25 D 3483 RM

PLAT OF SURVEY

PARCEL DESCRIPTIONS:

PARCEL 1: (PER DOC. NO. 2020-011719)

THE EAST 98.90 FEET OF THE WEST 445.30 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING NORTH OF THE ORIGINAL CENTERLINE OF THE LINCOLN HIGHWAY NOW U.S. NO. 30, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PORTION OF THE LAND APPROPRIATED IN CAUSE NO. 45D04-9212-CP-01266, LAKE SUPERIOR COURT IN GARY.

PARCEL 2: (PER DOC. NO. 2020-037802)

PART OF OUTLOT A IN FOUNTAIN PARK SUBDIVISION, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF RECORDED AS DOCUMENT NO. 2001-047970 IN PLAT BOOK 90, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE SOUTH 89 DEGREES 43 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID OUTLOT A AND THE NORTH LINE OF SORRELS SUBDIVISION, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGE 67 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, 348.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 55 MINUTES 05 SECONDS WEST ALONG THE NORTH PROLONGATION OF THE EAST LINE OF SAID SORRELS SUBDIVISION, 1.00 FEET TO THE NORTH LINE OF SAID OUTLOT; THENCE SOUTH 89 DEGREES 43 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT, 98.92 FEET TO A POINT 98.90 FEET EAST OF THE EAST LINE OF SAID THE SORRELS SUBDIVISION MEASURED PERPENDICULAR TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 55 MINUTES 05 SECONDS EAST PARALLEL WITH THE SAID EAST LINE, 1.00 FEET TO THE SOUTH LINE OF SAD OUTLOT A; THENCE NORTH 89 DEGREES 43 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT A, 98.92 FEET TO THE POINT OF BEGINNING, CONTAINING 99 SQUARE FEET, 0.002 ACRES MORE OR LESS.

PARCEL 1 INFORMATION:

TAX ID. NO. 45-11-17-201-005.000-036
CCI II INCORPORATED
TRUSTEES' DEED
DOC. NO. 2020-011719
REC. 2/18/2020

PARCEL 2 INFORMATION:

TAX ID. NO. 45-11-17-201-020.000-036
CCI II INCORPORATED
TRUSTEES'S DEED
DOC. NO. 2020-037802
REC. 6/19/2020

FILED
JUL 30 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

PARCEL 1 AREA:

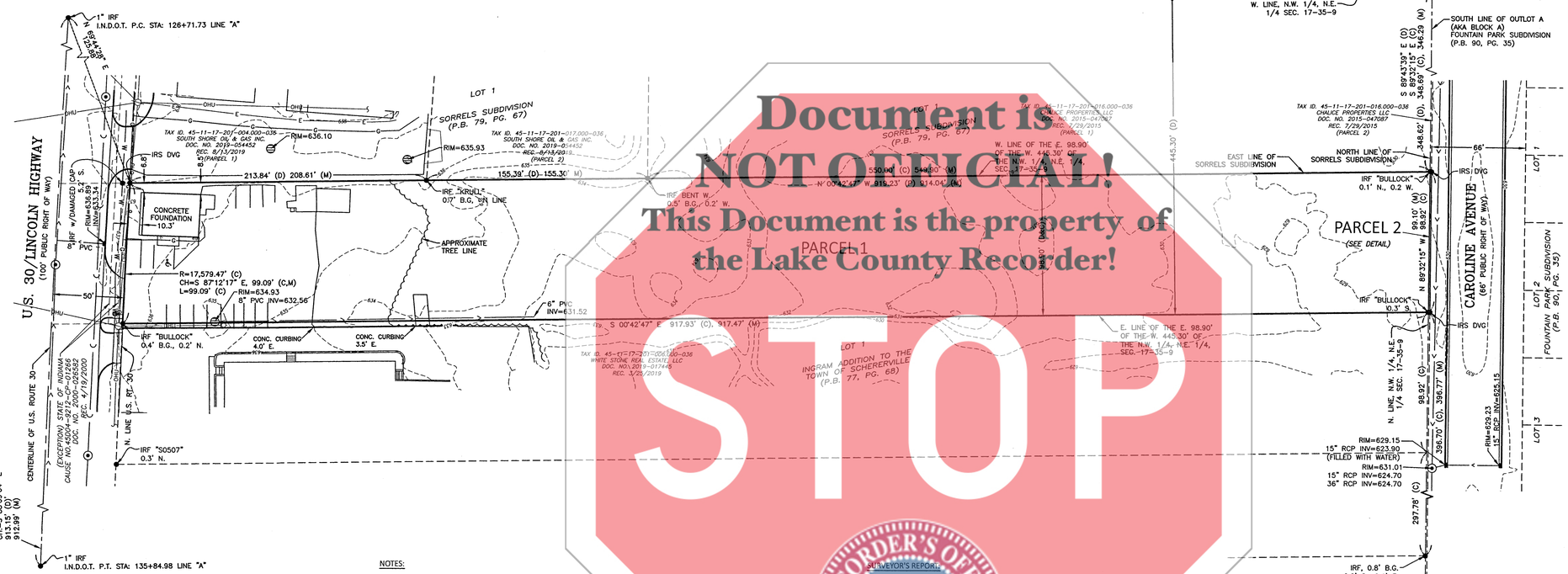
90,588 SQUARE FEET±
2.08 ACRES±

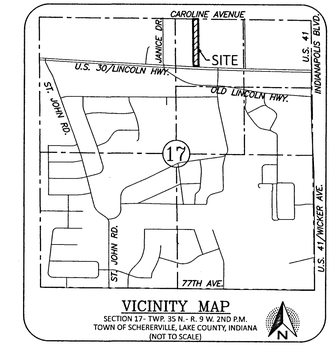
PARCEL 2 AREA:

99 SQUARE FEET±
0.002 ACRES±

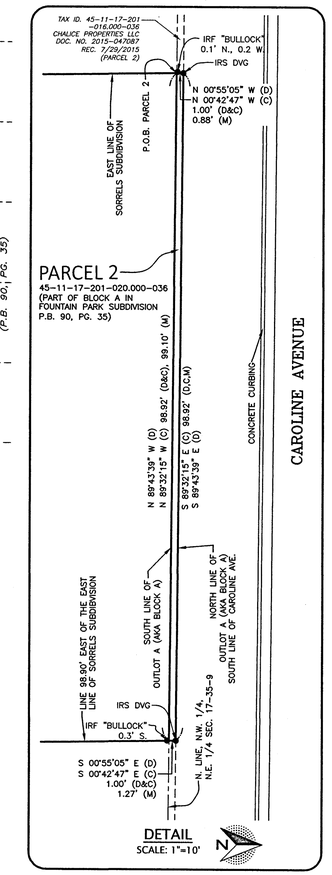
2020-049035
2020 Jul 30 2:46 PM
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

BOOK 35 PAGE 19





VICINITY MAP
SECTION 17- TWP. 35 N.- R. 9 W. 2ND P.M.
TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA
(NOT TO SCALE)



B35·P19

SURVEY REFERENCES:

1.) RECORD DEEDS REFERENCED HEREON.

2.) INGRAM ADDITION, P.B. 77, PG. 68 (EAST ADJOINER)

3.) STATE HIGHWAY PLANS FOR U.S. ROUTE 30, PROJECT ST-200-1 (13)

4.) PLAT OF SURVEY OF EAST ADJOINER BY LAND TECHNOLOGIES, INC., FILE NO. 6-38.0, DATED 06/20/03.

5.) PLAT OF SURVEY OF PART OF THE N.W. 1/4 SECTION 17, TOWNSHIP 35 N., RANGE 9 W. BY PLUMB TUCKETT & ASSOCIATES, JOB NO. S10153, RECORDED AS DOC. NO. 2010-026555, IN SURVEY BOOK 21, PG. 32, ON 5/7/2010.

LEGEND

D- DIMENSION SHOWN ON RECORD DEED
M- DIMENSION MEASURED BETWEEN FOUND MONUMENTS
C- DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION
IRS DVG- 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
IPF- IRON PIPE FOUND, WITH APPROXIMATE DIAMETER
IRF- 5/8" IRON ROD FOUND (UNLESS SIZE OTHERWISE NOTED)
"BULLOCK"- 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "BULLOCK"
"KRULL"- 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "KRULL"
"S0507"- 5/8" IRON ROD FOUND WITH CAP STAMPED "S0507"
B.G.- BELOW GRADE A.G.- ABOVE GRADE P.B.- PLAT BOOK PG.- PAGE
LCS- LAKE COUNTY SURVEYOR'S OFFICE AKA- ALSO KNOWN AS
P.O.C.- POINT OF COMMENCEMENT P.O.B.- POINT OF BEGINNING
P.C.- POINT OF CURVATURE P.T.- POINT OF TANGENCY
I.N.D.O.T.- INDIANA DEPARTMENT OF TRANSPORTATION
UTILITY POLE
WATER SERVICE BOX
MANHOLE
CATCH BASIN
TELEPHONE/CABLE PEDESTAL
ELECTRIC TRANSFORMER
BUILDING
PAVEMENT
CONCRETE
CONTOUR LINE (1 FOOT INTERVAL)
BURIED WATER LINE
BURIED ELECTRIC
BURIED GAS
FENCE LINE
SANITARY SEWER
STORM SEWER
OVERHEAD UTILITIES WIRES

NOTES:

1.) ORIGINAL TOPOGRAPHIC MEASUREMENTS WERE COMPLETED MARCH 13, 2020.

2.) ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3.) 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:
A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENTS PROVIDED AND RECORD PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C) OWNERSHIP OR TITLE.

4.) 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 SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

5.) 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.

6.) SUBSTANTIAL VISIBLE EVIDENCE IS SHOWN. THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM ANY PREVIOUS PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT, AND MARKINGS BY UTILITY COMPANIES (INDIANA 811 TICKET NO. 2003100498). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.

7.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

8.) FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP, (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180142, PANEL NO. 18089C0226E, MAP EFFECTIVE DATE: JANUARY 18, 2012.

9.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

10.) BASIS OF BEARINGS IS ASSUMED.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH THE 865 IAC ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF PARCELS OF LAND AS DESCRIBED HEREON.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

1.) DEED DESCRIPTIONS AS RECITED IN THE DOCUMENTS SHOWN ON THIS PLAT.

2.) REFERENCE MONUMENTS AS FOUND IN THE LOCATIONS SHOWN HEREON.

THE SUBJECT PARCEL LINES WERE RETRACED BY HOLDING THE FOUND "BULLOCK" MONUMENTS ON THE EAST LINE OF THE SUBJECT PARCEL AND THE EAST 98.90 FEET FROM SAID EAST LINE. THE NORTH LINE WAS HELD AS THE CALCULATED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 PER LCS MONUMENT RECORDS. FOUND MONUMENTATION ALONG SAID NORTH LINE FIT WELL. THE SOUTH LINE OF THE SUBJECT PARCEL WAS CALCULATED FROM TWO 1" IRON RODS FOUND FLUSH WITH THE CONCRETE PAVEMENT AND ON THE CENTER LINE OF U.S. ROUTE 30 AS NOTED ON I.N.D.O.T. PLANS PROJECT NO. ST-200-1(13).

A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.3 FEET NORTH-SOUTH, AND 0.2 FEET EAST-WEST.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: CONCRETE CURBING WAS LOCATED UP TO 4 FEET EAST OF THE EAST LINE OF THE SUBJECT PARCEL WITH EVIDENCE OF PARKING (PAINTED STRIPING) SHOWN HEREON. A CONCRETE PAD WAS LOCATED UP TO 3.5 FEET EAST OF THE EAST LINE OF THE SUBJECT PARCEL AND SHOWN HEREON.

C.) NO APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS:

D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

2020-049035

STATE OF INDIANA
COUNTY OF LAKE
S.S. .....
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
gboren@dvgteam.com

DATE: JULY 28, 2020

FIELD WORK COMPLETED: JULY 14, 2020

GLEN E. BOREN REGISTERED No. LS20000006 STATE OF INDIANA PROFESSIONAL LAND SURVEYOR

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RECORDER'S OFFICE

DVG TEAM INC
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DATE:	REVISIONS AND NOTES:

PLAT OF SURVEY
1120 LINCOLN HIGHWAY
SCHERERVILLE, IN 46375

N
0' 20' 40'
SCALE: 1" = 40'

BOB GATES

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/20-360/20-360.dwg

FB/PG	FILE NO. 20-1015
DRAWN BY PHN	DATE 7/28/20
SECTION 17-35-9	COUNTY, STATE LAKE, IN
JOB NO. S20-360	