

109 AR CC 25.00

# PLAT OF SURVEY

NOTE: CONTRACTORS OR BUILDERS MUST CAREFULLY COMPARE THE POINTS, MEASUREMENTS ETC., AS NOTED IN THIS SITE PLAN WITH THE STAKES, POINTS ETC., SET ON THE PROPERTY, BEFORE BUILDING, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCES BETWEEN THE TWO TO THE SURVEYOR, SO THAT ANY MISUNDERSTANDING, MISPLACEMENTS OF POINTS, ETC., MAY BE CORRECTED BEFORE DAMAGE IS DONE. NOTE: ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS SITE PLAN.

Parent Parcel: Lots Numbered 1, 2, 3 and 4, as marked and laid down on the recorded plat of Lafayette Place, Follen's Resubdivision of Block 21, Manufacturer's Addition to Hammond, as per plat thereof recorded in Plat Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

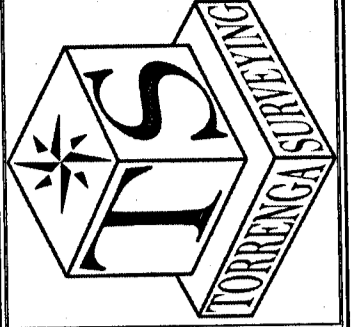
Parcel 1:(3209 169th Avenue)  
Lot 3, Lot 4, and the East 18.00 feet of Lot 2, as marked and laid down on the recorded plat of Lafayette Place, Follen's Resubdivision of Block 21, Manufacturer's Addition to Hammond, as per plat thereof recorded in Plat Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

Parcel 2:(3205 169th Avenue)  
Lot 1 and the West 7.00 feet of Lot 2, as marked and laid down on the recorded plat of Lafayette Place, Follen's Resubdivision of Block 21, Manufacturer's Addition to Hammond, as per plat thereof recorded in Plat Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

BOOK 34 PAGE 31

2019-076040  
2019 Nov 5 10:39 AM

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



**TORRENGA SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
WEBSITE: WWW.TORRENGA.COM

PLAT OF SURVEY  
Lots 1-4, Lafayette Place.  
3205 169TH AVENUE  
HAMMOND, INDIANA.

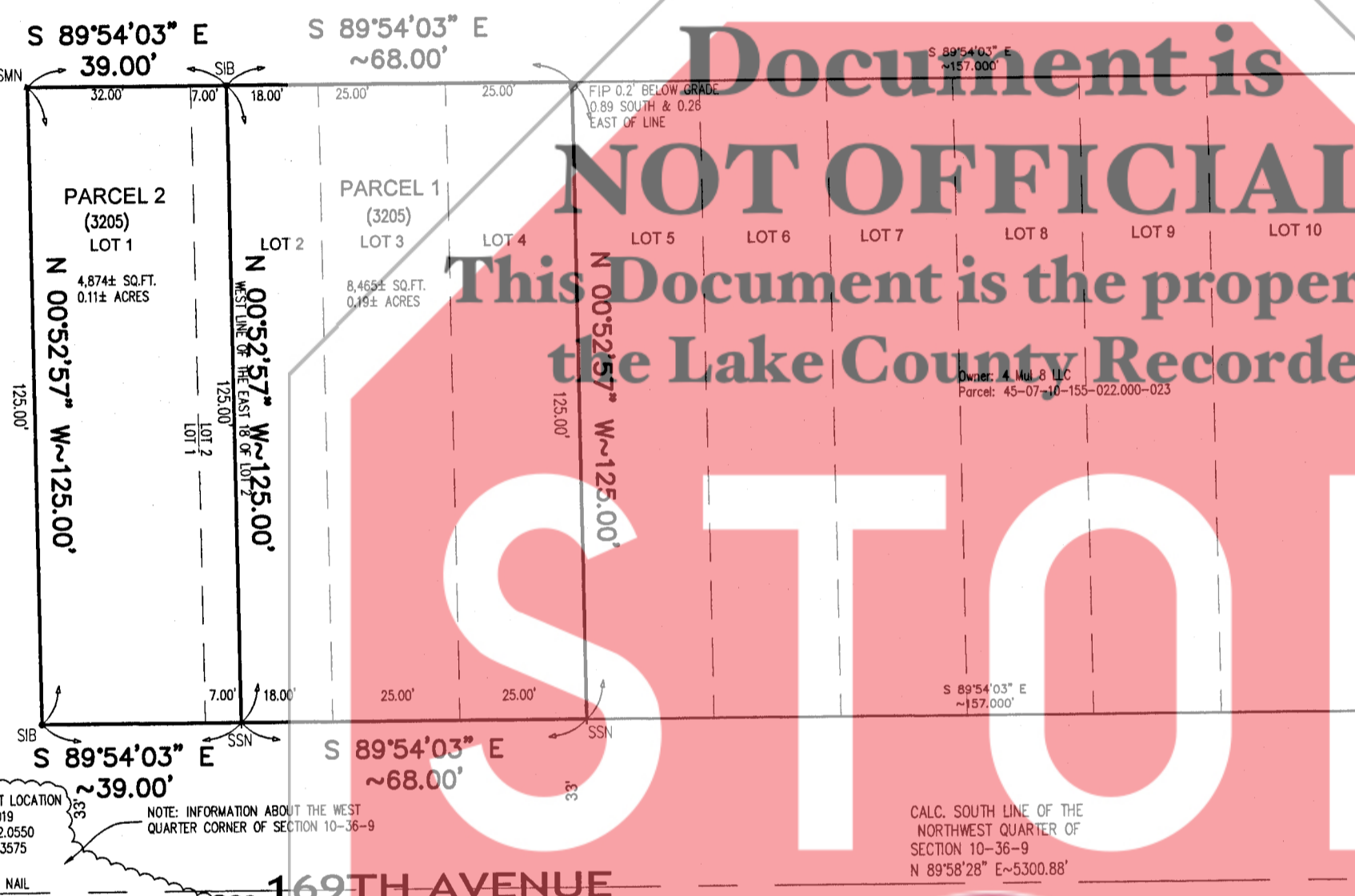
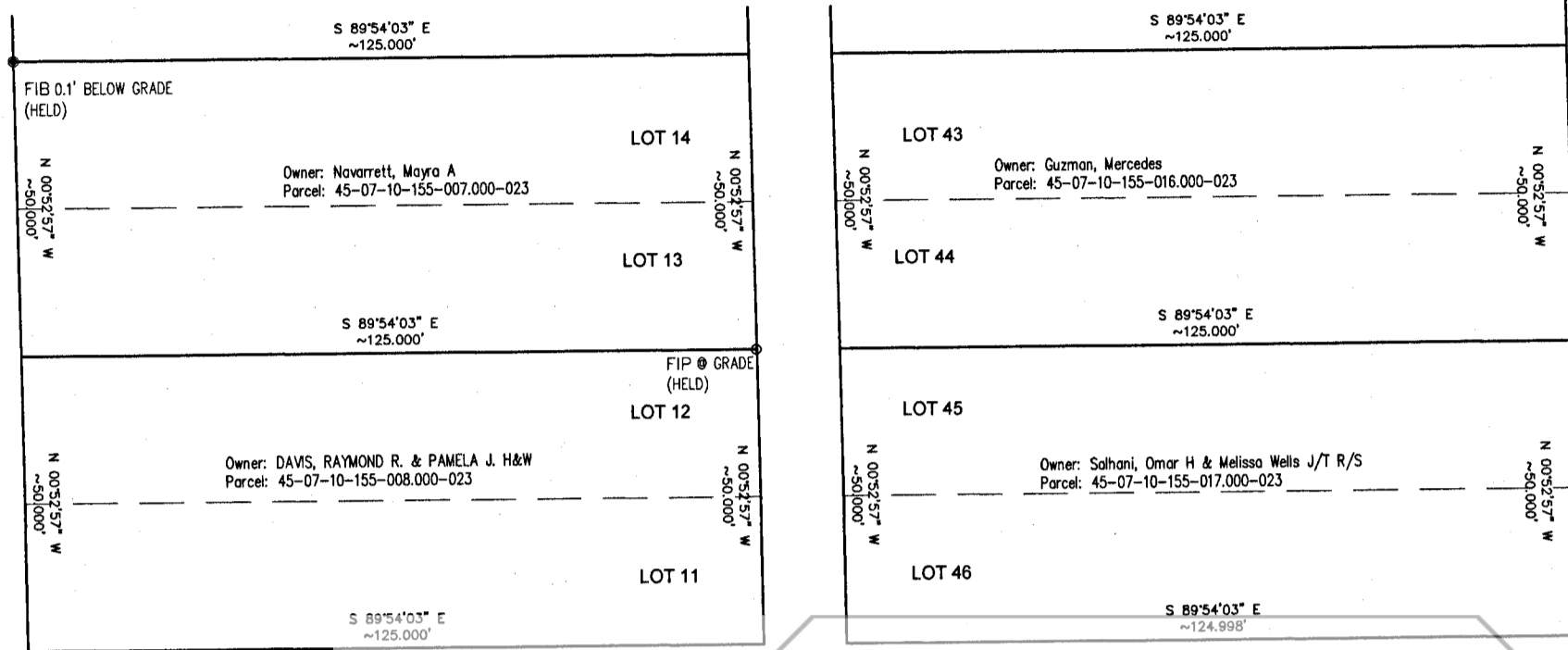
PART OF THE NORTHWEST QUARTER OF SECTION 10-36-9

DATE: September 30, 2019

Homes on Demand

JOB NO: 2019-0680  
SCALE: 1"=30'  
DRAWN: AW

Z:\Lafayette Place, Hammond, IN-25.dwg, 2019-08-06 9:20:20 AM

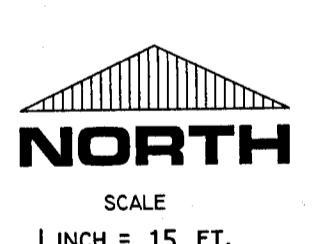


B34-P31

FILED

OCT 30 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



### LEGEND:

- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ TRAFFIC LT. SUPPORT POLE
- OVERHEAD LINES
- ⊙ POWER POLE w/ LIGHT
- ⊙ FIP FOUND IRON PIPE
- ⊙ FIB FOUND IRON BAR
- ⊙ FMN FOUND MAG NAIL w/ SCHNEIDER I.D. TAG
- ⊙ SIB SET 5/8" IRON BAR w/ "ALLEN 29900011" I.D. CAP
- ⊙ SMN SET MAG NAIL w/ "ALLEN 29900011" I.D. TAG
- ⊙ SSN SET SCRIBED NOTCH

### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of Parent Parcel: Lots Numbered 1, 2, 3 and 4, as marked and laid down on the recorded plat of Lafayette Place, Follen's Resubdivision of Block 21, Manufacturer's Addition to Hammond, as per plat thereof recorded in Plat Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

**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. Reference was made to the following:  
Corner Record 1/4 F16-17 Lake County, Indiana.  
Corner Record 1/4 F16 Lake County, Indiana.  
Corner Record 1/4 E16-17 Lake County, Indiana.  
Sub-Plat Lafayette Place recorded in Plat Book 11, Page 25 in the Office of the Recorder of Lake County, Indiana.  
Title Commitment from Meridian Title Corporation having a file number of 17-30267  
Surveyor Location Report Performed by John Stuart Allen dated: March 28, 2019 and having a job number of 2019-0161.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the subdivision for monuments and the results of said search are shown hereon. The basis of bearings for this survey was random and only relates to this drawing. I found held monumentation that agrees with the sidewalk and curbs along with the adjacent building. This solution disagrees with the found corner witnessed as the West Quarter Corner of Section 10-36-9 as shown in detail on this survey.

**A.) AVAILABILITY OF MONUMENTS:**  
Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. I found held monumentation that agrees with the sidewalk and curbs along with the adjacent building. This solution disagrees with the found corner witnessed as the West Quarter Corner of Section 10-36-9 as shown in detail on this survey.

**B.) OCCUPATION AND POSSESSION:**  
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat. If the found West Quarter corner was held the adjacent building would be over the boundary line.

**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.

STRAIGHT LINE SPLIT LOCATION MEASURED 10-1-2019  
Northing = 230952.0550  
Easting = 2851927.3575  
0.74' NORTH  
2.07' WEST OF MAG NAIL

MAG NAIL WITH SCHNEIDER TAG FOUND MEASURED 10-1-2019  
Northing = 2309561.3180  
Easting = 2851929.4290  
1.42' AND EAST  
0.47' OF LINE

1 1/4 COR 1/4 E16-17 SOUTH  
1.42' AND EAST  
0.47' OF LINE

NOTE: INFORMATION ABOUT THE WEST QUARTER CORNER OF SECTION 10-36-9

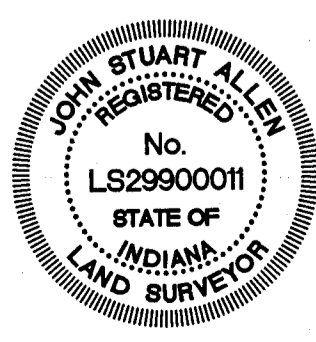
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2019-076040

STATE OF INDIANA  
COUNTY OF LAKE  
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, 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 I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.  
TORRENGA SURVEYING, LLC.  
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011