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SUBJECT TRACT - LEGAL DESCRIPTION:

A parcel of land in the Southeast Quarter (SE 1/4) of Section Twenty-Four (24), Township Thirty-Three North, Range Eight (8) West of the Second Principal Meridian, in Lake County, Indiana, described as follows:

Commencing at the Southeast corner of said Section Twenty-Four, thence West along the South line of said Section Twenty-Four a distance of 1,220 feet to a point which is the place of beginning;

Thence continuing along the said South line of Section Twenty-Four a distance of 200 feet to a point; thence North along a line parallel to the East line of said Section Twenty-Four a distance of 240 feet to a point; thence East along a line parallel to the South line of said Section Twenty-Four a distance of 200 feet to a point; thence South along a line parallel to the East line of said Section Twenty-Four a distance of 240 feet to the place of beginning.

(As shown in Instrument No. 2009-083699 in the Recorder's Office)

PROPOSED INGRESS/EGRESS EASEMENT:

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian in Eagle Creek Township, Lake County, Indiana, being a 15 feet wide strip of land, which centerline is more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 24; thence South 89°53'59" West, along the South line of the Southeast Quarter of said Section 24, a distance of 1166.82 feet, to the Point of Beginning of said Centerline;

Thence North 04°25'30" East, a distance of 88.04 feet, to a point of curve; thence Northwesterly, along said curve, being concave to the Southwest, having a radius of 98.26 feet, and arc distance of 124.35 feet (the chord of which bears North 31°49'49" West, a chord distance of 116.22 feet), to the Point of Termination of said centerline, being on the East line of tract conveyed to Ryan J. Donovan in Instrument No. 2009-083699 in the Office of the Recorder of Lake County, Indiana, said point being North 00°24'16" West, a distance of 186.62 feet from the Southeast corner of said "Donovan" tract;

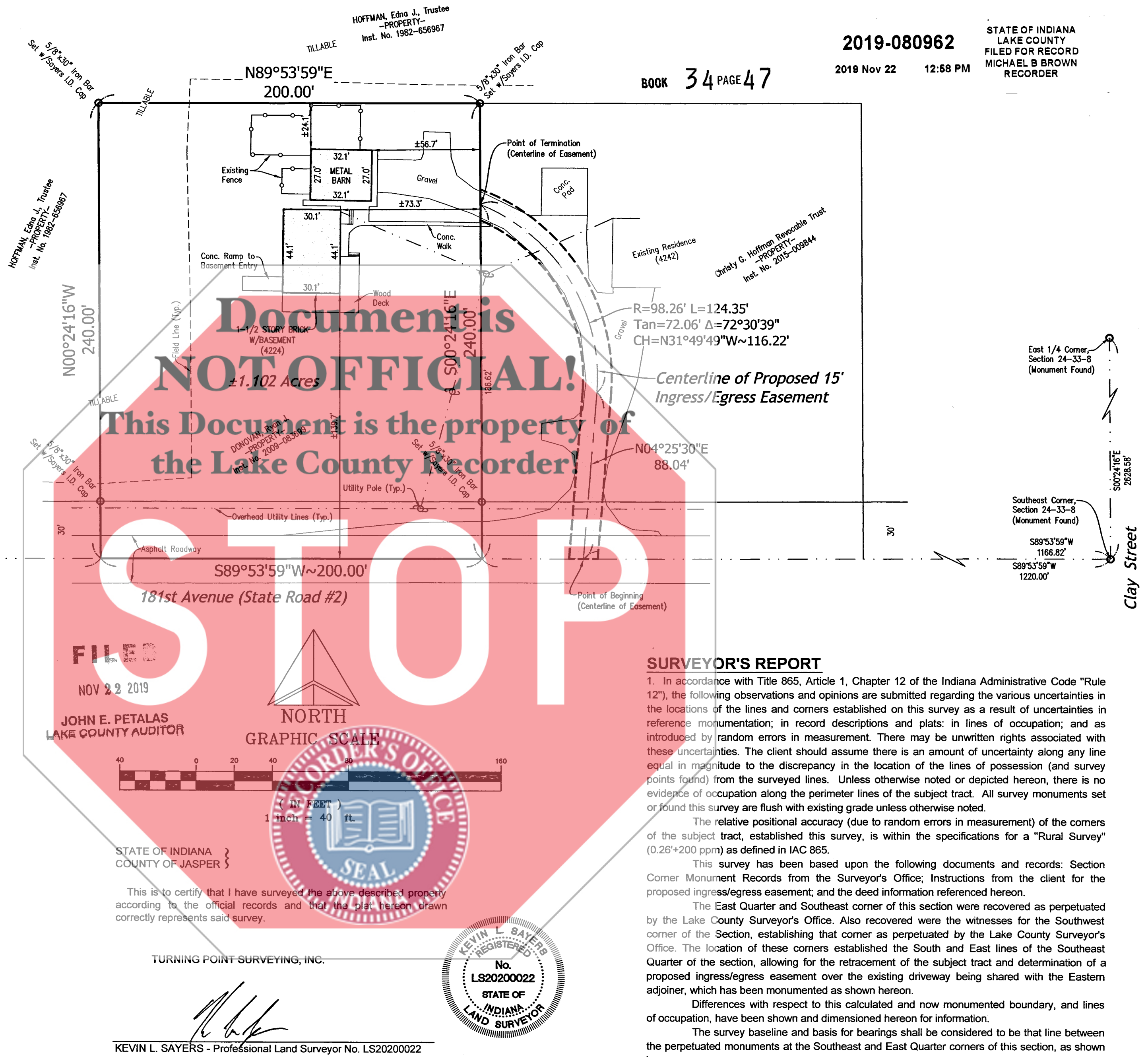
Said offset lines, shall be lengthened or shortened to terminate at the East line of said "Donovan" tract and the South line of the Southeast Quarter of said Section 24;

Containing 0.073 Acres, more or less, all in Eagle Creek Township, Lake County, Indiana.

2019-080962

GENERAL SURVEY 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:
 - Easements, other than the possibility of easements which were visible by physical evidence.
 - Building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations.
 - Any facts which an accurate and current title search may disclose.
 - Ownership or title.
- Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- Other documents of record may exist which would affect this parcel.
- 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 dimensions should be assumed by scale measurements upon the plat. All dimensions are given in feet and decimal parts thereof.
- Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.
- I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law, Kevin L. Sayers.



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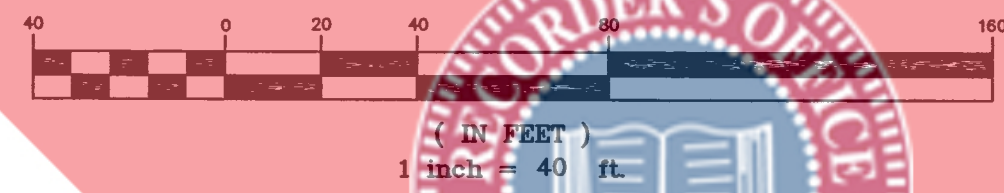
2019-080962
2019 Nov 22 12:58 PM

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

FILED
NOV 22 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NORTH
GRAPHIC SCALE



STATE OF INDIANA }
COUNTY OF JASPER }

This is to certify that I have surveyed the above described property according to the official records and that the plat hereon drawn correctly represents said survey.

TURNING POINT SURVEYING, INC.

[Signature]
KEVIN L. SAYERS - Professional Land Surveyor No. LS20200022



SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code "Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties in reference monumentation; in record descriptions and plats: in lines of occupation; and as introduced by random errors in measurement. There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession (and survey points found) from the surveyed lines. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract, established this survey, is within the specifications for a "Rural Survey" (0.26"+200 ppm) as defined in IAC 865.

This survey has been based upon the following documents and records: Section Corner Monument Records from the Surveyor's Office; Instructions from the client for the proposed ingress/egress easement; and the deed information referenced hereon.

The East Quarter and Southeast corner of this section were recovered as perpetuated by the Lake County Surveyor's Office. Also recovered were the witnesses for the Southwest corner of the Section, establishing that corner as perpetuated by the Lake County Surveyor's Office. The location of these corners established the South and East lines of the Southeast Quarter of the section, allowing for the retracement of the subject tract and determination of a proposed ingress/egress easement over the existing driveway being shared with the Eastern adjoiner, which has been monumented as shown hereon.

Differences with respect to this calculated and now monumented boundary, and lines of occupation, have been shown and dimensioned hereon for information.

The survey baseline and basis for bearings shall be considered to be that line between the perpetuated monuments at the Southeast and East Quarter corners of this section, as shown hereon.

Fence lines and other improvements shown along the boundaries of this subject tract are for informational purposes only. This survey does not warrant the right of possession or ownership of that part lying within or surrounding the subject tract, between said fence lines and deed lines.

Date of last fieldwork = September 6, 2019
Other than listed above, with the subject property, there are no apparent uncertainties due to record descriptions and no gaps or overlaps were discovered.

Documents used in the preparation of this survey have been listed in this report and can be found in the Lake County Surveyor's Office and Recorder's Office.

2. Ownership information indicated hereon is as identified in county or township records or on title work provided by others.

FILE NO: I: 2019-337-2019 Hoffman-Donovan (Lake) (dwg) (survey.dwg)

CLIENT: Ryan Donovan 4224 East 181st Avenue Lowell, Indiana
JOB NO: 337-2019
SCALE: 1"=40'

REVISIONS:
DATE: 09-14-2019

PLAT OF SURVEY
4224 East 181st Avenue, Lowell,
Eagle Creek Township, Lake County, Indiana
Part of the Southeast 1/4, Section 24-33-8

B341-P417

TURNING POINT SURVEYING, INC. 610 South Halleck Street,
P.O. Box 472, DeMotte, Indiana 46310 Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@tntit.com

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