

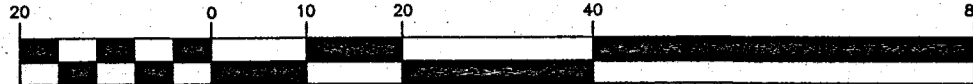
# ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP

**NORTH**

GRAPHIC SCALE

BOOK **34** PAGE **30**



( IN FEET )  
1 inch = 20 ft.

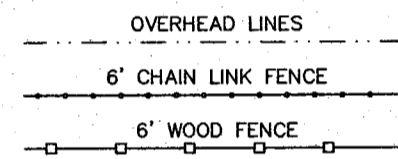
**2019-075971**

2019 Nov 5 9:15 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

## LEGEND:

- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊖ B-BOX
- ⊙ ELECTRIC METER
- ⊙ MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ FIP FOUND IRON PIPE
- ⊙ SIB SET 5/8" IRON REBAR W/ ALLEN 29900011" I.D. CAP
- ⊙ SMN SET MAG NAIL W/ ALLEN 29900011" I.D. TAG
- ◇ NUMBER IN DIAMOND CORRESPONDS WITH THE SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1900874 DATED FEBRUARY 20, 2019



### Additional Survey Related Notes:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
- This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
- As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains no visible marked parking spaces.
- As it pertains to item 16 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no observed evidence of any earth moving work, building construction or building additions at the time the survey was being conducted.
- As it pertains to item 17 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no evidence of any proposed changes in street right of way lines, nor was there any observed evidence of any recent street or sidewalk construction or repairs at the time the survey was being conducted.
- As it pertains to item 18 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, there was no observed evidence or markings of any field delineation of wetlands present on the subject parcel.
- 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 survey (I.E. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, 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 or record or the most current status or title for that parcel.
- As it pertains to item 17 of the Schedule B, Part II exception items found in Chicago Title Insurance Company title commitment order number CTNW1900874 dated February 20, 2019, an easement is reserved in an Agreement recorded May 5, 1939 in Miscellaneous Record 309, page 253. The agreement states the following regarding said easement: "A perpetual easement is reserved, which is to run with the land, over, under and across a five foot strip along the rear and sides of each lot of the premises for the purpose of constructing and maintaining sewer mains, water mains, gas mains, electricity and telephone conduits, together with all rights of ingress and egress thereon, to install, operate, maintain and remove the same." The "premises" in this paragraph refers to the entire Independence Park Subdivision, said subdivision recorded in Plat Book 24, page 23 in the Office of the Recorder of Lake County, Indiana.

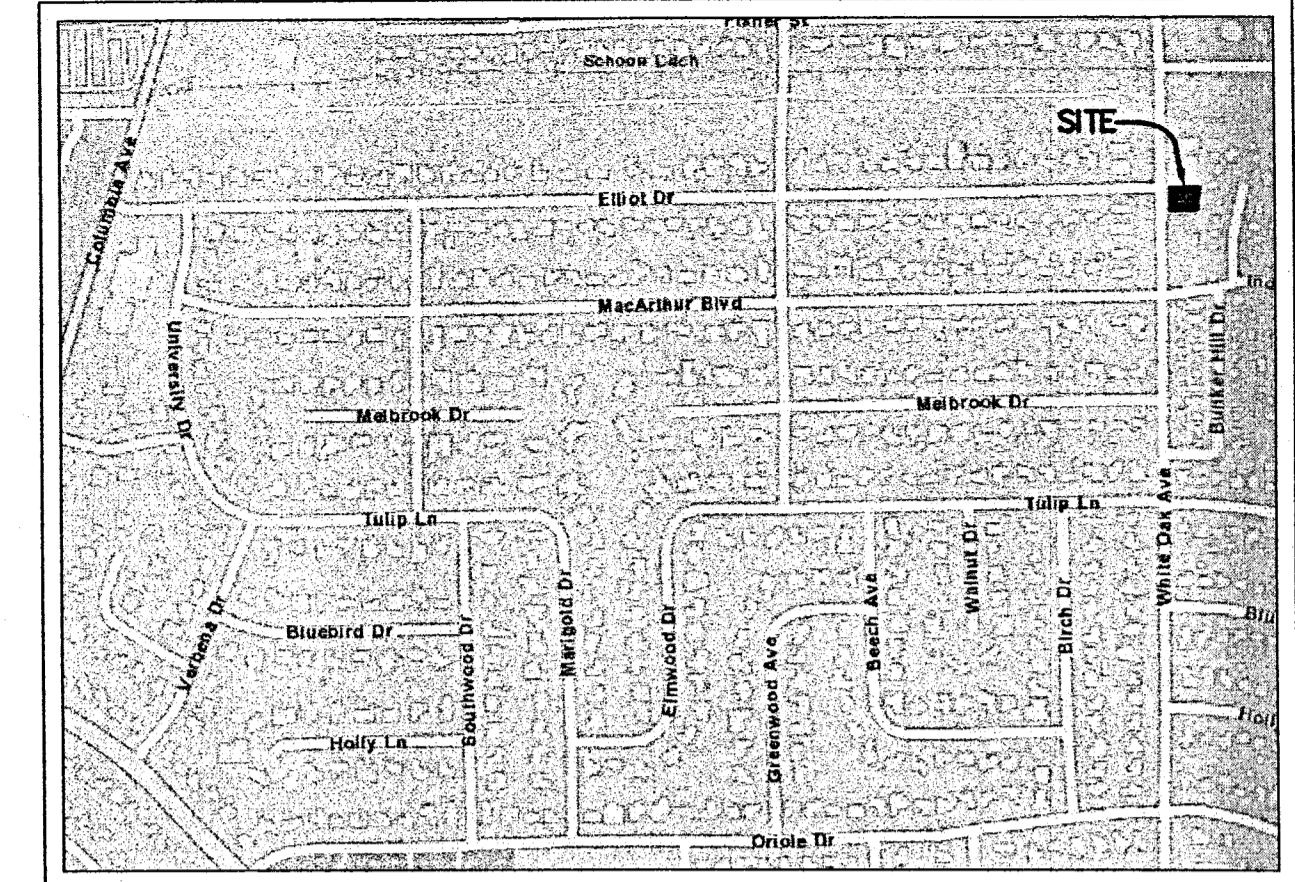
LEGAL DESCRIPTION (AS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1900874 DATED FEBRUARY 20, 2019)

Lots 8, 9 and 10 in Block 1 in Independence Park, in the Town of Munster, as per plat thereof, recorded in Plat Book 24, page 23, in the Office of the Recorder of Lake County, Indiana.

**FILED**

OCT 30 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0139F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD HAZARD.

### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Chicago Title Insurance Company title commitment order number CTNW1900874 dated February 20, 2019, said parcel of land also described in the "Legal Description" section of this survey.

#### THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

- The record plat of Independence Park, recorded in Plat book 24, page 23 in the Office of the Recorder of Lake County, Indiana.
- The record plat of Baps Addition, recorded in Plat Book 107, page 46 in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monumentation and the results of said search are shown hereon. The basis of bearings for this survey was the bearing of the East right of way line of White Oak Avenue taken from reference document number 2, said bearing being South 00 degrees 07 minutes 36 seconds East. Additionally, the angle of 89 degrees 16 minutes 40 seconds, which is shown on reference document number 1 at the Northwest corner of the subdivision, was utilized in the recreation of the subdivision. The platted dimensions of the lots in Independence Park were also held. This boundary solution agrees with the existing improvements (South edge of the Building) located on the subject parcel, along with the found boundary corner monuments located at the Northwest corner of Lot 8 and the Northwest corner of Lot 6 in Block 1 of Independence Park which look to have been set by the original surveyor. The Section corners and lines do not agree with the solution as shown.

#### A) AVAILABILITY OF MONUMENTS:

This boundary solution agrees with the existing improvements (South edge of the Building) located on the subject parcel, along with the found boundary corner monuments located at the Northwest corner of Lot 8 and the Northwest corner of Lot 6 in Block 1 of Independence Park which look to have been set by the original surveyor. The Section corners and lines do not agree with the solution as shown.

#### B) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines. If the Section corner was held the existing building would cross into the adjointer to the South.

#### C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel.

#### D) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

STATE OF INDIANA } §  
COUNTY OF LAKE } }

#### CERTIFY TO:

- 8933 White Oak Avenue, LLC
- Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 1, 2019 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further certify that the above described survey was prepared wholly by me or under my direct supervision in accordance with Rule 12 of Title 865, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE OF SURVEY: April 9, 2019

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



### SURVEY RELATED SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1900874 DATED FEBRUARY 20, 2019

- 15 Covenants, conditions, restrictions, easements and building lines as shown in the plat of Independence Park Subdivision recorded in Plat Book 24, Page 23. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)
- 16 Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision. (NO PLOTTABLE MATTERS TO ADDRESS; NOTHING PLOTTED)
- 17 Easement as reserved in Agreement recorded May 5, 1939 in Miscellaneous Record 309, page 253. (AFFECTS THE SUBJECT PARCEL; SEE ADDITIONAL SURVEY RELATED NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION)
- 18 Easement recorded March 1, 1941 in Miscellaneous Record 326, page 545, made by William J. Raff, Charles E. Day, Catherine F. Himrod, Edward J. Lawler and William F. Mooney, as Trustees under the Last Will and Testament of John J. Lawler, deceased. (AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE SURVEY)
- 19 Deed and Dedication of Easement recorded March 1, 1941 in Deed Record 628, page 368, made by William J. Raff, Charles E. Day, Catherine F. L. Himrod, Edward J. Lawler and William F. Mooney, as Trustees under the Last Will and Testament of John J. Lawler, deceased and Indiana Housing Association, Incorporated, to the Incorporated Town of Munster, Lake County, Indiana. (AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE SURVEY)

34/30

CLIENT(S): Mathers Law  
DATE: April 9, 2019  
JOB NO: 2019-0124  
SCALE: 1" = 20'  
DRAWN: AJF

ALTA/NSPS LAND TITLE SURVEY  
Lots 8, 9 & 10, Independence Park  
8933 WHITE OAK AVENUE  
THE TOWN OF MUNSTER  
LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM



2019-075971