

# PLAT OF SURVEY

## PARCEL DESCRIPTION (COMPILED THIS SURVEY FROM RECORD DOCUMENTS):

A PARCEL OF LAND BEING ALL OF LOTS 2, 3 AND 4 IN SOUTHLAKE ESTATES, AS RECORDED IN PLAT BOOK 77, PAGE 70 IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA, EXCEPTING FROM SAID LOT 4 ALL THE LAND DESCRIBED TO THE CITY OF HOBART IN DOCUMENT NUMBER 2002-06906 RECORDED ON JANUARY 22, 2002 AND IN DOCUMENT NUMBER 2005-101519 ON NOVEMBER 17, 2005. SAID PARCEL ALSO INCLUDING THE NORTH HALF, PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST 62 RODS OF A STRIP OF LAND 22 RODS AND 2 FEET WIDE OF THE SOUTH SIDE OF THE NORTH HALF OF THE SOUTHEAST QUARTER EXCEPT THE EAST 14 FEET. ALSO THE EAST 62 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT A PIECE OF LAND 14 FEET NORTH AND SOUTH AND 14 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER, AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY PREVIOUSLY CONVEYED TO THE GLEN PARK CHURCH OF GOD: THE WEST 381 FEET OF THE EAST 1023 FEET OF THE SOUTH 686 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA AND ALSO EXCEPTING THEREFROM THAT PART AS SHOWN AS INGRESS-EGRESS EASEMENT ON SAID PLAT OF SOUTHLAKE ESTATES.

## SUBJECT PARCEL INFORMATION:

TAX ID. 45-12-02-476-004.000-018 (LOT 2)  
 TAX ID. 45-12-02-476-003.000-018 (LOT 3)  
 TAX ID. 45-12-02-476-007.000-018 (LOT 4 LESS EXCEPTIONS)  
 TAX ID. 45-12-02-476-002.000-018 (ACREAGE)

**FILED**

**NOV 17 2020**

SOUTHLAKE CHURCH OF GOD, INC.  
 QUIT-CLAIM DEED  
 DOCUMENT NUMBER 93037874  
 RECORDED JUNE 11, 1993

**JOHN E. PETALAS**  
**LAKE COUNTY AUDITOR**

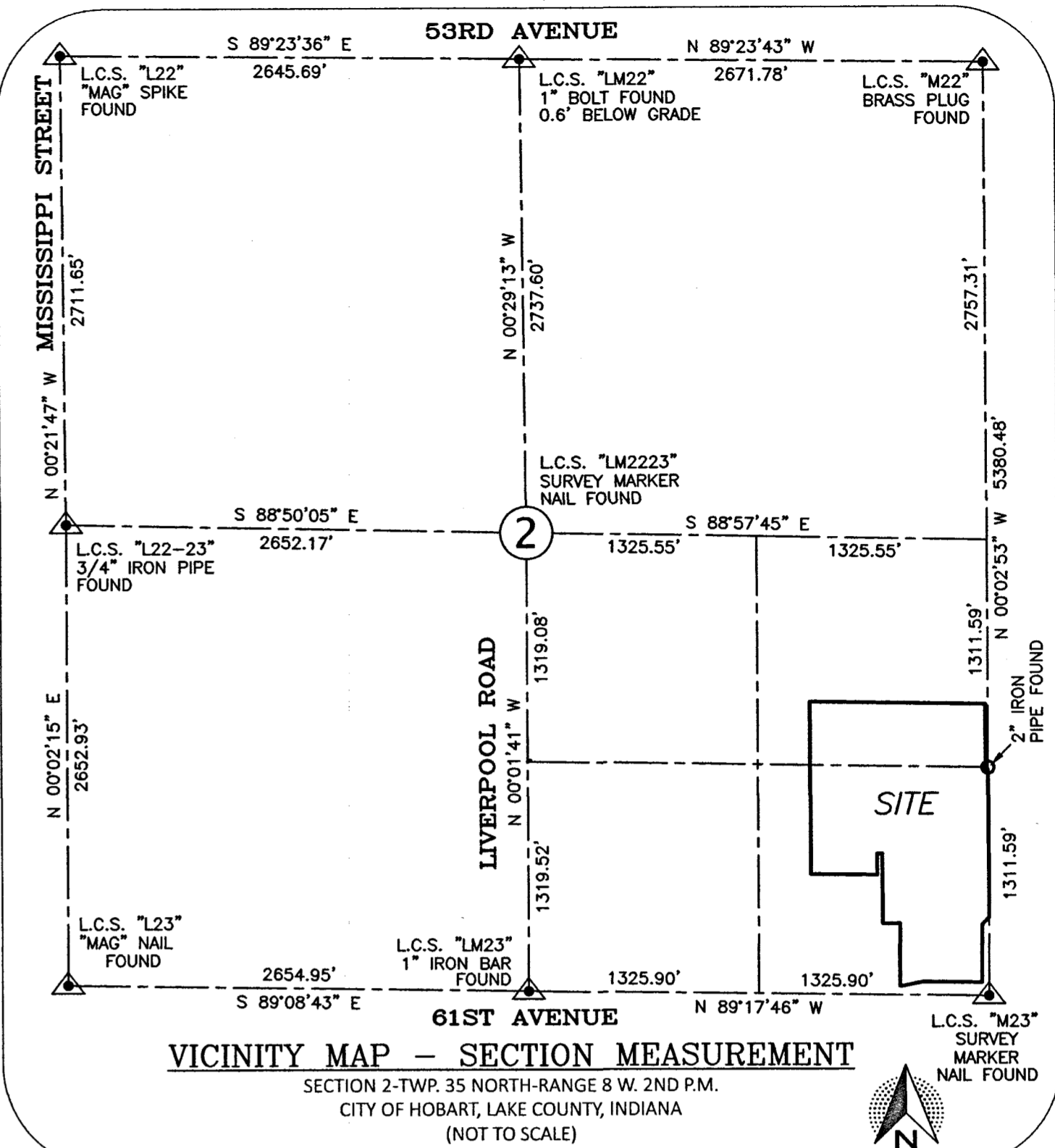
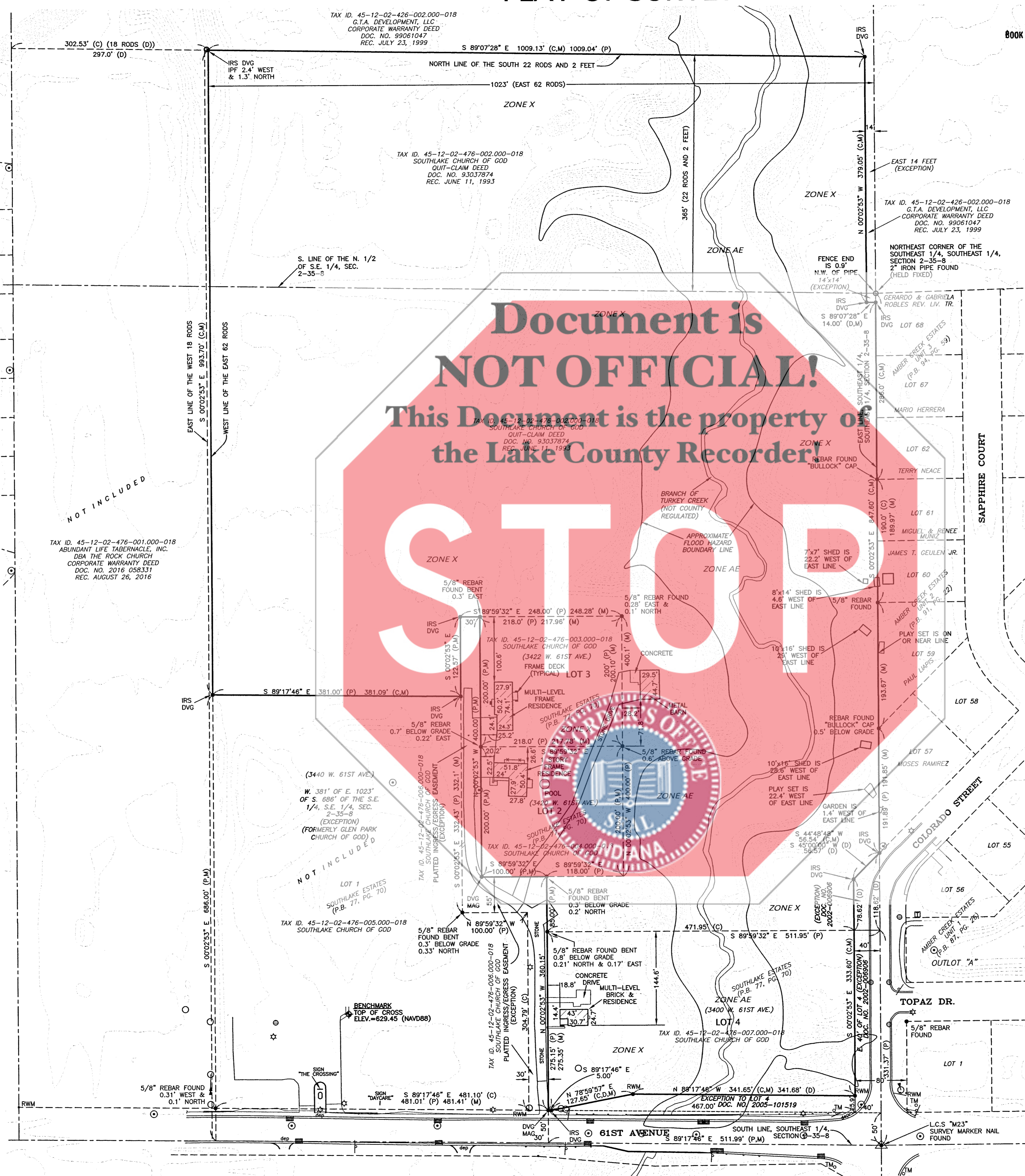
SUBJECT PARCEL AREAS:  
 LOT 2 43,600 SQ. FT. ± 1.00 ACRES ±  
 LOT 3 45,600 SQ. FT. ± 1.00 ACRES ±  
 LOT 4 (LESS EXCEPTIONS) 120,736 SQ. FT. ± 2.77 ACRES ±  
 ACREAGE (REMAINDER) 1,212,843 SQ. FT. ± 27.84 ACRES ±  
 TOTAL: 1,420,779 SQ. FT. ± 32.61 ACRES ±

## NOTES:

- LIMITED TOPOGRAPHIC MEASUREMENT WAS PERFORMED ON THE GROUND THIS SURVEY. ADDITIONAL TOPOGRAPHIC INFORMATION (CONTOURS AT 1-FOOT INTERVALS UNLESS OTHERWISE SPECIFIED) WAS OBTAINED THROUGH PUBLICLY AVAILABLE INDIANA MAP FRAMEWORK 2018 DATA (www.indianamap.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.
- 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:
  - 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.
  - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
  - OWNERSHIP OR TITLE.
- THIS TOPOGRAPHIC SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, 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 ETC.).
- 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 (INDIANAS11 TICKET NO. 2008262345). 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.
- 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).
- 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.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBTAINED 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.
- 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 SPECIAL FLOOD AREA DESIGNATED AS ZONE "AE" (SHADED) AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND AS ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP 18089C0166, EFFECTIVE DATE JANUARY 18, 2012 FOR THE CITY OF HOBART, INDIANA COMMUNITY NUMBER 180136.
- BASIS OF BEARINGS: ASSUMED.

## LEGEND

- |  |                                |   |  |                                |                     |                                       |
|--|--------------------------------|---|--|--------------------------------|---------------------|---------------------------------------|
| ▲ SIGN                                 | ○ INLET/CATCHBASIN             | ○ MANHOLE                               | ○ UTILITY POLE                                   | ○ LIGHT POLE                   | ○ GUY ANCHOR        | ○ BENCHMARK                           |
| TM TRAFFIC SIGNAL SUPPORT POLE         | P- PLATTED DIMENSION           | M- MEASURED DIMENSION                   | C- CALCULATED DIMENSION                          | D- PER DESCRIPTION             | DVG- DVG TEAM, INC. | L.C.S.- LAKE COUNTY SURVEYOR'S OFFICE |
| — WATER MAIN                           | — GAS MAIN                     | — OVERHEAD UTILITY WIRES                | — FENCE  | — SUBJECT PARCEL BOUNDARY LINE | — METAL GUARD RAIL  | — EXISTING 1 FOOT CONTOUR LINE        |
| RWM CONCRETE RIGHT-OF-WAY MARKER FOUND | "BULLOCK" REBAR FOUND WITH CAP | DVG MAG "MAG" NAIL SET WITH TAG STAMPED | IRS DVG 5/8" REBAR SET WITH BLUE ID. CAP STAMPED |                                |                     |                                       |
|  |                                |   |  |                                |                     | ASPHALT AREA                          |
|  |                                |   |  |                                |                     | FLOOD ZONE                            |



**2020-083239**

- ### SURVEY REFERENCES:
- RECORD DEEDS REFERENCED HERON.
  - RECORD PLAT OF SOUTHLAKE ESTATES IN PLAT BOOK 77, PAGE 70, DOC. NO. 94078629, 11/17/1994.
  - RECORD PLAT OF AMBER CREEK ESTATES, UNIT 1 IN PLAT BOOK 87, PAGE 26.
  - RECORD PLAT OF AMBER CREEK ESTATES, UNIT 2 IN PLAT BOOK 94, PAGE 59.
  - RECORD PLAT OF AMBER CREEK ESTATES, UNIT 3 IN PLAT BOOK 91, PAGE 22.
  - LAKE COUNTY SECTION CORNER CARDS, NUMBERS SHOWN.

### 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 REVERSEMENT SURVEY OF A PARCEL OF LAND ORIGINALLY DESCRIBED IN DOCUMENT NUMBER 93037874, RECORDED ON JUNE 11, 1993 WITH PORTIONS OF SAID LAND BEING PLATTED AS LOTS IN SOUTHLAKE ESTATES (SURVEY REFERENCE NUMBER 2 HERON) WITH A PORTION OF ONE OF THE PLATTED LOTS (LOT 4) BEING TRANSFERRED TO THE CITY OF HOBART BY TWO SEPARATE DOCUMENTS (2002-06906 AND 2005-101519).

- THEORY OF LOCATION: SECTION CORNER MONUMENTS BEING PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE WERE FOUND AND MEASURED THIS SURVEY. THE RESULTS ARE SHOWN HEREON. THE POSITIONS OF SAID MONUMENTS WERE HELD FIXED ALONG WITH A 2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SUBJECT SECTION WHICH WAS HELD AND USED FOR THE EAST ADJOINER SUBDIVISION OF AMBER CREEK ESTATES (SURVEY REFERENCES 4, 5, AND 6). A SEARCH WAS PERFORMED FOR MONUMENTS AT THE SUBJECT PARCEL CORNERS AND AT THE CORNERS OF THE IMMEDIATE ADJOINERS. THE RESULTS OF SAID SEARCH ARE SHOWN HEREON. NEW MONUMENTS WERE SET WHERE NONE WERE FOUND AND THE POSITIONS OF ANY FOUND ARE NOTED HEREON.
- 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 2.4 FEET EAST-WEST AND 1.3 FEET NORTH-SOUTH.
- B) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: A GARDEN, PLAY SET, AND SHEDS WERE LOCATED WEST OF THE EAST LINE OF THE SUBJECT PARCEL. A STONE DRIVE WAS LOCATED ACROSS LOTS 2 AND 3. ALL AS SHOWN HEREON.
- C) APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS: THE SUBJECT PARCEL IS DESCRIBED AS BEING THE EAST 62 RODS AND THE WEST ADJOINER IS DESCRIBED AS BEING THE WEST 18 RODS OF THE QUARTER QUARTER SECTION. THE TOTAL ADDS UP TO 80 RODS WHICH IS EQUAL TO 1,320 FEET BEING A PERFECT QUARTER QUARTER MEASUREMENT. FROM THE SECTION BREAKDOWN IT APPEARS THAT THE ACTUAL EAST WEST QUARTER QUARTER MEASUREMENT IS 1325.66 FEET. ALL OF THE PRIOR PLATTING FOR THE SUBJECT PARCEL HELD THE LITERAL MEASUREMENT OF 62 RODS (1023') AND NOT A PROPORTIONED ONE. BY HOLDING THE LITERAL MEASUREMENT ON THE EAST AND ON THE WEST, A GAP IS CREATED UP TO 5.66 FEET WIDE BETWEEN THE SUBJECT PARCEL AND THE WEST ADJOINER.
- 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.

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.

**GLEN E. BOREN**  
 PROFESSIONAL SURVEYOR: GLEN E. BOREN  
 REGISTRATION NUMBER: LS20000006  
 gbohren@dvgteam.com  
 DATE: NOVEMBER 16, 2020  
 FIELD WORK COMPLETED: NOVEMBER 10, 2020



REVISIONS AND NOTES:
DATE:

**PLAT OF SURVEY**  
 61ST AVENUE, HOBART, INDIANA, 46342  
 LOTS 2, 3 & PT. OF 4 IN SOUTHLAKE ESTATES, PLAT BOOK 77, PAGE 70  
 & PART OF THE EAST 62 RODS, S.E. 1/4, SEC. 2-35-8

**PRICE POINT BUILDERS**  
 © COPYRIGHT DVG TEAM, INC.  
 /20-1334/20-1334.DWG  
 FB/PG FILE NO. 20-1044  
 DRAWN BY DATE 11/16/20  
 SECTION COUNTY, STATE LAKE, IN  
 JOB NO. 520-1334