

PLAT OF SURVEY

0256 PM

PARCEL DESCRIPTION (PER DOC. NO. 2021-520417): THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING EASTERLY OF THE RIGHT OF WAY OF THE NEW YORK CENTRAL RAILROAD OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, CONTAINING 8.04 ACRES, MORE OR LESS AS RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL INFORMATION: PARCEL AREA: (GROSS) 358,818 SQUARE FEET± 8.24 ACRES± PARCEL AREA: (NET LESS 25' RIGHT OF WAY) 350,567 SQUARE FEET± 8.05 ACRES±

FILED UEC 28 2021 JOHN E. PETALAS LAKE COUNTY AUDITOR

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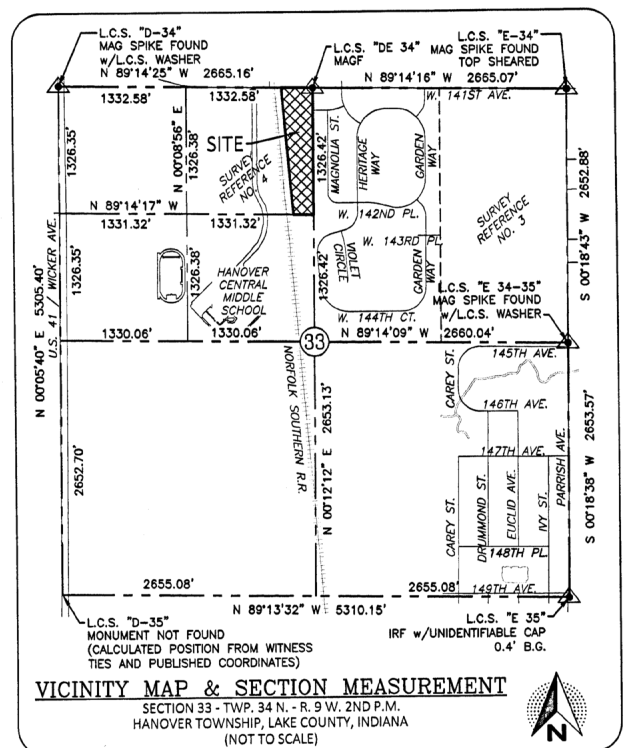
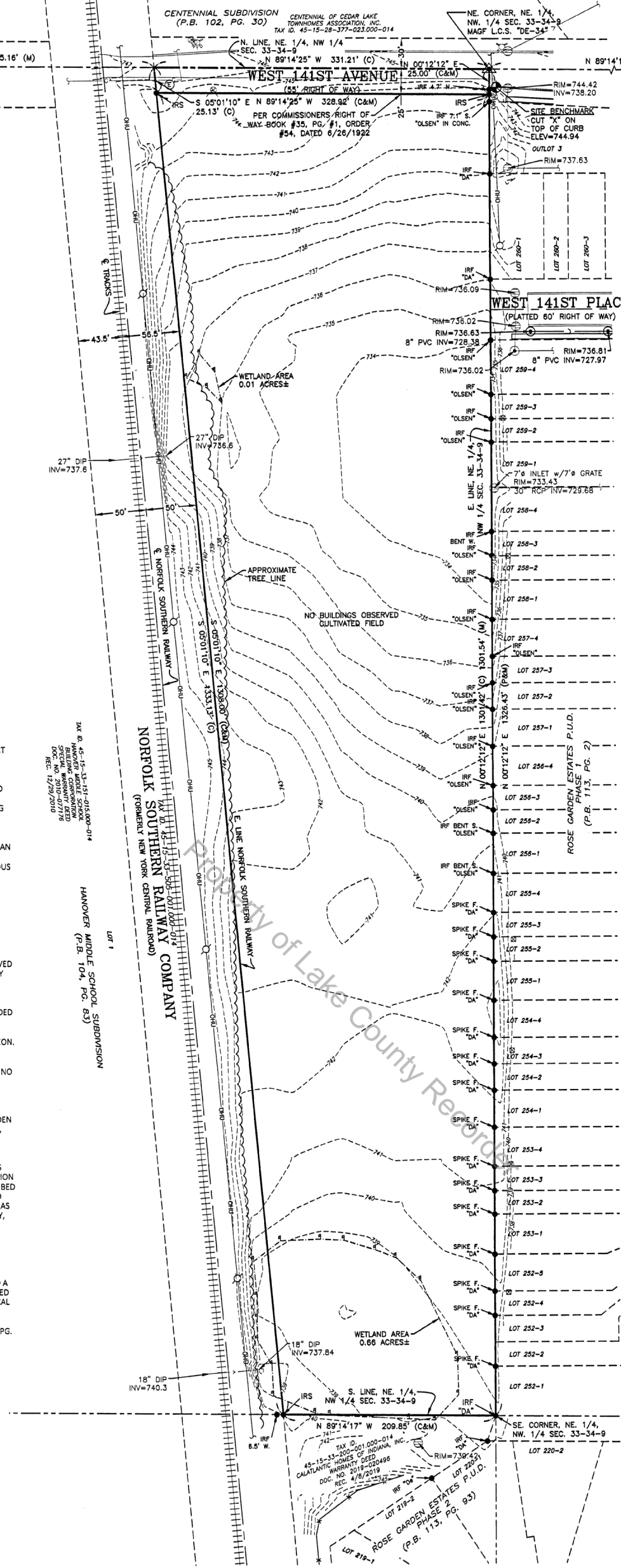
GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2021-073218 3:54 PM 2021 Dec 28

- 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 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.

B37-961

LEGEND: P - DIMENSION SHOWN ON RECORD PLAT. M - DIMENSION MEASURED BETWEEN MONUMENTS. C - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION. IRS - 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120".

Table with columns: FILE NO., DATE, PHN, SECTION, COUNTY, PROJECT NO. Values: 21-1040, 9/24/2021, 141 PARTNERS, LLC, 33-34-9 LAKE, IN, S21-1495



ADJOINING PLATTED LOT INFORMATION: TABLE listing adjacent lots, tax ID numbers, and owners. Includes lots 252-1 through 259-4 and owners like Atlantic Homes of Indiana, Inc.

2021-073218

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.

THEORY OF LOCATION: THIS SURVEY IS BASED ON SECTION MEASUREMENTS PREVIOUSLY PERFORMED ON FOUND SECTION CORNER AND QUARTER MONUMENTS CURRENTLY BEING PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE FOR SUBJECT SECTION 33 AS SHOWN ON SURVEY REFERENCE NO. 3 NOTED HEREON.

- 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 0.1 FEET NORTH-SOUTH, AND 0.1 FEET EAST-WEST.

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.

PROFESSIONAL SURVEYOR: PATRICK H. NEJMAN REGISTRATION NUMBER: LS2160004 pnejman@dvgteam.com DATE: 9/24/2021 FIELD WORK COMPLETED: 9/7/2021



PLAT OF SURVEY 10702 WEST 141ST AVENUE CEDAR LAKE, IN 46303 PART OF THE E. 1/2, OF THE NE. 1/4, OF THE NW. 1/4 OF SEC. 33-T34N-R9W 2ND P.M.

Table with columns: DATE, REVISIONS AND NOTES. Includes a header row and several empty rows for revisions.

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