

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2021-032068  
2:08 PM 2021 Apr 14

BOOK 36 PAGE 27

# ALTA/NSPS LAND TITLE SURVEY

## SHEET 1 OF 2

FILED

APR 14 2021  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
4500 30<sup>th</sup> 226-806-0000-003  
-008  
227-001

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PROJECT:  
**CHASE STREET  
GARY, IN 46408  
LAKE COUNTY, INDIANA**

SHEET TITLE:  
**ALTA/NSPS LAND TITLE SURVEY  
CLIENT: ARTE EMMANOILIDIS  
SECTIONS 19 & 30-T36N-R8W**

DRAWN BY:  
DESIGNED BY:  
PM REVIEW:  
QA/QC REVIEW:  
DATE:  
SEAL:

SIGNATURE:

DATE:

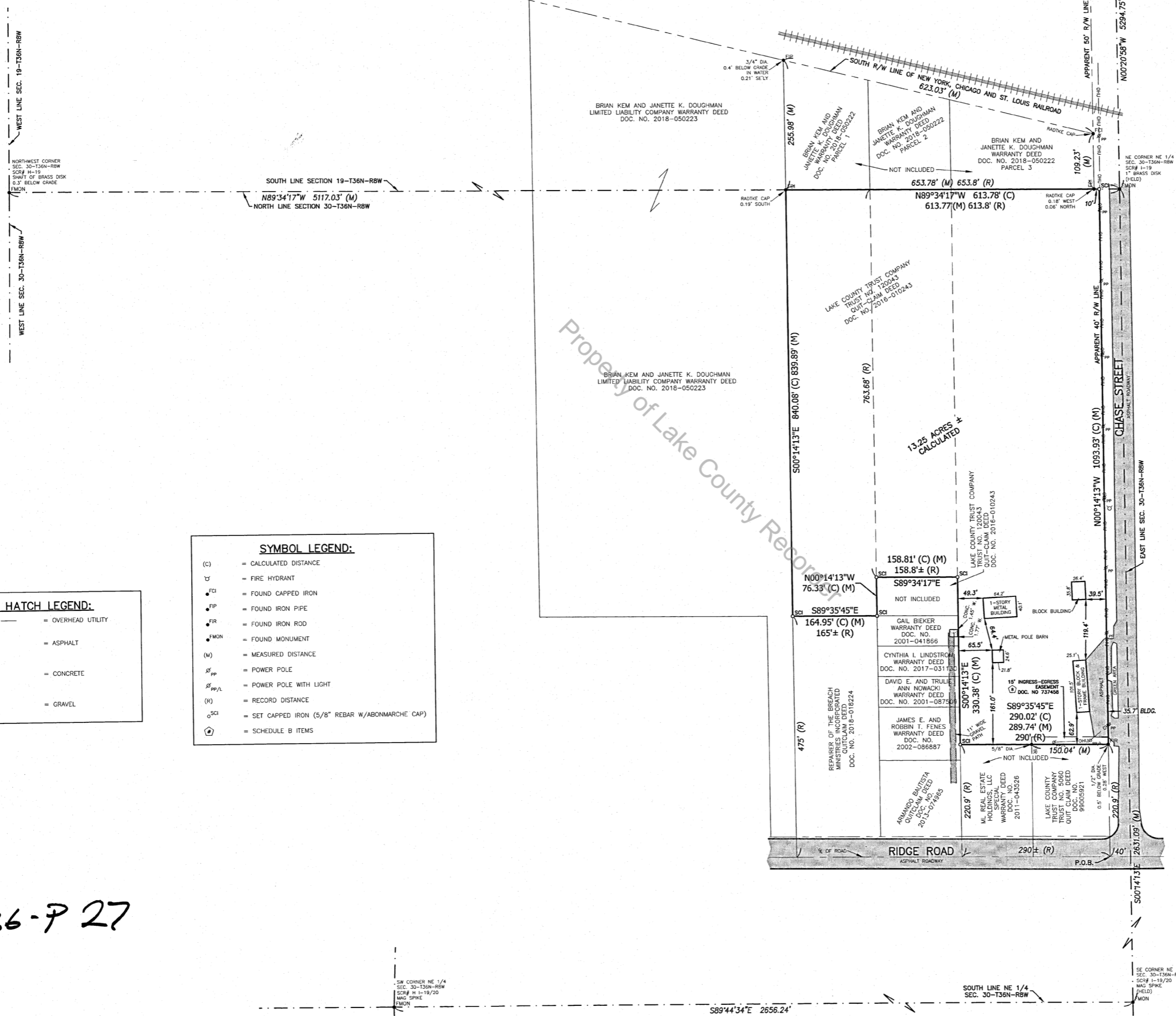
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SCALE(S) INDICATED AND  
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BE ACCURATE FOR ANY  
OTHER SIZES

SCALE:  
HORIZ: 1" = 150'  
VERT: N/A

ACI JOB #  
**21-0058**

SHEET NO.  
**1 of 2**

2021-032068



**LINETYPE & HATCH LEGEND:**

— OHU —	OHU	= OVERHEAD UTILITY
[Hatched Box]		= ASPHALT
[Dotted Box]		= CONCRETE
[Stippled Box]		= GRAVEL

**SYMBOL LEGEND:**

(C)	= CALCULATED DISTANCE
⊕	= FIRE HYDRANT
• FCI	= FOUND CAPPED IRON
• FIP	= FOUND IRON PIPE
• FIR	= FOUND IRON ROD
• FMON	= FOUND MONUMENT
(M)	= MEASURED DISTANCE
⊕ PP	= POWER POLE
⊕ PP/L	= POWER POLE WITH LIGHT
(R)	= RECORD DISTANCE
⊕ SCI	= SET CAPPED IRON (5/8" REBAR W/ABONMARCHÉ CAP)
⊕	= SCHEDULE B ITEMS

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BOOK 36 PAGE 27

# ALTA/NSPS LAND TITLE SURVEY

## SHEET 2 OF 2

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JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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**CHASE STREET  
GARY, IN 46408  
LAKE COUNTY, INDIANA**

**ALTA/NSPS LAND TITLE SURVEY  
CLIENT: ARTE EMMANOILIDIS  
SECTIONS 19 & 30-T36N-R8W**

DRAWN BY: TJ  
DESIGNED BY: N/A  
PM REVIEW: MJR  
QA/QC REVIEW: KDG  
DATE: 03/05/2021  
SEAL:

SIGNATURE:  
DATE:

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

ACI JOB #  
21-0058

SHEET NO.  
2 of 2

**LEGAL DESCRIPTION:** (PER MERIDIAN TITLE CORPORATION COMMITMENT FILE NO. 21-4883, EXHIBIT "A")

THAT PART OF THE WEST 613.8 FEET OF THE EAST 653.8 FEET, LYING NORTH OF THE CENTER LINE OF RIDGE ROAD, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND THAT PART OF THE WEST 603.8 FEET OF THE EAST 653.8 FEET LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE ROAD IN SECTION 30 AND LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE WEST ALONG SAID NORTH LINE 10 FEET TO A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO ITS INTERSECTION WITH A LINE THAT IS 653.8 FEET WEST OF AND PARALLEL TO THE EAST LINES OF SAID SECTION 19 AND 30; THENCE SOUTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE THAT IS 475 FEET NORTH OF AND PARALLEL TO THE CENTER LINE OF RIDGE ROAD; THENCE EAST ALONG SAID PARALLEL LINE 165 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE THAT IS 488.8 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 30; THENCE NORTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE THAT IS 763.68 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 30; THENCE EAST ALONG SAID PARALLEL LINE 158.8 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE THAT IS 330 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 30; THENCE SOUTH ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE CENTER LINE OF RIDGE ROAD; THENCE EAST ALONG THE CENTER LINE OF RIDGE ROAD, 290 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 30, TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPT THE SOUTH 220.9 FEET OF THE ABOVE DESCRIBED PARCEL.

ALSO EXCEPTING THEREFROM: THAT PART OF THE WEST 603.8 FEET OF THE EAST 653.8 FEET, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA.

**SURVEYOR'S REPORT:**

THIS PLAT REPRESENTS A RETRACEMENT SURVEY DESCRIBED IN TITLE COMMITMENT NO. 21-4883 BY MERIDIAN TITLE CORPORATION, DATED JANUARY 13, 2021 AT 8:00 AM.

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

- 1. PLATTED AND RECORDED SUBDIVISIONS
- 2. PREVIOUS SURVEYS AND NOTES
- 3. REFERENCE MONUMENTS FOUND AS SHOWN

REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

- A. CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, MONUMENTS WERE FOUND AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.21 FEET NORTH-SOUTH AND 0.28 FEET EAST-WEST.
- B. UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION AND POSSESSION ARE:
  - 1) ASPHALT EXTENDS ACROSS THE EAST LINE AS SHOWN.
  - 2) AN OVERHEAD UTILITY WAS LOCATED ALONG THE EAST LINE AS SHOWN.
- C. THERE ARE NO APPARENT UNCERTAINTIES DUE TO LEGAL 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 AN URBAN SURVEY, PER 865-IAC 1-12-7.

**REFERENCES:**

- 1. TITLE COMMITMENT NO. 21-4883 FROM MERIDIAN TITLE CORPORATION
- 2. SURVEYOR LOCATION REPORT BY KRULL-ABONMARCHE DATED JANUARY 13, 2021
- 3. PARCEL AND ADJOINING DEEDS
- 4. LAKE COUNTY SURVEYOR CORNER RECORDS
- 5. LAKE COUNTY, INDIANA GIS WEBSITE

**TABLE A. OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:**

- 1) MONUMENTS FOUND/SET. AS SHOWN.
- 2) PARCEL ADDRESS: CHASE STREET, GARY, IN 46408 (PROVIDED IN TITLE COMMITMENT).
- 3) PER FEMA MAP NUMBER 18089C0142F, EFFECTIVE MARCH 16, 2016, THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN). THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY OR ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE FLOOD INSURANCE RATE MAP (FEMA)
- 4) PARCEL AREA = 13.25 ACRES ± CALCULATED
- 7(a) BUILDING DIMENSIONS SHOWN AT GROUND LEVEL
- 13) SEE GENERAL NOTE 3.

**TITLE COMMITMENT ITEMS:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION SHOWN WAS GAINED FROM A TITLE COMMITMENT PROVIDED AND PREPARED BY MERIDIAN TITLE CORPORATION TITLE COMMITMENT POLICY NUMBER 21-4883, DATED JANUARY 13, 2021 AT 8:00 AM. THE FOLLOWING ARE THE ITEMS LISTED UNDER SCHEDULE B, PART II; EXCEPTIONS:

- ITEM 1 DEFECTS, LIENS, CLAIMS SHOWN IN PUBLIC RECORDS - NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 2 DISCREPANCIES, CONFLICTS, ENCRoACHMENTS, IF ANY DISCLOSED IN SURVEY - SEE SURVEYOR'S REPORT
- ITEM 3 RIGHTS, CLAIMS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS LISTED OR PROVIDED, NOT ADDRESSED
- ITEM 4 EASEMENTS, CLAIMS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS LISTED OR PROVIDED, NOT ADDRESSED
- ITEM 5 LIENS, RIGHTS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS PROVIDED, NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 6-7 TAXES, ASSESSMENTS - NON-SURVEY ITEMS, NOT ADDRESSED
- ITEM 8 TERMS, PROVISIONS OF EASEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 26, 1968 AS INSTRUMENT NO. 737458 - AS SHOWN
- ITEM 9 TERMS, PROVISIONS OF RESOLUTION NO. 541 RECORDED FEBRUARY 22, 1978 IN INSTRUMENT NO. 454730 AND RE-RECORDED MAY 10, 1978 IN INSTRUMENT NO. 467223 - ANNEXATION TO SANITARY DISTRICT - NON-SURVEY ITEM
- ITEM 10 RIGHTS TO THAT PART OF REAL ESTATE LYING IN RIDGE ROAD - NO DOCUMENTS PROVIDED, NOT ADDRESSED
- ITEM 11 LEASES - NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 12 LEGAL HIGHWAYS AND RIGHTS OF WAY - NO DOCUMENTS PROVIDED, NOT ADDRESSED
- ITEM 13 RIGHTS OF WAY FOR LEGAL DRAINS AND DITCHES, FEEDERS, LATERALS - NO DOCUMENTS PROVIDED, NOT ADDRESSED

**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 UTILITY MARK-UP SERVICE WAS CONTACTED. 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. BASIS OF BEARINGS: INDIANA WEST STATE PLANE COORDINATES.
- 7. THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON MARCH 3, 2021.

**LAND SURVEYOR'S CERTIFICATE:**

TO : TO BE PROVIDED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(o) AND 13 FROM TABLE A. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2021. THIS SURVEY TO THE BEST OF MY KNOWLEDGE IS IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC-12 (RULE 12).

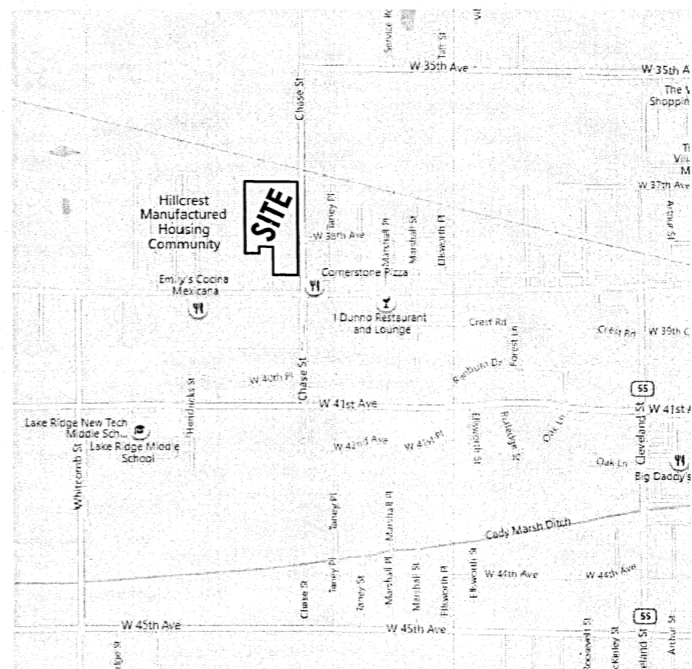
DATE: 03/05/2021

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



VICINITY MAP (N.T.S.)

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2021-032068