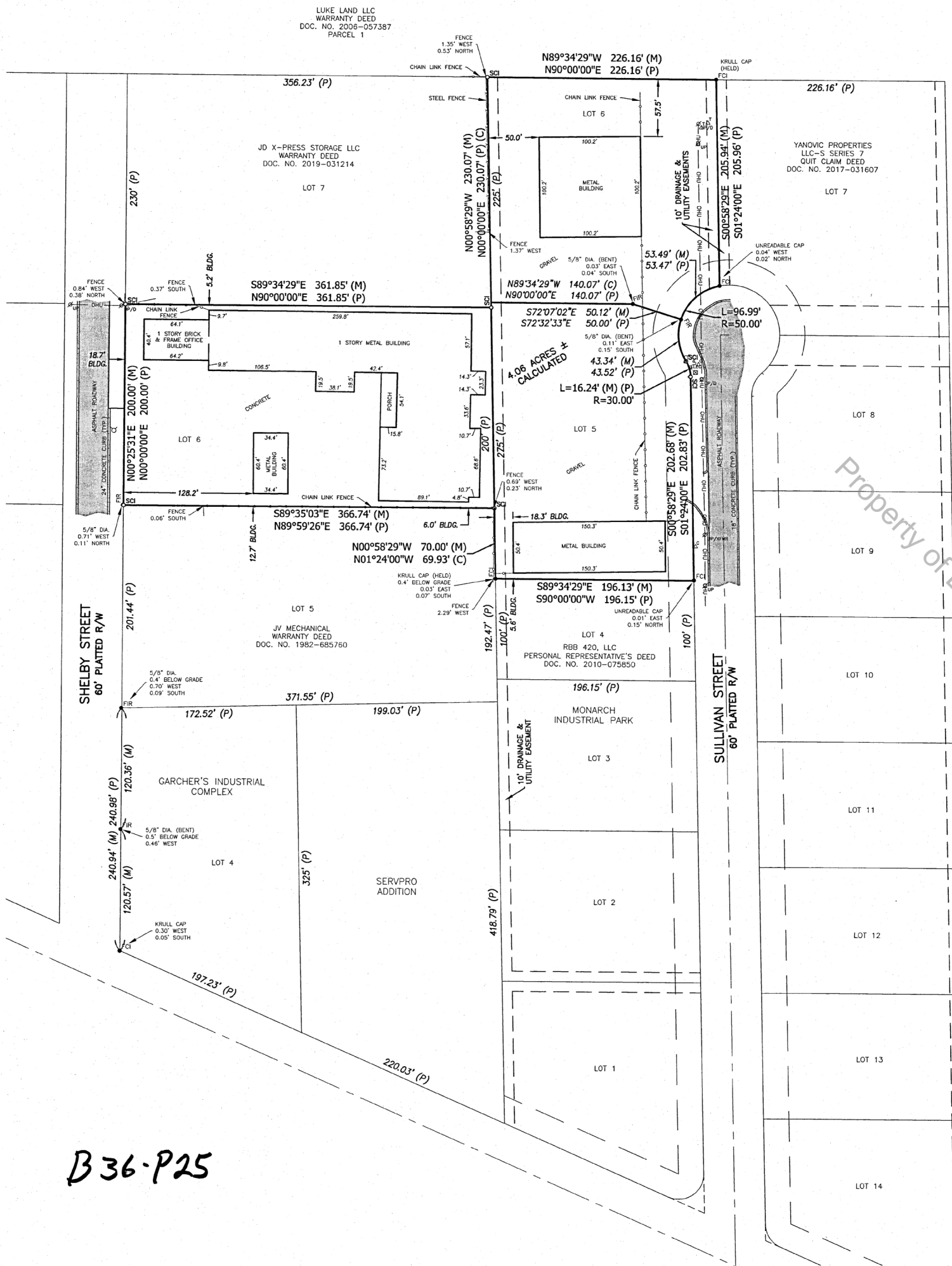


GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-032034
10:48 AM 2021 Apr 14

PLAT OF SURVEY BOOK 36 PAGE 25

FILED
APR 14 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR



PARCEL ADDRESS:

409 S. SHELBY STREET, HOBART, IN 46342
410 S. SULLIVAN STREET, HOBART, IN 46342

LEGAL DESCRIPTION:

(PER WARRANTY DEED DOC. NO. 197961)
LOT 6, GARCHER'S INDUSTRIAL COMPLEX, IN THE CITY OF HOBART, AS SHOWN IN PLAT BOOK 40, PAGE 113, IN LAKE COUNTY, INDIANA.

(PER CORPORATE WARRANTY DEED DOC. NO. 2008-058621)
LOTS 5 AND 6, MONARCH INDUSTRIAL PARK, AS SHOWN IN PLAT BOOK 49, PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF LOT 6 DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 197961 AND LOTS 5 AND 6 DESCRIBED IN CORPORATE WARRANTY DEED DOCUMENT NUMBER 2008-058621.

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 FOUND MONUMENTS MEASURED 0.53 FEET NORTH-SOUTH AND 0.84 FEET EAST-WEST.
- B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION. 1) FENCES WERE LOCATED AT OR NEAR PARCEL LINES 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 0.07 FEET PLUS 50 PARTS PER MILLION) FOR A URBAN SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

- 1. DEEDS AND RECORDS
2. MONARCH INDUSTRIAL PARK RECORD PLAT
3. GARCHER'S INDUSTRIAL COMPLEX RECORD PLAT
4. SURVEYOR LOCATION PLAT BY KRULL & SON OF LOT 6 IN GARCHER'S INDUSTRIAL COMPLEX DATED DECEMBER 5, 2003
5. PLAT OF SURVEY OF LOTS 5 AND 6 IN MONARCH INDUSTRIAL PARK DATED JUNE 2, 1998
6. 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 PER 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 OBTAINED 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. THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON FEBRUARY 24, 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: 03/26/2021

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
REGISTRATION NUMBER: 50568
kgembala@abonmarche.com
STATE OF INDIANA



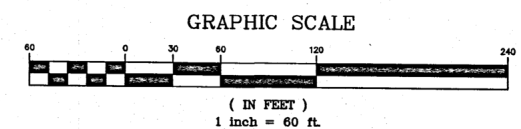
I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Kenneth D. Gembala

2021-032034

SYMBOL LEGEND: (C) = CALCULATED DISTANCE, (P) = PLAT DISTANCE, etc.

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



KRULL & ABONMARCHÉ
1332 South Lake Park Avenue
Hobart, IN 46342
P 219.947.4081
abonmarche.com

PROJECT:
409 S. SHELBY STREET
410 S. SULLIVAN STREET
HOBART, IN 46342
LAKE COUNTY, INDIANA

PLAT OF SURVEY
CLIENT: DAVE LEONARD
SECTION 33-136N-R7W

DRAWN BY: TJ
DESIGNED BY: N/A
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 03/26/2021
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:
HORIZ: 1" = 60'
VERT: N/A

ACT JOB #
21-0251
SHEET NO.

B36-P25