

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of a parcels of land described in a Quit Claim Deed dated April 11, 2003 and recorded as Document Number 2003-039684 in the Office of the Recorder, Lake County, Indiana, as describe on this survey as Parcel 1 and Parcel 2.

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. Krull, recorded in Plat book 62, Page 44. 2. Piazza Trenta Sub-Plat prepared by Robert B. Bigelow of Plumb, Tucker 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 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. 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 surrounding subdivisions 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 said Forest View. I was able to re-establish the Lake County Quarter Corner E 24-25 from the existing Found Monumentation shown. In addition I found the Northwest Corner of 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 parcel 1 and allowed us to then utilize the Deeded bearing and distances with exception to the East line of the Southeast Quarter of Section 15-35-9 which was established by a straight line to the Southeast corner of said Section 15-35-9.

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 fell 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 a 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.

2017 087135

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC 26 PM 1:12
MICHAEL B. BROVAL
RECORDER

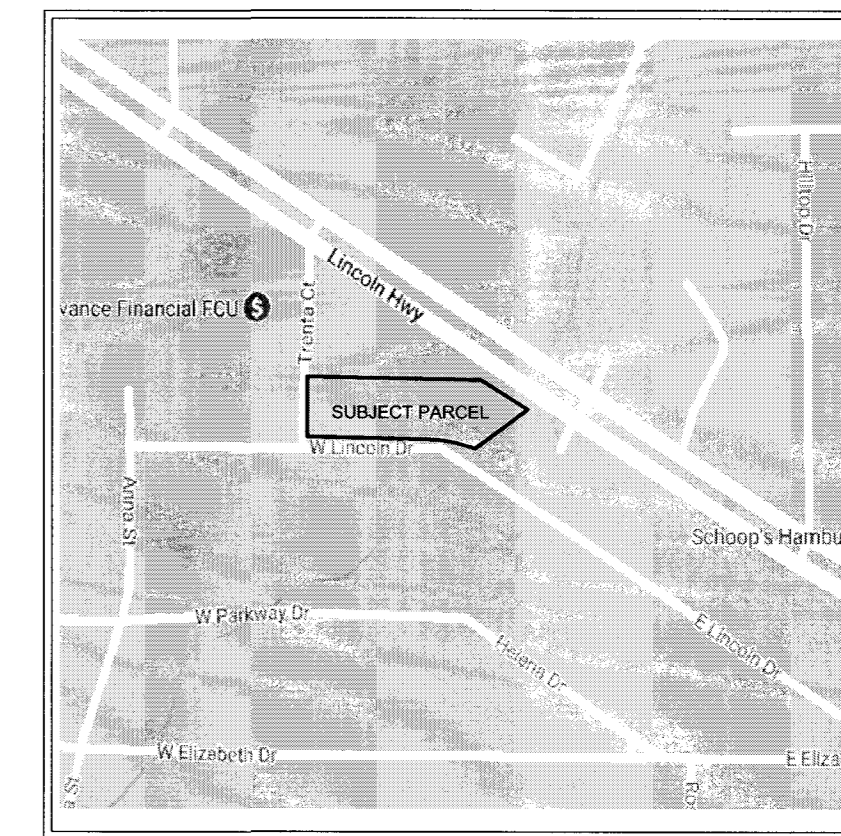
PLAT OF SURVEY

NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS, ETC., AS NOTED IN THIS SITE PLAN WITH THE STATES, 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 MISUNDERSTANDING, 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.

SUBJECT PARCEL LEGAL DESCRIPTION: (Taken from a Quit Claim Deed dated April 11, 2003 and recorded April 21, 2003 as Document Number 2003-039684 in the Office of the Recorder, Lake County, Indiana):

Parcel 1: Part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 35 North Range 9 West of the Second Principal Meridian in Lake County, Indiana, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 16; Thence North 88 degrees 53 minutes 13 seconds West 305.81 feet to the East line of Trenta Court as shown on the plat of Forest View, Plat Book 62, page 44; Thence South 00 degrees 04 minutes 00 seconds East, 125.00 feet to the North line of Lincoln Drive as shown on the plat of Forest View, Plat Book 62, Page 44; Thence South 88 degrees 53 minutes 13 seconds East, 242.66 feet to a point of curve; Thence Southeasterly along a curve to the right with a radius of 318.32 feet for a distance of 63.72 feet to the East line of said Section 16; Thence North 00 degrees 04 minutes 25 seconds West, 131.36 feet to the point of beginning.

Parcel 2: Part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter of Section 15; Thence South 88 degrees 40 minutes 25 seconds East along North line of said Southwest Quarter a distance of 53.10 feet to the Southwesterly right-of-way line of U.S. Highway No. 30; Thence South 57 degrees 52 minutes 19 seconds East along the Southerly right-of-way line of said highway a distance of 151.58 feet to the top of the Northwesterly bank of a ditch; Thence South 53 degrees 13 minutes 11 seconds West along the Northwesterly bank of said ditch a distance of 129.76 feet to the Northerly line of Lincoln Drive as shown on the plat of Forest View, Plat Book 62, Page 44; Thence Northwesterly along and curve to the left with a radius of 318.32 feet for a distance of 82.56 feet to the west line of said Section 15; Thence North 00 degrees 04 minutes 25 seconds West 131.36 feet to the point of beginning.

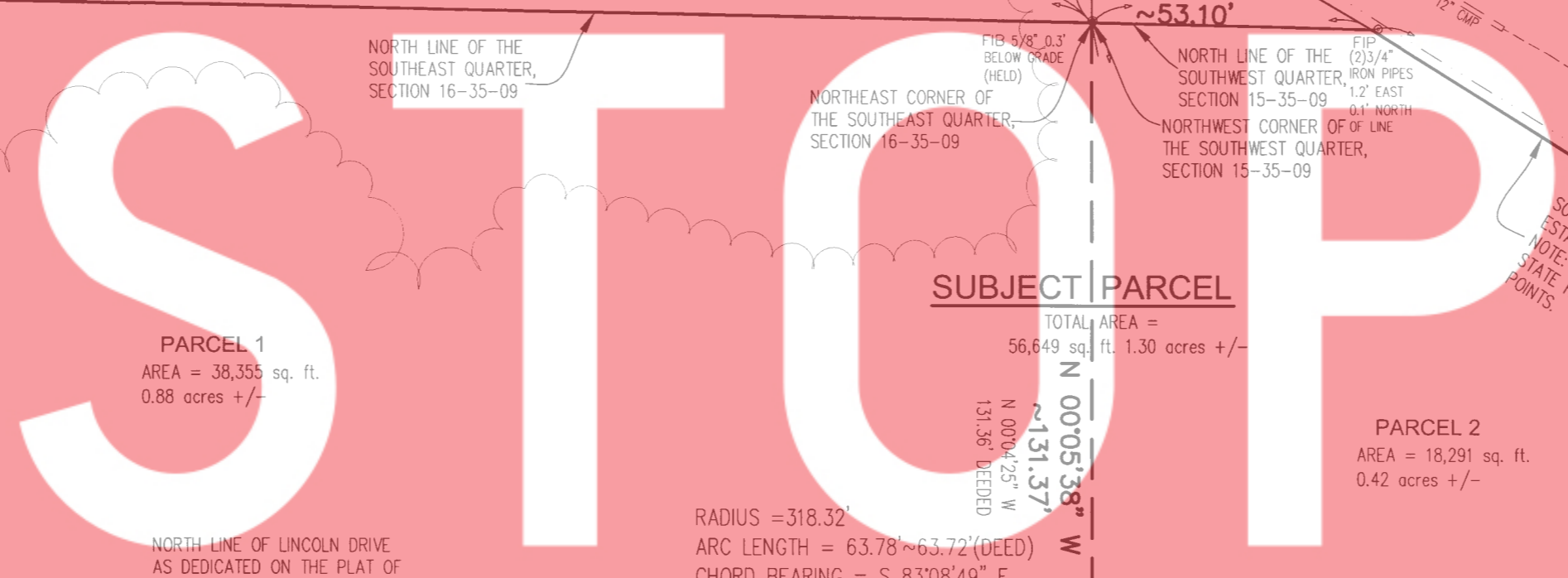


VICINITY MAP

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "X" (UNSHADED) AS DETERMINED BY USACE SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL 18888C022E, EFFECTIVE JANUARY 18, 2012.

BOOK 30 PAGE 93

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!

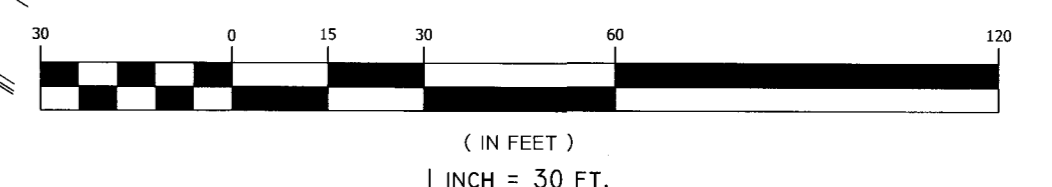


FILED
DEC 26 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

LEGEND:

- MANHOLE
CATCH BASIN/INLET
FIRE HYDRANT
POWER POLE
TELEPHONE PEDESTAL
LIGHT POLE
PIPELINE MARKER
FOUND IRON PIPE
FOUND IRON BAR
OVERHEAD LINES
SET 5/8" IRON RE-BAR W/ ALLEN 2990011" I.D. CAP

GRAPHIC SCALE



STATE OF INDIANA } §
COUNTY OF LAKE } §
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 I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.



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

2017-087135

30/93

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
WEBSITE: WWW.TORRENGA.COM
TEL. NO.: (219) 836-8918

Plat of Survey
PART OF THE SOUTHEAST 1/4 OF SEC. 16-35-9 &
PART OF THE SOUTHWEST 1/4 OF SEC 15-35-9
11 US 30
SCHERERVILLE, INDIANA

DATE: November 21, 2017

CLIENT: Century 21 Executive

JOB NO: 2017-0709
DRAWN: AW

SCALE: 1"=30'

SHEET 1 OF 1