calculated distance of 1326.91 feet. The 4.81' difference was left as a gap along the West line of Outlot E. I held the bearing as shown on the East line of Outlot E in said Lakeview Estates Second Addition Phase Two to establish the West line of Parcel 2 along with the 601.38' East of the 1322.10' line as shown on the Survey.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the subdivision for monuments and the results of said search are shown hereon. The basis of bearings for this survey was the bearings on the lines taken from the recorded plat of Lakeview Estates Second Addition Phase Two sub-plat prepared by Richard K. Hardesty as recorded in Plat Book 68, Page 47.

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.

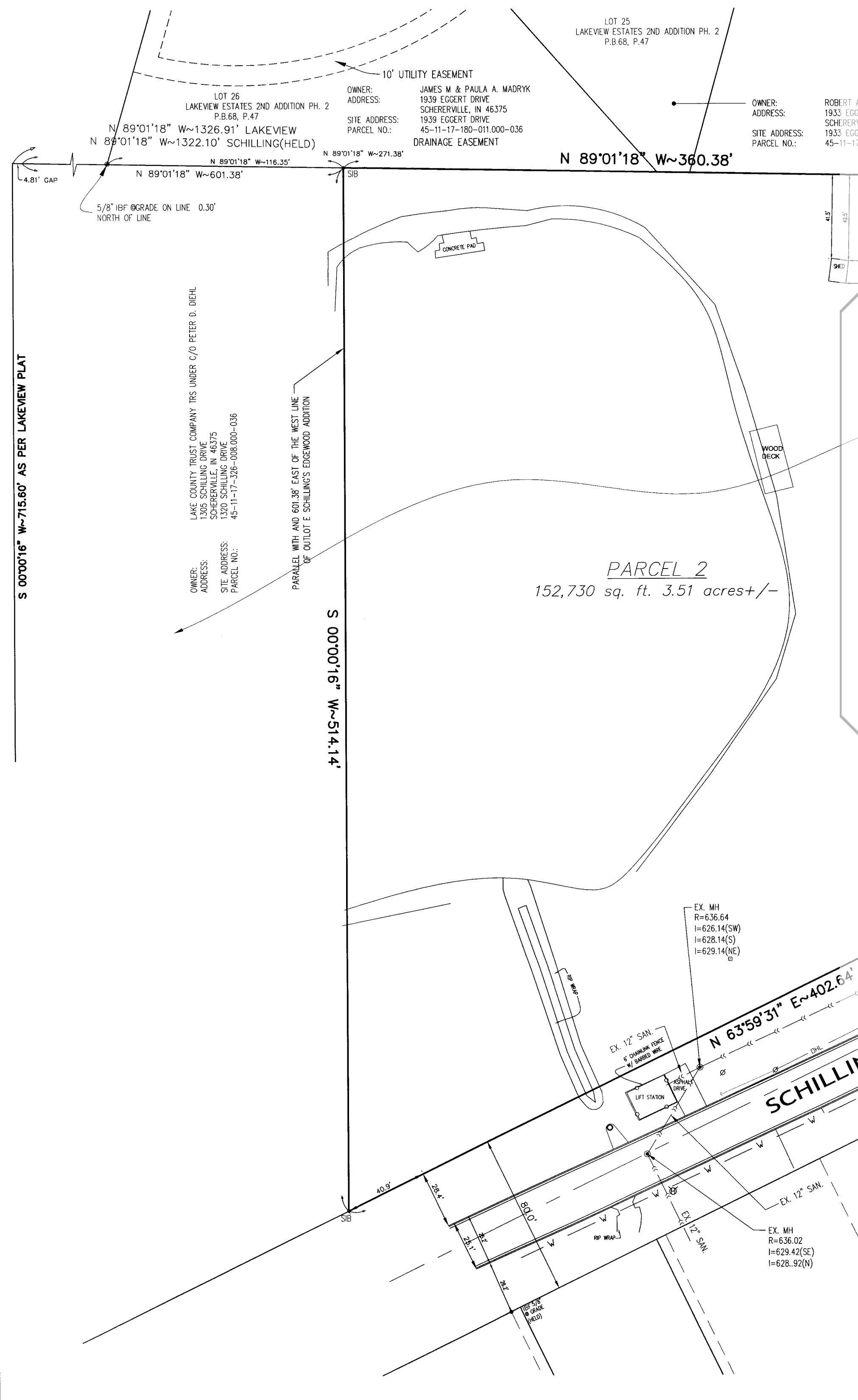
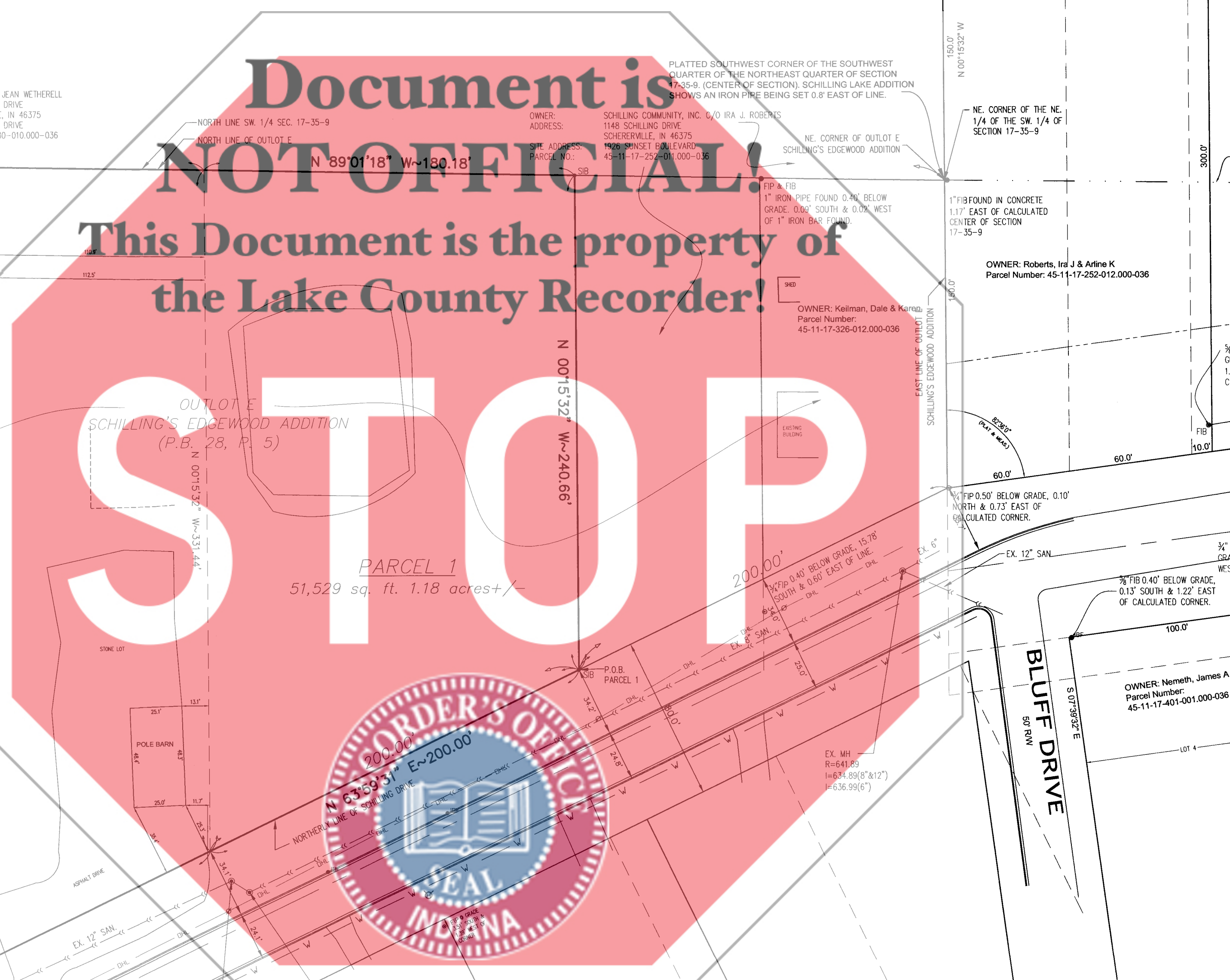
C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
The legal description from the deed failed to describe the parcel. The adjoining deeds were utilized to create the parcels as described above.

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 30 parts per million for set monuments.

30/92

STATE OF INDIANA } §
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, 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 1 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.
John Stuart Allen
John Stuart Allen - Registered Land Surveyor No. LS29900011



Handwritten notes: '1', 'BLS', 'Tommy'.

FILE NO.: