

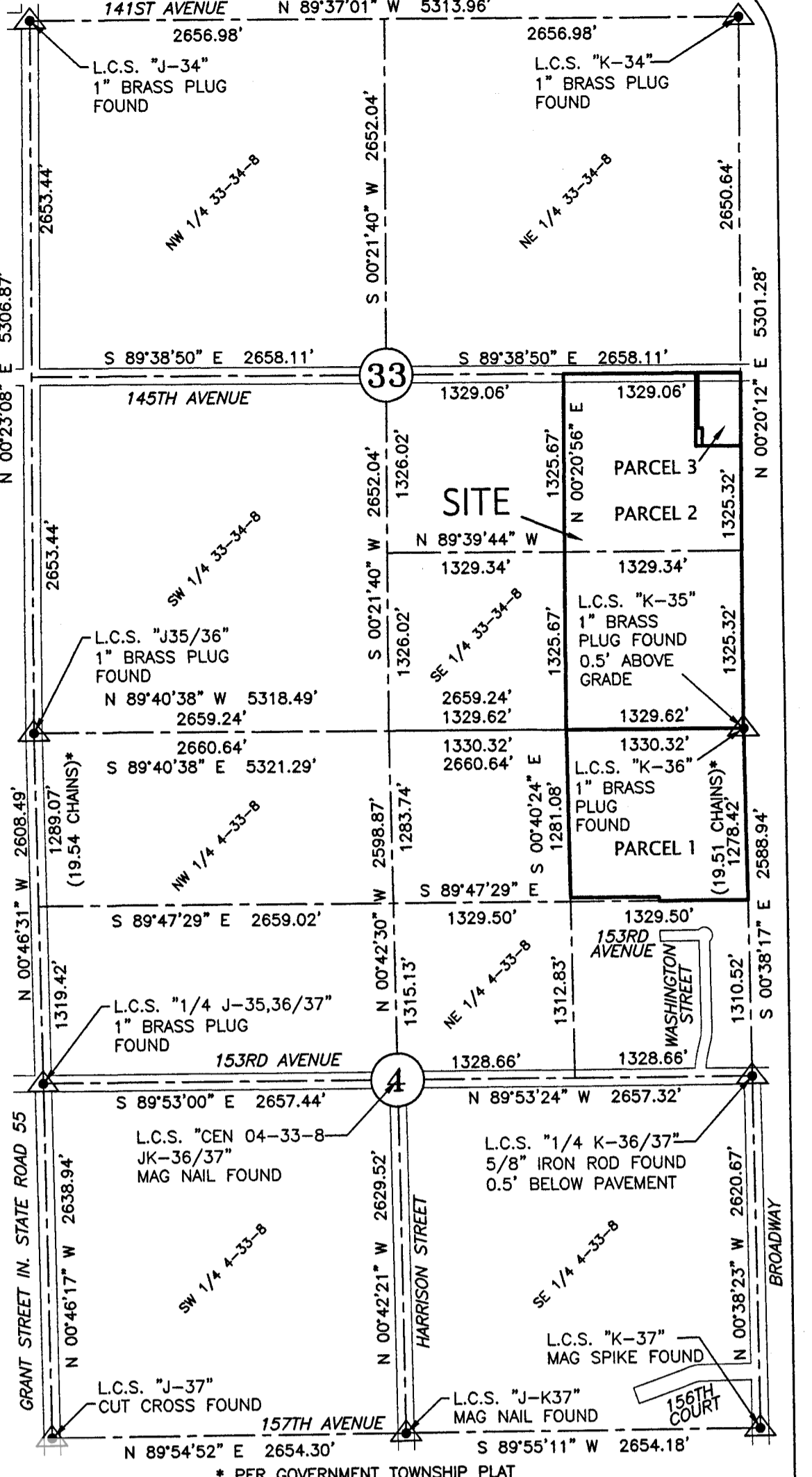
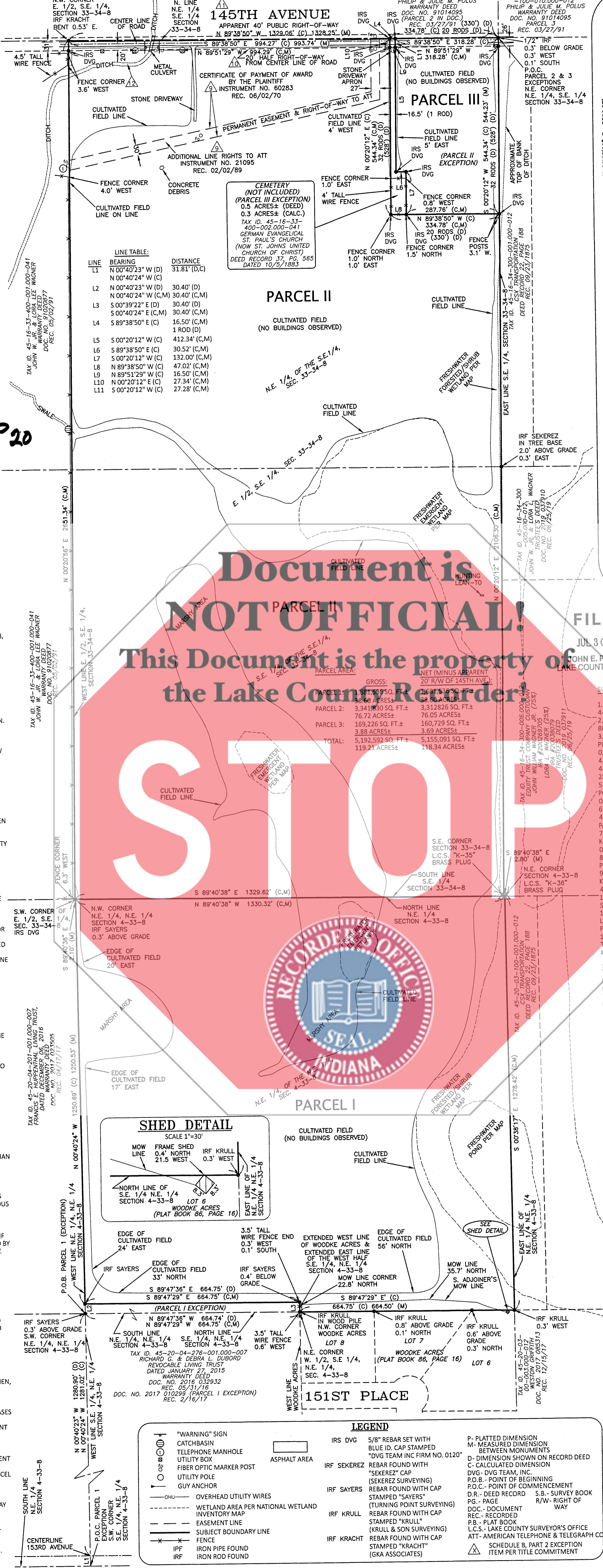
ALTA/NSPS LAND TITLE SURVEY

PARCEL I:
THAT FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

EXCEPT:
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 00°40'23" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 31.81 FEET TO A MAG NAIL WITH SAVERS I.D. TAG ON THE CENTERLINE OF 153RD AVENUE; THENCE CONTINUING NORTH 00°40'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1280.90 FEET TO A 5/8 INCH IRON ROD WITH SAVERS I.D. CAP AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°40'23" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.40 FEET TO A 5/8 INCH IRON ROD WITH SAVERS I.D. CAP; THENCE SOUTH 00°39'22" EAST, ALONG THE EXTENDED WEST LINE OF "WOODCKE ACRES" AS SHOWN IN PLAT BOOK 86, PAGE 16 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, ALSO BEING THE EXTENDED EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.40 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°47'36" WEST, ALONG THE WEST LINE OF SECTION 4, A DISTANCE OF 30.40 FEET TO THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 664.75 FEET TO THE POINT OF BEGINNING.

PARCEL II:
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THAT PART THEREOF DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID 8 ACRE TRACT AND RUNNING THENCE SOUTH 32 RODS; THENCE WEST 20 RODS; THENCE NORTH 32 RODS; THENCE EAST 20 RODS TO THE POINT OF BEGINNING.

PARCEL III:
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID 8 ACRE TRACT; THENCE SOUTH 32 RODS; THENCE WEST 20 RODS; THENCE NORTH 32 RODS; THENCE EAST 20 RODS TO THE POINT OF BEGINNING. THE CEMETERY LOCATED AND SITUATED IN THE SOUTHWEST CORNER THEREOF, AND EXCEPT THE WEST 1 ROD THEREOF.



TAX ID. NUMBER(S)
PARCEL 1: 45-20-04-226-001-000-007
PARCEL 2: 45-16-33-400-004-000-041
PARCEL 3: 45-16-33-400-003-000-041

OWNERS:
(1/3 INT.) SUSAN A. CAPPS LIVING TRUST 5/6/00
DOC. NO. 2013 050431, REC. 7/11/13
(1/3 INT.) SANDRA E. CAPPS LIVING TRUST 12/14/00
DOC. NO. 2000-069929, REC. 9/26/00
(1/3 INT.) PERRY G. CAPPS LIVING TRUST 6/14/00
DOC. NO. 2000-069930, REC. 9/20/00

ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.
ITEM 2: ADDRESS SHOWN HEREON IS PER LAKE COUNTY AUDITOR'S RECORDS.
ITEM 3: 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 THIS LEGAL DESCRIPTION IS SHOWN IN RECORDS TO BE WITHIN THAT FLOOD HAZARD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP 18089C0375E, MAP EFFECTIVE DATE: JANUARY 18, 2012 FOR LAKE COUNTY, INDIANA COMMUNITY NUMBER 180126.

ITEM 4: LAND AREA IS SHOWN HEREON.
ITEM 5: NO BUILDINGS EXIST ON SUBJECT PARCELS, THEREFORE EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE NOT SHOWN HEREON.
ITEM 6: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE IF ANY ARE SHOWN HEREON.
ITEM 7: NO EVIDENCE OF STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, PARKING TYPES, AND THE NUMBER OF SPACES, THEREFORE, STRIPING IS NOT SHOWN HEREON.
ITEM 8: LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. 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 DEPTH OR CONDITION. CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON. A UTILITY LOCATE REQUEST WAS MADE FOR THE SITE (INDIANA 811, TICKET NO. 2005285939). IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 9: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. 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 REFLECT THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OF TITLE FOR THAT PARCEL. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.

ITEM 10: DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT: APPROXIMATELY 1490 FEET EAST FROM THE EAST BOUNDARY LINE OF PARCEL 3 ALONG 145TH AVENUE TO THE CENTERLINE OF DELAWARE STREET.

ITEM 11: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
ITEM 12: THE EXISTING STREET RIGHT OF WAY FOR 145TH AVENUE APPEARS TO BE 40 FEET. THE LAKE COUNTY GIS SHOWS IT AS 60 FEET WHICH IS INDICATIVE FOR FUTURE RIGHT OF WAY FOR A COLLECTOR STREET. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
ITEM 13: NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. WETLAND AREAS SHOWN HEREON PER NATIONAL WETLANDS INVENTORY MAP DATED JUNE 10, 2020.
ITEM 14: PLOTTABLE OFFSITE EASEMENTS OR SERVICUTES PROVIDED TO OR OBTAINED BY THE SURVEYOR, IF ANY, SHOWN HEREON.

GENERAL NOTES:

1.) 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 DOCUMENT 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.

2.) 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).

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

4.) BASIS OF BEARINGS: ASSUMED

TITLE COMMITMENT NOTES:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MAY AFFECT THE PROPERTY OR TITLE TO PARCELS SHOWN HEREON WAS GAINED FROM A TITLE INSURANCE COMMITMENT FILE NUMBER 20-16713, ISSUED BY MERIDIAN TITLE CORPORATION, ON MARCH 11, 2020. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2, EXCEPTIONS IN SAID COMMITMENT:

ITEMS 1-8 TITLE COMPANY STANDARD EXCEPTIONS- DEFECT, LIEN, ENCUMBRANCES OR ADVERSE CLAIMS, RIGHTS OF PARTIES IN POSSESSION, EASEMENTS, ENCROACHMENTS SHOWN ON A COMPLETED LAND SURVEY, TAXES OR ASSESSMENTS, UNRECORDED LEASES NOT SHOWN BY PUBLIC RECORD- NOT PLOTTABLE. TERMS AND PROVISIONS OF CERTIFICATE OF PAYMENT OF AWARD BY THE PLAINTIFF, BETWEEN THE (PLAINTIFF) AMERICAN TELEPHONE AND TELEGRAPH COMPANY AND THE CALUMET NATIONAL BANK OF HAMMOND, DATED 5/29/70, REC. 6/2/70, INSTRUMENT NO. 60283 AND ADDITIONAL LINE RIGHTS AS INSTRUMENT NO. 21095, REC. 2/2/89- AFFECTS PARCEL 2- EASEMENT SHOWN HEREON.

ITEM 9 RIGHTS OF THE GOVERNMENT AND PUBLIC TO THAT PART OF REAL ESTATE LYING IN 145TH AVENUE- AFFECTS PARCELS 2 AND 3- APPARENT RIGHT OF WAY SHOWN HEREON.

ITEM 10 LEGAL HIGHWAYS AND RIGHTS OF WAY- AFFECTS PARCELS 2 AND 3- 145TH AVENUE SHOWN HEREON. POSSIBLE RIGHTS OF WAY FOR LEGAL DRAINS AND DITCHES, FEEDERS AND LATERALS, IF ANY, AND ALL RIGHTS THEREIN- VISIBLE DITCHES SHOWN HEREON.

ADJOINING PLATTED LOT PARCEL INFORMATION:

LOT #	TAX ID. NUMBER	OWNER
LOT 8	45-20-04-277-001-000-007	THIRD PARTY SUPPLEMENTAL NEEDS TRUST FBO KATHY HALL DATED 8/5/16
LOT 7	45-20-04-277-002-000-007	PAUL D. & GLORIA J. SEEGER RECOVERABLE LIVING TRUST DATED 10/26/05
LOT 6	45-20-04-277-003-000-007	TIMOTHY D. & CAROL A. BUNCE

SURVEY REFERENCES:

- LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD CARDS FOR SECTION 33-34-8 AND 4-33-8
- RECORDED SUBDIVISION PLAT OF WOODCKE ACRES BY KRULL AND SON, INC. - RECORDED IN PLAT BOOK 86, PAGE 16, DECEMBER 15, 1993, REC. 2/11/99
- RECORDED PLAT OF SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 4-33-8, BY TURNING POINT SURVEYING, INC., JOB #148-2018, DATED 1/21/19- RECORDED IN S. B. 33, PAGE 41, DOC. NO. 2019 027637, REC. 5/13/19
- RECORDED PLAT OF SURVEY OF PART OF THE NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 4-33-8, BY TURNING POINT SURVEYING, INC., JOB #117 & 118-2015, DATED 6/2/15- RECORDED IN S. B. 28, PAGE 36, DOC. NO. 2015 086793, REC. 12/23/15
- RECORDED PLAT OF SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 4-33-8, BY TURNING POINT SURVEYING, INC., JOB #208-2015, DATED 9/25/15- RECORDED IN S. B. 28, PAGE 35, DOC. NO. 2015 088782, REC. 12/31/15
- RECORDED PLAT OF SURVEY OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4-33-8, BY LANDMARK ENGINEERING LLC, SURVEY NO. 09-05-041, DATED 6/30/09- RECORDED IN S. B. 20, PAGE 74, DOC. NO. 2009 066626, REC. 10/1/09
- RECORDED PLAT OF SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 4-34-8, BY GLENN KRACHT ASSOCIATES, JOB #076931, DATED 2/26/07- RECORDED IN S. B. 16, PAGE 82, DOC. NO. 2007 030408, REC. 4/12/07
- ORIGINAL GOVERNMENT NOTES FOR TOWNSHIP 33 NORTH, RANGE 8 WEST, OF THE SECOND PRINCIPAL MERIDIAN.
- RECORDED PLAT OF SURVEY OF PART OF THE WEST HALF OF SECTION 4-33-8, BY KRULL AND SON, DISK #344 FILE #01-1404, DATED 3/12/02- REC. IN SURVEY BOOK 9, PAGE 7, DOC. NO. 2002 032616, REC. 4/5/02
- RECORDED PLAT OF LEGAL SURVEY OF THE NORTH HALF SECTION 33-34-8 AND THE SOUTH HALF OF SECTION 28-34-8 BY GEO. N. FISHER- RECORDED IN SURVEY BOOK 5, PAGE 41
- PLAT OF LEGAL SURVEY OF PART OF SECTION 33 OF THE SOUTHWEST QUARTER OF SECTION 33-34-8 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34-34-8 BY F.L. KNIGHT- RECORDED IN SURVEY BOOK 5, PAGE 155, REC. 6/23/1905.
- COMMISSIONER COUNTY ROAD RIGHT-OF-WAY DEDICATION FOR CENTER & CEDAR CREEK TOWNSHIPS- PART OF ROAD H 6 PETITION GRANTED ROAD 40 FT. WIDE- BOOK #2, PAGE #34, ORDER #16, REC. 9/8/1858.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND MEASUREMENTS WERE MADE REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LOTS AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF LOTS IN A PLATTED SUBDIVISION.

THEORY OF LOCATION: SECTION CORNER MONUMENTS WERE SEARCHED FOR AND FOUND PER LAKE COUNTY SURVEYOR'S OFFICE (L.C.S.) SECTION CORNER REFERENCE CARDS FOR SECTIONS 33-34-8 AND 4-33-8 AND THE RESULTS ARE SHOWN HEREON. ADDITIONAL A 1/2-INCH IRON ROD WAS FOUND AT THE EAST QUARTER CORNER OF SECTION 33 (ALSO BEING THE NORTHEAST CORNER OF SUBJECT PARCEL 3) WHICH IS NOT CURRENTLY BEING PERPETUATED BY L.C.S. A KRACHT IRON ROD WAS FOUND BEAR THE NORTHEAST CORNER OF SUBJECT PARCEL 2. STANDARD PROPORTION ALONG WITH THE GOVERNMENT TOWNSHIP NOTES WERE USED TO BREAKDOWN THE SUBJECT QUARTER SECTIONS AND THE RESULTS ARE SHOWN HEREON. THE RESULTS AGREED WELL WITH MANY OTHER SURVEYS THAT HAVE BEEN PERFORMED IN THE AREA ADJACENT TO THE SURVEY REFERENCED HEREON. THE PARCEL 1 EXCEPTION FIT WELL WITH THE SECTION BREAKDOWN AND THE FOUND CALLED FOR SAVERS MONUMENTS. THE PARCEL 2 DESCRIPTION EXCEPTS OUT THE NORTHEAST PORTION OF THE LAND THAT WAS DEPICTED ON A LEGAL SURVEY OF 4 ACRES OF CHURCH LAND (SURVEY REFERENCE 11). MONUMENTS SHOWN ON SAID LEGAL SURVEY FROM 1905 WERE LOOKED FOR, BUT NOT FOUND THIS SURVEY. A PORTION OF SAID 4 ACRE PARCEL (APPROXIMATELY 3.5 ACRES) WAS DECEDED BACK TO THE OWNER OF PARCEL 2 BUT THE PORTION WAS DESCRIBED AS THE ORIGINAL 4 ACRE PARCEL EXCEPTING THE "THEREOF". THE INTENT WAS NOT TO INCLUDE THE CEMETERY AND A 16.5 FOOT WIDE STRIP FOR ACCESS FROM 145TH AVENUE IN THE TRANSFER AND THAT THE CEMETERY PARCEL WAS TO BE ABOUT 0.5 ACRES. HOWEVER, THE SHAPE AND SIZE WAS NOT STATED IN THE WRITINGS. THE EXISTING CEMETERY FENCING WAS LOCATED THIS SURVEY ALONG WITH EVIDENCE OF THE ACCESS DRIVE. A 1-FOOT BUFFER OCCUPATION OF THE EXISTING DRIVE WAS USED TO CALCULATE THE CEMETERY BOUNDARY ALONG WITH OCCUPATION OF THE EXISTING DRIVE. THE RESULTING CEMETERY PARCEL IS SHOWN HEREON AND CONTAINS 0.3 ACRES. AN EFFORT TO CONTACT THE EXISTING CHURCH TO LOCATE ANY INFORMATION ON THE CEMETERY YIELDED NO RESULTS. THEREFORE, THE OUTLINE AND SHAPE OF THE EXISTING CEMETERY ON THIS SURVEY IS SUBJECT TO CHANGE IF ANY DOCUMENTATION CAN BE FOUND AS TO WHAT THE DIMENSIONS WERE SUPPOSED TO BE. ALSO, THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER WAS DERIVED BY TURNING TO BE GENERALLY ALONG THE NORTH SIDE OF THE EXISTING PAVEMENT FOR 145TH AVENUE. AN EXISTING CENTERLINE OF THE ROAD WAS CALCULATED AND OFFSET 20 FEET TO THE SOUTH TO RETRACE THE APPARENT RIGHT OF WAY LINE WHICH FIT WITH FENCING AND UTILITIES INSTALLED ALONG THE SOUTH SIDE OF 145TH AVENUE. SAID CALCULATED OFFSET LINE WAS MONUMENTED THIS SURVEY.

A.) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 0.5" IN A NORTH-SOUTH DIRECTION AND 0.5" IN AN EAST-WEST DIRECTION.

B.) APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES AS FOLLOWS: FENCING WAS LOCATED FROM A TO 6 FEET WEST OF THE EAST LINES OF PARCEL 2 SHOWN HEREON. EVIDENCE OF ADJOINERS MOVING UP TO 36 FEET NORTH OF THE SOUTH LINE OF PARCEL 1 WAS OBSERVED AND SHOWN HEREON. A SHED WAS LOCATED NEAR THE SOUTHWEST CORNER OF PARCEL 1 AND SHOWN IN A DETAIL HEREON.

C.) APPARENT UNCERTAINTY RESULTED DUE TO RECORD DESCRIPTIONS AS FOLLOWS: SEE CEMETERY DISCUSSION ABOVE. THE PHYSICAL LOCATION OF THE CEMETERY IN RELATIONSHIP TO THE ORIGINAL 4 ACRE CHURCH LAND AND THE LINES RETRACED THIS SURVEY DIFFER UP TO 16.3" NORTH-SOUTH AND 4.8" EAST-WEST. THE LEGAL DESCRIPTION FOR THE PERMANENT EASEMENT (DOC. 60283) THAT AFFECTS PARCEL 2 DID NOT FIT MATHEMATICALLY TO THE SURVEYED PARCEL. THE EASEMENT WAS MADE TO FIT THE EXISTING PHYSICAL FIBER OPTIC MARKERS FOUND IN THE FIELD THIS SURVEY.

D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.26 FEET PLUS 200 PARTS PER MILLION) FOR AN RURAL SURVEY, PER 865 IAC 1-12-7.

TO: SMK LAND COMPANY, LLC, JCK LAND COMPANY, LLC, EDK EXEMPT TRUST, AND 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, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD SURVEY WAS COMPLETED ON JUNE 23, 2020. I FURTHER STATE THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12-12, 2020

DATE OF PLAT: JUNE 23, 2020

GLEN E. BOREN
REGISTERED
LAND SURVEYOR
No. LS20000066
STATE OF INDIANA

PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000066
gboren@dvgteam.com

FB/PG	FILE NO.
DRAWN BY	DATE
M.S.	6/23/20
SECTION	COUNTY
33-34-8	LAKE, IN
PROJECT NO.	
520-845	

ALTA/NSPS LAND TITLE SURVEY 2020-049042

101-105 W. 145TH AVENUE
CROWN POINT, INDIANA 46307
PART OF SECTION 33-34-8 & PART OF SECTION 4-33-8

DATE: _____ REVISIONS AND NOTES:

DVG Team, Inc
1155 Troutvine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com