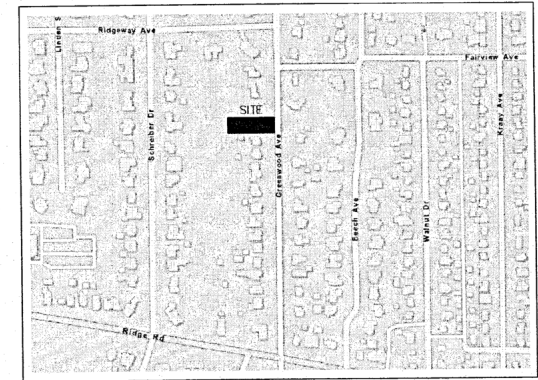


PLAT OF SURVEY

VICINITY MAP



SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of all of Lot 17, and the South 10.00 feet of Lot 18 in Greenwood First Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 30, Page 56 in the Office of the Recorder of Lake County, Indiana.

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 Greenwood First Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 30, Page 56 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 herein. The basis of bearings for this survey was an assumed bearing of South 00 degrees 06 minutes 19 seconds East along the East line of the subject parcel and all bearings shown on this survey indicate angular relationship between the lines only. I was able to find what look to be original monuments set by the original surveyor as shown herein. The found monuments were utilized in a best fit calculation holding the platted distances shown on the recorded plat.

A.) AVAILABILITY OF MONUMENTS:

The uncertainties in Monument locations are noted in detail on the monument table shown herein.

B.) OCCUPATION AND POSSESSION:

The apparent uncertainties resulted due to occupation or possession lines are shown in detail along the North line of the subject parcel being an existing fence and edge of a concrete driveway.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

The apparent ambiguity in the record description of the subject parcel is the fact that the original plat doesn't include bearings or angles which forced me to establish the angles based on found monumentation as shown herein.

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 (40 millimeters) plus 100 parts per million for set monuments. 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.

STATE OF INDIANA } S
COUNTY OF LAKE } S
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #2990001, 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 I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.

Signature of John Stuart Allen
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



SUBJECT PARCEL LEGAL DESCRIPTION:
All of Lot 17, and the South 10.00 feet of Lot 18 in Greenwood First Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 30, Page 56 in the Office of the Recorder of Lake County, Indiana.

GINA PIMENTEL RECORDER
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD
2022-040716
2:07 PM 2022 Dec 8

BOOK 39 PAGE 45

LEGEND:

- ELECTRIC METER
POWER POLE
FOUND IRON PIPE
FOUND IRON BAR
SET 5/8" IRON RE-BAR W/ALLEN 29900011 I.D. CAP
OVERHEAD LINES

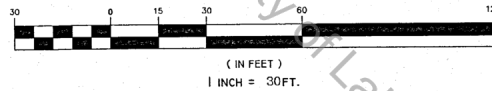
Table with 5 columns: MONUMENT DESIGNATION NUMBER, BEARING/DISTANCES FROM CALCULATED CORNER TO FOUND MONUMENT, MONUMENT DESCRIPTION, MONUMENT DEPTH, MONUMENT ORIGIN. Contains 13 rows of monument data.

FILED

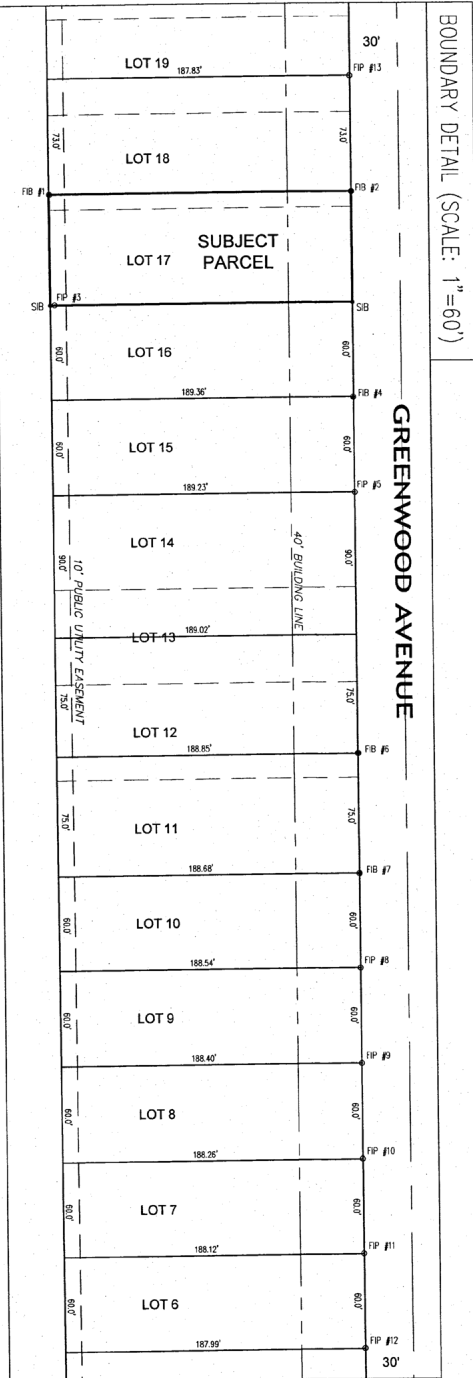
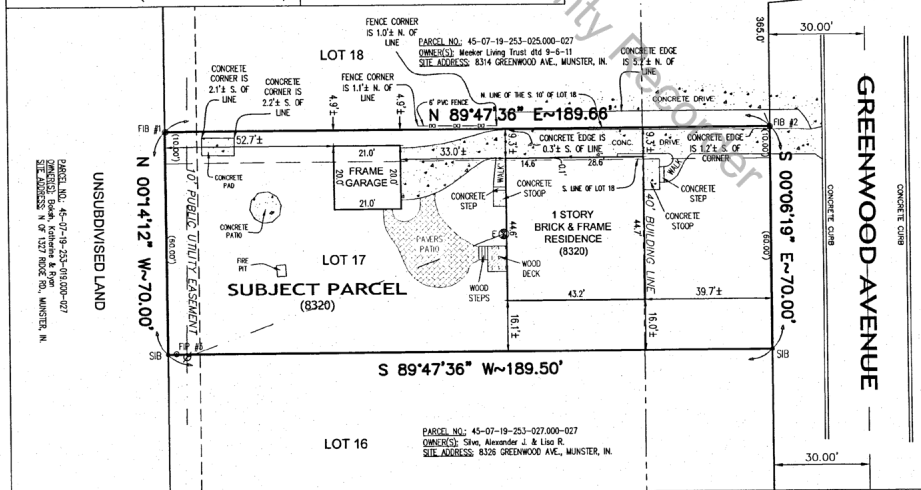
DEC 08 2022

JOHN E. PETALAS LAKE COUNTY AUDITOR

GRAPHIC SCALE



SITE DETAIL (SCALE: 1"=30')



CLIENT(S): GREGORY NEFF
DATE: JANUARY 4, 2022
JOB NO: 2021-1142
SCALE: VARIES
DRAWN: QP
Z:\GREENWOOD 1ST ADD. 30-56\dwg\2021-1142.dwg 1/4/2022 10:32 PM CST

PLAT OF SURVEY
LOT 17 & THE S. 10' OF LOT 18 IN GREENWOOD 1ST ADD.
8320 GREENWOOD AVENUE
THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

