

2022-040714

NOT AN OFFICIAL DOCUMENT B39-P43

LEGAL DESCRIPTION: (AS PER THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. TIN86041, DATED MAY 8, 2022, UNDER TRACT 2)

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP: (NOT TO SCALE)

Parcel 1:

Lots 1, 2, 3, 4, 5, 44, 45, 46, 47 and 48, in Walker & Zabel's Resubdivision North End Block 4, Manufacturer's Addition, as per plat thereof, recorded as Document Number 67488, in Plat Book 11, page 25, in the Office of the Recorder of Lake County, Indiana.

Together with the North half of the vacated alley lying Southerly and adjacent to the above described Lots 1, 2, 3, 4, 5, 44, 45, 46, 47 and 48.

Parcel 2:

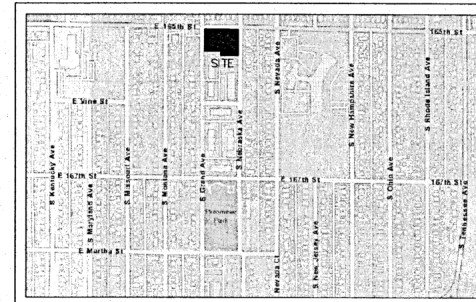
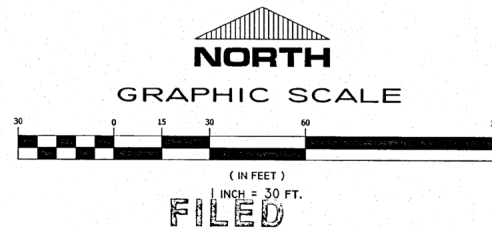
Lots 6, 7, 8, 42 and 43, Block 4, in Manufacturer's Addition to Hammond, as per plat thereof, recorded in Plat Book 2, page 23, in the Office of the Recorder of Lake County, Indiana.

Together with the South half of the vacated alley lying Northerly and adjacent to the above described Lots 6 and 43 and the vacated alley lying Westerly of Lot 6 and Easterly of Lot 43.

Together with the West half of the vacated alley lying Easterly and adjacent to the above described Lots 42 and 43. Together with the East half of the vacated alley lying Westerly and adjacent to the above described Lots 6, 7 and 8.

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.
3. As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains 35 visible parking spaces, 2 of which are for handicapped parking.
4. 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).
5. 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.



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of see the "Legal Description" section of this ALTA/NSPS Land Title 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.
1. The Lake County Corner Record of the Northerly Corner of Sec. 10-36-9, under Corner I.D.=14 EF 16 in the Office of the Recorder of Lake County, Indiana.
2. The Lake County Corner Record of the Northeast Corner of Sec. 10-36-9, under Corner I.D.=16 in the Office of the Recorder of Lake County, Indiana.
3. The Lake County Corner Record of the Southerly Corner of Sec. 10-36-9, under Corner I.D.=14 EF 17 in the Office of the Recorder of Lake County, Indiana.
4. The Lake County Corner Record of the Northwest Corner of Sec. 10-36-9, under Corner I.D.=16 in the Office of the Recorder of Lake County, Indiana.
5. The record plat of Walker's and Zabel's Resub. North End Block 4 of Manufacturer's Addition, as per plat thereof, recorded in Plat Book 11, Page 25 in the Office of the Recorder of Lake County, Indiana.
6. The record plat of Manufacturer's Addition to Hammond, as per plat thereof, recorded in Plat Book 02, Page 23 in the Office of the Recorder of Lake County, Indiana.

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 ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and 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 88 degrees 51 minutes 22 seconds East along the North line of the subject parcel and all bearings shown in this survey indicate angular relationship between the lines only. I found monuments at the Southeast and Southwest corners of the subject parcel which fit well with the established North line of the Northeast Quarter of Section 10-36-9. The recorded subdivision plat had no bearings or angles which forced me to create angles based of existing monumentation. I held the Lake County Surveyors witnessed monumentation for the Northwest, Northeast and Southwest corners of the Northeast Quarter of Section 10-36-9. The North and South lines of the subject parcel are parallel with the North line of the Northeast Quarter of section 10-36-9 and the East and West lines of subject parcel are parallel with the West line of the Northeast Quarter of Section 10-36-9.

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. I found monumentation at the Southeast and Southwest corners of the subject parcel which fit well with the established North line of the Northeast Quarter of Section 10-36-9. The recorded subdivision plat had no bearings or angles which forced me to create angles based of existing monumentation. I held the Lake County Surveyors witnessed monumentation for the Northwest, Northeast and Southwest corners of the Northeast Quarter of Section 10-36-9. The North and South lines of the Subject parcel are parallel with the North line of the Northeast Quarter of section 10-36-9 and the East and West lines of subject parcel are parallel with the West line of the Northeast Quarter of Section 10-36-9.

B) OCCUPATION AND POSSESSION: The apparent uncertainties resulted due to occupation or possession lines are shown in detail along the South line of the subject parcel being an existing fence.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: The apparent ambiguity in the record description of the subject parcel is the recorded subdivision plat had no bearings or angles which forced me to create angles based of existing monumentation. I held the Lake County Surveyors witnessed monumentation for the Northwest, Northeast and Southwest corners of the Northeast Quarter of Section 10-36-9.

D) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements): The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

CERTIFY TO: 1. Bayshore Properties, Inc. 2. First American Title Insurance Company 3. Engelberg & Smith

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) 180890C0127E EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

STATE OF INDIANA } 5 COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 18, and 19 of Table A thereof. The field work was completed on June 15, 2022 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further 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 Surveys.

DATE OF SURVEY: June 17, 2022

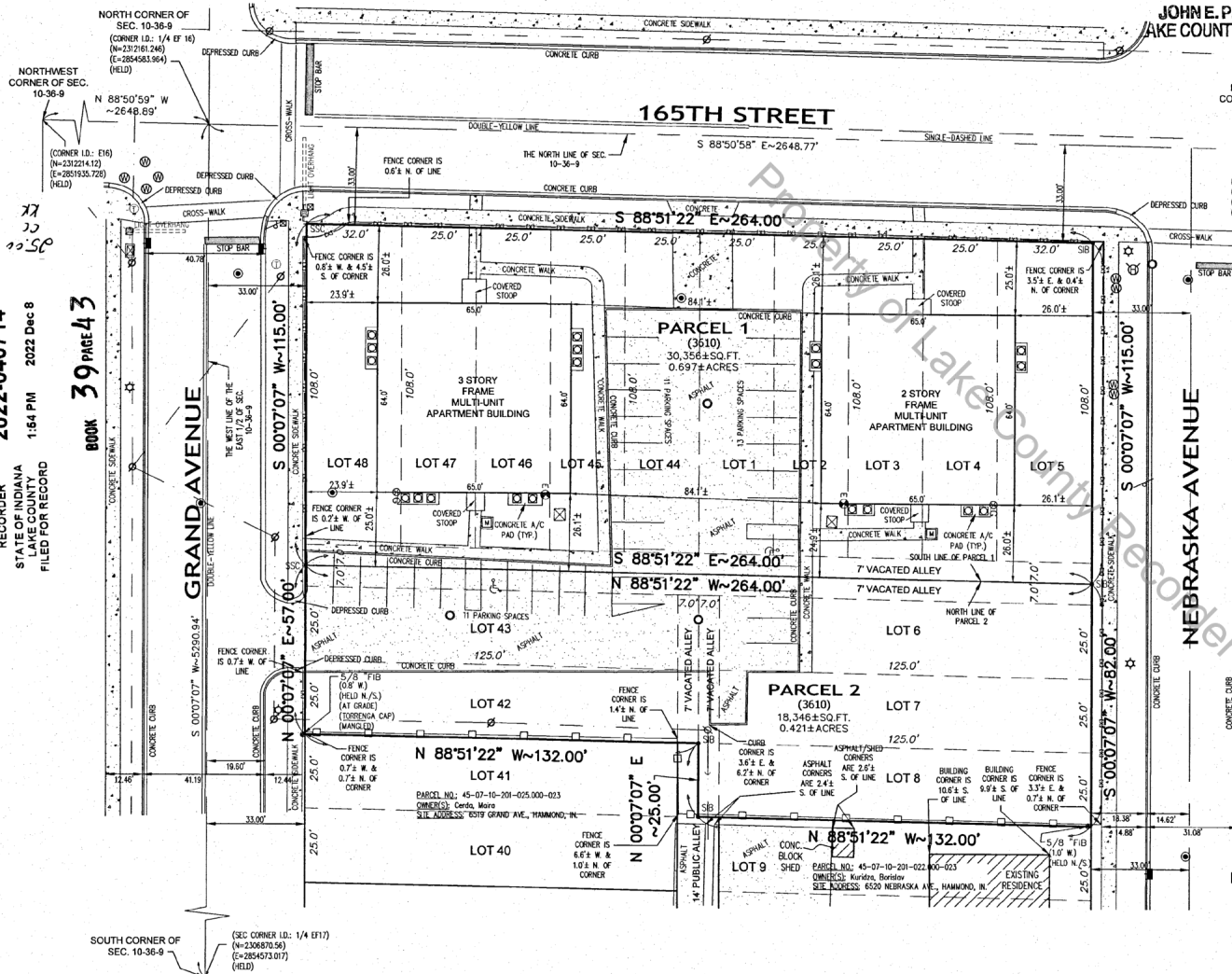
TORRENGA SURVEYING, LLC.

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



GINA RIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2022-040714 1:54 PM 2022 Dec 8

BOOK 39 PAGE 43



CLIENT(S): ENGELBERG & SMITH

DATE: JUNE 17, 2022

ALTA/NSPS LAND TITLE SURVEY PART OF SEC. 10-36-9

3610 165TH STREET IN THE CITY OF HAMMOND LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321



JOB NO: 2022-0391 SCALE: 1"=30' DRAWN: OP

Z:\MANUFACTURER'S ADD. TO HAMMOND 2-23\dwg\2022-0391_ALTA.dwg 6/17/2022 9:50:40 AM CDT

TEL. No.: (219) 836-8918

WEBSITE: WWW.TORRENGA.COM