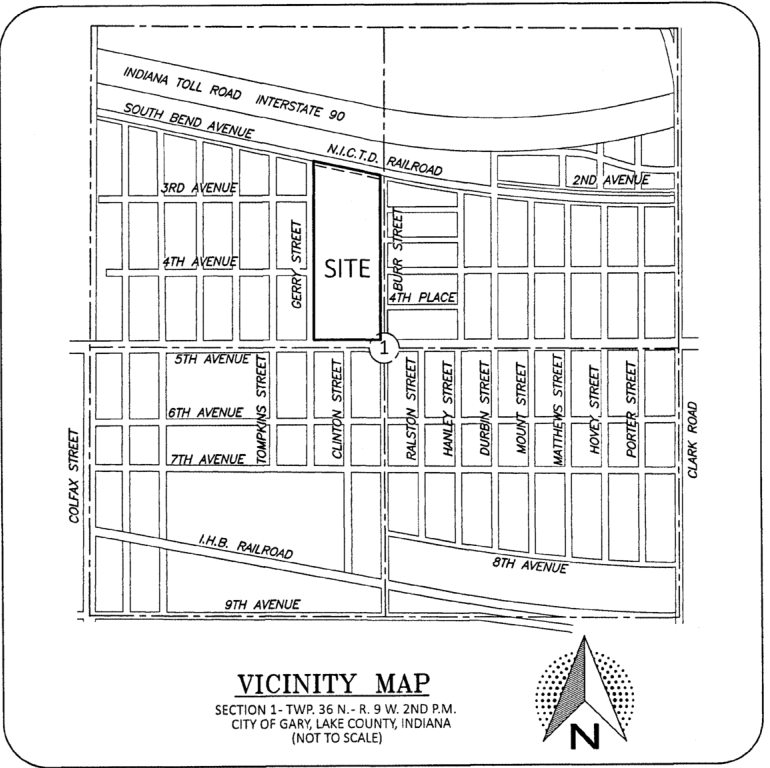
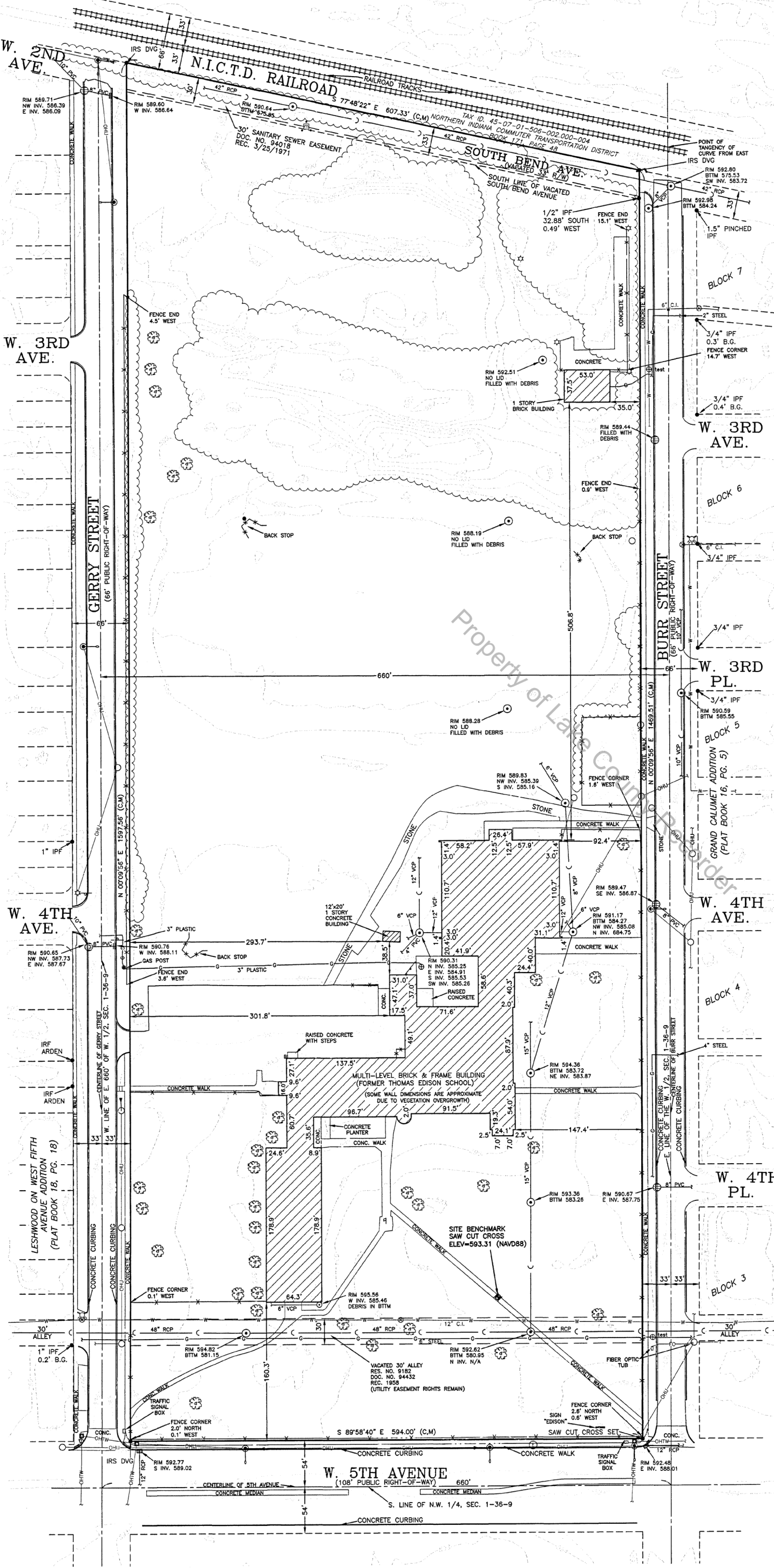


GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-072328
3:01 PM 2021 Dec 20

PLAT OF SURVEY

BOOK 37 PAGE 52



VICINITY MAP
SECTION 1-TWP. 36 N. - R. 9 W. 2ND P.M.
CITY OF GARY, LAKE COUNTY, INDIANA
(NOT TO SCALE)

PARCEL DESCRIPTION (PER DOC. NO. 2021-067796):
EAST 660 FEET OF POINT WEST 2 SOUTH OF RAILROAD
SECTION 1 TOWNSHIP 36 RANGE 9 20.46 ACRES
VACATED SOUTH BEND AVENUE ADJOINING.

- 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:
A) 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.
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.
 - 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 DESCRIPTION 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 MAP FOR THE CITY OF GARY, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180132, PANEL NO. 18089C0132E. 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 (INDIANAB11 TICKET NO. 2111300638). 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, UNDERGROUND DITCHES, 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.
 - SUBSTANTIAL VEGETATION OVERGROWTH AND DEBRIS VISIBLE THROUGHOUT THE SITE.

LEGEND

●	BENCH MARK	---	SUBJECT BOUNDARY LINE	P-	PLATTED DIMENSION
○	STREET LIGHT	---	EASEMENT LINE	M-	MEASURED DIMENSION
○	UTILITY POLE	---	OVERHEAD UTILITY WIRES	D-	DIMENSION SHOWN ON RECORD DEED
○	LIGHT POLE	---	OVERHEAD TRAFFIC WIRES	C-	CALCULATED DIMENSION
□	UTILITY BOX	---	FENCE	DVG-	DVG TEAM, INC.
○	CATCH BASIN	---	GUARD RAIL	D.R.-	DEED RECORD
○	MANHOLE	---	SANITARY SEWER	PG.-	PAGE
○	POLE ANCHOR/GUY	---	WITH FLOW DIRECTION	DOC.-	DOCUMENT
○	SIGN	---	STORM SEWER	REC.-	RECORDED
○	BOLLARD	---	WITH FLOW DIRECTION	P.B.-	PLAT BOOK
○	TELEPHONE MANHOLE	---	UNDERGROUND GAS	INST.-	INSTRUMENT
○	TRAFFIC MANHOLE	---	UNDERGROUND FIBER OPTIC	EASE.-	EASEMENT
○	MONITORING WELL	---	EXISTING 1-FOOT CONTOUR	R/W-	RIGHT OF WAY
○	FLAG POLE	---	ASPHALT AREA	N.I.P.S.CO.-	NORTHERN INDIANA PUBLIC SERVICE COMPANY
○	GAS TEST STATION	---	CONCRETE AREA	N.I.C.T.D.-	NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT
○	GAS SERVICE VALVE	---	BUILDING AREA	A.G.-	ABOVE GRADE
○	CURB INLET	---	ADDA PAD	B.G.-	BELOW GRADE
○	FIRE HYDRANT	---	TREE	PVC-	POLYVINYL CHLORIDE PIPE
○	WATER VALVE	---	APPROXIMATE TREE LINE	RPC-	REINFORCED CONCRETE PIPE
○	TRAFFIC STANDARD	---		VCP-	VITRIFIED CLAY PIPE
IRS DVG	5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM"			C.I.-	CAST IRON
INC. FIRM NO. 0120"				INV.-	INVERT
IPF	IRON PIPE FOUND			BTM-	BOTTOM OF STRUCTURE
IRF	IRON ROD FOUND			N/A-	NOT ACCESSIBLE
ARDEN	BILL ARDEN, PS			L.C.S.-	LAKE COUNTY SURVEYOR'S OFFICE

- SURVEY REFERENCES:**
- RECORD DEEDS REFERENCED HEREON.
 - LESHWOOD ON WEST FIFTH AVENUE SUBDIVISION, PLAT BOOK 18, PAGE 18.
 - GRAND CALLUMET ADDITION, PLAT BOOK 16, PAGE 5.
 - LAKE COUNTY SECTION CORNER CARDS FOR SECTION 1-36-9.
 - CITY OF GARY QUARTER SECTION MAPS Q307 AND Q308.

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.

THEORY OF LOCATION: A SEARCH FOR MONUMENTS WAS PERFORMED AT THE CORNERS OF THE SUBJECT PARCEL AND EXPANDED THROUGHOUT THE BLOCK. THE RESULTS OF SAID SEARCH ARE SHOWN HEREON. MULTIPLE MONUMENTS WERE FOUND ALONG THE EAST LINE OF BURR STREET. A BEST FIT SOLUTION FROM SAID MONUMENTS AND STREET IMPROVEMENTS WAS USED TO RETRACE THE EAST LINE OF THE NORTHWEST QUARTER. THE LOCATION OF THE WEST LINE OF THE EAST 660 FEET WAS CALCULATED FROM SAID RETRACED EAST LINE. THE POSITION OF SAID WEST LINE AGREED WELL WITH MONUMENTS FOUND ALONG THE WEST LINE OF GERRY STREET AND STREET IMPROVEMENTS. STREET IMPROVEMENTS WERE USED TO RETRACE THE NORTH LINE OF WEST 5TH AVENUE. THE EXISTING RAILROAD TRACKS FOR THE NORTHERN INDIANA COMMUTER DISTRICT WERE LOCATED AND THE NORTH RAIL OF THE SOUTH SET OF TRACKS WAS USED AS THE CENTER LINE OF THE 66 FOOT WIDE RAILROAD RIGHT OF WAY PER AN UNDATED TRACK MAP FOR THE C.S.S. & S.B.R.R. (SHEET 62). THE SOUTH LINE OF THE RAILROAD (BEING THE NORTH LINE OF VACATED SOUTH BEND AVENUE AND THE NORTH LINE OF THE SUBJECT PARCEL) WAS RETRACED FROM SAID SET OF TRACKS.

A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 1.0 FEET NORTH-SOUTH AND 1.0 FEET EAST-WEST.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: FENCING AND VARIOUS EVIDENCE OF UTILITIES WERE LOCATED ON THE SUBJECT PARCEL AND SHOWN HEREON.

C.) NO APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS EXCEPT AS FOLLOWS: THE CURRENT LEGAL DESCRIPTION FOR THE PARCEL APPEARS TO HAVE BEEN TAKEN FROM AN ABBREVIATED TAX DESCRIPTION WHICH CONTAINS MANY AMBIGUITIES. A SEARCH FOR THE PRIOR DEED WAS CONDUCTED AND THE PRIOR DEED COULD NOT BE LOCATED AT THE RECORDER'S OFFICE. A NEW DESCRIPTION WAS PREPARED THIS SURVEY BASED ON THE BELIEVED INTENT OF THE TRANSFER AND SHOULD BE USED FOR ANY SUBSEQUENT TRANSFERS.

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.

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.

FILED
DEC 20 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

GLEN E. BOREN
PROFESSIONAL SURVEYOR
REGISTRATION NUMBER: LS2000006
gboren@dvgteam.com
DATE: DECEMBER 13, 2021
FIELD WORK COMPLETED: DECEMBER 9, 2021

121-1919-21-1919.DWG
FB/PG
DRAWN BY: M.S.
SECTION: 1-36-9
PROJECT NO: 521-1919

DJURIC TRUCKING
SCALE: 1" = 60'

PLAT OF SURVEY
5400 W. 5TH AVENUE
GARY, INDIANA 46406
THE EAST 660' OF PART OF THE WEST HALF OF SECTION 1-36-9

DATE:	REVISIONS AND NOTES:

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Crown Point, IN 46307
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