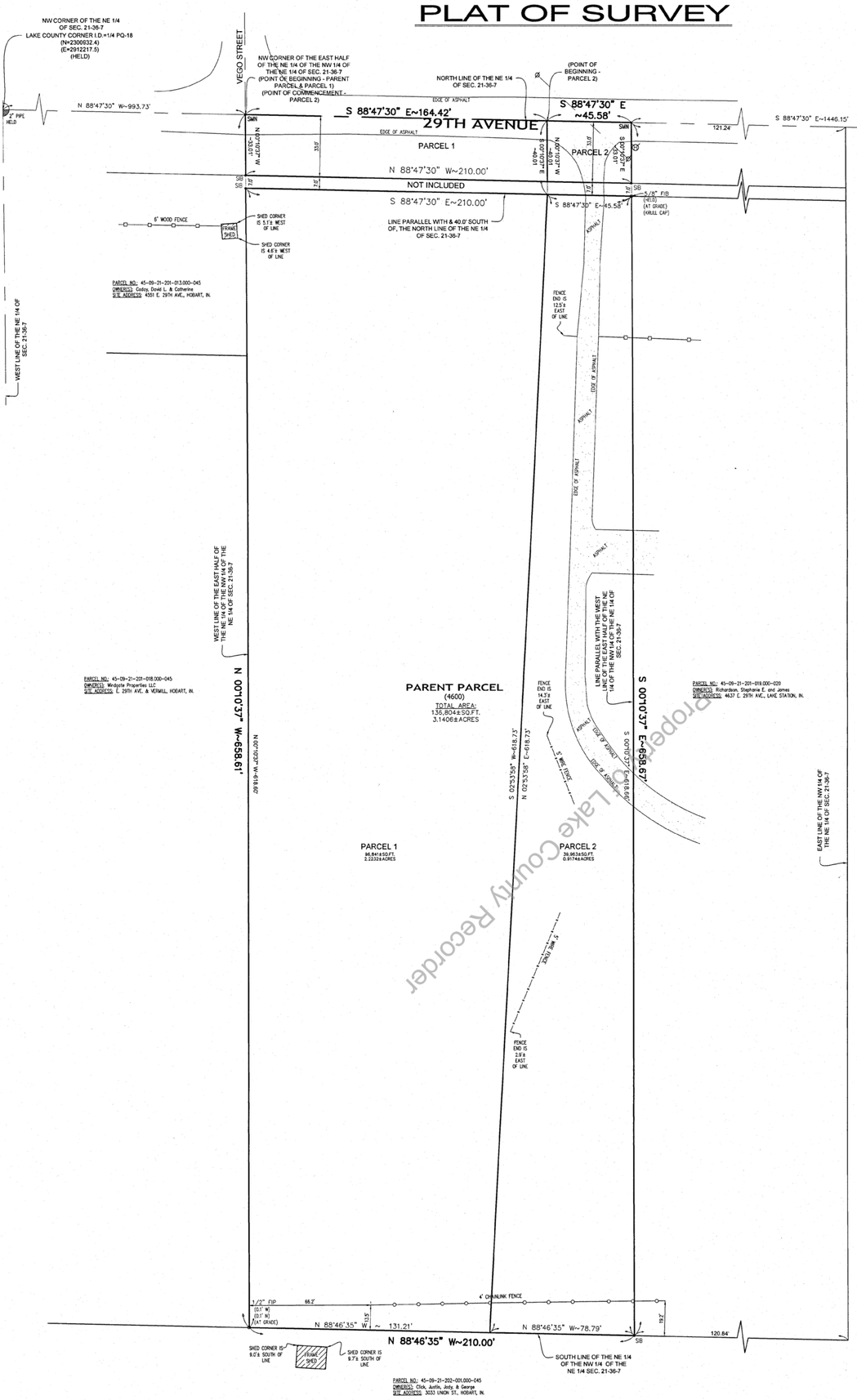
GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-040715
2:07 PM 2022 Dec 8

BOOK 39 PAGE 44

PLAT OF SURVEY



Property of Lake County Recorder

PARENT PARCEL LEGAL DESCRIPTION: (AS PER KRULL & SON DESCRIPTIVE PLAT DATED NOVEMBER 6, 2001)

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 THENCE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 210.00 FEET TO A POINT 121.24 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS EAST, PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, 658.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING 120.84 FEET WEST OF AFORESAID EAST LINE; THENCE NORTH 88 DEGREES 46 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, 210.00 FEET TO THE AFORESAID WEST LINE; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, 658.61 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET THEREOF, CONTAINING 3.141 ACRES MORE OR LESS.

PARCEL 1 LEGAL DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST HALF; THENCE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID EAST HALF, A DISTANCE OF 164.42 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SAID EAST HALF, 40.01 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 618.73 FEET TO A POINT ON THE SOUTH LINE OF THE SAID EAST HALF; THENCE NORTH 88 DEGREES 46 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 131.21 FEET TO THE WEST LINE OF THE SAID EAST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 658.61 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET THEREOF, CONTAINING 2.223 ACRES MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID EAST HALF; THENCE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE SAID EAST HALF, A DISTANCE OF 164.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS EAST, CONTINUING ALONG THE SAID NORTH LINE, A DISTANCE OF 45.58 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SAID EAST HALF, A DISTANCE OF 658.67 FEET TO A POINT ON THE SOUTH LINE OF THE SAID EAST HALF; THENCE NORTH 88 DEGREES 46 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 78.79 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 618.73 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE SAID EAST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE SAID WEST HALF, 40.01 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 7.00 FEET OF THE NORTH 40.00 FEET THEREOF, CONTAINING 0.917 ACRES MORE OR LESS.

FILED
DEC 08 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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. Descriptive Plat performed by Robert A. Krull (R.L.S. No. 10516) of the Subject Parcel, under File 01-1145, dated November 6, 2001.
2. Plat of Survey of the Easterly Adjoining Parcel performed by Robert A. Krull (R.L.S. No. 10516), dated April 17, 2001.
3. The Lake County Section Corner Record of the Northwest Corner of the Northeast Quarter of Section 21-36-7, under Section Corner I.D. = 1HPQ-18 in the Office of the Recorder of Lake County, Indiana.
4. The Lake County Section Corner Record of the Northeast Corner of the Northeast Quarter of Section 21-36-7, under Section Corner I.D. = Q-18 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 Plat of 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 hereon. The basis of bearings for this survey was the bearings on the lines taken from reference plat 1 and 2. I found monumentaion shown on reference plat 2 and agree with the solution from said Krull Survey.

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:

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 4 foot chain link fence several feet North of the South line.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel was found from the adjoining deeds.

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.

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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.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30FT.

LEGEND:

- Ø POWER POLE
- FIRE HYDRANT
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- SB SET 5/8" IRON REBAR W/" ALLEN 29900011" I.D. CAP
- SMN SET MAG NAIL W/" ALLEN 29900011" I.D. TAG
- FOUND SECTION MONUMENT

STATE OF INDIANA } S
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 SURVEYS.

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

SHEET 1 OF 1	CLIENT: HOBART LUMBER INC. JOB NO: 2022-0184 DRAWN: GP/SD/JSA SCALE: 1"=30'	DATE: MAY 11, 2022 GP - 5/20/22 - CORRECT AREAS GP - 9/8/22 - CORRECT ADDRESS	PLAT OF SURVEY PART OF THE NE 1/4 OF SEC. 21-36-7 4600 E 29TH AVENUE IN THE CITY OF LAKE STATION LAKE COUNTY, INDIANA	TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. NO.: (219) 836-8918 WEBSITE: WWW.TORRENGA.COM

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NOT AN OFFICIAL DOCUMENT