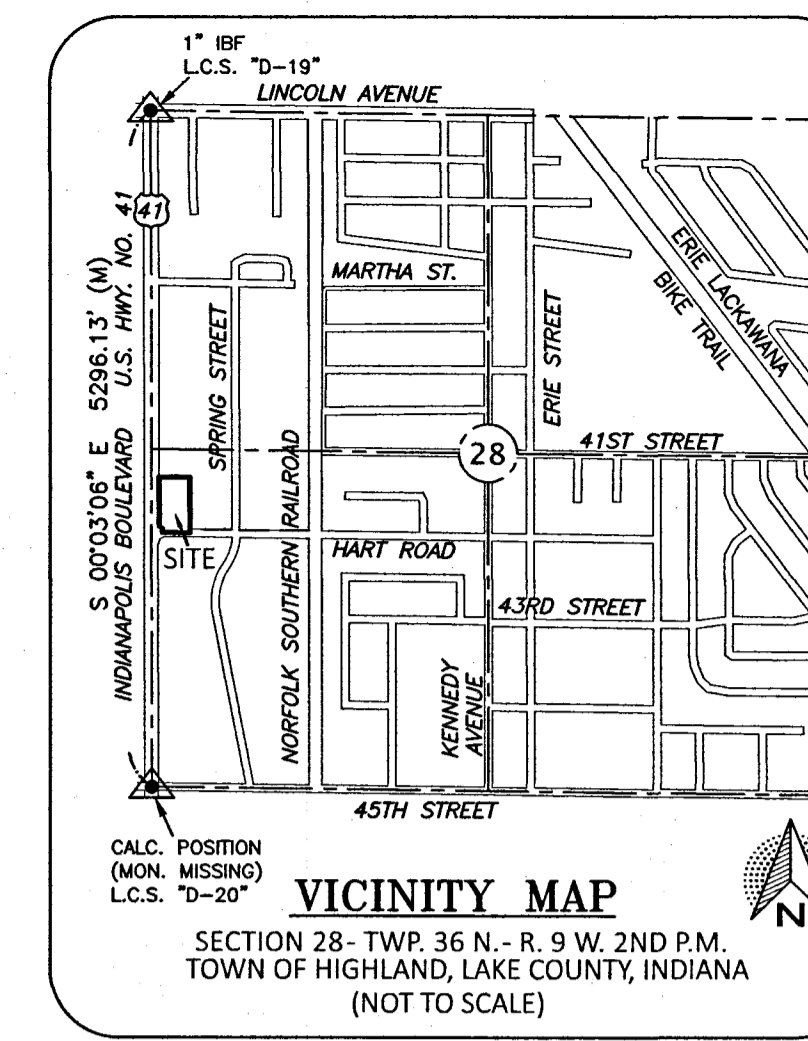


ALTA/NSPS LAND TITLE SURVEY

2020-054851

2020 Aug 21 10:47 AM

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



PARCEL DESCRIPTION (PER EXHIBIT "A" IN TITLE COMMITMENT REFERENCED HEREON):

PARCEL I: PART OF LOT 11 (EXCEPTING THEREFROM PARTS THEREOF TAKEN FOR U.S. HIGHWAY 41), AS SHOWN AND LAID DOWN ON AN UNRECORDED PLAT OF HART'S ACRES...

PARCEL II: PART OF LOT 11 (EXCEPTING THEREFROM PARTS THEREOF TAKEN FOR U.S. HIGHWAY 41 AND HART ROAD), AS SHOWN AND LAID DOWN ON AN UNRECORDED PLAT OF HART'S ACRES...

EXCEPTING FROM BOTH OF THE ABOVE PARCELS: A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 9 WEST, LAKE COUNTY, INDIANA...

Table with 2 columns: PARCEL INFORMATION and PARCEL AREAS. Lists details for Parcel I and Parcel II including tax ID, area in acres, and gross/net area.

FILED

AUG 21 2020

JOHN E. PETALAS LAKE COUNTY AUDITOR

B35-P33

EXCEPTION TO BOTH PARCELS: STATE OF INDIANA WARRANTY DEED DOC. NO. 2002-066350 REC. 7/25/02

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

- ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.
ITEM 2: ADDRESSES SHOWN HEREON WERE OBSERVED DURING THE SURVEY.
ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY...

ITEM 6a: A CURRENT ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. PER A ZONING MAP BY THE TOWN OF HIGHLAND, LAST REVISED JANUARY 2007...

FOR ALL INTERPRETATIONS ON HOW THESE RESTRICTIONS AFFECT THE SUBJECT PARCEL, CONTACT THE BUILDING DEPARTMENT (219) 838-1080.

- ITEMS 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.
ITEM 11: LOCATIONS OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WERE DETERMINED BY OBSERVED EVIDENCE...

ITEM 16: 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 17: THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON LIMITED INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION.

ITEM 18: DELINEATION MARKERS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

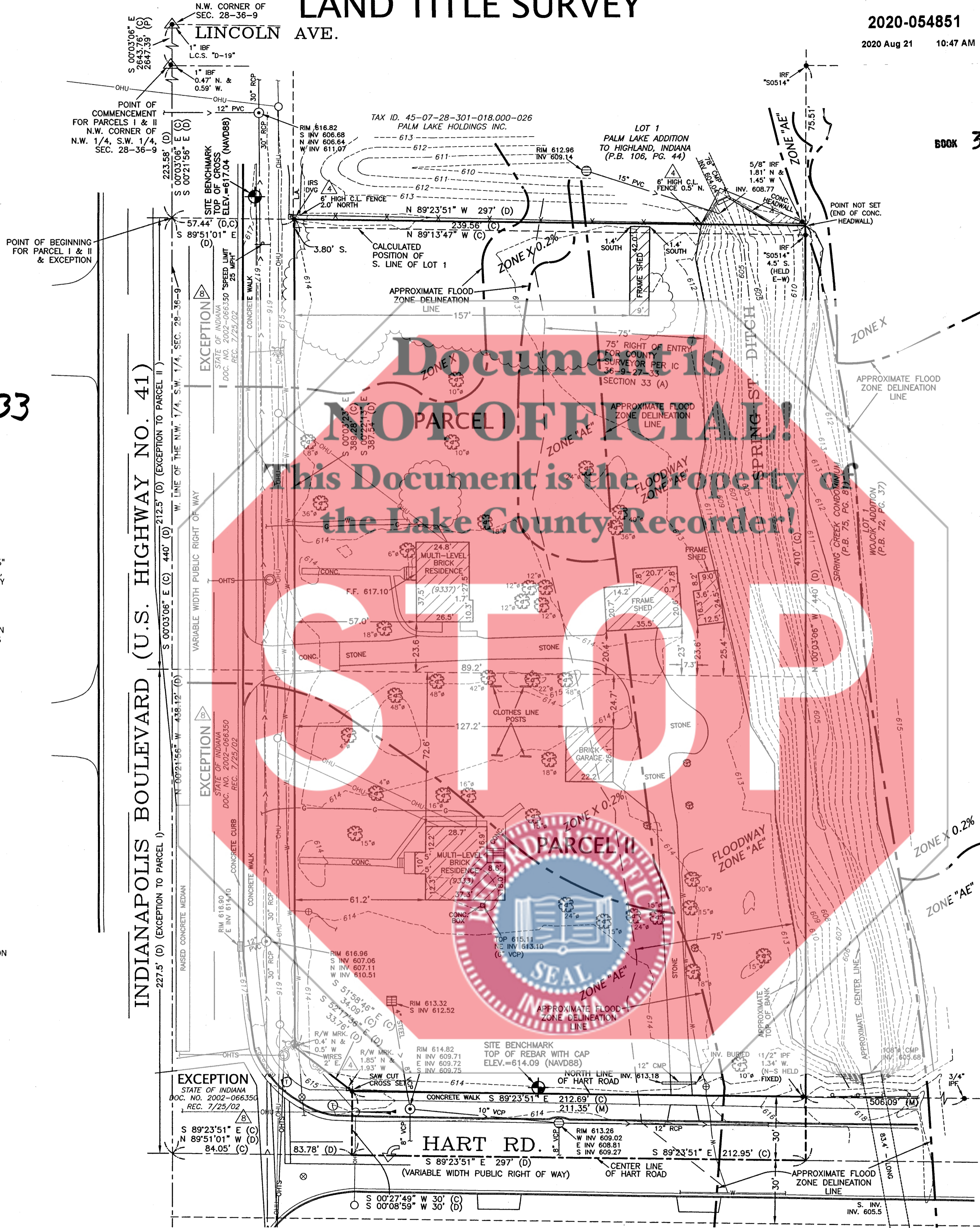
ITEM 19: NO PLOTTABLE OFFSITE EASEMENTS OR SERVICITUDES WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.

SURVEY REFERENCES:

- 1.) UNSIGNED COPY OF ALTA/NSPS SURVEY OF THE SUBJECT PARCELS, DATED SEPTEMBER 20, 2017 BY MATTHEW COOPER, L.S. #20200079.
2.) ALTA/NSPS LAND TITLE SURVEY OF PARCEL SOUTH OF SUBJECT PARCELS BY DVG TEAM, INC., JOB NO. S18-1498, ON 11/16/2018.
3.) PLAT OF WOJCIK ADDITION (EAST ADJOINER) BY CHESTER ZIEMNIAK, RECORDED IN PLAT BOOK 72, PAGE 37, DATED 10/29/92.

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 RECORDED PLAT.
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORDED PLAT.



LEGEND table listing symbols for various features: Traffic Standard, Manhole, Catchbasin, Curb Inlet, Square Grate Inlet, Traffic Manhole, Fire Hydrant, Water Valve, Light Pole, Utility Pole, Sign, Clean Out, Bollard, Communications Box, Concrete Right-of-Way Marker, Site Benchmark, Diameter, Tree Line, Bush, Schedule B, Part 2 Exception Item Per Title Commitment, Guard Rail, Fence Line, Guy Anchor, Underground Electric, Gas, Water, Storm Sewer, Overhead Utility Wires, Traffic Signal Wires, Existing 1-Foot Contour, Iron Bar Found, Iron Pipe Found, Rebar Found with Cap Stamped, Rebar Set with Blue Ink Cap Stamped, Address, VCP, CMP, PVC, RCP, INV, BTM, dc, F.F., L.C.S., C.L., Asphalt Area, ADA Pad, Platted Dimension, Measured Dimension, Calculated Dimension, Record, Page, Document, Right of Way, Marker, Landscaped Area.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCELS SHOWN HEREON WAS GAINED FROM A TITLE INSURANCE COMMITMENT NUMBER 19-35114 ISSUED BY MERIDIAN TITLE CORPORATION...

- ITEM 1 DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS - NOT PLOTTABLE.
ITEM 2 RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS - NOT PLOTTABLE.
ITEM 3 EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS - NOT PLOTTABLE.
ITEM 4 ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES - SEE SURVEYOR'S REPORT.
ITEM 5 LIENS, RIGHT TO LIEN, ETC. - NOT PLOTTABLE.
ITEMS 6-7 TAXES, ASSESSMENTS, SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORD, ETC. - NOT PLOTTABLE.
ITEM 8 RESTRICTIONS CONTAINED IN A WARRANTY DEED FROM EDWARD NOWAKOWSKI TO STATE OF INDIANA DATED APRIL 25, 2002 AND RECORDED JULY 25, 2002 AS DOCUMENT NUMBER 2002-066350...

2020-054851

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 86S, 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...

- A) CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN.
B) APPARENT UNCERTAINTIES RESULTING DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES ARE AS FOLLOWS: FENCING WAS LOCATED ALONG THE NORTH LINE OF SUBJECT PARCEL I AND ITS' RELATIONSHIP TO THE SUBJECT PARCEL LINE IS NOTED HEREON.
C) UNCERTAINTY RESULTING FROM RECORD DESCRIPTIONS IS AS FOLLOWS: THE NORTH ADJOINER PLAT OF PALM LAKE ADDITION (SURVEY REFERENCE NO. 6) IS DESCRIBED AS COMING 2647.39 FEET FROM THE NORTHWEST CORNER OF THE SECTION ALONG THE WEST LINE OF THE SECTION...

TO: GOOD LUCK INC., PARAMVIR SINGH, AND FIDELITY NATIONAL 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, 5, 6(a), 7(a), 8, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF...

DATE OF PLAT: NOVEMBER 25, 2019

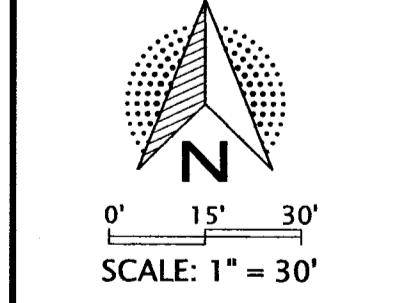
PROFESSIONAL SURVEYOR: GLEN E. BOREN INDIANA LICENSE NUMBER: LS2000006 gboeren@dvgteam.com



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

Table for REVISIONS AND NOTES with columns for DATE and REVISIONS AND NOTES.

ALTA/NSPS LAND TITLE SURVEY 9333 & 9337 INDIANAPOLIS BOULEVARD HIGHLAND, INDIANA 46322 LOT 11, UNRECORDED PLAT OF HART'S ACRES, PART OF NW 1/4, SW 1/4, SEC. 28-36-9



GOOD LUCK, INC

Table with columns: FB/PC, FILE NO., DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO. Values include 19-1044, DAR, 11/25/19, 28-36-9, LAKE, IN, S19-1798.