

2020-044557

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LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA

VICINITY MAP

BOOK 35 PAGE 17



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SHEET INDEX		
SHEET NO.	TOWNSHIP AND RANGE	SECTION
2	T36N-R9W	13 & 24
3	T36N-R8W	18 & 19

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JOHN E. PETALAS
LAKE COUNTY AUDITOR



PROPOSED ROUTE



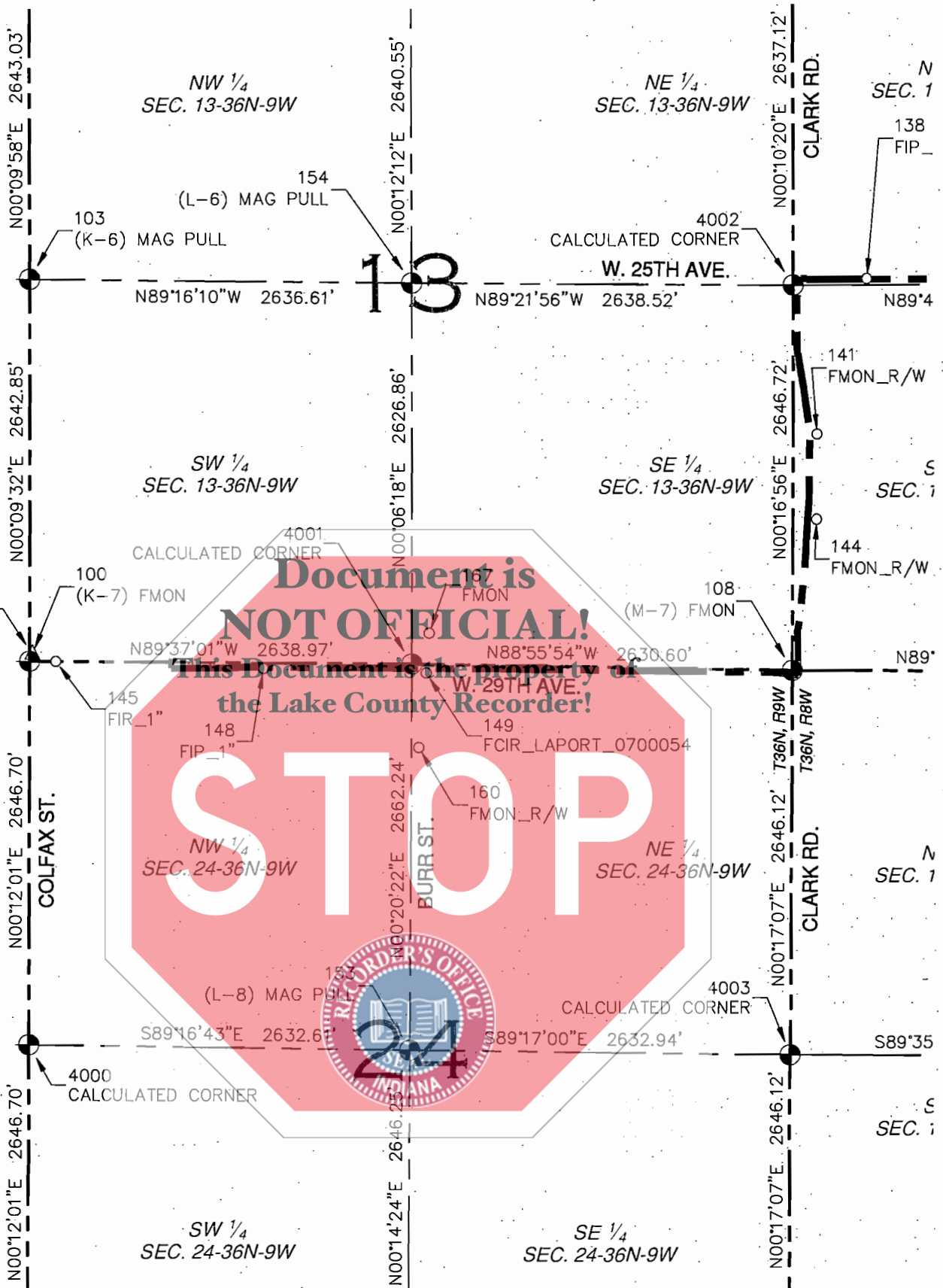
Project HARD ROCK CASINO ELECTRIC REBUILD					
Client NIPSCO					
County LAKE			Community CITY OF GARY		
Township 36N	Range 8W & 9W	Section MULTIPLE	State INDIANA		
Project Number 1052-20-9687	P.M. MT	Checked by TM	Drawn by TR	Crew/Book MM	

Title LOCATION CONTROL SURVEY			
Date 07/02/2020	Rev 1	Rev 2	Rev 3
Drawing Scale 		Sheet Number 1 OF 8	

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LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA



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LAKE COUNTY AUDITOR



LEGEND

- APPARENT SECTION CORNER
- RANDOM CONTROL POINT
- SURVEY MONUMENT
- PROPOSED ROUTE

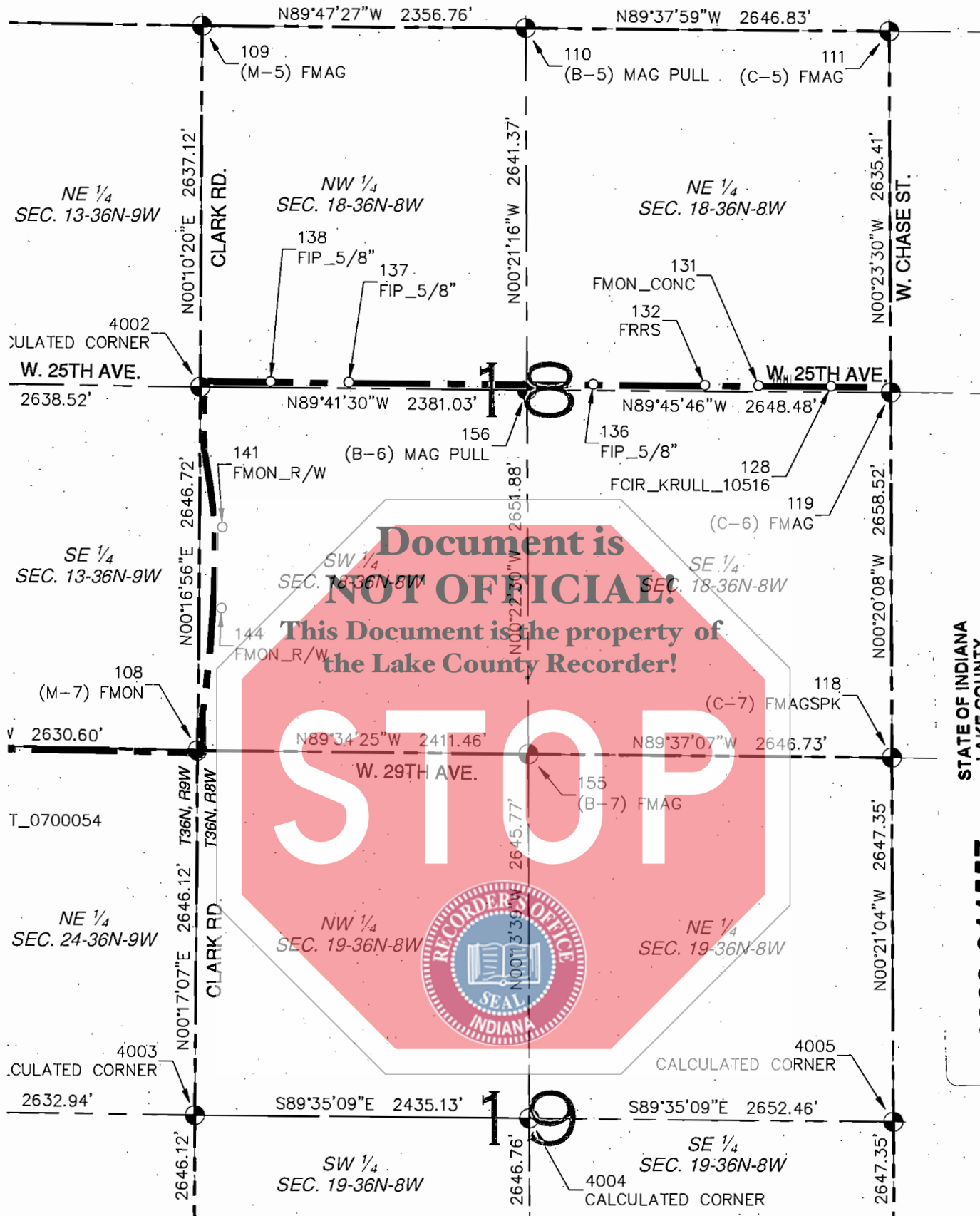


Project HARD ROCK CASINO ELECTRIC REBUILD					
Client NIPSCO					
County LAKE			Community CITY OF GARY		
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LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA



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- APPARENT SECTION CORNER
- RANDOM CONTROL POINT
- SURVEY MONUMENT
- PROPOSED ROUTE

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Project HARD ROCK CASINO ELECTRIC REBUILD					
Client NIPSCO					
County LAKE			Community CITY OF GARY		
Township 36N	Range 8W	Section 18 & 19	State INDIANA		
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1" = 100'			

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LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT.
CITY OF GARY, LAKE COUNTY, INDIANA

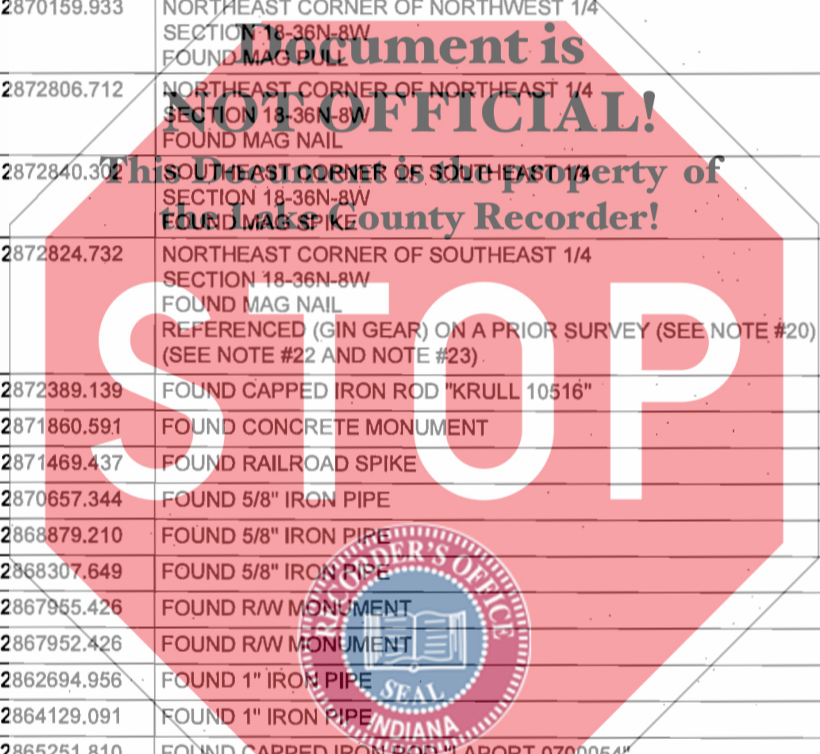
COORDINATE LISTING FOR SECTION CORNERS AND SURVEY MONUMENTS

NOTE: COORDINATES ARE REFERENCED TO THE INDIANA STATE PLANE EAST ZONE (NAD83) COORDINATE SYSTEM

THE AMOUNT OF UNCERTAINTY IS UNKNOWN; HOWEVER IT IS MY OPINION IT COULD BE UP TO:

MONUMENTATION LOCATED IN THE FIELD

POINT	NORTHING	EASTING	DESCRIPTION	AMOUNT	DIRECTION
1	2301551.057	2862534.062	CONTROL POINT FOUND EXISTING MAG NAIL	NEGLIGIBLE	
100	2301505.607	2862513.186	SOUTHWEST CORNER OF SOUTHWEST 1/4 SECTION 13-36N-9W FOUND 2" DISK MONUMENT (SEE NOTE #18 AND NOTE #19)	NEGLIGIBLE	
103	2304148.450	2862520.520	NORTHWEST CORNER OF SOUTHWEST 1/4 SECTION 13-36N-9W FOUND MAG PULL	NEGLIGIBLE	
108	2301438.926	2867782.240	SOUTHEAST CORNER OF SOUTHWEST 1/4 SECTION 13-36N-9W FOUND CONCRETE MONUMENT	NEGLIGIBLE	
109	2306722.722	2867803.193	NORTHWEST CORNER OF NORTHWEST 1/4 SECTION 18-36N-8W FOUND MAG NAIL REFERENCED (RAIL MON) ON A PRIOR SURVEY (SEE NOTE #17)	NEGLIGIBLE	
110	2306714.118	2870159.933	NORTHEAST CORNER OF NORTHWEST 1/4 SECTION 18-36N-8W FOUND MAG PULL	NEGLIGIBLE	
111	2306697.173	2872806.712	NORTHEAST CORNER OF NORTHEAST 1/4 SECTION 18-36N-8W FOUND MAG NAIL	NEGLIGIBLE	
118	2301403.352	2872840.302	SOUTHEAST CORNER OF SOUTHWEST 1/4 SECTION 18-36N-8W FOUND MAG SPIKE	NEGLIGIBLE	
119	2304061.825	2872824.732	NORTHEAST CORNER OF SOUTHWEST 1/4 SECTION 18-36N-8W FOUND MAG NAIL REFERENCED (GIN GEAR) ON A PRIOR SURVEY (SEE NOTE #20) (SEE NOTE #22 AND NOTE #23)	NEGLIGIBLE	
128	2304105.989	2872389.139	FOUND CAPPED IRON ROD "KRULL 10516"	NEGLIGIBLE	
131	2304108.774	2871860.591	FOUND CONCRETE MONUMENT	NEGLIGIBLE	
132	2304110.016	2871469.437	FOUND RAILROAD SPIKE	NEGLIGIBLE	
136	2304114.411	2870657.344	FOUND 5/8" IRON PIPE	NEGLIGIBLE	
137	2304122.964	2868879.210	FOUND 5/8" IRON PIPE	NEGLIGIBLE	
138	2304125.592	2868307.649	FOUND 5/8" IRON PIPE	NEGLIGIBLE	
141	2303062.473	2867955.426	FOUND RW MONUMENT	NEGLIGIBLE	
144	2302476.743	2867952.426	FOUND RW MONUMENT	NEGLIGIBLE	
145	2301503.836	2862694.956	FOUND 1" IRON PIPE	NEGLIGIBLE	
148	2301455.011	2864129.091	FOUND 1" IRON PIPE	NEGLIGIBLE	
149	2301425.289	2865251.810	FOUND CAPPED IRON ROD "LAPORT 0700054"	NEGLIGIBLE	
153	2298825.774	2865136.332	SOUTHWEST CORNER OF NORTHWEST 1/4 SECTION 24-36N-9W FOUND MAG PULL	NEGLIGIBLE	
154	2304114.828	2865156.912	NORTHEAST CORNER OF SOUTHWEST 1/4 SECTION 13-36N-9W FOUND MAG PULL	NEGLIGIBLE	
155	2301420.975	2870193.630	SOUTHWEST CORNER OF SOUTHWEST 1/4 SECTION 18-36N-8W FOUND MAG NAIL	NEGLIGIBLE	
156	2304072.796	2870176.270	SOUTHWEST CORNER OF NORTHWEST 1/4 SECTION 18-36N-8W FOUND MAG PULL	NEGLIGIBLE	
160	2300910.860	2865200.504	FOUND RW MONUMENT	NEGLIGIBLE	
167	2301700.459	2865271.880	FOUND MONUMENT	NEGLIGIBLE	



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Project: **HARD ROCK CASINO ELECTRIC REBUILD**

Client: **NIPSCO**

County: LAKE | Community: CITY OF GARY

Township: 36N | Range: 8W & 9W | Section: MULTIPLE | State: INDIANA

Project Number: 1052-20-9687 | P.M.: MT | Checked by: TM | Drawn by: TR | Crew/Book: MM

Title: **LOCATION CONTROL SURVEY**

JOHN E. PETALAS
LAKE COUNTY AUDIT

Date: 07/02/2020 | Rev 1 | Rev 2 | Rev 3

Drawing Scale: | Sheet Number: **4 OF 8**

LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA

COORDINATE LISTING FOR SECTION CORNERS AND SURVEY MONUMENTS

NOTE: COORDINATES ARE REFERENCED TO THE INDIANA STATE PLANE WEST ZONE (NAD83) COORDINATE SYSTEM

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MONUMENTATION LOCATED IN THE FIELD

POINT	NORTHING	EASTING	DESCRIPTION	AMOUNT	DIRECTION
4000	2298858.920	2862503.934	SOUTHWEST CORNER OF NORTHWEST 1/4 SECTION 24-36N-9W CALCULATED CORNER	1 FOOT 1 FOOT	N-S E-W
4001	2301487.969	2865152.102	NORTHEAST CORNER OF NORTHWEST 1/4 SECTION 24-36N-9W CALCULATED CORNER	1 FOOT 1 FOOT	N-S E-W
4002	2304085.611	2867795.272	NORTHEAST CORNER OF SOUTHEAST 1/4 SECTION 13-36N-9W CALCULATED CORNER REFERENCED (IRON RAIL) ON A PRIOR SURVEY (SEE NOTE #8 AND NOTE #9) (SEE NOTE #16)	1 FOOT 1 FOOT	N-S E-W
4003	2298792.835	2867769.066	SOUTHEAST CORNER OF NORTHEAST 1/4 SECTION 24-36N-9W CALCULATED CORNER	1 FOOT 1 FOOT	N-S E-W
4004	2298775.230	2870204.131	SOUTHEAST CORNER OF NORTHWEST 1/4 SECTION 19-36N-8W CALCULATED CORNER	1 FOOT 1 FOOT	N-S E-W
4005	2298756.054	2872856.519	SOUTHEAST CORNER OF NORTHEAST 1/4 SECTION 19-36N-8W CALCULATED CORNER (SEE NOTE #23)	1 FOOT 1 FOOT	N-S E-W

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JOHN E. PETALAS
LAKE COUNTY AUDITOR



Project HARD ROCK CASINO ELECTRIC REBUILD				
Client NIPSCO				
County LAKE		Community CITY OF GARY		
Township 36N	Range 8W & 9W	Section MULTIPLE	State INDIANA	
Project Number 1052-20-9687	P.M. MT	Checked by TM	Drawn by TR	Crew/Book MM

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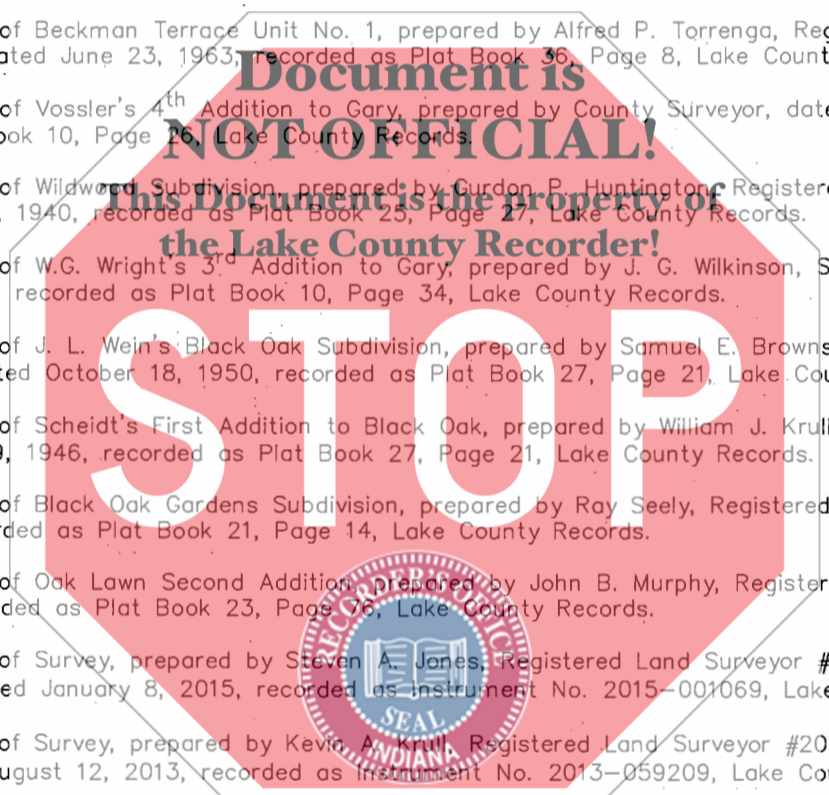
LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA

2020-044557

NOTES:

1. Referenced in Plat of Garden Acres, prepared by Frank A. Blocker, a Registered Civil Engineer, dated March 1, 1937, recorded as Plat Book 23, Page 26, Lake County Records.
2. Referenced in Plat of Glenwood, prepared by R. Howard Atcheson, a Registered Civil Engineer; dated June 30, 1937, recorded as Plat Book 23, Page 40, Lake County Records.
3. Referenced in Plat of Belleview Addition to Gary, prepared by County Surveyor, dated March 15, 1913, recorded as Plat Book 10, Page 33, Lake County Records.
4. Referenced in Plat of Second Belleview Addition to Gary, prepared by County Surveyor, dated August 21, 1913, recorded as Plat Book 11, Page 10, Lake County Records.
5. Referenced in Plat of Oak Manor, prepared by Frank A. Blocker, a Registered Civil Engineer, dated February 19, 1942, recorded as Plat Book 26, Page 13, Lake County Records.
6. Referenced in Plat of Ridgemoor 2nd Addition to Gary, dated December 13, 1915, recorded as Plat Book 12, Page 26, Lake County Records.
7. Referenced in Plat of Oak Meadow, prepared by William J. Krull, Registered Engineer #235, dated August 7, 1944, recorded as Plat Book 26, Page 62, Lake County Records.
8. Referenced in Plat of Second Addition to Oak Meadow, prepared by William J. Krull, Registered Engineer #235, dated February 27, 1945, recorded as Plat Book 26, Page 73, Lake County Records.
9. Referenced in Plat of Beckman Terrace Unit No. 1, prepared by Alfred P. Torrenga, Registered Land Surveyor #10360, dated June 23, 1963, recorded as Plat Book 36, Page 8, Lake County Records.
10. Referenced in Plat of Vossler's 4th Addition to Gary, prepared by County Surveyor, dated November 4, 1912, recorded as Plat Book 10, Page 26, Lake County Records.
11. Referenced in Plat of Wildwood Subdivision, prepared by Curdon P. Huntington, Registered Engineer #1829, dated September 5, 1940, recorded as Plat Book 25, Page 27, Lake County Records.
12. Referenced in Plat of W.G. Wright's 3rd Addition to Gary, prepared by J. G. Wilkinson, Surveyor, dated November 25, 1912, recorded as Plat Book 10, Page 34, Lake County Records.
13. Referenced in Plat of J. L. Wein's Black Oak Subdivision, prepared by Samuel E. Brownsten, Registered Land Surveyor #1754, dated October 18, 1950, recorded as Plat Book 27, Page 21, Lake County Records.
14. Referenced in Plat of Scheidt's First Addition to Black Oak, prepared by William J. Krull, Registered Engineer #235, dated July 19, 1946, recorded as Plat Book 27, Page 21, Lake County Records.
15. Referenced in Plat of Black Oak Gardens Subdivision, prepared by Ray Seely, Registered Surveyor, dated June 7, 1927, recorded as Plat Book 21, Page 14, Lake County Records.
16. Referenced in Plat of Oak Lawn Second Addition, prepared by John B. Murphy, Registered Engineer, dated April 8, 1938, recorded as Plat Book 23, Page 76, Lake County Records.
17. Referenced in Plat of Survey, prepared by Steven A. Jones, Registered Land Surveyor #20200010 (DLZ Industrial, LLC), dated January 8, 2015, recorded as Instrument No. 2015-001069, Lake County Records.
18. Referenced in Plat of Survey, prepared by Kevin A. Krull, Registered Land Surveyor #20100075 (Krull Surveying), dated August 12, 2013, recorded as Instrument No. 2013-059209, Lake County Records.
19. Referenced in ALTA/ACSM Land Title Survey, prepared by Robert A. Krull, Registered Land Surveyor #10516 (Krull & Son Engineers and Surveyors), dated May 20, 2008, recorded as Instrument No. 2008-037176, Lake County Records.
20. Referenced in Route Survey, prepared by James Michael Lietzan, Registered Land Surveyor #S0475 (DLZ), dated January 10, 2005, recorded as Instrument No. 2005-001952, Lake County Records.
21. Referenced in Plat of Survey, prepared by Donald L. Plumb, Registered Land Surveyor #LS29700018 (Plum Tuckett & Associates), dated August 31, 2000, recorded as Plat Book 7, Page 34, Lake County Records.
22. Referenced in ALTA/ACSM Land Title Survey, prepared by Kevin A. Krull, Registered Land Surveyor #20100075 (Krull Surveying), dated August 12, 2013, recorded as Instrument No. 2013-059210, Lake County Records.
23. Referenced in Plat of Survey, prepared by Glen E. Boren, Registered Land Surveyor #LS20000006 (Watermark Eng. Resources), dated October 22, 2018, recorded as Instrument No. 2018-078345, Lake County Records.



NIPSCO BOOK

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Project HARD ROCK CASIN					
Client NIPSCO					
County LAKE			Community CITY OF GARY		
Township 36N	Range 8W & 9W	Section MULTIPLE	State INDIANA		
Project Number 1052-20-9687	P.M. MT	Checked by TM	Drawn by TR	Crew/Book MM	

CONTROL SURVEY	
Date 07/02/2020	Rev 1 Rev JOHN E. PETALAS
Drawing Scale	Sheet Number LAKE COUNTY AUDITOR
6 OF 8	

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LOCATION CONTROL SURVEY

HARD ROCK CASINO ELECTRIC REBUILD PROJECT
CITY OF GARY, LAKE COUNTY, INDIANA

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 in 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 ("Relative Positional Accuracy"). 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 from the surveyed lines.

All survey monuments set or found in this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Route Survey (0.50 feet plus 50 ppm) as defined in 865 IAC 1-12-22.

- **Location** – The Route Survey is located in Lake County:
 - o Lake County, Indiana, and lies within the following Township:
 1. Township 36 North, Range 9 West containing Sections 13 and 24
 2. Township 36 North, Range 8 West containing Sections 18 and 19.
- **Purpose of Survey** – This survey is for the Hard Rock Electric Rebuild Project, survey commissioned by the client to be used as the control basis for a utility route. The existing route begins on the Southerly side of W. 29th Avenue, approximately 0.32 miles West of the intersection with Burr Street. It then proceeds East along the Southerly side of W. 29th Avenue for approximately 0.82 miles to the Easterly side of Clark Road. It then proceeds North along Clark Road for approximately 0.51 miles to the Northerly side of W. 25th Avenue. It then proceeds East along W. 25th Avenue for approximately 0.91 miles ending just West of W. Chase Street. The specific locations will be established at the client's direction at a later date.
- **Primary Control and Basis of Bearing** – The horizontal data shown on this survey is based upon a positional solution derived from Global Positioning System (GPS) observations processed by National Geodetic Survey (NGS) utilizing their Online Positioning User Service (OPUS) software. The coordinate values shown are in the Indiana State Plane Coordinate System (West Zone) referenced to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS. The basis of bearing for this project is the grid bearing of the Indiana State Plane Coordinate System (West Zone). All bearings, distances and coordinates are referenced to the Indiana State Plane – West Zone (NAD83) Coordinate System. Combined Scale Factor for this project is 0.999952617 (Based on Control Point #1). Distances shown hereon are GROUND distances, Combined Scale Factor has been applied.
- **Controlling Monuments** – The Survey Control Monuments identified hereon are considered original monuments having no uncertainty in location with respect to their use as controlling monuments that control the location and/or configuration of this route survey. Certain of those Survey Control Monuments may also be shown as representing public land or property boundary corners. These were recovered based on prior survey information or from LaGrange County Monument Records. Although such monuments have no uncertainty in location with respect to their use in controlling the location and/or configuration of the route survey, there is uncertainty with respect to those monuments' integrity as the respective public land or property boundary and further information on those corners is found on Sheets 4 and 5 of this route survey. Uncertainties and the origin of some of the monuments listed herein are unknown, thus, there are significant uncertainties in some of those locations.



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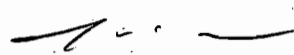


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I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.


Trevor A. McMann

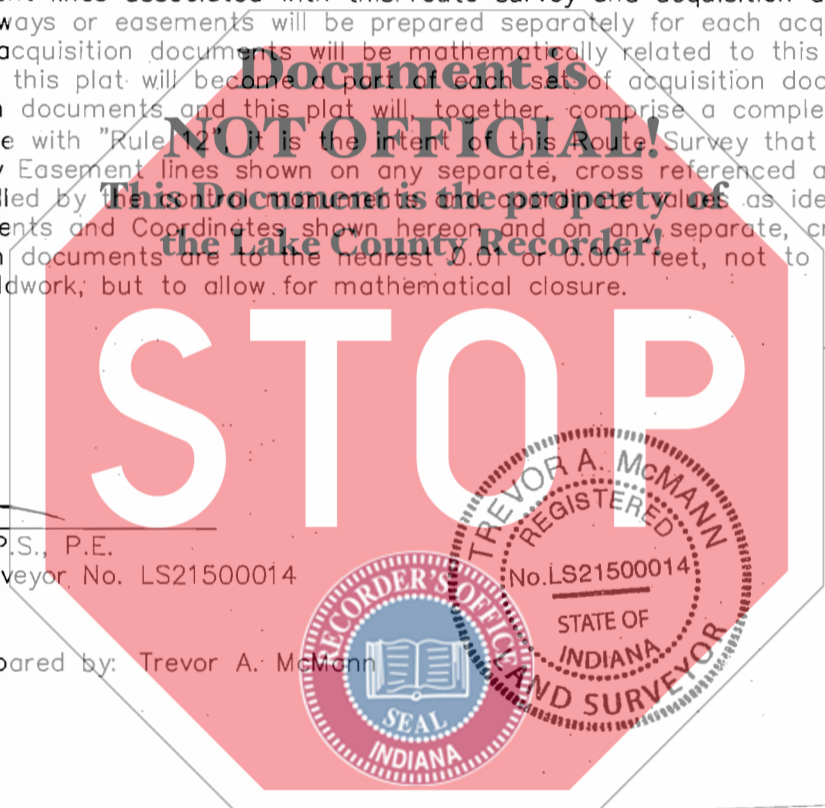
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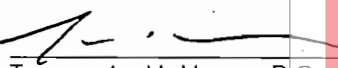
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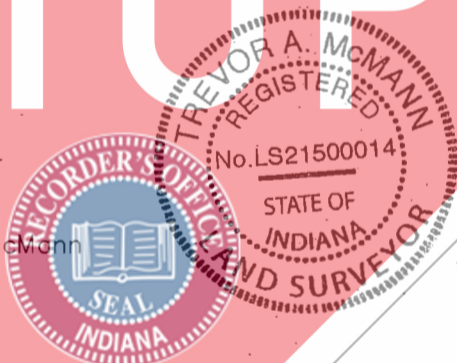
SURVEYOR'S REPORT (CONTINUED)

- Surveyor's Statement** – The within plat represents the location control, Public Land Survey subdivision corners, and the Surveyor's Report required under Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12") as part of a Route Survey. The locations of relevant planimetric and/or topographic features and proposed right-of-way or easement lines associated with this route survey and acquisition descriptions for those right-of-ways or easements will be prepared separately for each acquisition tract. Those separate acquisition documents will be mathematically related to this plat and, by cross reference, this plat will become a part of each set of acquisition documents. The acquisition documents and this plat will, together, comprise a completed Route Survey. In accordance with "Rule 12" it is the intent of this Route Survey that all Permanent and Temporary Easement lines shown on any separate, cross referenced acquisition documents be controlled by the control monuments and control values as identified hereon. Measurements and Coordinates shown hereon and on any separate, cross referenced acquisition documents are to the nearest 0.01 or 0.001 feet, not to indicate the precision of the fieldwork; but to allow for mathematical closure.




Trevor A. McMann, P.S., P.E.
Registered Land Surveyor No. LS21500014
July 2, 2020

This instrument prepared by: Trevor A. McMann



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