

PLAT OF SURVEY

BOOK 36 PAGE 24

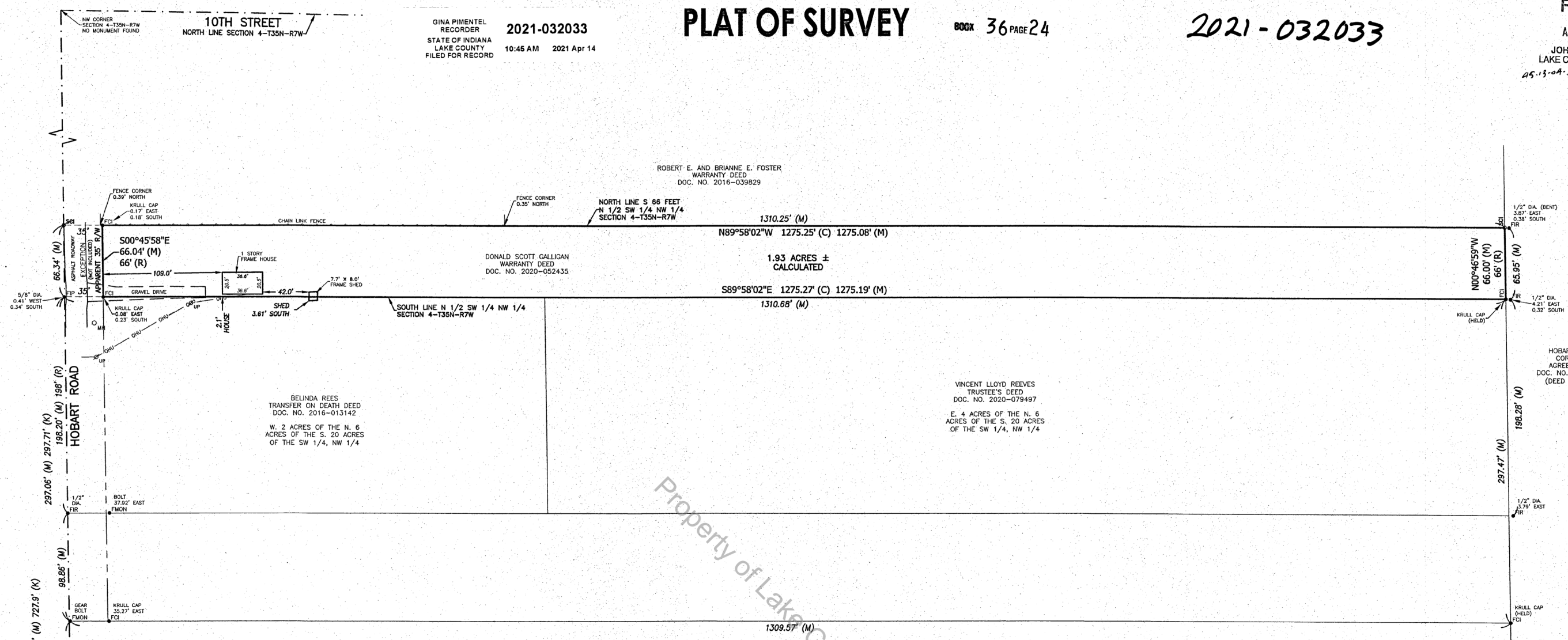
2021-032033

FILED

APR 14 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
45-13-04-151-004-000-010

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
10:46 AM 2021 Apr 14



**KRULL & ABONMARCHÉ**  
Professional Surveyors  
1325 South Lake Park Avenue  
Hobart, IN 46342  
P 219.87.4288  
F 219.87.4289  
abonmarche.com

**1267 S HOBART ROAD  
HOBART, IN 46342  
LAKE COUNTY, INDIANA**

**PLAT OF SURVEY  
CLIENT: JOSHUA GUNTER  
SECTION 4-135N-R7W**

BELINDA REES  
TRANSFER ON DEATH DEED  
DOC. NO. 2016-013142  
W. 2 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  
E. 4 ACRES OF THE N. 6  
ACRES OF THE S. 20 ACRES  
OF THE SW 1/4, NW 1/4

Property of Lake County Auditor

**PARCEL ADDRESS:**

1267 SOUTH HOBART ROAD, HOBART, IN 46432

**LEGAL DESCRIPTION:** (PER WARRANTY DEED DOC. NO. 2020-052435)

THE SOUTH 66 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, EXCEPT THE WEST 35 FEET THEREOF.

**SURVEYOR'S REPORT:**

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2020-052435.

**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 SOUTH LINE AS SHOWN.
  - 2) A GRAVEL DRIVE WAS LOCATED OVER THE SOUTH LINE AS SHOWN.
  - 3) OVERHEAD UTILITIES WERE LOCATED OVER THE SOUTH ADJOINER SERVICING THE SUBJECT PARCEL 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, NO SNOW COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- 6. A ROBOTIC TOTAL STATION AND GPS WERE USED TO COLLECT THE DATA NEEDED FOR THIS PROJECT.
- 7. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON NOVEMBER 9, 2020.
- 8. 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: 12/03/2020  
REVISED: 02/11/2021

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.

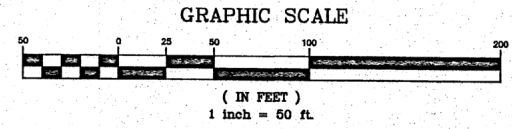
KENNETH D. GEMBALA

**SYMBOL LEGEND:**

(C)	= CALCULATED DISTANCE
FCI	= FOUND CAPPED IRON
PIP	= FOUND IRON PIPE
IR	= FOUND IRON ROD
MN	= FOUND MONUMENT
MH	= MANHOLE
(M)	= MEASURED DISTANCE
(R)	= RECORD DISTANCE
SCI	= SET CAPPED IRON (5/8" REBAR W/ABONMARCHÉ CAP)
UP	= UTILITY POLE

**LINETYPE & HATCH LEGEND:**

---○---	= CHAIN LINK FENCE
---OHU---	= OVERHEAD WIRE
[Hatched Box]	= ASPHALT
[Dotted Box]	= GRAVEL



B36-P24

SHEET TITLE: PLAT OF SURVEY  
CLIENT: JOSHUA GUNTER  
SECTION 4-135N-R7W  
DRAWN BY: TJ  
DESIGNED BY: N/A  
PM REVIEW: MJR  
QA/QC REVIEW: KDG  
DATE: 12/03/2020  
SEAL:  
SIGNATURE:  
DATE:  
HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.  
SCALE: HORIZ: 1" = 60' VERT: N/A  
ACI JOB #: 20-1808  
SHEET NO. 1 of 1