### GINA PIMENTEL RECORDER 2022-002629 COPSYTH WATER GARDENS STATE OF INDIANA PARCEL NO.: 45-02-12-236-033.000-023 LAKE COUNTY FILED FOR RECORD 11:31 AM 2022 Jan 20 45-02-12-236-033.000-1 CWNER(S): Koonce, Donold L. & Michelle A. Stein SIE ADDRESS: 665 119TH ST., HAMMOND, IN. PARCEL NO.: 45-02-12-236-034,000-023 PARCEL NO.: 45-02-12-236-032.000-023 OMNER(S); Hornovic, John M & Suson K Hornovic, John M & Suson K Hornovic, JTR/S SITE ADDRESS; 1870 WARMICK AVE., HAMMOND, IN. OWNER(S): Justok Development LLC SITE ADDRESS: 663 119TH ST. HAMMOND, IN. LOT 9 \$ 89'31'23" E S 89'31'23" E 800K 37 PAGE 7 8 119TH STREET BACK OF SIDEWALK II 0.2'± E. OI CORNER DEPRESSED CUR ③☆ . 89°31'23" E CONC. SIDEWALK - © \$4 89\*31\*23\*\* E~80.50\*\* €CROSS WALK STOP BAR STOP BA NODTHEAST CORNER 24.0 S 2510'33" E OF BLOCK 3 IN FORSYTH WATER GARDENS STOP SIGN IS 1.6'± W. & 2.2'± S. OF CORNER ~10.39 PARCEL NO.: 45-02-12-239-021.000-023 OWNER(S); Cajgas, Yvette SITE ADDRESS; 656-58 Feet, 0.521 Acres more or less. C **WARWICK AVENUE** PARCEL NO.: 45-02-12-280-001.000-023 OMNER(S), Sheeby, Michoel F Trust SITE ADDRESS: 1901-19 WARWICK AVE., HAMMOND, II SQUARE (PB. 14, PG. 19) BLOCK 3 PARCEL NO.: 45-02-12-239-023.000-023 OWNER(S): Alcontor, Monuel D. Jr. & Rocio C. SITE ADDRESS: 1914 FORSYTH SQUARE, SUBJECT PARCEL FORSYTH TOTAL AREA +/-22,690 sq. ft. +/- 0.521 acres PARCEL NO.: 45-02-12-239-024.000-023 LIGHT POLE IS 2.6'± W. OF LINE Ü LOT 146 FORSYTH WATER GARDENS (PB. 14, PG. 19) BLOCK 11 S -5.0 APHI LOT 7 S 37'07'41" W ~4.09' PARCEL NO.; 45-02-12-280-003.000-023 S-88'56'03" W~82.59' LOT 9 MAMAH Dimensions on this plat are expressed in feet and decimal parts thereof, and are massured values, unless otherwise noted. COURTW CONC. CURB 2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (611) for field locations of underground utility lines. WARWICK AVENUE ADD. 3. 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 tems beyond the qualification of survey (i.e. Weetlank, it is auxiliary and items on treadily visible during a reasonable inspection of site (past cemetries), landfills, and miteral (ghts). (PB. 16, PG. 28) LOT 9 PARCEL NO.: 45-02-12-279-005.000-023 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 or record or the most current status or title for that parcel.

# PLAT OF SURVEY

SUBJECT PARCEL DESCRIPTION:
That part of the dedicated Right of Way of Forsyth Square in the Northeast Quarter of Section 12, Township 37 North, Range 10 West of the Second Principal Meridian, City of Hammond, Lake County, Indiana, lying within the said Forsyth Square as shown in the Forsyth Water Gardens in the City of Hammond, as per plat thereof recorded in Plat Book 14, Page 19 in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: commencing at the Northeast corner of Block 3 in said Forsyth Water Gardens; thence South 89 degrees 31 minutes 23 seconds East along the Easterly extension of the Southerly Right-of Way line of 119th Street as shown in said Forsyth Water Gardens, a distance of 44.00 feet to the Point of Beginning; thence South 89 degrees 31 minutes 23 seconds East continuing along said Easterly extension, a distance of 80.50 feet to a point 55.50 feet West of the Easterly Right-of-Way line of Warwick Avenue as shown in said Forsyth Water Garden; thence South 25 degrees 10 minutes 33 seconds East, a distance of 10.39 feet to a point 51.00 feet West of the said Easterly Right-of-Way line; thence South 00 degrees 28 minutes 37 seconds West parallel with and 51.00 feet West of said Easterly Right-of-Way line, a distance of 253.50 feet; thence South 37 degrees 07 minutes 41 seconds West, a distance of 4.09 feet; thence South 88 degrees 56 minutes 03 seconds West, a distance of 82.59 feet to a point 44.00 feet East of the East line of said Block 3: thence North 00 degrees 28 minutes 37 seconds East parallel with and 44.00 feet East of the East line of said Block 3, a distance of 268.38 feet to the Point of Beginning, containing 22,690 Square

NORTH

FILED

JAN 20 2022

JOHN E. PETALAS

LAKE COUNTY AUDITOR

LEGEND:

LIGHT POLE

CURR DRAIN

STOP SIGN WATER VALVE

2022-002629

B37-P78

TREE W/ TRUNK DIA.

FOUND SCRIBED NOTCH

SET 5/8" IRON REBAR W/"ALLEN 29900011" LD. CAP

MANHOLE

VICINITY MAP E Stewart Ct

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S), <u>X.(UNISHADED)</u> AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR <u>THE CITY OF HAMMOND</u>, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PARKLES). 13898000TE, EFFECTIVE, JANUARY, 15, 2012. AND REVISED TO REFLECT THE INFORMATION CONTAINED IN A LETTER OF MAP AREAS TO A 174, 548-524 POATED MAY 2, 918. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNISHADED). ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD HAZARD.

### SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of: see the "Subject Parcel Legal Description" Section of this Plat of Survey

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

adjacent parcets as snown nerving:
Reference was made to the following:

1. The record Subdivision Plat of Forsyth Water Gardens, as per plat thereof, recorded in Plat Book 14, Page 19 in the Office of the Recorder of Lake

County, Indiana.

2. A Plat of Description performed by John Stuart Allen (R.L.S. No. 29900011) on the Subject Parcel, under Job No. 2021-0583, dated June 23, 2021.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this Plat of Survey was to perform an original / retracement survey of the above described parcels of land that was originally public Right of Way. A search was performed throughout the surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was an assured bearing of South 00 degrees 28 minutes 37 seconds West along the East and Vision to the South of th subject parcel and an earnings shown on this survey indicate ariguma relationship between the lines only. I found several what look to be original boundary corners set by the original surveyor of around the perimeter of the surveyed area as shown hereon to determine the subject parcel.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel as this is an original survey.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in

The survey performed met the requirements of a SUBURBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.13 feet (40 millimeters) plus 100 parts per million for

## STATE OF INDIANA } §

I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #299000II, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT/ORIGINAL SURVEYS.

TORRENGA SURVEYING, LLC.

BTUART 4 No. LS29900011 STATE OF WDIANA D SURVE

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



C SURVEYORS **INDIANA 46321** URVEYING RIDGE ROAD, MUNSTER, LAND S **PROFESSIONAL** ORRENG

FORSYTH WATER GARDENS

COUNTY, INDIANA FORSYTH SQUARE IN THE (

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