

PLAT OF SURVEY

BOOK 30 PAGE 94

2017-087866

000218



1155 Troutwine Road
Crown Point, IN 46307
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www.dvgteam.com

ADDRESS OF PROPERTY: 8909 Chase Street, Merrillville, Indiana 46410

DESCRIPTION OF PROPERTY:

Parcel 1 (Document No. 2001-053274): Part of the Northwest Quarter of the Southwest Quarter Section 29, Township 35 North Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at the Northwest corner of said quarter quarter section and running thence East 208.71 feet, thence South 626.13 feet, thence West 208.71 feet, thence North 626.13 feet to the place of beginning containing 3 acres more or less in Lake County, Indiana, and commonly known as 8909 Chase Street, Merrillville, Indiana 46410

Parcel 2 (Document No. 2001-053272): The North 30 acres of the West Half of the Southwest Quarter of Section 29: (the Southwest Quarter of the Northwest Quarter of Section 29; the Northeast Quarter of the Northwest Quarter of Section 30; and the East 10 acres of the Southeast Quarter of the Northeast Quarter of Section 30; all in Township 35 North, Range 8 West of the Second Principal Meridian - ITALICIZED PORTION OF THIS DESCRIPTION AS CONTAINED IN PARENTHESIS HEREIN WAS NOT SURVEYED HERETO)

EXCEPTING THEREFROM THE FOLLOWING:

Part of the Northwest Quarter of the Southwest Quarter Section 29, Township 35 North Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at the Northwest corner of said quarter quarter section and running thence East 208.71 feet, thence South 626.13 feet, thence West 208.71 feet, thence North 626.13 feet to the place of beginning containing 3 acres more or less in Lake County, Indiana.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.0, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

The following documents were used in the course of this survey:

- 1. Numerous record subdivision plats is Sections 20, 29, and 32, including Independence Hill - Third Addition, by Henry B. Steeg and Polo Club Apartments, by Plumb Tuckett Associates.
2. A Plat of Survey by Paul Wagner, dated May 1952, of the North 1/2 of the NW 1/4 of Section 29.
3. A Plat of Survey by Steve Manich, dated May 19, 1971, of part of the NW 1/4 of Section 29.
4. A Plat of Survey by Cole Associates, dated December 14, 2000, of the South adjoining parcel.
5. A Plat of Survey by Land Technologies, Inc., dated December 2, 2015, of part of the NE 1/4 of Section 29.
6. Chicago Title Insurance Company Title Commitment No. 1703915, dated October 25, 2017.

The following monuments were used for this survey:

- 1. The county monument at the Northeast corner of Section 29.
2. The county monument at the Southeast corner of Section 29.
3. A Survey Marker nail at the Southwest corner of Section 29.
4. The county monument at the Northwest corner of Section 29.
5. An iron rod at the proportional East 1/4 corner.
6. A Mag nail at the proportional South 1/4 corner.
7. An iron rod at the proportional West 1/4 corner.
8. Iron rods shown as set hereon are 5/8 inch rebar, 24 inches long, with blue surveyor identification cap stamped "DVG Team Inc, Firm No. 0120".
9. Mag nails shown as set hereon are 1/4-inch Mag Nail, 2 inches long, with metal surveyor identification tag stamped "DVG Team Inc, Firm No. 0120".

Availability and condition of reference monuments:

The monuments were in good condition and appeared undisturbed and were found at or near grade. The North 1/4 was not found for this survey but its location was able to be reestablished. On the record plat of Independence Hill - Third Addition, Henry B. Steeg shows a cross in pavement at the 1/4 corner. Paul Wagner did a survey of the North 1/2 of the NW 1/4 of Section 29 in 1952 and accepted and used this cross in concrete as the 1/4 corner. Steve Manich later found and accepted this same cross for a 1971 survey in the NW 1/4. John Bullock of Land Technologies, Inc. reestablished the location of the North 1/4 on his 2015 survey by apparently following the same evidence cited herein. The 1/4 corner location determined by Bullock was used for the hereon survey.

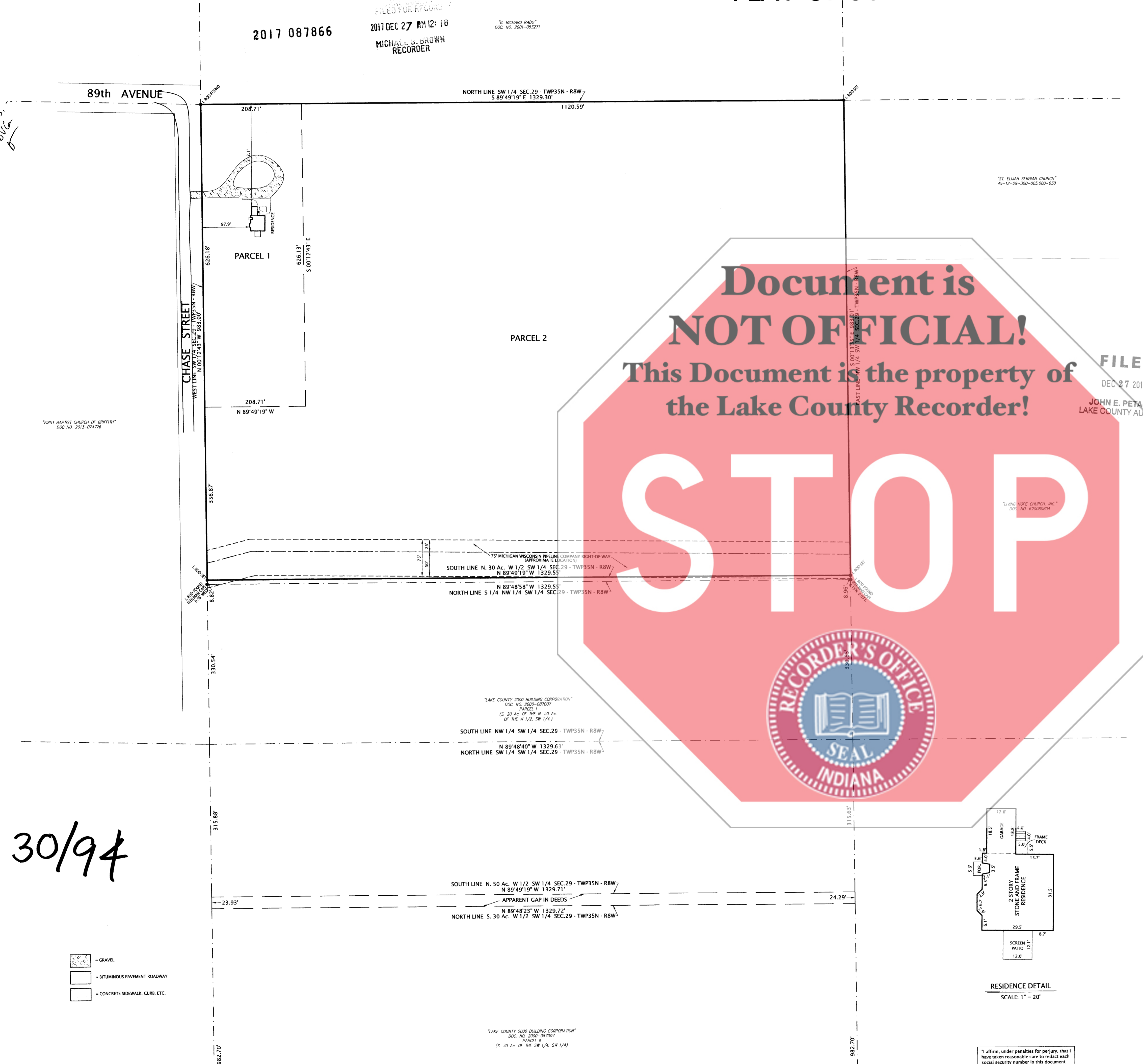
Uncertainties resulting from occupation lines:

No apparent uncertainties in possession were observed.

Discrepancies due to record descriptions:

Apparent uncertainties resulted from the record descriptions. The description for Parcel 1 of the South adjoining parcel describes the South 20 acres of the North 50 acres of the West 1/2 of the SW 1/4 of Section 29 per the record deed (Document No. 2000-087007). This description would make the South adjoining parcel coincident with the surveyed Parcel 2. The referenced 2000 Cole Associates survey of the South adjoining parcel used a description that calls for the South 1/4 of the NW 1/4 of the SW 1/4 of Section 29. This alternate description would create a gap between the South adjoining and the surveyed parcel of almost nine feet. It is unknown as to the origination and validity of this alternate description.

The Relative Positional Accuracy (due to random errors in measurements) of this survey is within that allowable for a Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.



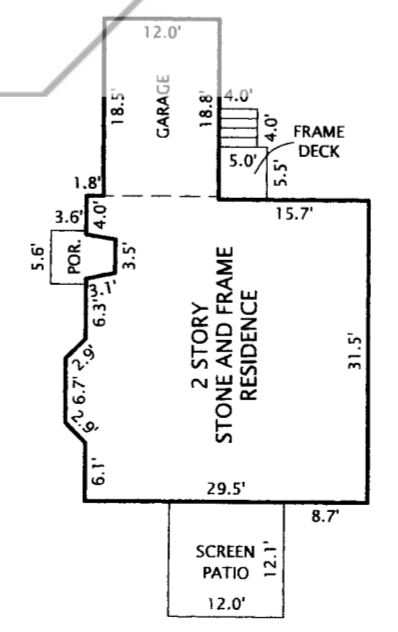
30/94

- CRAVEL
- BITUMINOUS PAVEMENT ROADWAY
- CONCRETE SIDEWALK, CURB, ETC.

Explanations: All dimensions are given in feet and decimal parts thereof. No dimensions should be assumed by scale measurement upon the plat.

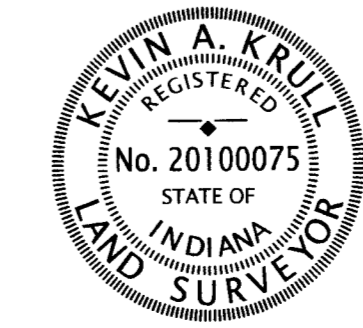


FILED DEC 27 2017 JOHN E. PETALAS LAKE COUNTY AUDITOR



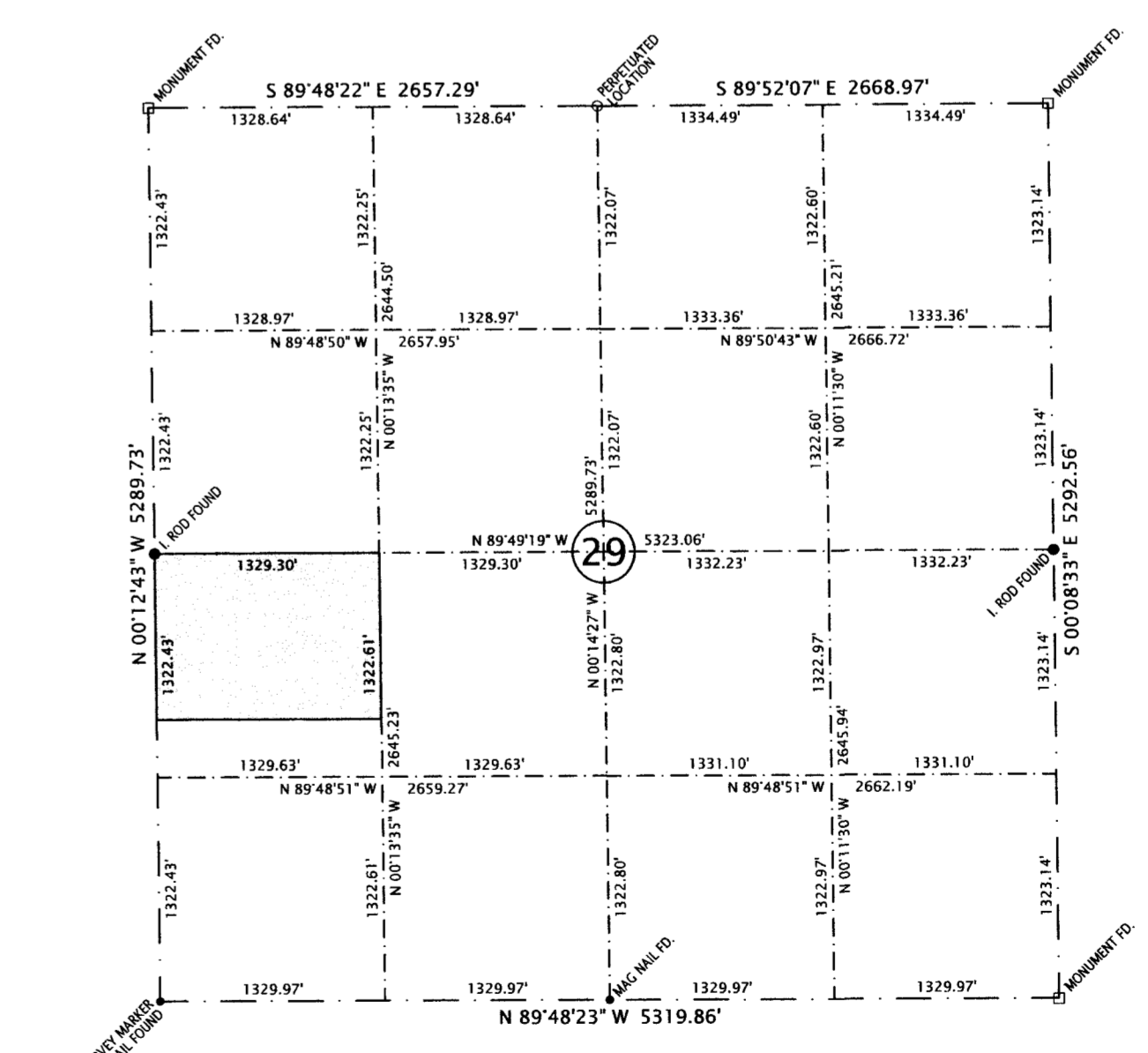
RESIDENCE DETAIL SCALE: 1" = 20'

I affirm, under penalties for perjury, that I have taken reasonable care to reflect each social security number in this document unless required by law. Name: Kevin A. Krull



State of Indiana ss: Crown Point, Indiana Revised: December 14, 2017 December 11, 2017

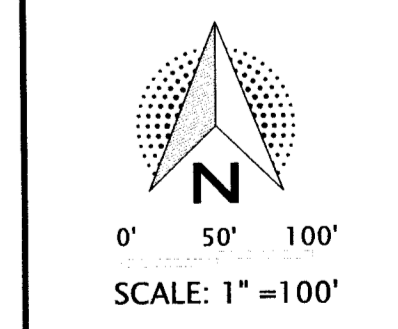
This is to certify that this plat and the survey on which it is based, to the best of my knowledge, information, and belief, were made in accordance with Title 865 of the Indiana Administrative Code (IAC) 1-12, commonly known as Rule 12. Kevin A. Krull, Reg. Land Surveyor No. 20100075



SECTION SUBDIVISION SCALE: 1" = 1000'

REVISIONS AND NOTES: DATE: 12/14/17 REVISION: PIPELINE (W) ADDED FROM TITLE COMMIT.

PLAT OF SURVEY 8909 CHASE STREET MERRILLVILLE, INDIANA 46410 PT. OF SW 1/4 SEC. 29-35-8



RICH RADU © COPYRIGHT 2017 DVG TEAM, INC Z:\THIS\AS\SAMPLE\FILENAME.DWG FB/PG FILE NO. M55/93 13-103.0 DRAWN BY DATE KAK 12/11/2017 SECTION COUNTY, STATE 29-35-8 LAKE, IN JOB NO. 1326-17