NOT AN OFFICIAL DOCUMENT

PLAT OF SURVEY

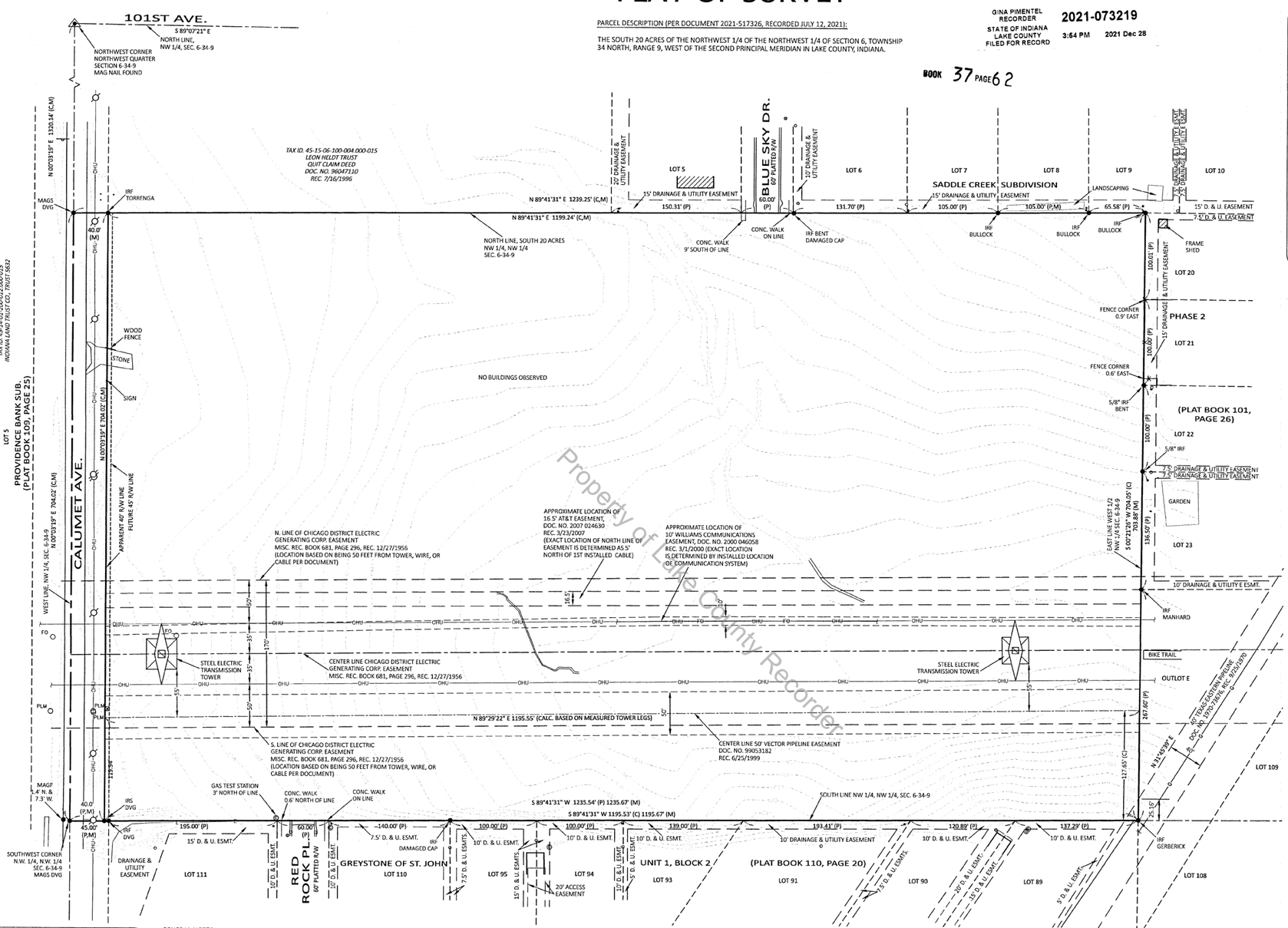
PARCEL DESCRIPTION (PER DOCUMENT 2021-517326, RECORDED JULY 12, 2021):

THE SOUTH 20 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA.

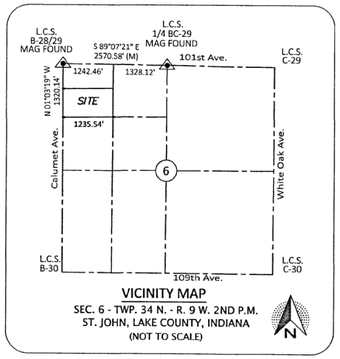
GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-073219
3:54 PM 2021 Dec 28

BOOK 37 PAGE 62



Property of Lake County Recorder



VICINITY MAP
SEC. 6 - TWP. 34 N. - R. 9 W. 2ND P.M.
ST. JOHN, LAKE COUNTY, INDIANA
(NOT TO SCALE)

PARCEL INFORMATION:

TAX ID. NO. 45-15-06-100-001.000-015
ST. JOHN COMMONS, LLC
WARRANTY DEED
DOCUMENT NUMBER 2021 517326
REC. 7/12/2021

PARCEL AREA:

GROSS:
871,125 SQUARE FEET± 20.0 ACRES±

LESS CALUMET AVE. APPARENT 40 R/W:
842,965 SQUARE FEET± 19.35 ACRES±

FILED
DEC 28 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

SURVEY REFERENCES:

1.) RECORD DEEDS REFERENCED HEREON.
2.) RECORDED SUBDIVISION PLATS REFERENCED HEREON.
3.) LAKE COUNTY SECTION CORNER CARDS, NUMBERS SHOWN.
4.) ALTA LAND TITLE SURVEY BY LAND TECHNOLOGIES, INC. AS JOB NO. 1002-03, LAST REVISED DEC. 7, 2004 (NORTH & EAST ADJOINER).
5.) ALTA LAND TITLE SURVEY BY TORRENGA SURVEYING DATED OCT. 11, 2005 (SUBJECT PARCEL).

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 PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED 2021-517326, RECORDED JULY 12, 2021

THEORY OF LOCATION:
MONUMENTS SET AND FOUND BY A PRIOR SURVEY OF THE SUBJECT PARCEL (SURVEY REFERENCE NO. 5 HEREON) WERE FOUND AT THE SUBJECT PARCEL CORNERS AS SHOWN HEREON. SAID CORNER MONUMENTS WERE CHECKED TO THE MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SUBJECT SECTION AND ANOTHER MAG NAIL FOUND AT THE NORTH QUARTER CORNER OF SAID SUBJECT SECTION. THE RESULTING QUARTER SECTION MEASUREMENTS MEASURED WELL WITH PRIOR SECTION MEASUREMENT FOR SADDLE CREEK SUBDIVISION PHASE 2 (PLAT BOOK 101, PAGE 26) AND GREYSTONE OF ST. JOHN, UNIT 1, BLOCK 2 (PLAT BOOK 110, PAGE 20).

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 0.3 FEET NORTH-SOUTH, AND 0.3 FEET EAST-WEST EXCLUDING THE MAG NAIL FOUND NEAR THE SOUTHWEST CORNER OF SUBJECT PARCEL THAT MAY BE A CONTROL POINT AND NOT ON A DEEDED/PLATTED CORNER.

B.) THERE ARE NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION EXCEPT AS FOLLOWS: CONCRETE SIDEWALK, FENCING, AND GAS LINE TEST STATIONS WERE LOCATED ON OR NEAR THE SUBJECT PARCEL LINES ALL AS SHOWN HEREON.

C.) UNCERTAINTIES RESULTING IN RECORD DESCRIPTIONS:

1.) THE 10' WILLIAMS COMMUNICATIONS EASEMENT IN DOC. NO. 2000 019060 IS DESCRIBED AS BEING CENTERED ON THE PHYSICAL LOCATION OF THE FIRST CABLE LAID. ONLY A PORTION WAS MARKED IN THE FIELD (SHOWN HEREON) AND THERE IS NO EVIDENCE IF THIS IS THE FIRST CABLE OR THERE ARE OTHER CABLES IN THIS EASEMENT.

2.) THE 16.5' AT&T DISTRIBUTION EASEMENT IN DOC. NO. 2007 024630 IS DESCRIBED AS BEING LOCATED BASED ON THE PHYSICAL LOCATION OF THE FIRST CABLE LAID. NO EVIDENCE OF FIELD MARKINGS WERE OBSERVED FOR THIS SURVEY.

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.

2021-073219

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

DATE: REVISIONS AND NOTES:

PLAT OF SURVEY
10201 CALUMET AVENUE
ST. JOHN, IN 46373
PART OF THE NW 1/4, SEC.6-T34N-R9W

B37-P62

LEGEND

OHU	OVERHEAD UTILITY WIRES		ASPHALT AREA
G	GAS PIPELINE		CONCRETE AREA
FO	UNDERGROUND FIBER OPTIC		
X X	FENCE		
	UTILITY POLE		
FO	FIBER OPTIC MARKER POST		
PLM	GAS LINE MARKER POST		
	GAS LINE TEST STATION		
	SIGN		

R/W- RIGHT OF WAY
P- DIMENSION SHOWN ON RECORD PLAT.
M- DIMENSION MEASURED BETWEEN MONUMENTS.
IRS DVG- 5/8-INCH REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
IRF DVG- 5/8-INCH REBAR FOUND WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
MAGS DVG- MAG NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC. FIRM NO. 0120"
MAGF- MAG NAIL FOUND
IRF- IRON ROD FOUND IPF- IRON PIPE FOUND
TORRENGA- TORRENGA SURVEYING, LLC
BULLOCK- JOHN BULLOCK, PLS
GERBERICK- MICHAEL GERBERICK, PLS
MANHARD- MANHARD CONSULTING LTD
DOC. NO. - DOCUMENT NUMBER REC- RECORDED
D. & U. ESMT.- PLATTED DRAINAGE & UTILITY EASEMENT
L.C.S. - LAKE COUNTY SURVEYOR'S OFFICE

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 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.

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 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).

3.) A TITLE COMMITMENT FOR THE SUBJECT PARCEL WAS PROVIDED BY THE CLIENT AND ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CTNW2103452, REVISION 2 DATED MAY 12, 2021. PLOTTABLE ITEMS IN SCHEDULE B, PART II EXCEPTION ITEMS ARE SHOWN HEREON.

4.) 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.

5.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. 811 LOCATE SERVICES WERE CONTACTED (TICKET NO.21062163541). 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.

6.) ORIGINAL TOPOGRAPHIC MEASUREMENT WAS COMPLETED AUGUST 2021. THE LIMITS OF TOPOGRAPHIC MEASUREMENT WERE SPECIFIED BY THE CLIENT.

7.) ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

8.) BASIS OF BEARINGS NORTH 89°41'31" WEST ALONG THE NORTH LINE OF THE SUBJECT PARCEL AS SHOWN ON THE RECORDED PLAT FOR SADDLE CREEK SUBDIVISION- PHASE 2.

ADJOINING PARCEL OWNERS IDENTIFICATION FOR SADDLE CREEK SUBDIVISION PHASE II

LOT 5	45-15-06-101-005.000-015	MICHAEL & JOANNE CONRY
LOT 6	45-15-06-103-001.000-015	RACHEL & JOSHUA MYERS
LOT 7	45-15-06-103-002.000-015	KENT & TONYA TATE-HOWARD
LOT 8	45-15-06-103-003.000-015	ARMANDO & JESSICA RODRIGUEZ
LOT 9	45-15-06-103-004.000-015	STEPHANIE A. DORSEY
LOT 20	45-15-06-127-002.000-015	THOMAS & PATRICIA BALL
LOT 21	45-15-06-127-003.000-015	ALAN LANGMEYER
LOT 22	45-15-06-127-004.000-015	REYNALDO VALLE
LOT 23	45-15-06-127-005.000-015	ZORAN & DIANA ILIJOSKI ET AL
OUTLOT E	45-15-06-127-006.000-015	SADDLE CREEK VILLAS ASSOCIATION

ADJOINING PARCEL OWNERS IDENTIFICATION FOR GREYSTONE OF ST. JOHN UNIT 1, BLOCK 2

LOT 89	45-15-06-154-017.000-015	NANCY & DOUGLAS DAVIS
LOT 90	45-15-06-154-015.000-015	JAMES & LYNDA PICKHARDT
LOT 91(A)	45-15-06-154-014.000-015	DANIEL & PAMELA PEREZ
LOT 91(B)	45-15-06-154-013.000-015	JAMES & SANDRA FROHOCK
LOT 93	45-15-06-154-010.000-015	KECA FAMILY TRUST
LOT 94	45-15-06-154-008.000-015	MICHAEL & SANDRA PHALEN
LOT 95	45-15-06-154-006.000-015	SHARON & JAMES FITZGERALD
LOT 110	45-15-06-154-002.000-015	JOHN & LESLIE HAYDEN
LOT 111	45-15-06-151-009.000-015	KIMBERLY VANDRUNEN

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

DATE: OCTOBER 14, 2021

FIELD WORK COMPLETED: SEPTEMBER 9, 2021

GLEN E. BOREN REGISTERED No. LS20000006 STATE OF INDIANA LAND SURVEYOR

N
0' 30' 60'
SCALE: 1" = 60'

ST. JOHN COMMONS, LLC.

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\21-1128 Survey.dwg	
F8/PG	FILE NO.
DRAWN BY GAH	DATE 10/14/2021
SECTION 6-34-9	COUNTY, STATE LAKE, IN
JOB NO. S21-1128	