

PLAT OF SURVEY

SHEET 1 OF 2

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-032067
2:08 PM 2021 Apr 14

BOOK 36 PAGE 26

FILED

APR 14 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-13-05-102-001.000-010

KRULL ABONMARCHÉ
1235 South Lake Park Avenue
Hobart, IN 46342
773.940.2668
info@krullabonmarche.com

1085 S LAKE PARK AVENUE
HOBART, IN 46342
LAKE COUNTY, INDIANA

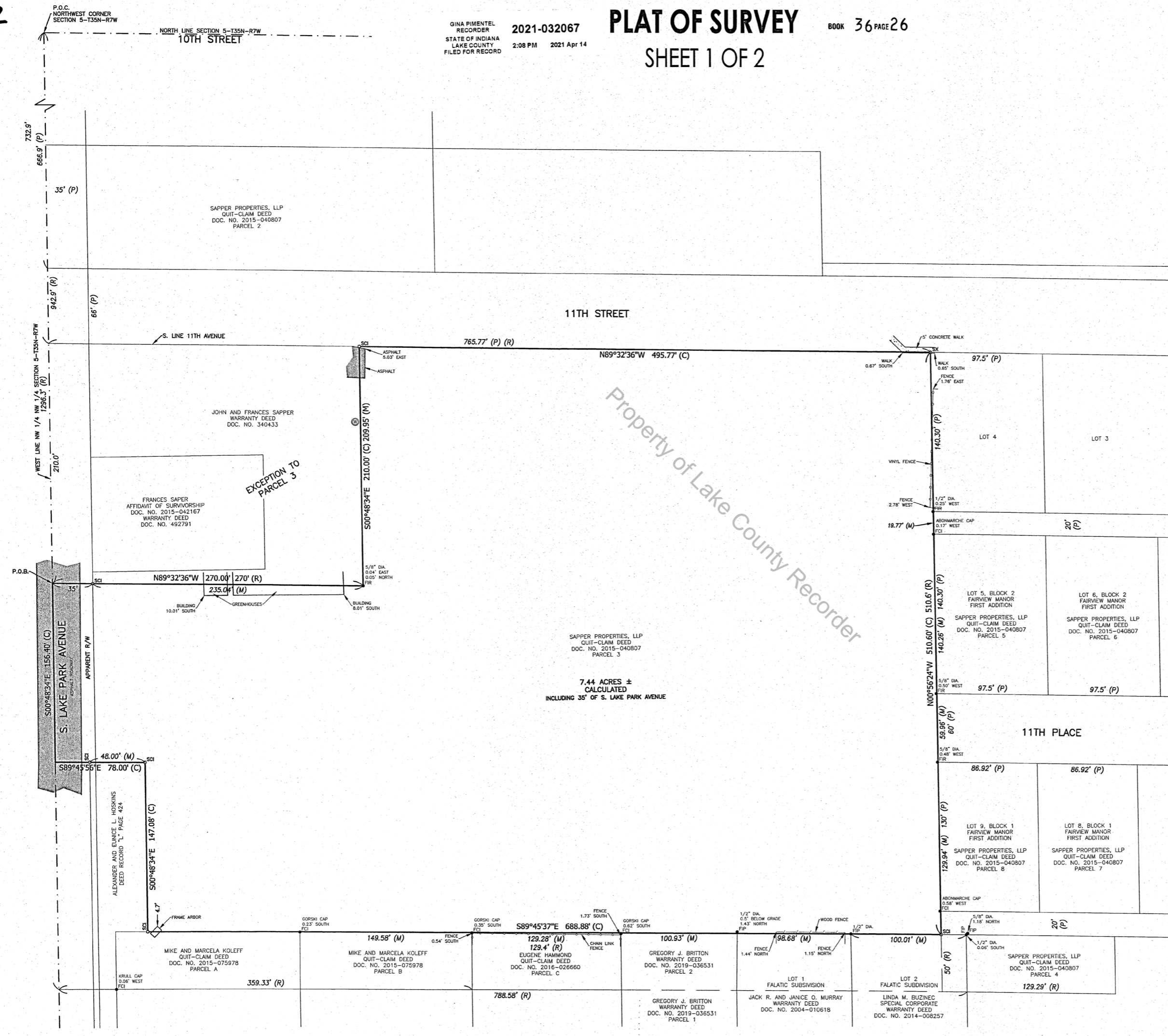
PLAT OF SURVEY
CLIENT: MIKE KRAYNIK
SECTION 5-135N-R7W

SHEET TITLE:
DRAWN BY: TJ
DESIGNED BY: N/A
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 11/11/2020
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" = 40'
VERT: N/A
ACI JOB # 20-1647
SHEET NO. 1 of 2

1:2

30. Krawl



SYMBOL LEGEND:

- (C) = CALCULATED DISTANCE
- (D) = DEED DISTANCE
- FCI = FOUND CAPPED IRON
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- (M) = MEASURED DISTANCE
- (P) = PLAT DISTANCE
- (R) = RECORD DISTANCE
- SCI = SET CAPPED IRON (5/8" REBAR W/ABONMARCHÉ CAP)
- SC = SET CHISELED CROSS
- ⊙ = WELL

LINETYPE & HATCH LEGEND:

- — — — — = CHAIN LINK FENCE
- — — — — = VINYL FENCE
- — — — — = WOOD FENCE
- [Hatched Box] = ASPHALT
- [Dotted Box] = CONCRETE

36/26
2021-
032067

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

2:2

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SHEET 2 OF 2

BOOK 36 PAGE 26

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Professional Surveyors
1325 South Lake Park Avenue
Hobart, IN 46342
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Engineering - Architecture - Land Surveying

1085 S LAKE PARK AVENUE
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LAKE COUNTY, INDIANA

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SCALE:
HORZ: N/A
VERT: N/A

ACI JOB #
20-1647

SHEET NO.

2 of 2

PARCEL ADDRESS:

1085 S LAKE PARK AVENUE, HOBART, IN 46342

LEGAL DESCRIPTION: (PER QUIT CLAIM DEED DOC. NO. 2015-040807)

PARCEL #1: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, COUNTY OF LAKE AND STATE OF INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 34 RODS; THENCE EAST 20 RODS; THENCE NORTH 34 RODS; AND, THENCE WEST 20 RODS TO THE PLACE OF BEGINNING.

PARCEL #2: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, COUNTY OF LAKE AND STATE OF INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT: BEGINNING ON THE WEST LINE 54 RODS SOUTH OF SAID NORTHWEST CORNER; THENCE NORTH TO THE NORTH LINE EXTENDED WEST OF 11TH AVENUE, AS SET OUT ON THE PLAT OF FAIRVIEW MANOR FIRST ADDITION TO HOBART, RECORDED IN PLAT BOOK 31, PAGE 27; THENCE EAST ALONG SAID NORTH LINE AND NORTH LINE EXTENDED 338.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 108.85 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 34 RODS; AND, THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL #3: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, COUNTY OF LAKE AND STATE OF INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT: BEGINNING ON THE WEST LINE OF SAID NORTHWEST 1/4 AT ITS INTERSECTION WITH THE NORTH LINE EXTENDED WEST OF 11TH AVENUE AS SET OUT ON THE PLAT OF FAIRVIEW MANOR FIRST ADDITION TO HOBART, RECORDED IN PLAT BOOK 31, PAGE 27, BEING 732.90 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 563.4 FEET, MORE OR LESS, TO A POINT 1296.3 FEET SOUTH OF SAID NORTHWEST CORNER; THENCE EAST 788.58 FEET; THENCE NORTH 50 FEET TO THE SOUTH LINE OF SAID FIRST ADDITION TO THE SOUTHWEST CORNER OF THE AFORESAID FAIRVIEW MANOR FIRST ADDITION TO HOBART; THENCE NORTH ALONG THE WEST LINE THEREOF 510.6 FEET TO THE SOUTH LINE OF THE AFORESAID 11TH AVENUE; THENCE WEST ALONG SAID SOUTH LINE 765.77 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A PART OF SAID NORTHWEST 1/4 DESCRIBED AS THE SOUTH 210 FEET OF THE NORTH 942.9 FEET OF THE WEST 270 FEET.

NOTE: PART OF THIS TRACT MAY BE SUBJECT TO A RESERVATION "TO HIMSELF 1/4 ACRES WHERE THE BURIAL GROUND IS NOW SITUATED" BY ALEXANDER HOSKINS IN A DEED TO MARY M. ELLIS RECORDED IN DEED RECORD "L", PAGE 424.

PARCEL #4: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, COUNTY OF LAKE AND STATE OF INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT: BEGINNING AT A POINT 788.58 FEET EAST AND 1296.3 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST 129.29 FEET, THENCE NORTH 50 FEET, MORE OR LESS, TO THE SOUTH LINE OF FAIRVIEW MANOR FIRST ADDITION TO HOBART AS SHOWN IN PLAT BOOK 32, PAGE 27, IN THE OFFICE OF THE LAKE COUNTY RECORDER; THENCE WEST ALONG THE SOUTH LINE OF SAID ADDITION TO A POINT NORTH OF THE POINT OF BEGINNING; AND, THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL #5: LOT 5 IN BLOCK 2 IN FAIRVIEW MANOR FIRST ADDITION TO HOBART AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL #6: LOT 6 IN BLOCK 2 IN FAIRVIEW MANOR FIRST ADDITION TO HOBART AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL #7: LOT 8 IN BLOCK 1 IN FAIRVIEW MANOR FIRST ADDITION TO HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL #8: LOT 9 IN BLOCK 1 IN FAIRVIEW MANOR FIRST ADDITION TO HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ORIGINAL PARCEL DESCRIPTION (PARCEL 3):

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING THAT 7.44 ACRE PARCEL SURVEYED BY KENNETH GEMBALA, INDIANA PROFESSIONAL SURVEYOR NUMBER S0568 AND SHOWN ON A PLAT OF SURVEY CERTIFIED NOVEMBER 11, 2020 AND REVISED ON MARCH 12, 2021 AS ABONMACHE CONSULTANTS, INC. JOB NUMBER 20-1647, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°48'34" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 732.9 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF 11TH AVENUE AS SHOWN ON THE PLAT OF FAIRVIEW MANOR FIRST ADDITION AS SHOWN IN PLAT BOOK 31, PAGE 27 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA (BASIS OF BEARINGS IS INDIANA WEST STATE PLANE COORDINATES); THENCE CONTINUING SOUTH 00°48'34" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, 210.0 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 34043 IN SAID RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 00°48'34" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER, 156.40 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN A DEED RECORDED IN DEED RECORD "L", PAGE 424 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL OF LAND THE FOLLOWING TWO COURSES: 1) SOUTH 89°45'56" EAST, 78.00 FEET, 2) SOUTH 00°48'34" EAST, 147.08 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN QUIT-CLAIM DEED RECORDED AS DOCUMENT NUMBER 2015-075978, PARCEL "A" AND PARCEL "B"; THENCE SOUTH 89°45'37" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE LAND DESCRIBED IN THE FOLLOWING TWO PARCELS: 1) QUIT-CLAIM DEED DOCUMENT NUMBER 2016-028660, 2) WARRANTY DEED DOCUMENT NUMBER 2019-036531 AND ALONG THE NORTH LINES OF LOT ONE AND LOT TWO OF FALATIO SUBDIVISION, PLAT BOOK 73, PAGE 1, ALL RECORDED IN SAID RECORDER'S OFFICE, 688.88 FEET TO THE WEST LINE OF SAID FAIRVIEW MANOR FIRST ADDITION RECORDED IN PLAT BOOK 31, PAGE 27 IN SAID RECORDER'S OFFICE; THENCE NORTH 00°56'24" WEST ALONG SAID WEST LINE, 510.60 FEET TO THE SAID SOUTH LINE OF 11TH STREET; THENCE NORTH 89°32'-36" WEST ALONG SAID SOUTH LINE, 495.77 FEET TO THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 340433; THENCE SOUTH 00°48'34" EAST ALONG THE WEST LINE OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 340433 TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE NORTH 89°32'36" WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, 270.0 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, SUBJECT TO THE INTEREST IN S. LAKE PARK AVENUE.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL #3 DESCRIBED IN QUIT CLAIM DEED DOCUMENT NUMBER 2015-040807, AND AN ORIGINAL SURVEY OF PARCEL 3 FOR A NEW DESCRIPTION PER CLIENT REQUEST.

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 1.43 FEET NORTH-SOUTH AND 0.58 FEET EAST-WEST.
- B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
 - 1) FENCES WERE LOCATED ALONG THE EAST AND SOUTH LINES OF THE PARCEL AS SHOWN.
 - 2) BUILDINGS AND ASPHALT EXTENDED ONTO THE NORTHWEST PART OF THE PARCEL AS SHOWN.
 - 3) A FRAME STRUCTURE EXTENDED ONTO THE SOUTHWEST PART OF THE PARCEL AS SHOWN.
 - 4) A CONCRETE WALK EXTENDED ONTO THE NORTHEAST PART OF THE PARCEL AS SHOWN.
- C. APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.
 - 1) DEED DOCUMENT 2015-040807 RECITES (B) PARCELS. PER CLIENT REQUEST, ONLY PARCEL 3 IS TO BE SURVEYED.
 - 2) THE RECORD (PARENT) PARCEL DESCRIPTION FOR PARCEL 3 DESCRIBES THE SOUTH LINE AS 788.58 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER. THIS DISTANCE PUTS THE LINE 20+ FEET EAST OF THE WEST LINE OF FAIRVIEW MANOR FIRST ADDITION. THE WEST LINE OF FAIRVIEW MANOR WAS HELD FOR THIS SURVEY.
- 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. SURVEY CORNER RECORDS
- 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 WAS USED TO COLLECT THE DATA NEEDED FOR THIS PROJECT.
- 7. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON OCTOBER 8, 2020.
- 8. BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE

I, _____, LAND SURVEYOR, DO HEREBY CERTIFY 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: 11/11/2020
REV: 03/15/2021

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
KENNETH D. GEMBALA

2021-032067

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