

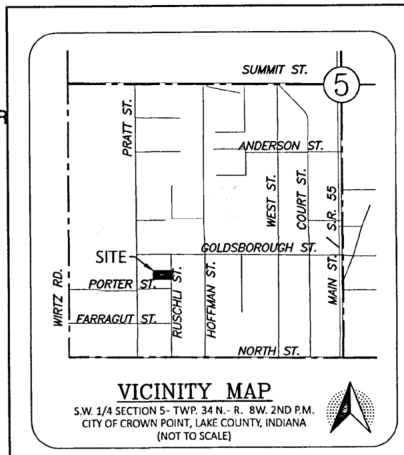
NOT AN OFFICIAL DOCUMENT
PLAT OF SURVEY

B38-P1

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 2:08 PM 2022 Mar 22

BOOK 38 PAGE 01

FILED
MAR 22 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR



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Table with 2 columns: DATE, REVISIONS AND NOTES.

PARCEL DESCRIPTION (PER DOC. NO. 1985-822572):

THE SOUTHEAST 1/4 OF BLOCK 6, EXCEPT THE SOUTH 98 FEET THEREOF AND EXCEPT THAT PART LYING WITHIN RUSCHLI STREET IN PRATT AND RUSCHLI'S SUBDIVISION IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL INFORMATION:

TAX ID. NO. 45-16-05-354-007.000-042
MASSEY, LEE D. & JULIE A. (H&W)
WARRANTY DEED
DOC. NO. 1985-822572
REC. 10/2/1985

PARCEL AREA:

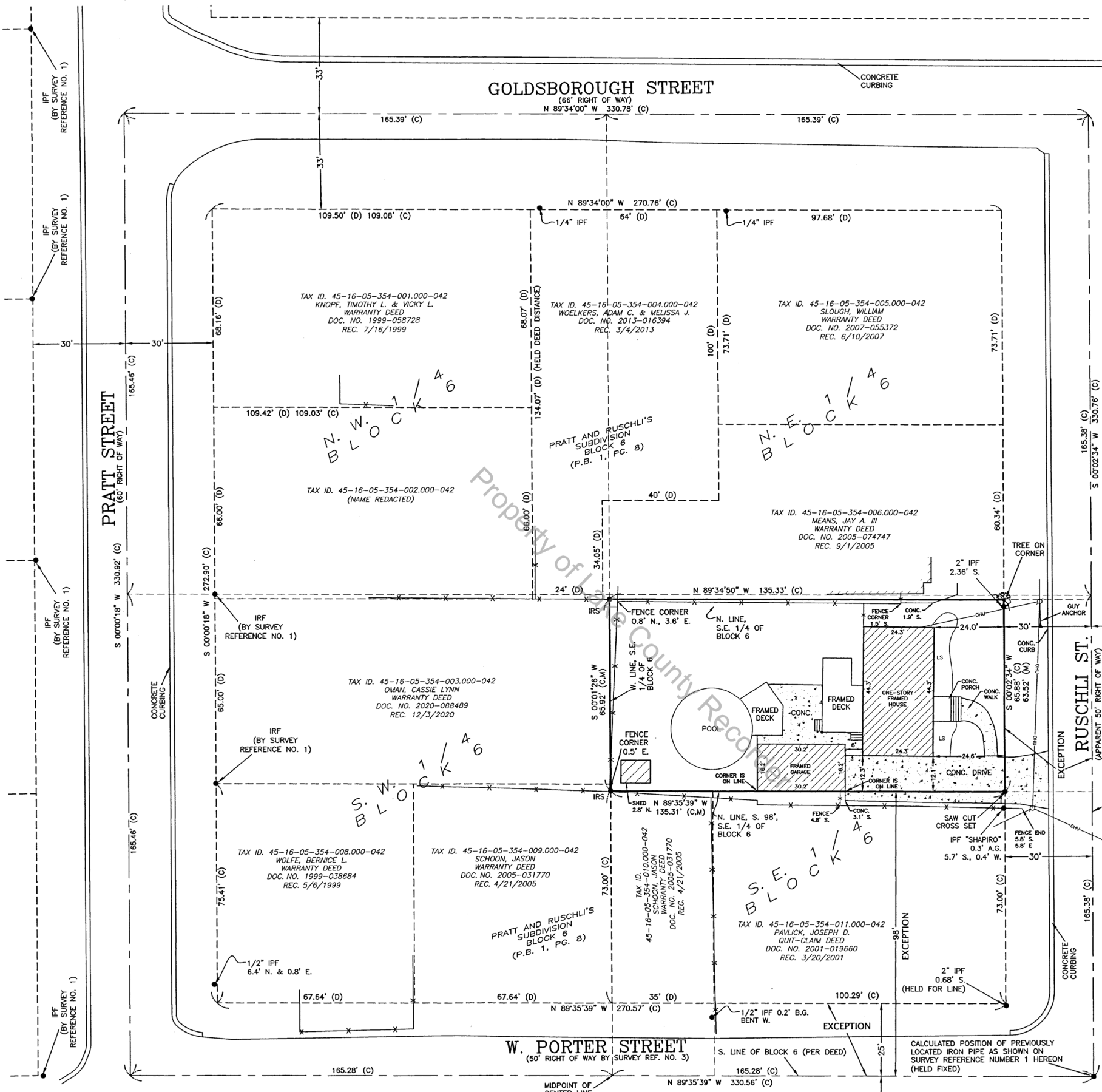
8,918 SQUARE FEET
0.20 ACRES

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) 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.
4) SUBSTANTIAL VISIBLE EVIDENCE IS SHOWN. THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.
5) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OCCURRED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
6) FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180128, PANEL NO. 18089C0261E, MAP EFFECTIVE DATE: JANUARY 18, 2012.
7) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
8) BASIS OF BEARINGS IS PER SURVEY REFERENCE 1 AS NOTED HEREON.

2022-010842

LEGEND table with symbols for dimensions (R, M, C, D), iron rods (IRS, IRF), fences (X), overhead utility wires (OHU), utility poles (UP), landscaping (LS), fences (X), asphalt (diagonal lines), buildings (hatched), concrete (dots).



SURVEY REFERENCES:

- 1) PLAT OF SURVEY OF THE SOUTH ADJOINER BY LAND TECHNOLOGIES, INC., JOB NO. 672-03, DATED 7/5/04.
2) LAKE COUNTY AUDITOR MAP A109-045E & A109-045E1.
3) LETTER DATED MARCH 12, 1930 FROM LAWRENCE L. KNIGHT, CITY ENGINEER TO HERBERT JOHNSON, CITY ATTORNEY DETERMINING THE WIDTH OF PORTER STREET TO BE 50 FEET WIDE.
4) UNDATED SECTION MEASUREMENTS AND DIMENSIONED BLOCKS FOR THE SUBJECT SECTION FROM THE FILES OF KNIGHT FOR THE "JUNKER SURVEY".
5) PLAT OF PRATT & RUSCHLI'S SUBDIVISION TO CROWN POINT RECORDED IN PLAT BOOK 1, PAGE 8 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

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 PORTION OF A BLOCK IN A PLATTED RESIDENTIAL SUBDIVISION.

THEORY OF LOCATION:

THE RECORD PLAT OF PRATT & RUSCHLI'S SUBDIVISION (SURVEY REFERENCE NUMBER 5 HEREON) DEPICTS SUBJECT BLOCK 6 AS CONTAINING 2.5 ACRES WITH NO BLOCK MEASUREMENTS, NO CORNER ANGLES OR BEARINGS, NO PLATTED WIDTHS FOR THE BOUNDING STREETS AND NO MONUMENTATION SHOWN. IT WAS ASSUMED THAT THE AREA OF 2.5 ACRES APPROXIMATED A 330 FOOT BY 330 FOOT BLOCK MEASUREMENT ALONG THE CENTER LINE OF THE BOUNDING STREETS. THE FOLLOWING ASSUMPTIONS BASED ON AUDITOR RECORDS AND FOUND MONUMENTATION WERE MADE REGARDING THE BOUNDING STREET WIDTH OF THE SUBJECT BLOCK:
1) 66 FOOT TOTAL WIDTH FOR GOLDSBOROUGH STREET
2) 60 FOOT TOTAL WIDTH FOR PRATT STREET
3) 50 FOOT TOTAL WIDTH FOR RUSCHLI STREET WITH 30 FEET FOR THE WEST PORTION
4) 50 FOOT TOTAL WIDTH FOR PORTER STREET
THE PORTER STREET WIDTH IS ALSO PER A LETTER, DATED MARCH 12, 1930 FROM THE CITY ENGINEER TO THE CITY ATTORNEY ISSUING A DETERMINATION FOR THE WIDTH OF PORTER STREET (SURVEY REFERENCE NUMBER 3 HEREON).

A SEARCH FOR MONUMENTATION THROUGHOUT THE SUBJECT BLOCK AND ACROSS THE SURROUNDING STREETS WAS PERFORMED AND THE RESULTS FROM SAID SEARCH ALONG WITH THE CALCULATED LOCATIONS FROM ADDITIONAL MONUMENTATION PER A LAND TECHNOLOGIES SURVEY (SURVEY REFERENCE NUMBER 1 HEREON) ARE SHOWN HEREON. MULTIPLE SOLUTIONS OCCUR FOR RETRACING THE BLOCK BASED ON THE MONUMENTS FOUND WITH LOCALIZED POSSESSION SUPPORTING AND DISAGREEING WITH EACH OF THE SOLUTIONS.

A PREVIOUSLY FOUND IRON PIPE BY SAID SURVEY REFERENCE NUMBER 1 AT THE SOUTHEAST CORNER OF THE BLOCK IN THE CENTER OF PORTER STREET AND RUSCHLI STREET WAS HELD AS THE BEST EVIDENCE OF THE BLOCK CORNER. ADDITIONAL MONUMENTS PREVIOUSLY LOCATED BY SURVEY REFERENCE NUMBER 1 AND FOUND THIS SURVEY ALONG THE BOUNDING STREETS WERE USED TO RETRACE THE SUBJECT BLOCK WHILE HOLDING THE POSITION OF SAID IRON PIPE AT THE SOUTHEAST CORNER.

THE SUBJECT PARCEL IS DESCRIBED AS BEING THE SOUTHEAST QUARTER OF THE BLOCK EXCEPT THE SOUTH 98 FEET. THE SOUTH LINE OF THE SUBJECT PARCEL WAS RETRACED AS BEING PARALLEL WITH AND 98 FEET NORTH OF THE CENTER LINE OF PORTER STREET AS RETRACED THIS SURVEY. THE WEST LINE OF THE SUBJECT PARCEL WAS RETRACED AS BEING A LINE FROM THE MIDPOINT OF THE SUBJECT BLOCK ALONG GOLDSBOROUGH STREET TO THE MIDPOINT OF THE SUBJECT BLOCK ALONG PORTER STREET. THE EAST LINE OF THE SUBJECT PARCEL WAS RETRACED A LINE 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SUBJECT BLOCK.

MULTIPLE SOLUTIONS EXIST FOR THE LOCATION OF THE NORTH LINE OF THE SUBJECT PARCEL. IT IS BELIEVED THAT FOUND MONUMENTS WITHIN THE SUBJECT BLOCK WERE PREVIOUSLY SET USING ASSUMED DIFFERENT WIDTHS OF PORTER STREET AND VARYING INTERPRETATIONS OF HOW TO QUARTER THE BLOCK WITH SOME USING THE UNEQUAL RIGHT OF WAY WIDTHS AND SOME USING THE CENTER LINE OF THE STREETS.

THE NORTH LINE OF THE SUBJECT PARCEL WAS RETRACED THIS SURVEY BY USING THE CALCULATED BEARING OF THE MIDPOINT OF THE EAST AND WEST LINES OF THE SUBJECT BLOCK AND FIXING THE LINE USING A DEED DISTANCE OF 134.07 FEET SOUTH OF THE SOUTH LINE OF GOLDSBOROUGH STREET. OCCUPATION OF THE NORTH ADJOINER SUPPORTED THIS SOLUTION.

- 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 5.6 FEET NORTH-SOUTH, AND 0.5 FEET EAST-WEST.
B) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: A CONCRETE DRIVEWAY, FENCING, AND CONCRETE WERE ALL LOCATED ON OR NEAR THE SUBJECT PARCEL LINES AND THEIR LOCATION RELATIVE TO THE PARCEL LINES IS NOTED HEREON.
C) 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 (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

STATE OF INDIANA
COUNTY OF LAKE

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.

GLENN E. BOREN
PROFESSIONAL SURVEYOR: GLENN E. BOREN
REGISTRATION NUMBER: LS20000006
gboren@dvgteam.com
DATE: 3/20/2022
FIELD WORK COMPLETED: 3/20/2022



PLAT OF SURVEY
405 N. RUSCHLI STREET
CROWN POINT, IN 46307
S.E. 1/4 OF BLOCK 6, EXCEPT S. 98' THEREOF IN PRATT & RUSCHLI'S SUBDIVISION

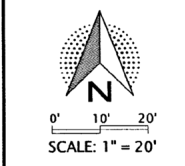


Table with columns: FR/PG, FILE NO., DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO.