

PLAT OF SURVEY

BOOK 38 PAGE 90

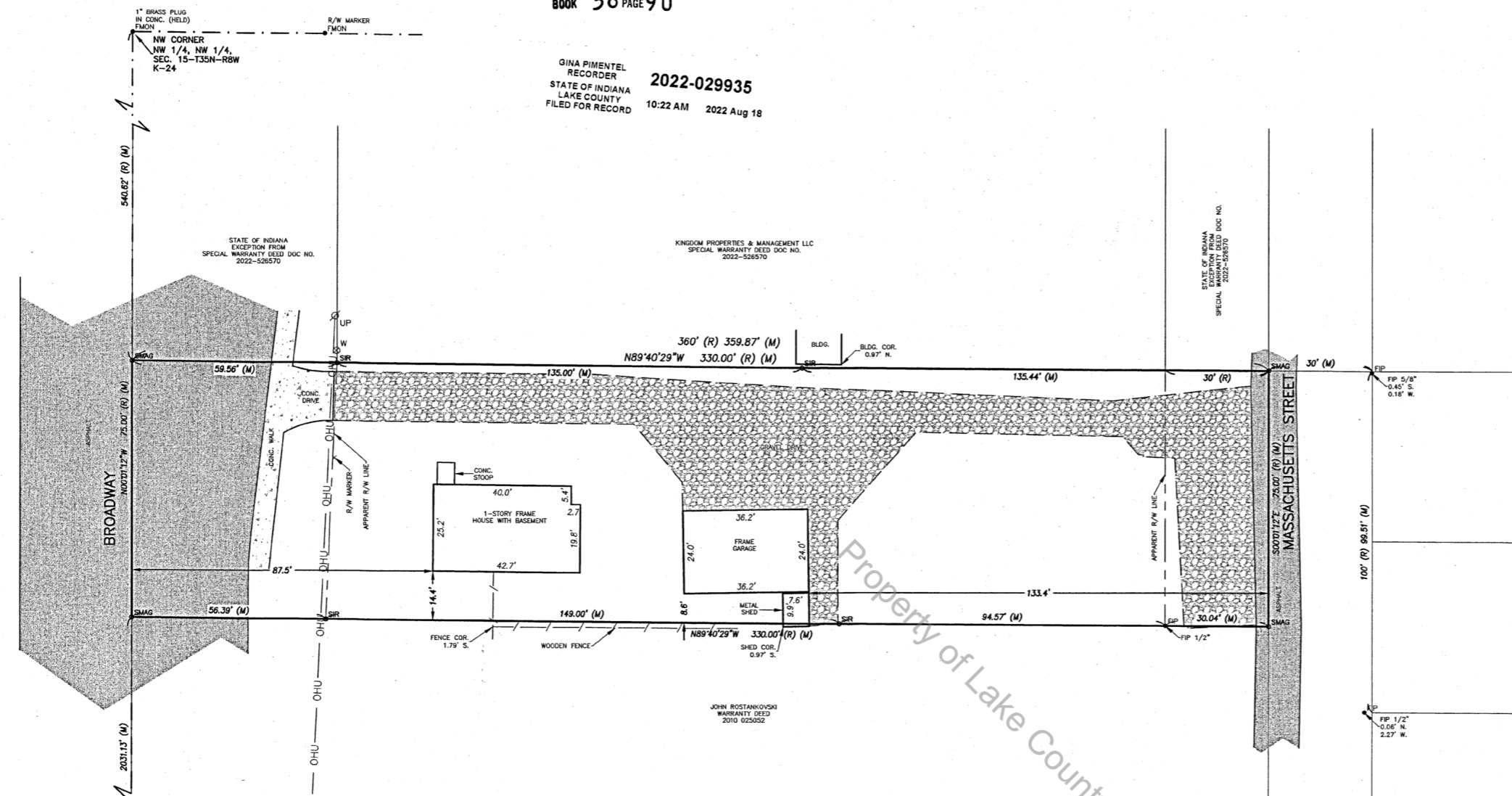
FILED

AUG 18 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
CC
LK

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 10:22 AM 2022 Aug 18
2022-029935



SYMBOL LEGEND:

CB	= CATCH BASIN
• FIP	= FOUND IRON PIPE
• FIR	= FOUND IRON ROD
• FMON	= FOUND MONUMENT
LP	= LIGHT POLE
(M)	= MEASURED DISTANCE
PP	= POWER POLE
(R)	= RECORD DISTANCE
○ SCI	= SET CAPPED IRON (5/8" REBAR W/ABONMARCHE)
○ SMAG	= SET MAG NAIL WITH DISC
○	= TREE

LINETYPE & HATCH LEGEND:

—○—○—	= CHAIN LINK FENCE
—OHU—OHU—	= OVERHEAD UTILITIES
[Hatched Box]	= ASPHALT
[Dotted Box]	= CONCRETE

KRULL & ABONMARCHE
 111 East 9th Street
 Hobart, IN 46342
 773.947.2568
 abonmarche.com

**6945 BROADWAY
 MERRILLVILLE, IN 46410
 LAKE COUNTY, INDIANA**

**PLAT OF SURVEY
 CLIENT: JOSEPH BERGER
 SECTION 15-135N-R8W**

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN QUITCLAIM DEED DOC. NO. 97035634.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

- REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN

REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

- CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. SINCE MONUMENTS FOUND THAT WERE USED AS HELD, THERE WAS NO UNCERTAINTY IN LOCATION.
- UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
 - A METAL SHED WAS LOCATED OVER THE SOUTH PARCEL LINE AS SHOWN.
 - A FENCE WAS LOCATED ACROSS AND SOUTH OF SOUTH PARCEL LINE AS SHOWN.
- THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.
- 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 A URBAN SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

- DEEDS AND RECORDS
- SURVEY CORNER RECORDS
- LAKE COUNTY, INDIANA GIS WEBSITE

GENERAL NOTES:

- 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:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - OWNERSHIP OR TITLE.
- 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 QUALIFICATIONS OF SURVEY (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- 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.
- NO ATTEMPT HAS BEEN MADE AT A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITY LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO LOCATE SERVICES WERE CONTACTED. 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.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, NO SNOW COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON AUGUST 1, 2022.
- BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

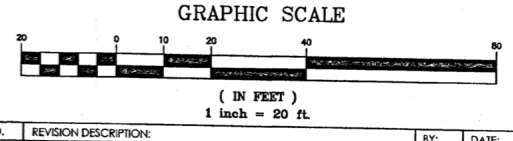
STATE OF INDIANA
 COUNTY OF LAKE
 S.S. _____
 THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

DATE: 08/09/2022

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
 REGISTRATION NUMBER: S0568
 kgembala@abonmarche.com
 STATE OF INDIANA



B38-P 90



PARCEL ADDRESS:
 6945 BROADWAY, MERRILLVILLE, IN 46410

LEGAL DESCRIPTION: (PER QUITCLAIM DEED DOC. NO. 97035634)
 PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 540.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION (BEING IN THE CENTER OF BROADWAY); THENCE EAST 330 FEET (TO WHAT IS THE CENTER LINE OF MASSACHUSETTS STREET); THENCE SOUTH 75 FEET; THENCE WEST 330 FEET; THENCE NORTH 75 FEET TO THE POINT OF BEGINNING.

2022-029935

SHEET TITLE: _____

DRAWN BY: JK

DESIGNED BY: _____

PM REVIEW: _____

QA/QC REVIEW: KDG

DATE: 08/09/2022

SCALE: _____

SIGNATURE: _____

DATE: _____

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

SCALE: _____

HORIZ: 1"=20'

VERT: _____

ACI JOB # 22-1233

SHEET NO. 1 of 1