

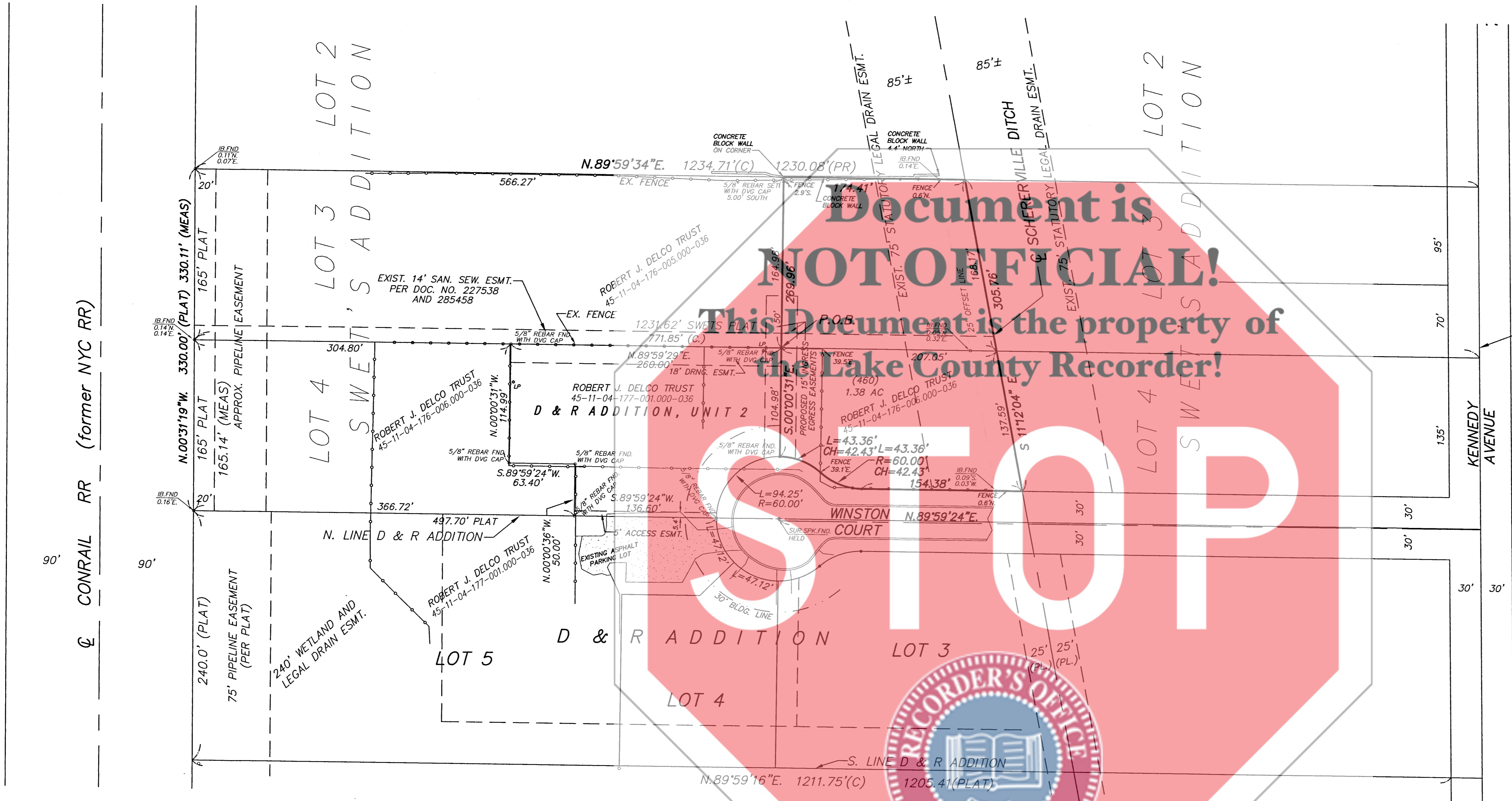
PLAT OF SURVEY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MAY 20 2019 PM 2:43
MICHAEL B. BROWN
RECORDER

2019 029887

33 45

PARCEL DESCRIPTION
A PART OF LOT 3 AND A PART OF LOT 4 IN SWET'S ADDITION TO THE TOWN OF SCHERRERVILLE, INDIANA AS SHOWN IN PLAT BOOK 19, PAGE 24 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA BEING THAT 1.38 ACRE PARCEL SURVEYED BY KENNETH GEMBALA, INDIANA PROFESSIONAL SURVEYOR NUMBER S0568 AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON MAY 17, 2019 AS DVG TEAM, INC., JOB NUMBER S19-242 BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF D & R ADDITION, UNIT 2 TO THE TOWN OF SCHERRERVILLE AS SHOWN IN PLAT BOOK 111, PAGE 57 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE NORTHWESTERLY EXTENSION OF THE EAST LINE OF SAID D & R ADDITION, UNIT 2 A DISTANCE OF 164.98 FEET TO THE NORTH LINE OF LOT 3 IN SAID SWET'S ADDITION; THENCE NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 174.41 FEET TO THE CENTER LINE OF SCHERRERVILLE DITCH SAID CENTER LINE BEING THE NORTHWESTERLY EXTENSION ACROSS LOT 3 AND ACROSS LOT 4 OF THE CENTER LINE OF SAID DITCH AS SHOWN ON D AND R ADDITION TO THE TOWN OF SCHERRERVILLE RECORDED IN PLAT BOOK 73, PAGE 50 IN SAID RECORDER'S OFFICE; THENCE SOUTH 11 DEGREES 12 MINUTES 04 SECONDS EAST ALONG SAID PROLONGED CENTER LINE, 305.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WINSTON COURT AS SHOWN ON SAID PLAT OF D AND R ADDITION; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST ALONG SAID NORTH LINE OF WINSTON COURT, 154.38 FEET TO THE BEGINNING OF A 42.43 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 60.00 FEET, A CHORD BEARING OF NORTH 69 DEGREES 18 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 42.43 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 60.00 FEET, A CHORD BEARING OF NORTH 69 DEGREES 18 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 42.43 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 43.36 FEET TO A NON-TANGENT LINE; SAID LINE BEING THE EAST LINE OF SAID D & R ADDITION, UNIT 2; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE, 104.98 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF SCHERRERVILLE, LAKE COUNTY, INDIANA.



FILED
MAY 20 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT:
THIS PLAT REPRESENTS AN ORIGINAL SURVEY OF A PARCEL CREATED FROM PART OF A LOT IN A PLATTED AND RECORDED SUBDIVISION. THE SIZE AND LOCATION OF THE PARCEL ARE PER CLIENT REQUEST.
THEORY OF LOCATION:
THIS SURVEY IS BASED ON THE FOLLOWING: 1.) THE RECORDED PLATS OF D AND R ADDITION AND SWET'S ADDITION, 2.) PREVIOUS SURVEYS AS SHOWN UNDER REFERENCES, 3.) REFERENCE MONUMENTS FOUND AS SHOWN. FOUND REFERENCE MONUMENTS WERE HELD TO SET ANY MISSING CORNERS. A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN CONDITION WHERE THAT PART WAS VISIBLE, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN LOCATION OF FOUND REFERENCE MONUMENTS MEASURED 0.14 FEET NORTH-SOUTH AND 0.32 FEET EAST-WEST. B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OCCUPATION AND POSSESSION ARE: 1.) A FENCE WAS LOCATED ON OR NEAR NORTH LINE OF THE PARCEL AS SHOWN, 2.) A FENCE WAS LOCATED ACROSS THE PARCEL IN THE SOUTHWEST PORTION AS SHOWN, AND AT OR NEAR THE SOUTH LINE OF THE PARCEL AS SHOWN. C.) THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS. D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

2019-029887

B33-P45

REFERENCES:

Plat of Survey by Land Technologies, Inc, John E. Bullock, P.S. dated March 29th, 1995
Plat of Subdivision of D & R Addition, Plat Book 73, Page 50
Plat of Subdivision of Swet's Addition, Plat Book 19, Page 24
Plat of Survey by A. Gregory, P.S. dated April 30, 1992

LEGEND:

PLAT OR P. - DIMENSION SHOWN ON RECORD PLAT.
DEED OR D. - DIMENSION SHOWN ON RECORD DEED.
REC. OR R. - DIMENSION SHOWN ON AUDITOR MAP.
MEAS. OR M. - DIMENSION MEASURED BETWEEN MONUMENTS.
CALC. - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.
"DVG" CAP - BLUE CAP WITH DVG TEAM INC. FIRM NO. 0120.
"DVG" TAG - METAL WASHER WITH DVG TEAM INC. FIRM NO. 0120
- - - EXISTING FENCE

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C) OWNERSHIP OR TITLE.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST QUANTITIES, LANDFILLS, AND MINERAL RIGHTS).
- PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBTAINED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

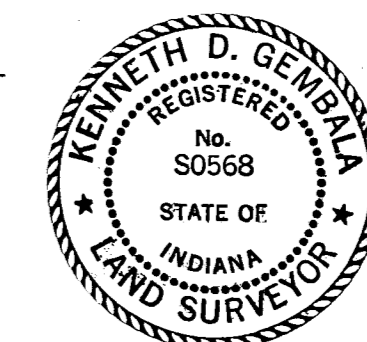
STATE OF INDIANA)
COUNTY OF LAKE) SS

THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12) AND THE PLAT HEREOF DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
REGISTRATION NUMBER: S0568
kgembala@dvgteam.com

DATE: May 17, 2019

FIELD WORK COMPLETED: May 16, 2019



I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

KENNETH GEMBALA



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-2710
F: (219) 662-2740
www.dvgteam.com

DATE:	
REVISIONS AND NOTES:	

PLAT OF SURVEY
460 WINSTON COURT
SCHERRERVILLE, IN
PART OF LOTS 3 AND 4, SWET'S ADDITION

0' 30' 60'
N
SCALE: 1" = 60'

DELCO

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S19-242 - DELCO 2019.dwg
FILE NO.
13-133.0
DRAWN BY DATE
DMR/KAK 05/17/2019
SECTION COUNTY, STATE
4-35-9 LAKE, IN
JOB NO.
S19-242