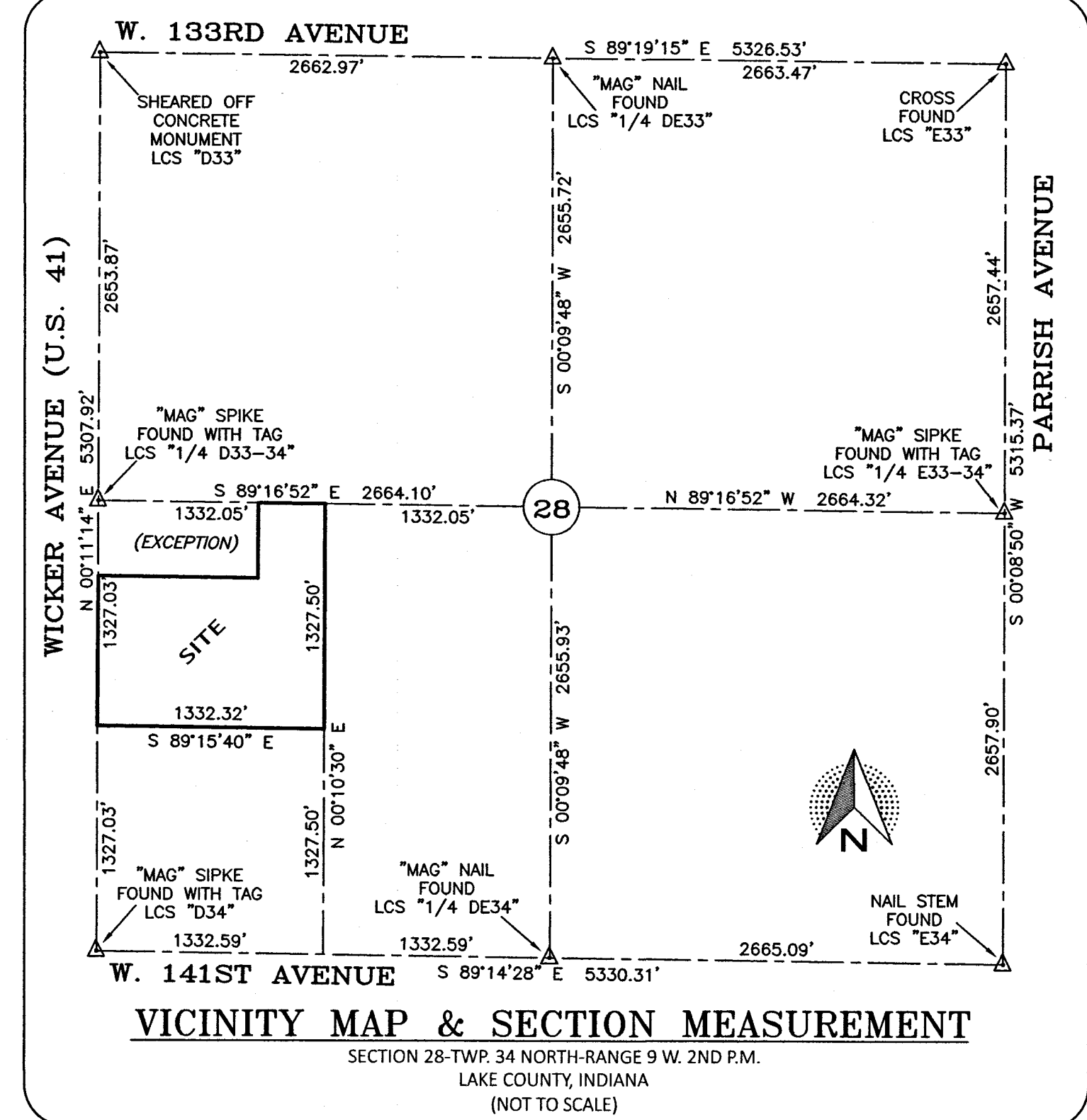


PLAT OF SURVEY

2020-081129

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

BOOK 35 PAGE 56



NOTES:
1) LIMITED TOPOGRAPHIC MEASUREMENT WAS PERFORMED ON THE GROUND THIS SURVEY. ADDITIONAL TOPOGRAPHIC INFORMATION (CONTOURS AT 1-FOOT INTERVALS UNLESS OTHERWISE SPECIFIED) WAS OBTAINED THROUGH AVAILABLE INDIANA MAP FRAMEWORK 2018 DATA (WWW.INDIANAMP.ORG). ALL ELEVATIONS 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. THE LIMITS OF TOPOGRAPHIC MEASUREMENT WERE SPECIFIED BY THE CLIENT.
2) 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 RECORD PLAT.
C) OWNERSHIP OR TITLE.
3) THIS TOPOGRAPHIC SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS ETC).
4) 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 (INDIANAS 11 TICKET NO. 2008244722). 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.
5) 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 PARCEL 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 MAP 18089C0326E AND 18089C0327E FOR LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180126. MAP EFFECTIVE DATE: JANUARY 18, 2012.
6) WETLAND AREAS SHOWN ARE PER FLAGS PLACED BY OTHERS AND LOCATED THIS SURVEY.
7) BASIS OF BEARINGS IS ASSUMED.

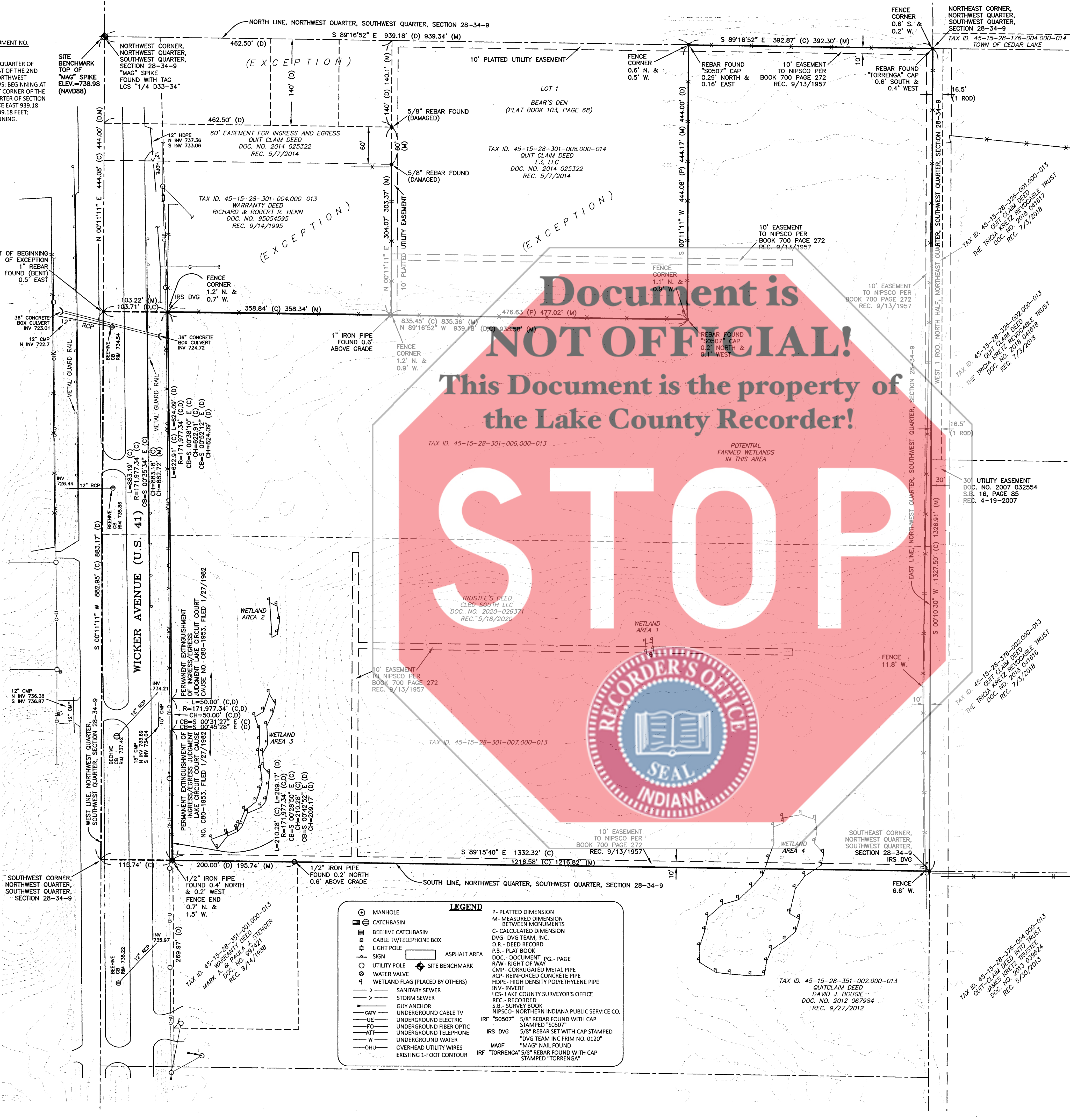
SURVEYOR'S REPORT:
IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A PARCEL OF LAND AS DESCRIBED IN A DEED REFERENCED IN THE PARCEL DESCRIPTION SHOWN HEREON.
THEORY OF LOCATION: A SEARCH FOR MONUMENTS WAS PERFORMED ON THE SUBJECT SECTION AND THE RESULTS OF SAID SEARCH AND MEASUREMENT IS SHOWN HEREON. FOUND SECTION CORNER MONUMENTS MATCHED DESCRIPTION AND LOCATIONS AS SHOWN ON LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER CARDS. THE POSITIONS OF SAID SECTION CORNER MONUMENTS WERE HELD FIXED FOR THIS SURVEY. STRAIGHT PROPORTIONATE MEASUREMENT WAS APPLIED TO CALCULATE THE DIMENSIONS AND LOCATION OF THE SUBJECT QUARTER SECTION. THE DEEDED DIMENSIONS OF THE EXCEPTION WERE APPLIED AND THE SUBJECT PARCEL LINES WERE RECALCULATED. SEVERAL MONUMENTS WERE FOUND AT OR NEAR THE SUBJECT PARCEL CORNERS AND THEIR POSITIONS RELATIVE TO THE PARCEL CORNERS ARE SHOWN HEREON. A NON RECORDED PERMANENT EXTINGUISHMENT OF INGRESS/EGRESS JUDGMENT FILED IN LAKE CIRCUIT COURT, CAUSE NUMBER CB0-1953, FILED 1/27/82 WAS USED TO RETRACE THE EXISTING EAST LINE OF U.S. 41.
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 0.6 FEET EAST-WEST AND 0.6 FEET NORTH-SOUTH.
B) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: FENCING WAS LOCATED AND ITS POSITION RELATIVE TO THE PARCEL LINES ARE SHOWN HEREON.
C) NO APPARENT UNCERTAINTIES DUE TO 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 (0.26 FEET PLUS 200 PARTS PER MILLION) FOR AN RURAL SURVEY, PER 865 IAC 1-12-7.

STATE OF INDIANA
COUNTY OF LAKE
S.S.
THIS IS TO CERTIFY THAT I HAVE SUPERSEDED 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.
GLEN E. BOREN
PROFESSIONAL SURVEYOR: GLEN E. BOREN
REGISTRATION NUMBER: LS20000006
STATE OF INDIANA
LAND SURVEYOR
DATE: OCTOBER 19, 2020
FIELD WORK COMPLETED: OCTOBER 15, 2020

PARCEL DESCRIPTION (PER TRUSTEE'S DEED DOCUMENT NO. 2020-026371, RECORDED MAY 18, 2020).
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, EXCEPTING THE NORTHWEST CORNER, SAID EXCEPTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 883.17 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST; THENCE EAST 939.18 FEET; THENCE NORTH 444 FEET; THENCE WEST 939.18 FEET; THENCE SOUTH 444 FEET TO THE POINT OF BEGINNING.
PARCEL INFORMATION:
TAX ID. NO. 45-15-28-301-006.000-013 (NORTH)
TAX ID. NO. 45-15-28-301-007.000-013 (SOUTH)
CLBD SOUTH LLC
TRUSTEE'S DEED
DOC. NO. 2020-026371
REC. 5/18/20
PARCEL AREA:
1,253,801 SQ. FT.
28.78 ACRES±

FILED
NOV 06 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

B35-P56



LEGEND

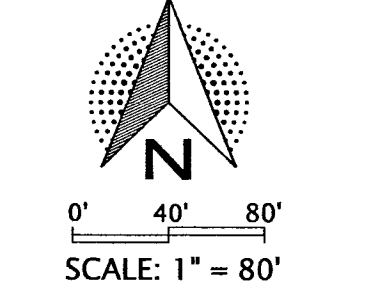
○	MANHOLE	P-	PLATTED DIMENSION
■	CATCHBASIN	M-	MEASURED DIMENSION
□	BEEHIVE CATCHBASIN	B-	BETWEEN MONUMENTS
⊠	CABLE TV/TELEPHONE BOX	C-	CALCULATED DIMENSION
⊙	LIGHT POLE	DVG-	DVG TEAM, INC.
⊕	WATER VALVE	D.R.	DEED RECORD
⊖	UTILITY POLE	P.B.	PLAT BOOK
⊗	WATER VALVE	DOC.	DOCUMENT P.G., PAGE
⊘	WETLAND FLAG (PLACED BY OTHERS)	R.W.	RIGHT OF WAY
⊙	SANITARY SEWER	CMP-	CORRUGATED METAL PIPE
⊙	STORM SEWER	HOPE-	HIGH DENSITY POLYETHYLENE PIPE
⊙	GUY ANCHOR	INV-	INVERT
⊙	UNDERGROUND CABLE TV	NIPSCO-	NORTHERN INDIANA PUBLIC SERVICE CO.
⊙	UNDERGROUND ELECTRIC	IRS	5/8" REBAR FOUND WITH CAP STAMPED "S0507"
⊙	UNDERGROUND FIBER OPTIC	IRS DVG	5/8" REBAR SET WITH CAP STAMPED "DVG TEAM INC FRIM NO. 0120"
⊙	UNDERGROUND TELEPHONE	MAGF	"MAG" NAIL FOUND
⊙	UNDERGROUND WATER	IRF	"TORRENGA" 5/8" REBAR FOUND WITH CAP STAMPED "TORRENGA"
⊙	OVERHEAD UTILITY WIRES		
⊙	EXISTING 1-FOOT CONTOUR		



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
14520 WICKER AVENUE
CEDAR LAKE, INDIANA 46303
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28-34-9



CLBD BUSINESS PARK
© COPYRIGHT DVG TEAM, INC.
120-98720-987.DWG
FR/PG FILE NO. 20-1032
DRAWN BY DATE 10/19/20
MLP COUNTY, STATE LAKE, IN
SECTION 28-34-9
JOB NO. S20-987