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2019 JUN 20 AM 10: 43

# PARCEL DESCRIPTION: (DEED DOC. NO. 2017 049486)

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING A THE NORTHEAST CORNER OF SAID SOUTH HALF, THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 779.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST PARALLE WITH THE NORTH LINE OF THE SAID SOUTH HALF, 317 .00 FEET: THENCE SOUTH PARALLEL WITH TH EAST LINE OF SAID SOUTHEAST QUARTER, 60.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, 1137.83 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 482.30 FEET TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SAID SOUTH LINE 1134.4. FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 411.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 320.40 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE 130.90 FEET TO THE POINT OF BEGINNING, CONTAINING 13.52 ACRES, ALL IN LAKE COUNTY, INDIANA.

### SUBJECT PARCEL INFORMATION:

TAX ID. 45-13-20-476-002.000-030 OWNER: ELIZABETH S. GERNENZ TRUST DOC. NO. 2017 049486 REC. AUGUST 9, 2017

## PARCEL AREA:

13.52 acres± PER DEED

### **SURVEYOR'S REPORT:**

THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A PARCEL OF LAND AS DESCRIBED IN THE HEREON REFERENCED DEED.

#### THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING

1.) DESCRIPTIONS RECITED IN THE DEEDS LISTED ON THIS PLAT. 2.) PREVIOUS SURVEYS AS LISTED UNDER REFERENCES ON THIS PLAT. 3.) REFERENCE MONUMENTS AS FOUND IN THE LOCATIONS SHOWN.

SECTION 20, WHICH CONTAINS THIS SURVEY WAS MEASURED BASED ON THE SECTION CORNERS FOUND AS PERPETUATED BY THE LAKE COUNTY SURVEYOR. THE SECTION WAS PROPORTIONALLY DIVIDED WHICH ESTABLISHED THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20. THE DESCRIPTION IN THE PARCEL DEED WAS FOLLOWED TO LOCATE THE PARCEL. THE PARCEL DESCRIPTION COURSE DATA IS SHOWN AND THE MEASURED COURSES AS THEY RELATE TO THE FOUND MONUMENTATION.

A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS IS SHOWN ON THIS PLAT AS MEASURED AND DEED DESCRIPTION.

## B.) APPARENT UNCERTAINTIES DUE TO OCCUPATION OR POSSESSION ARE:

1.) A FENCE WAS LOCATED ON OR NEAR THE SOUTH LINE OF THE PARCEL AS SHOWN. 2.) A UTILITY EASEMENT CROSSES 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 (0.26 FEET PLUS 200 PARTS PER MILLION) FOR A RURAL SURVEY, PER 865 IAC 1-12-7.

# NOTES:

1.) 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 RECORD PLAT. B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.

2.) 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 CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

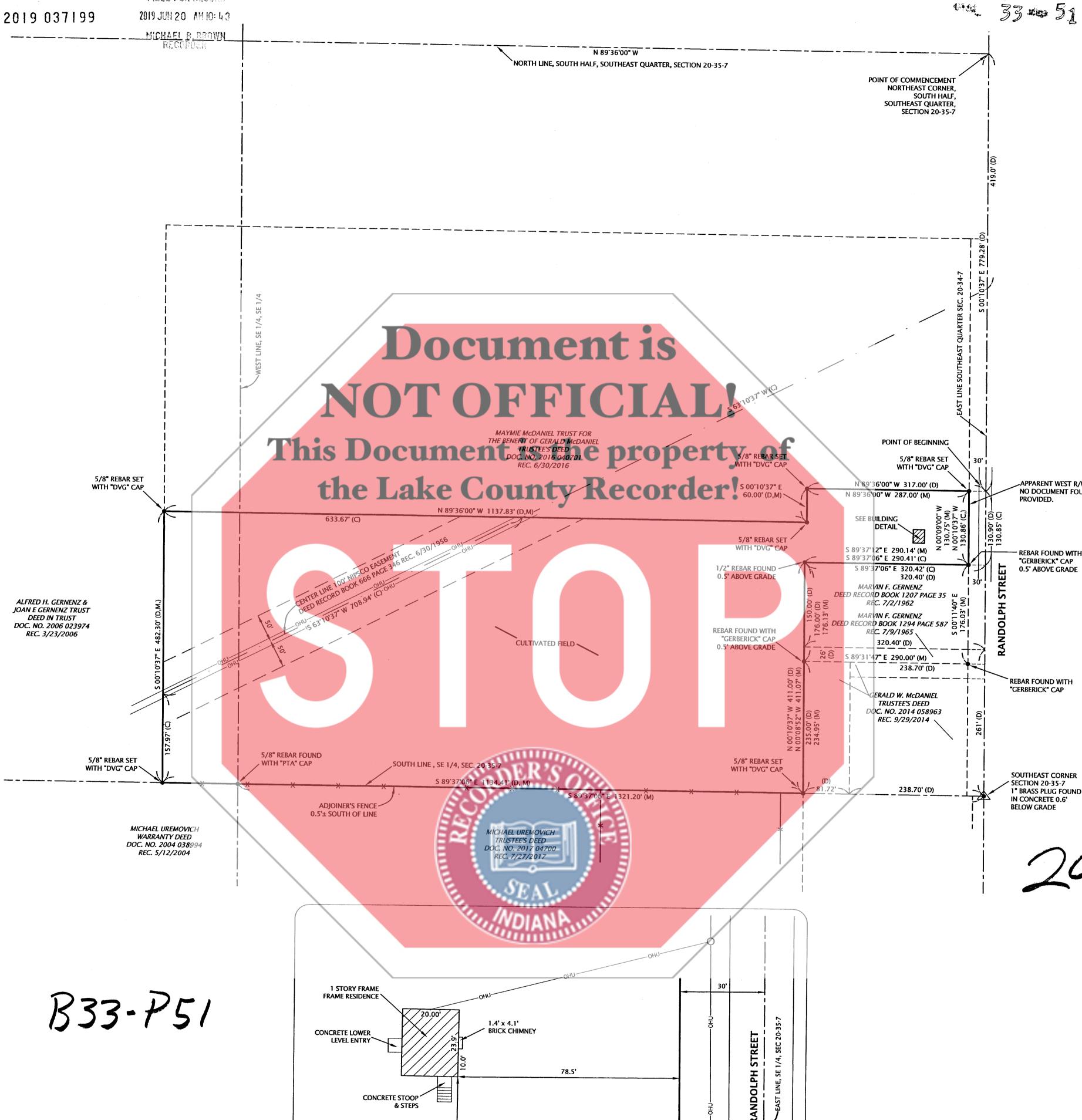
3.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.

4.) 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 THAT MAY BE SHOWN. NO UTILITY COMPANIES OR LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE 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.

5.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

6.) BASIS OF BEARINGS: GEODETIC N 89'37'06" W ALONG THE SOUTH LINE OF SECTION 20-35-7.

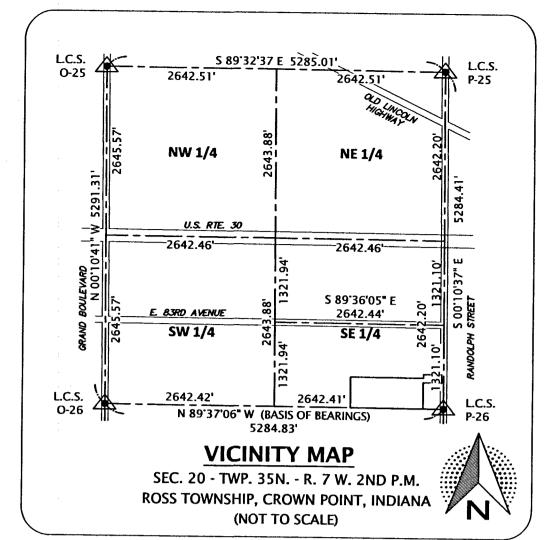
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**BUILDING DETAIL** 

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PLAT OF SURVEY



O-25 1" BRASS PLUG IN CONCRETE 10" BELOW ASPHALT. P-25 CONCRETE MONUMENT FOUND WITH TOP SHEARED OFF 0.4' BELOW

P-26 1" BRASS PLUG IN CONCRETE 0.6 FEET BELOW ASPHALT. 0-26 SURVEY NAIL FOUND

FILED

JUN 20 2019

2019-837199

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

STATE OF INDIANA COUNTY OF LAKE 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 HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

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

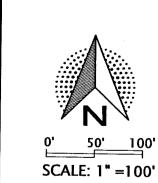
S0568

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DATE: JUNE 18, 2019

FIELD WORK COMPLETED: JUNE 7, 2019

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M. UREMOVICH

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S19-726

JOHN E. PETALAS LAKE COUNTY AUDITOR APPARENT WEST R/W LINE NO DOCUMENT FOUND OR LEGEND O UTILITY POLE XX FENCE LINE **ASPHALT** -OHU-- OVERHEAD UTILITIES **REBAR FOUND WITH** P- DIMENSION SHOWN ON RECORD PLAT "GERBERICK" CAP D- DIMENSION SHOWN PER RECORD DEED DESCRIPTION 0.5' ABOVE GRADE M- DIMENSION MEASURED BETWEEN FOUND MONUMENTS C- DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION DOC.- DOCUMENT P.B. - PLAT BOOK REC. - RECORDED PG.- PAGE IRF- REBAR FOUND IRS DVG- 5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120" MAG SET DVG- MAG NAIL SET WITH METAL WASHER STAMPED REBAR FOUND WITH "GERBERICK" CAP **SURVEY REFERENCES:** 1.) RECORD DEEDS REFERENCED HEREON. 2.) LAKE COUNTY SECTION CORNER CARDS. 3.) PLAT OF SURVEY BY DVG TEAM, INC. JOB NUMBER S17547 DATED MARCH 30, 2017 SOUTHEAST CORNER (SOUTH ADJOINER SECTION 29-35-7). 4.) PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES RECORDED AS DOCUMENT SECTION 20-35-7 1" BRASS PLUG FOUND NO. 2014 078628 DEC. 10, 2014 IN SURVEY RECORD BOOK 27 PAGE 24 (PART OF SE 1/4 IN CONCRETE 0.6' SECTION 20-35-7). BELOW GRADE