

2021-072475

PLAT OF SURVEY

37TH AVENUE
PLATTED AS MORRIS STREET

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2021-072475
9:31 AM 2021 Dec 21

BOOK 37 PAGE 53

PARCEL ADDRESS:

3700-3744 MAPLE STREET, HOBART, IN 46342

LEGAL DESCRIPTION:

(PER WARRANTY DEED DOC. NO. 2017-045074)
PARCEL 1: LOT 12 IN BLOCK 3, IN RESUBDIVISION OF PART OF LOTS IN BLOCKS 1 TO 4, INCLUSIVE, IN STOCKYARDS ADDITION TO TOLLESTON, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: THE NORTH 1/2 OF LOT 16 IN BLOCK 3 IN STOCKYARDS ADDITION TO TOLLESTON, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: THE SOUTH 1/2 OF LOT 16 AND ALL OF LOT 18 IN BLOCK 3 IN STOCKYARDS ADDITION TO TOLLESTON, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4: LOT 20 AND THE NORTH 1/2 OF LOT 22 IN BLOCK 3 IN STOCKYARDS ADDITION TO TOLLESTON, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

(PER QUIT-CLAIM DEED DOC. NO. 2020-034942)
ALL OF LOT 24 AND THE SOUTH ONE-HALF OF LOT 22 IN BLOCK 3, STOCKYARDS ADDITION TO TOLLESTON.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCELS DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2017-045074 AND QUIT-CLAIM DEED DOCUMENT NUMBER 2020-034942.

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 FOLLOWS:

- 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 FOUND MONUMENTS MEASURED 0.91 FEET NORTH-SOUTH AND 0.40 FEET EAST-WEST.
B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
1) A CHAIN LINK FENCE WAS LOCATED OVER THE SOUTH PARCEL LINE AS SHOWN.
2) AN OVERHEAD UTILITY WIRE WAS LOCATED OVER THE WEST PARCEL LINE AS SHOWN.
3) GRAVEL WAS LOCATED OVER THE PARCEL LINES AS SHOWN.
C. THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD 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 0.13 FEET PLUS 100 PARTS PER MILLION) FOR A SUBURBAN SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

- 1. DEEDS AND RECORDS
2. VARIOUS NOTES AND RECORDS FROM KRULL SURVEYING
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 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. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 3, 2021.
7. BASIS OF BEARING: ASSUMED.

LAND SURVEYOR'S CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE
S.S. I 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: 12/07/2021
PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
REGISTRATION NUMBER: S0568
kgembala@abonmarche.com
STATE OF INDIANA



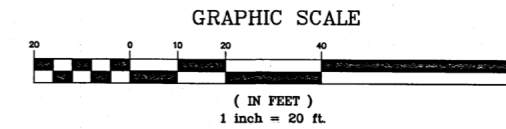
I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

FILED
DEC 20 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

37/53

SYMBOL LEGEND:
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- (M) = MEASURED DISTANCE
- (P) = PLAT DISTANCE
- SFP = POWER POLE
- SCL = SET CAPPED IRON (5/8" REBAR W/ACI CAP)

LINETYPE & HATCH LEGEND:
- Chain Link Fence
- Overhead Utility Wire
- Wire Fence
- Asphalt
- Gravel



KRULL & ABONMARCHÉ
111 East 3rd Street
Hobart, IN 46342
Phone: 765.942.7602
Fax: 765.942.4881
abonmarche.com

PROJECT:
3700-3744 MAPLE STREET
HOBART, IN 46342
LAKE COUNTY, INDIANA

SHEET TITLE:
PLAT OF SURVEY
CLIENT: WALLY CIMBALJEVICH
SECTION 26-T36N-R8W

DRAWN BY: TJ
DESIGNED BY:
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 12/07/2021
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:
HORIZ: 1" = 20'
VERT:

ACI JOB #
21-1989

SHEET NO.
1 of 1