

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-032076
2:48 PM 2021 Apr 14

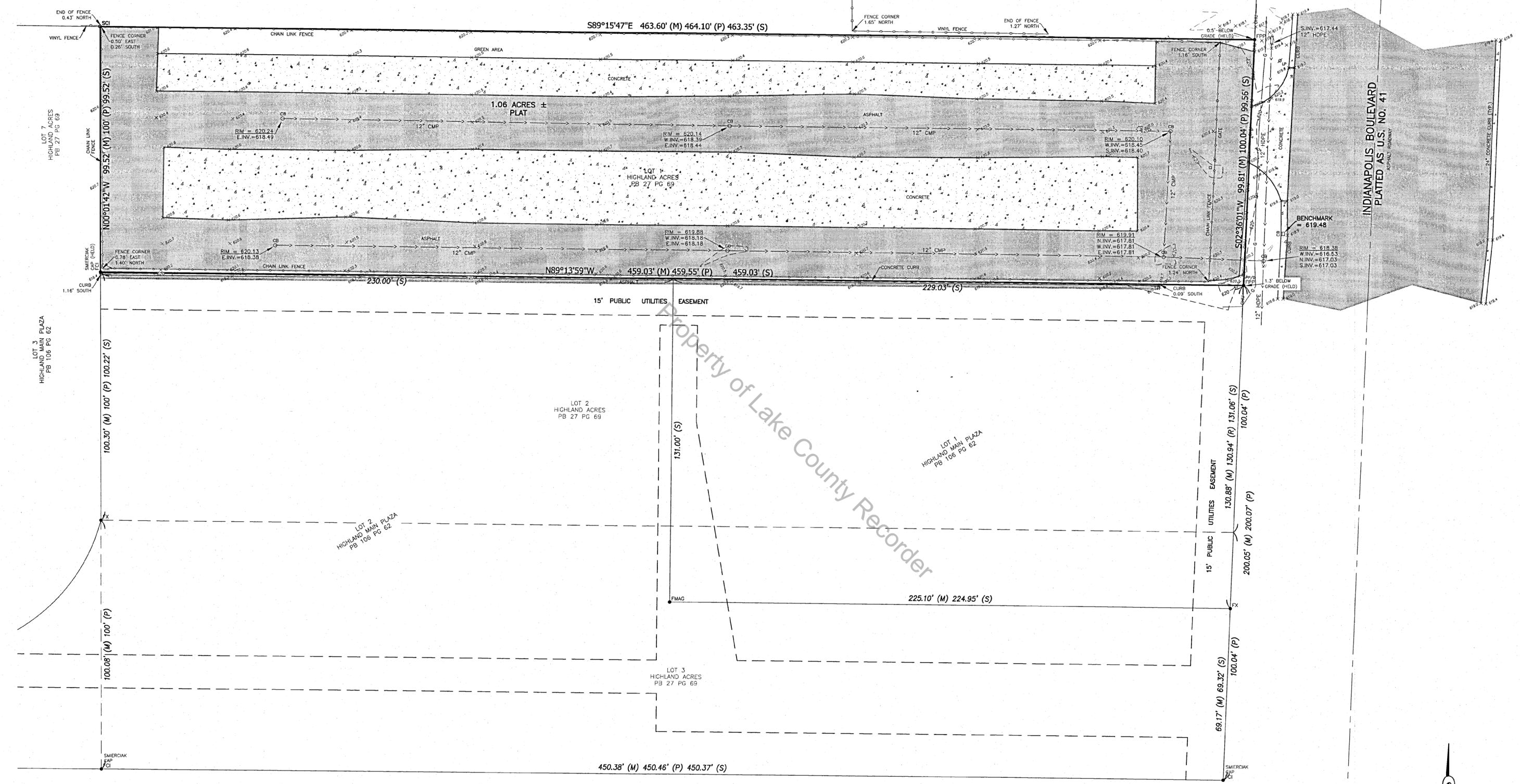
BOOK 36 PAGE 28

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 2

FILED
APR 14 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-67-32-479-017.000026

HERSCHBACH ADDITION
PB 59 PG 22



LINETYPE & HATCH LEGEND:

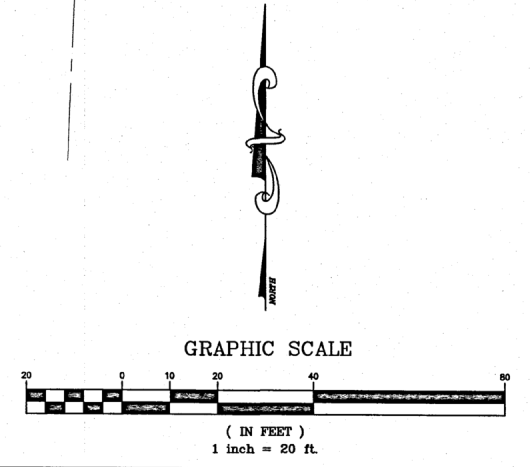
	= CHAIN LINK FENCE
	= CONTOUR LINE
	= BURIED ELECTRIC LINE
	= BURIED GAS LINE
	= OVERHEAD UTILITY
	= STORM SEWER
	= VINYL FENCE
	= ASPHALT
	= CONCRETE

SYMBOL LEGEND:

	= CATCH BASIN	(M)	= MEASURED DISTANCE
	= CURB CATCH BASIN	(P)	= PLAT DISTANCE
	= FOUND CAPPED IRON		= POWER POLE WITH DROP
	= FOUND CHISELED CROSS	(R)	= RECORD DISTANCE
	= FOUND MAG NAIL		= SET CAPPED IRON (5/8\"/>
	= FOUND PINCH PIPE		= SCHEDULE B ITEMS
	= GATE MOTOR	(S)	= SMIERCIAK SURVEY
	= GATE POST		= TELEPHONE PEDESTAL
	= LIGHT POLE	CMP	= CORRUGATED METAL PIPE
		HOPE	= HIGH DENSITY POLYETHYLENE PIPE

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2021-032076



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PROJECT:
10404 INDIANAPOLIS BLVD.
HIGHLAND, IN 46322
LAKE COUNTY, INDIANA

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
CLIENT: NAT'L SHOPPING PLAZAS
SECTION 32-T36N-R9W

DRAWN BY: TL
DESIGNED BY: N/A
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 02/23/2021
SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24\"/>

SCALE:
HORZ: 1\"/>

ACI JOB #
21-0179

SHEET NO.
1 of 2

NO.	REVISION DESCRIPTION:	BY:	DATE:
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BOOK 36 PAGE 28

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 2

FILED

APR 14 2021
JOHN E. PETALAS
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PROJECT:
10404 INDIANAPOLIS BLVD.,
HIGHLAND, IN 46322
LAKE COUNTY, INDIANA

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
CLIENT: NAT'L SHOPPING PLAZAS
SECTION 32-T36N-RW

DRAWN BY: TJ
DESIGNED BY: N/A
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 02/23/2021
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:
HORZ: 1" = 20'
VERT: N/A
ACI JOB #
21-0179
SHEET NO.
2 of 2

LEGAL DESCRIPTION: (PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTIN2101036, EXHIBIT "A")

LOT 1 IN HIGHLAND ACRES, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 69, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT SURVEY DESCRIBED IN TITLE COMMITMENT NO. CTIN2101036 BY CHICAGO TITLE INSURANCE COMPANY, 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 MONUMENTATION MEASURED 0.5 FEET EAST-WEST AND 0.48 FEET NORTH-SOUTH.

B. UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION AND POSSESSION ARE:

- 1) ASPHALT AND CONCRETE EXTEND ACROSS THE EAST LINE AS SHOWN.
- 2) A CONCRETE CURB WAS LOCATED ALONG AND ACROSS THE SOUTH LINE AS SHOWN.
- 3) A FENCE WAS LOCATED ALONG THE SOUTH LINE AS SHOWN.
- 4) A FENCE WAS LOCATED ALONG THE WEST LINE AS SHOWN.
- 5) FENCES WERE LOCATED ALONG THE NORTH LINE AS SHOWN.
- 6) OVERHEAD UTILITIES WERE 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. HIGHLAND ACRES RECORD PLAT
- 2. PLAT OF SURVEY BY SMIERCIAK LAND SURVEYING DATED JUNE 2, 2015
- 3. TITLE COMMITMENT NO. CTIN2101036 FROM CHICAGO TITLE INSURANCE COMPANY
- 4. PARCEL AND ADJOINING DEEDS
- 5. LAKE COUNTY, INDIANA GIS WEBSITE

TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- 1) MONUMENTS FOUND/SET. AS SHOWN.
- 2) PARCEL ADDRESS: 10404 INDIANAPOLIS BLVD., HIGHLAND, IN 46322 (PROVIDED IN TITLE COMMITMENT).
- 3) PER FEMA MAP NUMBER 18089C0138E, EFFECTIVE JANUARY 18, 2012, 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 = 1.06 ACRES ± PER RECORD PLAT
- 5) CONTOUR ELEVATIONS AS SHOWN; NAVD 88; BENCHMARK = 619.48 (INLET AT CURB)
- 6(a) NO ZONING REPORT WAS SUPPLIED AT TIME OF SURVEY.
- 7(a) NO BUILDING(S) OR VISIBLE STRUCTURES OTHER THAN THAT SHOWN AT TIME OF SURVEY.

7(b)(1) NO BUILDING(S) OR VISIBLE STRUCTURES OTHER THAN THAT SHOWN AT TIME OF SURVEY.

7(c) NO BUILDING(S) OR VISIBLE STRUCTURES OTHER THAN THAT SHOWN AT TIME OF SURVEY.

8) SUBSTANTIAL VISIBLE FEATURES OBSERVED. AS SHOWN.

9) NO VISIBLE PARKING STALLS LOCATED AT TIME OF SURVEY.

11) SEE GENERAL NOTE 4.

13) SEE GENERAL NOTE 3.

14) 565 FT. ± FROM THE SOUTHEAST PARCEL CORNER TO THE INTERSECTION OF INDIANAPOLIS BLVD. AND MAIN STREET.

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 CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT POLICY NUMBER CTIN2101036, 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 RIGHTS, CLAIMS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS LISTED OR PROVIDED, NOT ADDRESSED
- ITEM 3 EASEMENTS, CLAIMS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS LISTED OR PROVIDED, NOT ADDRESSED
- ITEM 4 ENCROACHMENTS, IF ANY DISCLOSED IN SURVEY - SEE SURVEYOR'S REPORT
- ITEM 5 LIENS, RIGHTS NOT SHOWN BY PUBLIC RECORD - NO DOCUMENTS PROVIDED, NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 6 DEFECTS, LIENS, CLAIMS SHOWN IN PUBLIC RECORD - NO DOCUMENTS PROVIDED, NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 7-11 TAXES, ASSESSMENTS - NON-SURVEY ITEMS, NOT ADDRESSED
- ITEM 12-13 LEASES, ASSESSMENTS - NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 14 EASEMENT FOR PUBLIC UTILITIES AND/OR DRAINAGE AS SHOWN ON RECORD PLAT - AS SHOWN
- ITEM 15 GRANTS, RESERVATIONS OF EASEMENTS CONTAINED ON RECORDED PLAT OF SUBDIVISION - ANY EASEMENTS SHOWN ON RECORD PLAT ARE SHOWN HEREON
- ITEM 16 BUILDING SETBACK REQUIREMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION - NONE SHOWN ON RECORD PLAT
- ITEM 17 TERMS, PROVISIONS, AGREEMENT FOR COVENANT RECORDED SEPTEMBER 16, 1987 IN DOCUMENT NUMBER 938575 - NON-SURVEY ITEM, NOT ADDRESSED
- ITEM 18 THIS MAP/PLAT IS ONLY BEING FURNISHED AS A SURVEY OF THE DESCRIBED LAND.
- ITEM 19 JUDGEMENTS - NON-SURVEY ITEM, 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. UTILITY MARK-UP SERVICE WAS CONTACTED UNDER INDIANA 811 TICKET NO. 2005123821. MARKINGS WERE LOCATED ON THE DATE OF THE FIELD WORK SHOWN. 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, 1' TO 4' OF 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 PERFORMED FEBRUARY 12, 2021.

LAND SURVEYOR'S CERTIFICATE:

TO : WSU PROPERTIES LLC; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14 AND 19 FROM TABLE A. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2021. THIS SURVEY TO THE BEST OF MY KNOWLEDGE IS IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC-12 (RULE 12).

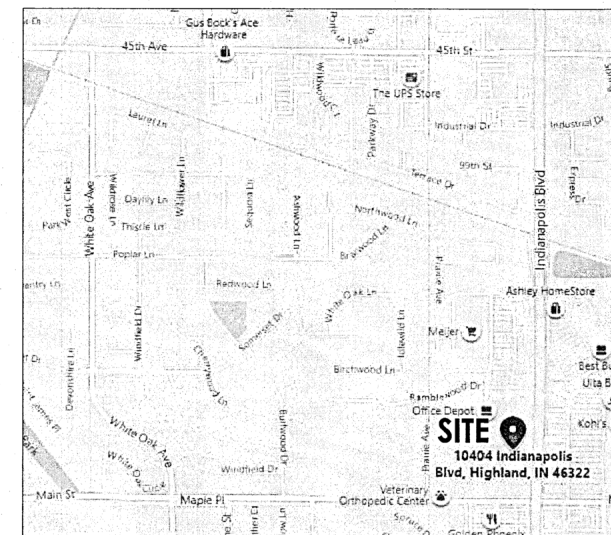
DATE: 02/23/2021

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



VICINITY MAP (N.T.S.)

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2021-032076