

PLAT OF SURVEY BOOK 36 PAGE 23

FILED

APR 14 2021

JOHN E. PETALAS LAKE COUNTY AUDITOR

GINA PIMENTEL RECORDER 2021-032028 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 10:23 AM 2021 Apr 14

ROBERT E. AND BRIANNE E. FOSTER WARRANTY DEED DOC. NO. 2016-039829

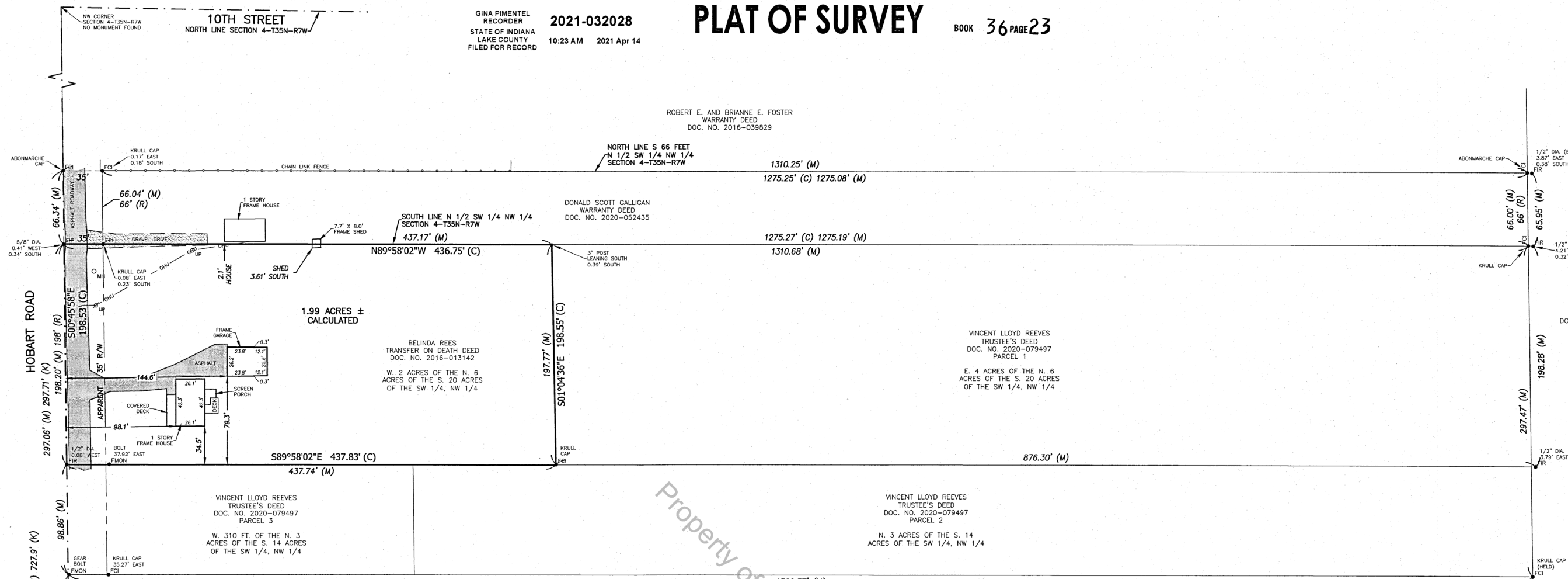
DONALD SCOTT GALLIGAN WARRANTY DEED DOC. NO. 2020-052435

VINCENT LLOYD REEVES TRUSTEE'S DEED DOC. NO. 2020-079497 PARCEL 1

E. 4 ACRES OF THE N. 6 ACRES OF THE S. 20 ACRES OF THE SW 1/4, NW 1/4

VINCENT LLOYD REEVES TRUSTEE'S DEED DOC. NO. 2020-079497 PARCEL 2

N. 3 ACRES OF THE S. 14 ACRES OF THE SW 1/4, NW 1/4



PARCEL ADDRESS:

1313 SOUTH HOBART ROAD, HOBART, IN 46432

LEGAL DESCRIPTION: (PER TRANSFER ON DEATH DEED DOC. NO. 2016-013142)

THE WEST 2 ACRES OF THE NORTH 6 ACRES OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A SURVEY OF A 2 ACRE PARCEL IN DEED DOCUMENT NO. 2016-013142.

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

1. REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN

REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

- A. CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF REFERENCE MONUMENTS MEASURED 0.38 FEET NORTH-SOUTH AND 4.21 FEET EAST-WEST.
B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION. 1) A FRAME SHED WAS LOCATED OVER THE NORTH LINE AS SHOWN. 2) A GRAVEL DRIVE WAS LOCATED OVER THE NORTH LINE AS SHOWN. 3) OVERHEAD UTILITIES WERE LOCATED OVER THE NORTH LINE AS SHOWN.
C. THERE ARE 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 A RURAL SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

- 1. DEEDS AND RECORDS
2. PREVIOUS SURVEY OF ADJOINING PARCELS BY KRULL & SON DATED FEBRUARY 21, 2006
3. LAKE COUNTY, INDIANA GIS WEBSITE

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 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 QUALIFICATIONS OF SURVEY (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
3. 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.
4. NO ATTEMPT HAS BEEN MADE AT A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITY LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
5. 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 COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
6. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON FEBRUARY 1, 2021.
7. BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

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.

DATE: 02/17/2021

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA REGISTRATION NUMBER: S0568 kgembala@abonmarche.com STATE OF INDIANA



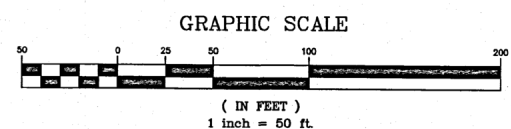
I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

KENNETH D. GEMBALA

SYMBOL LEGEND: (C) = CALCULATED DISTANCE, CH = FOUND CAPPED IRON, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FMON = FOUND MONUMENT, MH = MANHOLE, (M) = MEASURED DISTANCE, (R) = RECORD DISTANCE, UP = UTILITY POLE

B 36-P23

LINETYPE & HATCH LEGEND: CHAIN LINK FENCE, OVERHEAD WIRE, ASPHALT, GRAVEL



2021-032028

KRULL & ABONMARCHÉ 1305 South Lake Park Avenue Hobart, IN 46342 219.947.2568 abonmarche.com

PROJECT: 1313 S HOBART ROAD HOBART, IN 46342 LAKE COUNTY, INDIANA

SHEET TITLE: PLAT OF SURVEY CLIENT: DON GALLIGAN SECTION 4-T35N-R7W

SHEET INFO: DRAWN BY: TJ, DESIGNED BY: N/A, PM REVIEW: MJR, QA/QC REVIEW: KDG, DATE: 02/17/2021, SEAL:

SIGNATURE: DATE: HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES. SCALE: HORZ: 1" = 50', VERT: N/A, ACI JOB #: 20-1808, SHEET NO.: 1 of 1