

2019-072498

PLAT OF SURVEY

LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 28; and part of the North 60 acres of the Northwest Quarter of Section 33, all in Township 33 North, Range 7 West of the Second Principal Meridian, Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said North 60 acres; thence North along the East line thereof 550 feet to the point of beginning; thence Westerly on a line parallel to the South line of said North 60 acres 830.00 feet; thence Northerly on a line parallel to the East boundary of said North 60 acres 436.64 feet to the North line of said Northwest Quarter; thence North on a line parallel to the East line of said Southwest Quarter of Section 28, a distance of 160.00 feet; thence Easterly on a line parallel to the South line of said Southwest Quarter a distance of 830.00 feet to the East line of said Southwest Quarter; thence Southerly along said East line 160.00 feet to the place of beginning; containing 11.37 acres, more or less, in Lake County, Indiana.

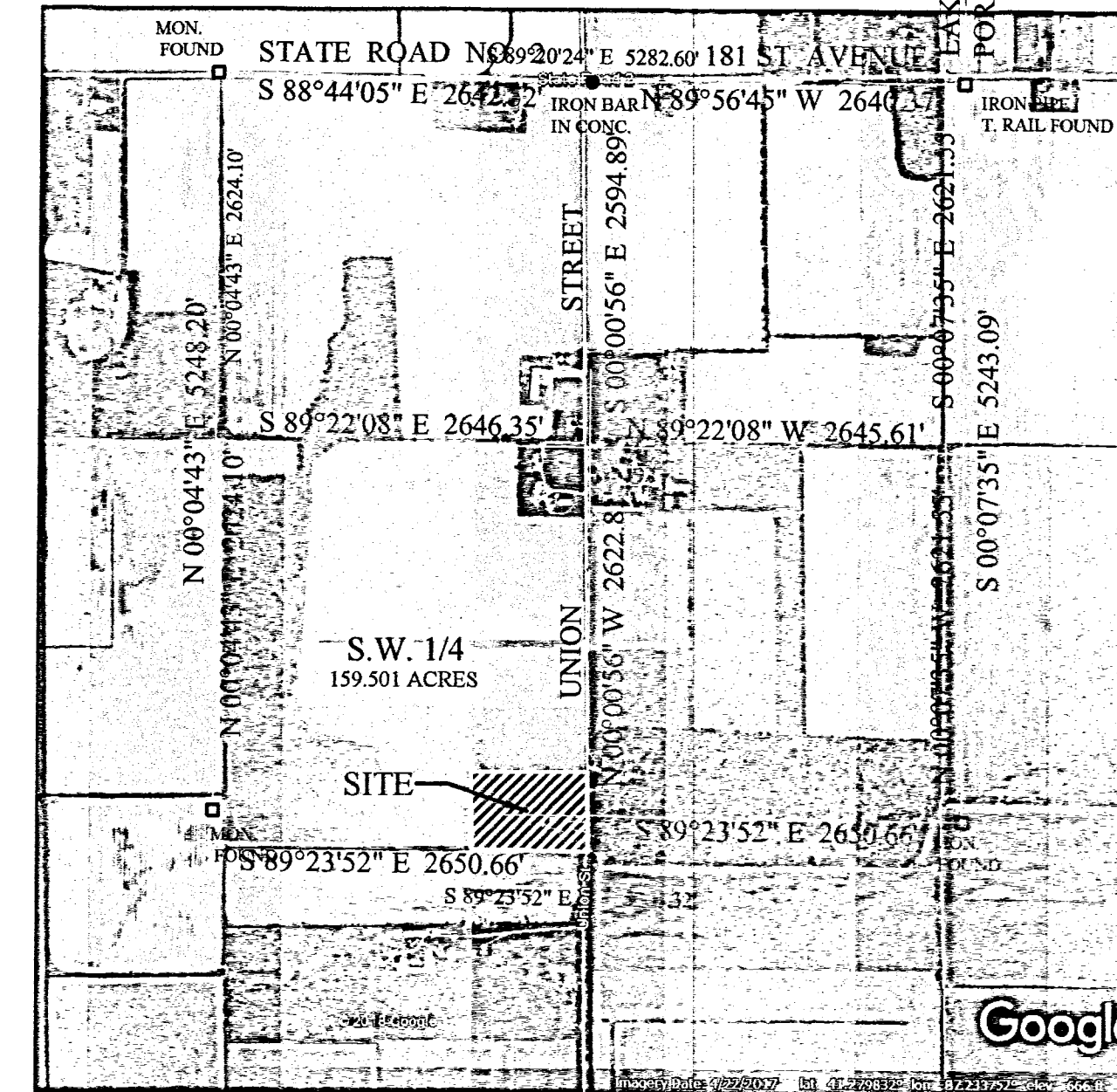
MICHAEL H. BROWN, RECORDER
 2019 072498
 2019 Oct 23 10:27 AM

BOOK 34 PAGE 22

SOIL DESCRIPTION REPORT
 PREPARED BY SOIL SOLUTIONS
 DATED OCT. 25, 2018

TRIPLE F PROPERTIES LLC
 PARCEL NO.: 45-21-33-100-002.000-012

DOC. NO.: 2011 034578 RECORDED JUNE 24, 2011
 SUBJECT TO EXISTING HIGHWAYS
 MICHAEL & RHONDA MORROW
 PARCEL NO.: 45-21-28-400-003.000-012



VICINITY MAP
 SEC. 28-33-7

B34-P22

CURRENT ZONING: A-1
 REQUESTED ZONING: RR
 PROPOSED USE- SINGLE FAMILY RESIDENTIAL
 INDIVIDUAL WELL & ON-SITE SEPTIC SYSTEM
 GROSS AREA: 12.73 ACRES

SOILS:
 Br Brady fine sandy loam 0 - 2 percent slopes
 PIC Plainfield fine sand 6 - 12 percent slopes

Lake County Soil Survey - Sheet 54

FILED

OCT 23 2019

JOHN E. PETALAS
 LAKE COUNTY AUDITOR

SURVEYORS REPORT:

This survey is an amendment to the re-tracement survey performed in January of 2008. The purpose of the Survey is to submit to Lake County Plan Commission for Zone Change in preparation of 2 Lot Subdivision. Monuments found and set during the 2008 survey were located and utilized for this survey. A new description was written to describe the parcel to be subdivided. This survey performed this time also meets the requirements of a Rural Survey with an acceptable relative positional accuracy of 0.26 feet.

SURVEYOR REPORT FOR 2008 SURVEY:

This Re-tracement Survey was performed at the request of Bruce McNeill on behalf of the owners of the property Gertrude McNeill et al. The purpose of this survey is to retrace the boundary of the entire farm and split off a parcel around the original homestead and out buildings and the wooded area around Bruce McNeills house.

This Survey is located in three Sections, Sec. 28-33-7, Sec. 33-33-7 and Sec. 32-33-7.

Monuments were found at all four corners of Sec. 28-33-7. An iron bar in concrete was found in the center of State Road 2 at the North quarter corner of Sec. 28. No record of this corner was found. Section corners were also found at the S.E. corner of Sec. 33, and the N.W. & S.W. corners of Sec. 32. The corner at the S.W. of Sec. 32 (S.W. Sec. 33) was not found.

REFERENCES:

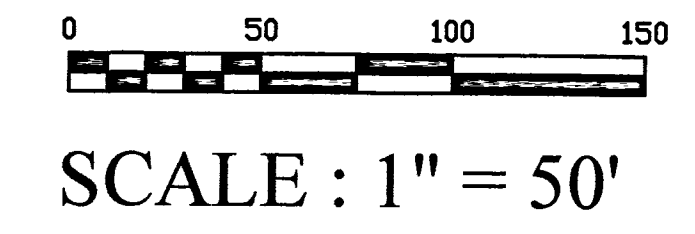
- U.S. GOVERNMENT SURVEY OF TOWNSHIP XXXIII N. RANGE VII W. 2ND MERIDIAN dated 1836.
- Plat of Survey by Kevin L. Sayers dated Sept. 25, 2006 Morrow Farm which is adjacent to the East of this survey.
- Section breakdowns of Sections 20, 29, 30 -33-7 by TriCounty Surveying for surveys performed on property in those sections by Michael W. Gerberick PLS.
- GPS coordinates of Section corners performed by DLZ Engineering for George Van Till Lake County Surveyor dated 2003.

THEORY OF LOCATION:

A Survey Traverse was run between the found monuments in Section 28-33-7. A traverse was also run West along Route 2 to tie in the N.W. corner of Section 29-33-7 and also the N.W. corner of Section 30-33-7. By surveying in these additional corners I was able to translate the archived Section information from Tri-County Surveying and combine it with the survey of Section 28. This gave me the frame work for all of the Sections involved with this survey. The GPS information from the Lake County Surveyors Office was used to verify the resulting figures and it all checked out within tolerance. The S.W. corner of Section 32 was not found and since it is on the Township line single proportioning was used between the S.E. corner of Section 33 and the S.W. corner of Section 32 to re-establish the S.W. corner of section 33. A proportional breakdown was performed based on the mathematical model created which established the bounds of the S.W. 1/4 of Section 28-33-7; the N.E. 1/4 of the N.E. 1/4 of Section 28-33-7; and the North 60 acres of the N.W. 1/4 of Section 33-33-7. Using the proportional breakdown has the East-West Centerline of Section 28 about 30 feet North of an ancient fence line running East-West. The acreage for the S.W. 1/4 is 159.5 acre which is basically the 160 acre called for on the Government Survey. There is a bend in State Road 2 to the South which if someone inappropriately measured down from the center of the road rather than running a line from 1/4 corner to 1/4 corner may explain the fencing being so far out of position. The Section Breakdown for the N.W. 1/4 of Section 33 ended up with 160 acres as called for. This quarter is divided as the North 60 acres and the South 100 acres. Since the acreage is 160 acres there is no gap or overlap. However, by field measurement the fence line running along the South line of the North 60 acres appears to be approximately 12 feet North of the true line. This is also a very old fence and there is a drainage ditch entirely on the North 60 acres North of the fence.

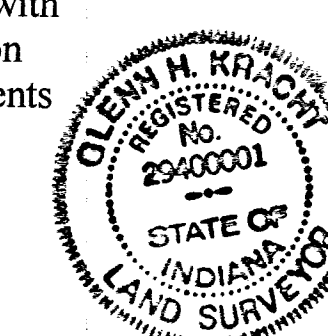
DESCRIPTIONS & POSSESSION:
 Upon review of the descriptions of the parcels there are no apparent uncertainties due to record descriptions with the adjoining parcels and no gaps or overlaps were discovered in the deeds. The parcel is bounded on the East by Union Street. The pavement is mostly East of the Section line in Section 28 and wanders West of the Section line in Section 33. The North line of the parcel has the fencing running East West and 30 feet South of the true East West Centerline. The Survey performed meets the requirements of a Rural Survey per 865 IAC 1-12-7. The acceptable relative positional accuracy for a Rural Survey is 0.26 feet.

PARCEL LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE"
 FEMA COMMUNITY PANEL NO.: 18980C 0375E.
 EFFECTIVE DATE: 01/18/2012



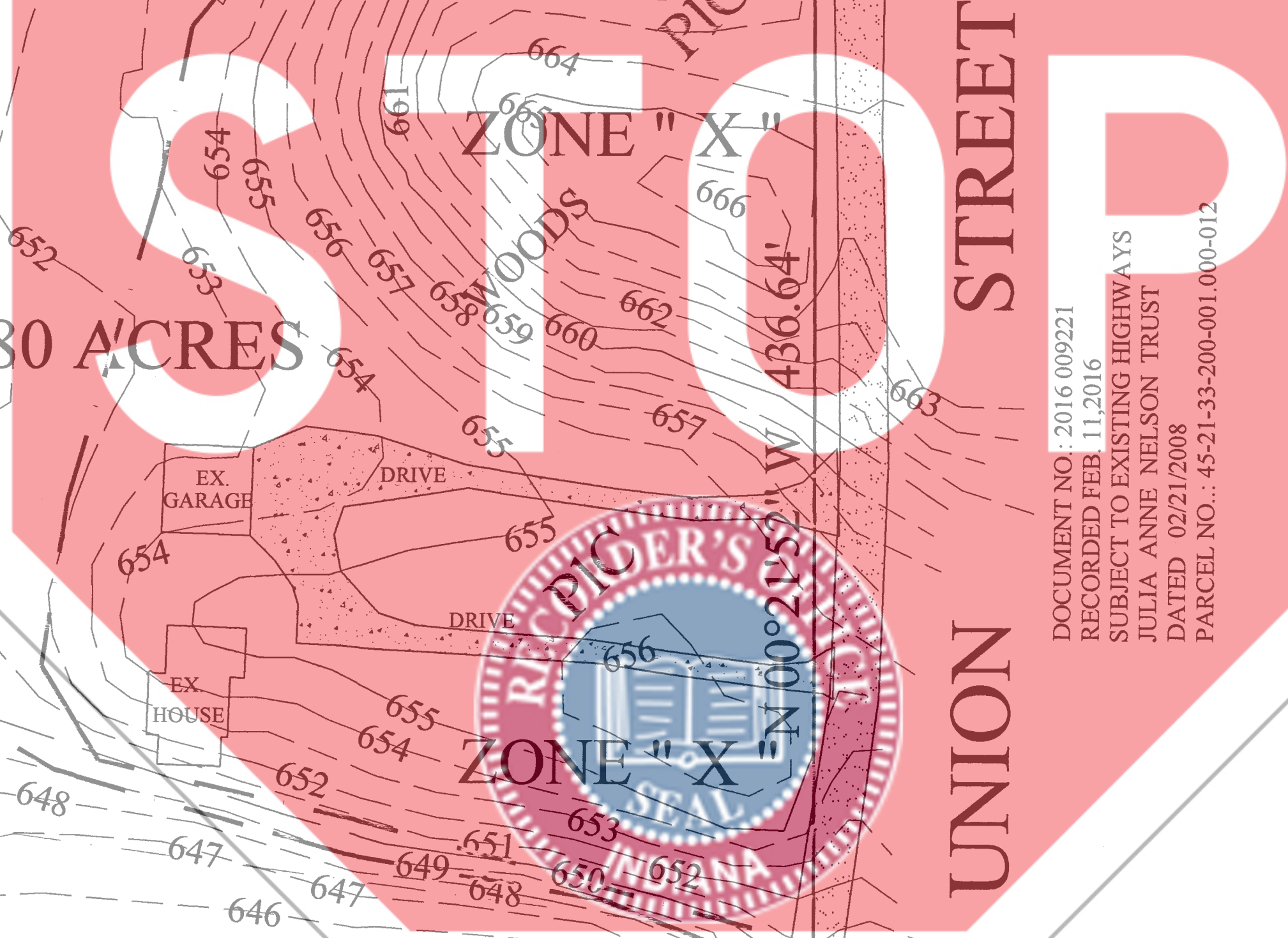
I, Glenn H. Kracht, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the completion of a survey of the above described parcel in accordance with Title 865 IAC 1-12 (Rule 12), and that the Plat hereon drawn, to the best of my knowledge, correctly represents said survey.

Glenn H. Kracht IN L.S. No. 29400001



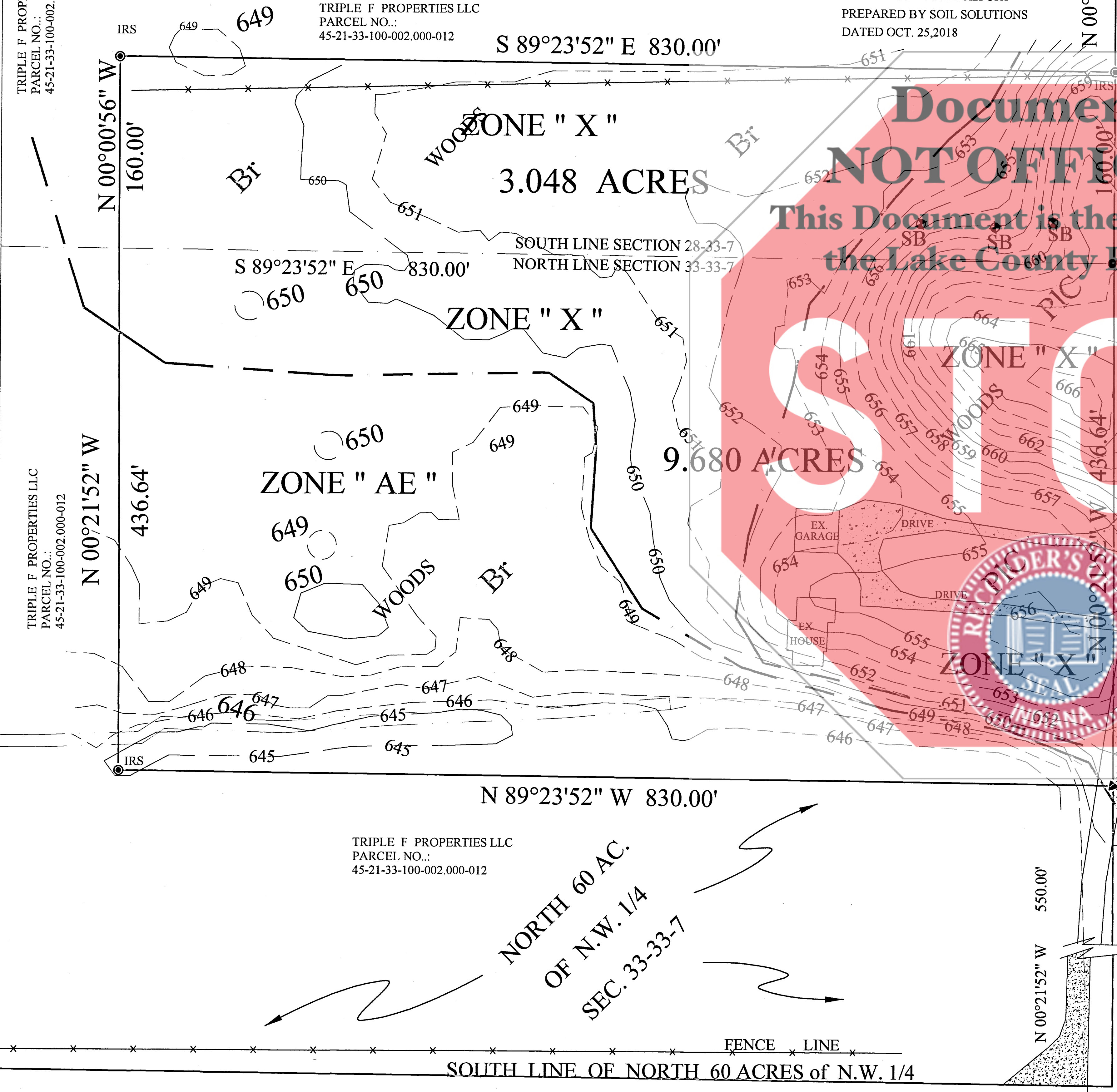
DATE:
 JAN. 25, 2019
 JOB NO.: 194334
 SHEET 1 of 1

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TRIPLE F PROPERTIES LLC
 PARCEL NO.: 45-21-33-100-002.000-012

ROBERT & JO ANN MORROW
 PARCEL NO.: 45-21-28-400-005.000-012

S.E. CORNER
 NORTH 60 AC.

GLENN KRACHT
 ASSOCIATES
 GKA
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 FAX: 219/663-8945
 GKACRACHT@COMCAST.NET

OWNER: BRUCE & DORISANN McNEILL
 PETITIONER: AMY & CHRISTOPHER JUSEVITCH
 PROPERTY ADDRESS: 18810 UNION STREET
 HEBRON, IN 46341

PLAT OF SURVEY
 N.E. 1/4 of N.W. 1/4 SEC. 29-33-8
 CEDAR CREEK TOWNSHIP
 LAKE COUNTY, IN