PLAT OF SURVEY

2019 029830

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2019 MAY 20 AM 11:16
MICHAEL B. BROWN
RECORDER

PARCEL ADDRESS:

19910 COLFAX STREET, LOWELL, IN 46356

LEGAL DESCRIPTION:

THE SOUTH 292.4 FEET OF THE NORTH 1056.8 FEET, AS MEASURED BY PARALLEL LINES TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE NOTED ON THE PLAT, FOUND MONUMENTS WERE UNDISTURBED, IN GOOD CONDITION, OF UNKNOWN ORIGIN, AND AT OR NEAR GRADE.

B. OCCUPATION OR POSSESSION LINES: UNCERTAINTIES DUE TO OCCUPATION LINES ARE AS SHOWN ON THE PLAT. SEE EXISTING SHED ALONG NORTH LINE OF SUBJECT PARCEL.

C. CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: NO APPARENT UNCERTAINTIES RESULTED DUE TO RECORD DESCRIPTIONS.

D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS): THIS SURVEY MET THE REQUIREMENTS OF A RURAL SURVEY PER THE CITED STANDARDS. THE ALLOWABLE UNCERTAINTY IS 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.

THIS SURVEY IS A RETRACEMENT SURVEY OF THE SUBJECT PARCEL.

THEORY OF LOCATION: THIS SURVEY WAS BASED ON FOUND MONUMENTATION AT OR NEAR THE CORNERS OF THE SUBJECT PARCELS AND ADJACENT PARCELS, AS SHOWN ON THE PLAT. THE LOCATIONS OF SECTION CORNER MONUMENTS IN SECTION 2 WERE FOUND AND HELD AS PER THE CURRENT CORNER RECORDS FROM THE LAKE COUNTY SURVEYOR'S OFFICE. NO MONUMENTS WERE INDEXED AT QUARTER CORNER LOCATIONS OF THIS SECTION. UNCERTAINTIES OF UP TO 0.9 FEET IN MONUMENT LOCATION WERE OBSERVED.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: UP TO 0.9 FEET
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: UP TO 2.6' +/- DUE TO SHED ALONG NORTH LINE

2019-029830

PLATS AND NOTES USED:

1. RECORDED DEEDS OF SUBJECT PARCEL AND ADJOINING PARCELS
2. RECORDED PLAT OF HUBER ACRES (PLAT BOOK 78, PAGE 20)
3. LAKE COUNTY, INDIANA GIS WEBSITE

GENERAL NOTES:

1. A TOTAL STATION WAS USED TO COLLECT THE DATA NEEDED FOR THIS SURVEY.
2. THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON MAY 3, 2019.
3. A COPY OF A CURRENT TITLE COMMITMENT WAS NOT MADE AVAILABLE FOR USE ON THIS SURVEY.

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL J. ROZYCKI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE ABOVE IS BELIEVED TO BE A TRUE AND CORRECT PLAT AND DESCRIPTION OF A SURVEY PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12").
GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF MAY, 2019.

MICHAEL J. ROZYCKI, PS
mrozycki@abonmarche.com
PROFESSIONAL LAND SURVEYOR #20500010
STATE OF INDIANA

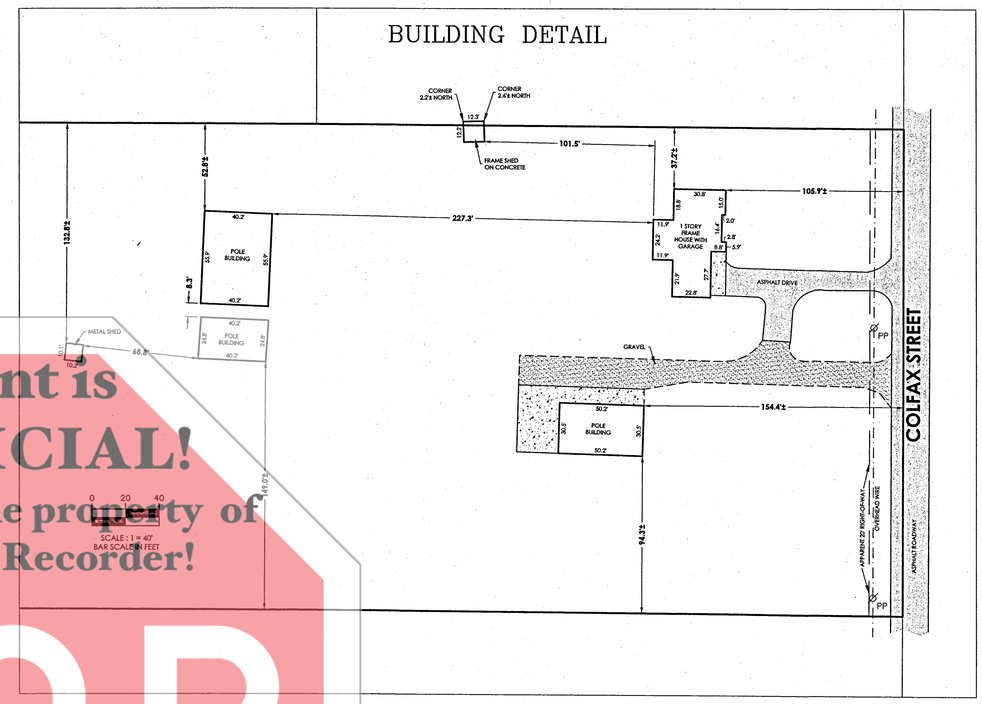
MICHAEL J. ROZYCKI
REGISTERED
LS20500010
STATE OF
INDIANA
PROFESSIONAL
LAND SURVEYOR

LEGEND:

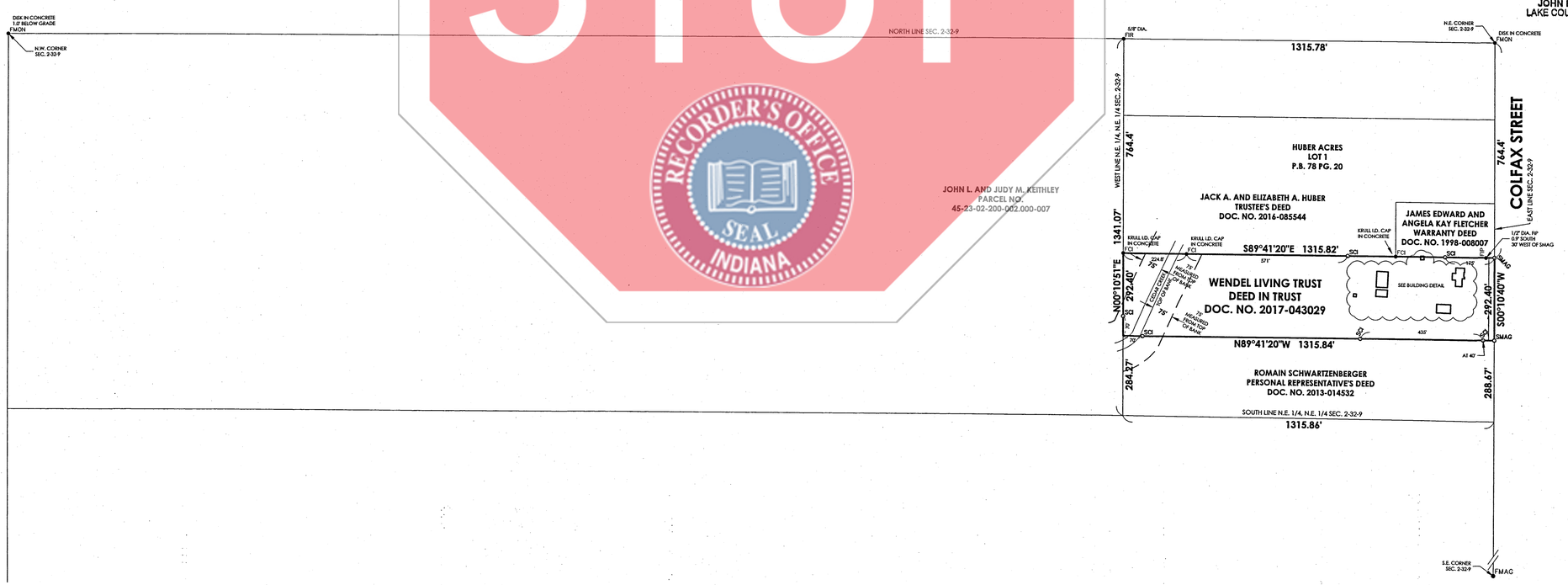
- FCI = FOUND CAPPED IRON (KRULL I.D. CAP IN CONCRETE)
- FIR = FOUND IRON ROD
- FMON = FOUND MONUMENT (SEE PLAT)
- PP = POWER POLE
- SCI = SET CAPPED IRON (5/8" REBAR W/ABONMARCHE I.D. CAP)
- SMAG = SET MAG NAIL WITH DISK

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

BUILDING DETAIL



FILED
MAY 20 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR



NO.	REVISION DESCRIPTION: CORRECT REPORT, ADD DIMENSIONS	BY: TJ	DATE: 5/20/19

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RECORDER'S OFFICE SEAL INDIANA

KRULL>ABONMARCHE
1325 South Lake Park Avenue Hobart, IN 46342 219.942.2568
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abonmarche.com
Bettle Creek Berton Harbor Mishawaka South Haven
Goshen Hobart Lafayette Lakeville Valparaiso
Engineering - Architecture - Land Surveying

PROJECT:
PT. NE 1/4 OF THE NE 1/4
SECTION 2-T32N-R9W
LAKE COUNTY, INDIANA

SHEET TITLE:
PLAT OF SURVEY
19910 COLFAX STREET
LOWELL, IN 46356

DRAWN BY: TJ
DESIGNED BY: N/A
PM REVIEW: MJR
QA/QC REVIEW: JU
DATE: 05/07/2019
SEAL:

SIGNATURE:
DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:
HORZ: 1" = 200'
VERT: N/A

ACI JOB # 19-0579

SHEET NO. 1 of 1