

GINA PIMENTEL RECORDER 2022-002629 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 11:31 AM 2022 Jan 20

PLAT OF SURVEY



TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321

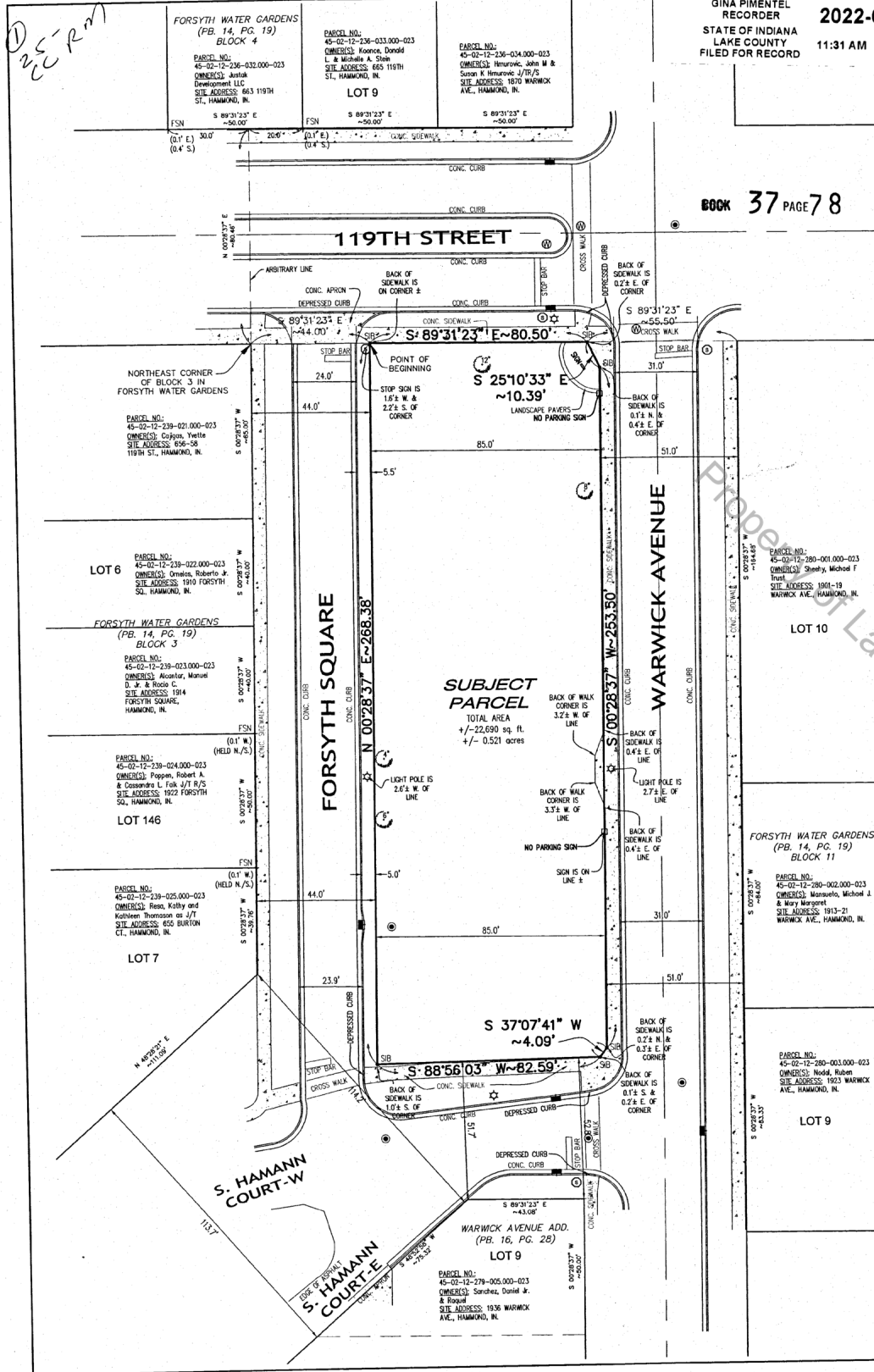
PLAT OF SURVEY PART OF FORSYTH WATER GARDENS FORSYTH SQUARE IN THE CITY OF HAMMOND LAKE COUNTY, INDIANA

DATE: DECEMBER 26, 2021

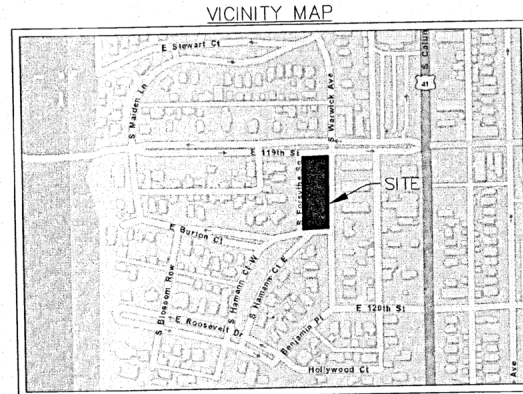
CLIENT: CITY OF HAMMOND DEPT. OF PLANNING & DEVELOPMENT

JOB NO: 2021-1118 SCALE: 1"=30' DRAWN: QP

WEBSITE: WWW.TORRENGA.COM TEL. NO.: (219) 836-9918



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...



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF HAMMOND, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0017E EFFECTIVE JANUARY 18, 2012...

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. 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 herein. The basis of bearings for this survey was an assumed bearing of South 00 degrees 28 minutes 37 seconds West along the East and West lines of the subject parcel and all bearings shown on this survey indicate angular 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 herein 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 measurements):

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 set monuments.

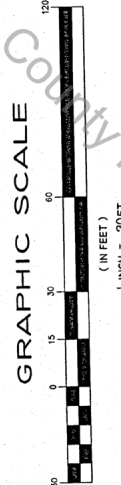
STATE OF INDIANA } COUNTY OF LAKE } I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE 1 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT/ORIGINAL SURVEYS.

TORRENGA SURVEYING, LLC.

Signature of John Stuart Allen, Registered Land Surveyor No. LS29900011



FILED JAN 20 2022 JOHN E. PETALAS LAKE COUNTY AUDITOR



- LEGEND: LIGHT POLE, MANHOLE, CURB DRAIN, STOP SIGN, WATER VALVE, TREE W/ TRUNK DIA., FSN, FOUND SCRIBED NOTCH, SET 5/8" IRON REBAR, ALLEN 29900011 I.D. CAP

Additional Survey Related Notes:

- 1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted. 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 (811) for field locations of underground utility lines. 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 items beyond the qualification of survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights). 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.