

# NOT AN OFFICIAL DOCUMENT PLAT OF SURVEY

**PARCEL DESCRIPTIONS:**

**PARCEL A (NON-RECORD, DEED COULD NOT BE LOCATED AND WAS NOT PROVIDED BY CLIENT):**  
ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LIVING SOUTH OF THE SOUTH LINE OF VACATED 13TH AVENUE, EXCEPTING THEREFROM THE LAND LYING WITHIN 15TH AVENUE AND GERRY STREET, ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

**PARCEL B (NON-RECORD, DEED COULD NOT BE LOCATED AND WAS NOT PROVIDED BY CLIENT):**  
ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LIVING SOUTH OF THE SOUTH LINE OF VACATED 13TH AVENUE, AND EAST OF THE EAST LINE OF A PARCEL OF LAND DESCRIBED TO THE SCHOOL CITY OF GARY, INDIANA IN DOCUMENT NUMBER 732341 IN DEED BOOK 1362, PAGE 257 RECORDED ON DECEMBER 11, 1967 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE LAND LYING WITHIN 15TH AVENUE, ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

**PARCEL C (PER DOC. NO. 732341, DEED BOOK 1362, PAGE 257, REC. 12/11/1967):**  
PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE EAST 385.3 FEET THENCE NORTH 655.9 FEET, THENCE WEST 385.35 FEET, THENCE SOUTH 655.54 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

**PARCEL D (PER DOC. NO. 683933, DEED BOOK 1331, PG. 554, REC. 10/4/1966):**  
THE NORTH 1/2 OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, WHICH POINT IS 385.3 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST 385.3 FEET, THENCE NORTH 655.54 FEET, THENCE WEST 385.35 FEET, THENCE SOUTH 655.17 FEET TO THE PLACE OF BEGINNING.

**PARCEL E (NON-RECORD, DEED COULD NOT BE LOCATED AND WAS NOT PROVIDED BY CLIENT):**  
THE SOUTH 1/2 OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, WHICH POINT IS 385.3 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST 385.3 FEET, THENCE NORTH 655.54 FEET, THENCE WEST 385.35 FEET, THENCE SOUTH 655.17 FEET TO THE PLACE OF BEGINNING.

**PARCEL F (PER DOC. NO. 637351, DEED BOOK 1303, PG. 100, REC. 10/11/1965):**  
PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTHWEST 1/4, 1973.8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH ALONG SAID WEST LINE 654.8 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE EAST 385.3 FEET, THENCE NORTH 655.17 FEET, THENCE WEST 385.35 FEET TO THE PLACE OF BEGINNING.

**GENERAL NOTES:**

- 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:
  - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENTS PROVIDED AND RECORD PLAT.
  - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
  - OWNERSHIP OR TITLE.
- 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 QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE MAJORITY OF THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTIONS SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE CITY OF GARY, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180132, PANEL NO. 180800133E. MAP EFFECTIVE DATE: JANUARY 18, 2012.
- SUBSTANTIAL VISIBLE EVIDENCE IS SHOWN. THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM ANY PREVIOUS PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT, AND MARKINGS BY UTILITY COMPANIES (INDIANANET TICKET NO. 2110130850, 2110153213, 2110153226, 2110153233, 2110153247, AND 2110153261). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.
- BASIS OF BEARINGS IS ASSUMED.

**SUBJECT PARCEL INFORMATION:**

**PARCEL A**  
GROSS 415,028 SQ. FT. ± 9.53 ACRES±  
NET (MINUS R/W OF 15TH AVE. & GERRY ST.) 358,980 SQ. FT. ± 8.24 ACRES±

**PARCEL B**  
GROSS 303,432 SQ. FT. ± 2.37 ACRES±  
NET (MINUS R/W OF 15TH AVE.) 98,004 SQ. FT. ± 2.25 ACRES±

**PARCEL C**  
GROSS 253,658 SQ. FT. ± 5.82 ACRES±  
NET (MINUS R/W OF 15TH AVE.) 240,943 SQ. FT. ± 5.53 ACRES±

**PARCEL D**  
GROSS 126,780 SQ. FT. ± 2.91 ACRES±  
NET (MINUS R/W OF 15TH AVE.) 114,050 SQ. FT. ± 2.62 ACRES±

**PARCEL E**  
GROSS 253,462 SQ. FT. ± 5.82 ACRES±  
NET (MINUS R/W OF 15TH AVE. & COLFAX ST.) 215,759 SQ. FT. ± 4.95 ACRES±

**PARCEL F**  
GROSS 253,462 SQ. FT. ± 5.82 ACRES±  
NET (MINUS R/W OF 15TH AVE. & COLFAX ST.) 215,759 SQ. FT. ± 4.95 ACRES±

**PARCEL AREA:**

**PARCEL A**  
GROSS 415,028 SQ. FT. ± 9.53 ACRES±  
NET (MINUS R/W OF 15TH AVE. & GERRY ST.) 358,980 SQ. FT. ± 8.24 ACRES±

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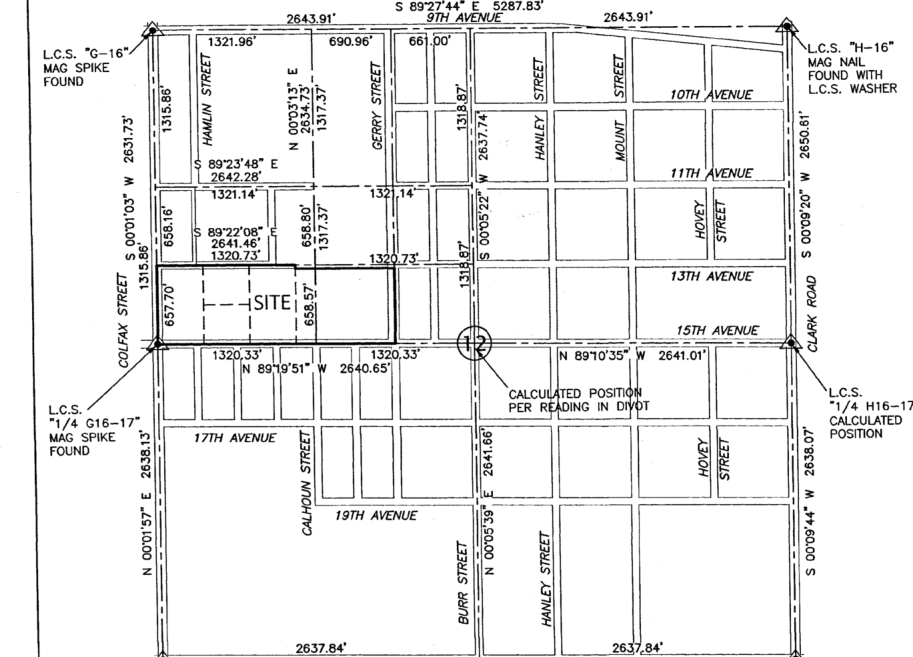
**PARCEL E**  
GROSS 253,462 SQ. FT. ± 5.82 ACRES±  
NET (MINUS R/W OF 15TH AVE. & COLFAX ST.) 215,759 SQ. FT. ± 4.95 ACRES±

**PARCEL F**  
GROSS 253,462 SQ. FT. ± 5.82 ACRES±  
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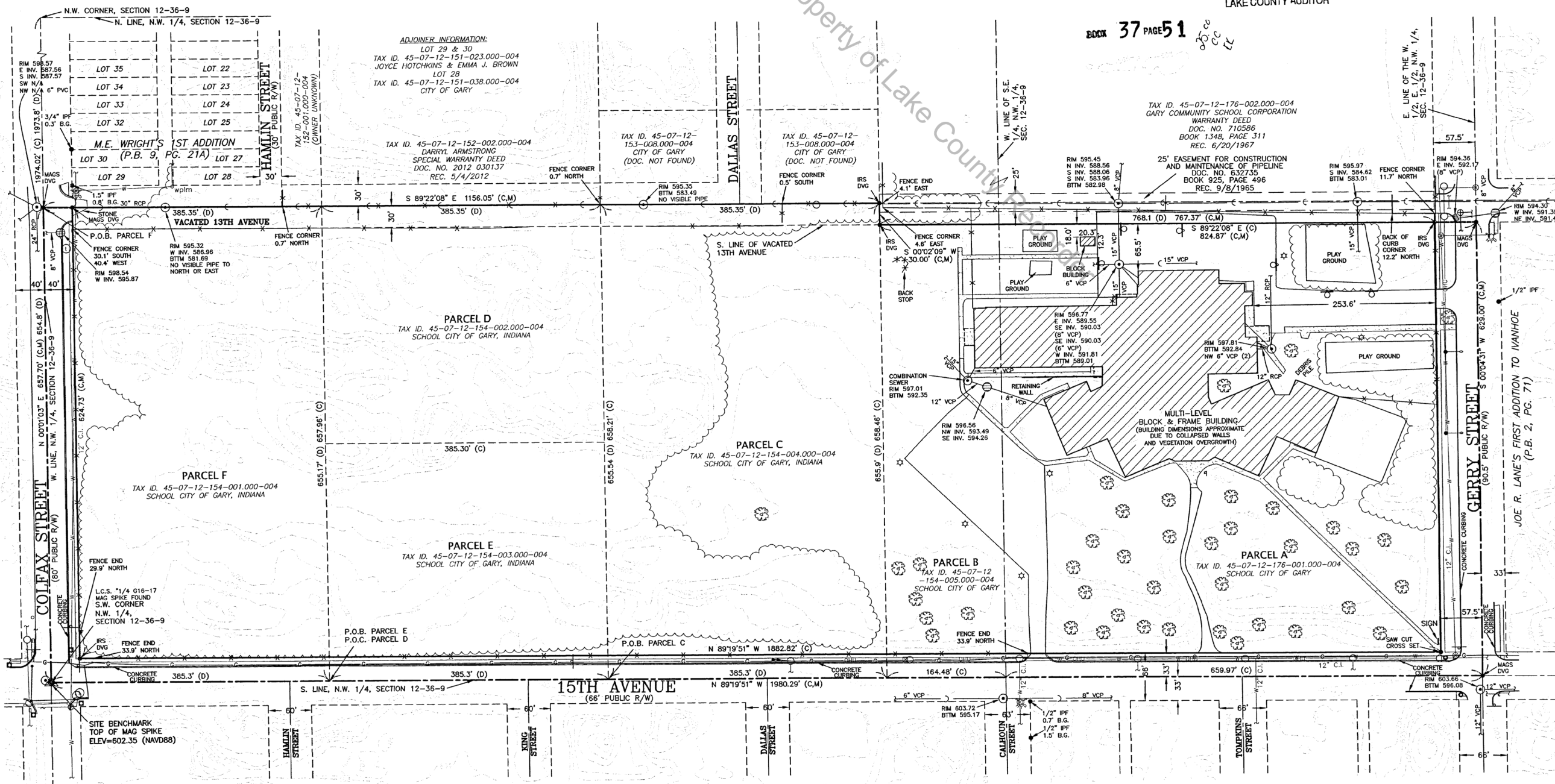
**TOTAL PARCEL AREA:**  
GROSS 1,279,123 SQ. FT. ± 29.36 ACRES±  
NET (MINUS R/W OF 15TH AVE., COLFAX ST. & GERRY ST.) 1,154,516 SQ. FT. ± 26.50 ACRES±

**LEGEND**

1 FLAG POLE	— SUBJECT BOUNDARY LINE
2 TRAFFIC STANDARD BASKETBALL HOOP	- - - EASEMENT LINE
3 STREET LIGHT	— OVERHEAD UTILITY WIRES
4 BENCH MARK	- X - FENCE
5 UTILITY POLE	-> SANITARY SEWER WITH FLOW DIRECTION
6 UTILITY BOX	-> STORM SEWER WITH FLOW DIRECTION
7 CATCH BASIN	-> UNDERGROUND GAS
8 MANHOLE	-> UNDERGROUND TELEPHONE
9 POLE ANCHOR/GUY SIGN	-> UNDERGROUND WATER
10 CROSSWALK SIGNAL	— EXISTING 1-FOOT CONTOUR
11 TELEPHONE MANHOLE	▭ ASPHALT AREA
12 GAS VALVE	▭ CONCRETE AREA
13 CURB INLET	▨ BUILDING AREA
14 FIRE HYDRANT	— IRIS DWG 5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
15 WATER VALVE	— MAGS DVG MAG NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC. FIRM NO. 0120"
16 WATER PIPELINE MARKER	— IPF IRON PIPE FOUND
17 TREE	— IRF IRON ROD FOUND
18 APPROXIMATE TREE LINE	— A.G. - ABOVE GRADE
P - PLATED DIMENSION M - MEASURED DIMENSION BETWEEN MONUMENTS	— B.G. - BELOW GRADE
D - DIMENSION SHOWN ON RECORD DEED	— PVC - POLYVINYL CHLORIDE PIPE
C - CALCULATED DIMENSION	— RCP - REINFORCED CONCRETE PIPE
DVG - DVG TEAM, INC.	— VCP - VITRIFIED CLAY PIPE
D.R. - DEED RECORD	— F.F. - FINISHED FLOOR ELEVATION
PG. - PAGE	— N/A - NOT ACCESSIBLE
DOC. - DOCUMENT	— BTM - BOTTOM OF STRUCTURE
REC. - RECORDED	— INV. - INVERT
P.B. - PLAT BOOK	— C.I. - CAST IRON
INST. - INSTRUMENT	
EASE. - EASEMENT	
P.O.B. - POINT OF BEGINNING	
P.O.C. - POINT OF COMMENCEMENT	
R/W - RIGHT OF WAY	
L.C.S. - LAKE COUNTY SURVEYOR'S OFFICE	
N.I.P.S. - NORTHERN INDIANA PUBLIC SERVICE COMPANY	



**FILED**  
2021-072327  
3:01 PM 2021 Dec 20  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR



- SURVEY REFERENCES:**
- RECORD DEEDS REFERENCED HEREON.
  - RECORDED SUBDIVISION PLAT OF JOE R. LANE'S FIRST ADDITION TO IVANHOE, PLAT BOOK 2, PAGE 71.
  - LAKE COUNTY SECTION CORNER CARDS, NUMBERS SHOWN.
  - M.E. WRIGHT'S 1ST ADDITION, PLAT BOOK 9, PAGE 21A.
  - GARY QUARTER SECTION MAP Q309, N.W. 1/4, SECTION 12-36-9.

**SURVEYOR'S REPORT:**

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A SEVERAL PARCELS OWNED BY THE SCHOOL CITY OF GARY.

**THEORY OF LOCATION:** SECTION MEASUREMENT WAS PERFORMED ON MONUMENTS BEING PERPETUATED AS THE SECTION AND QUARTER CORNERS BY THE LAKE COUNTY SURVEYOR'S OFFICE. FOUND MONUMENTS AND THE RESULTING SECTION MEASUREMENT WITH PROPORTIONMENT IS SHOWN HEREON. THE RESULTING PROPORTIONMENT AGREED WELL WITH GARY QUARTER SECTION MAP Q-309 (SURVEY REFERENCE NO. 5 HEREON). THREE OF THE SUBJECT PARCEL DEEDS COULD NOT BE LOCATED BY THE STAFF AT THE LAKE COUNTY RECORDER'S OFFICE AND ARE NOTED AS SUCH HEREON. THE ABBREVIATED LEGAL DESCRIPTIONS CONTAINED ON THE TAX TRANSFER CARDS FROM THE LAKE COUNTY AUDITOR'S OFFICE WERE USED FOR SAID MISSING DESCRIPTIONS AND WERE CONSISTENT WITH THE ADJOINING DEED DESCRIPTIONS. THERE WAS A 2.9 FOOT UNCERTAINTY NORTH SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER BETWEEN THE DEED AND THE MEASURED DISTANCE BETWEEN FOUND MONUMENTS. THE MONUMENT LOCATIONS WERE HELD FOR THIS SURVEY.

**A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:** UNLESS OTHERWISE STATED ON THIS PLAT, FOUND MONUMENTS WERE UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION, AND OF UNKNOWN ORIGIN. UNCERTAINTIES IN THE LOCATION OF FOUND MONUMENTATION WAS 2.9" IN A NORTH-SOUTH DIRECTION AND 0.7" IN AN EAST-WEST DIRECTION.

**B) NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION LINES EXCEPT AS FOLLOWS:** FENCING WAS LOCATED AND ITS POSITION RELATIVE TO THE PARCEL LINES IS NOTED HEREON. ADDITIONAL IMPROVEMENTS FOR THE FORMER SCHOOL WERE LOCATED NORTH OF THE NORTH LINE OF PARCEL A AND SHOWN HEREON.

**C) UNCERTAINTY RESULTING FROM RECORD DESCRIPTIONS COULD NOT FULLY BE DETERMINED AS NOTED ABOVE FROM THE MISSING DEEDS.**

**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.**

**2021-072327**

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.

**GLEN E. BOREN**  
PROFESSIONAL SURVEYOR: GLEN E. BOREN  
REGISTRATION NUMBER: LS20000006  
gboren@dvgteam.com

DATE: NOVEMBER 21, 2021  
FIELD WORK COMPLETED: NOVEMBER 17, 2021

**DVG**  
1155 Troutwine Road  
Crown Point, IN 46307  
P: (219) 662-7710  
F: (219) 662-2740  
www.dvgteam.com

REVISIONS AND NOTES:  
DATE: \_\_\_\_\_

**PLAT OF SURVEY**  
5700 W. 15TH AVENUE  
GARY, INDIANA 46406  
PART OF THE NORTHWEST QUARTER OF SECTION 12-36-9

**DIURIC TRUCKING**  
© COPYRIGHT DVG TEAM, INC.  
21-1792/21-1792.DWG  
FB/PG FILE NO. 21-1050  
DRAWN BY M.S DATE 11/21/2021  
SECTION 12-36-9 COUNTY, STATE LAKE, IN  
JOB NO. 521-1792