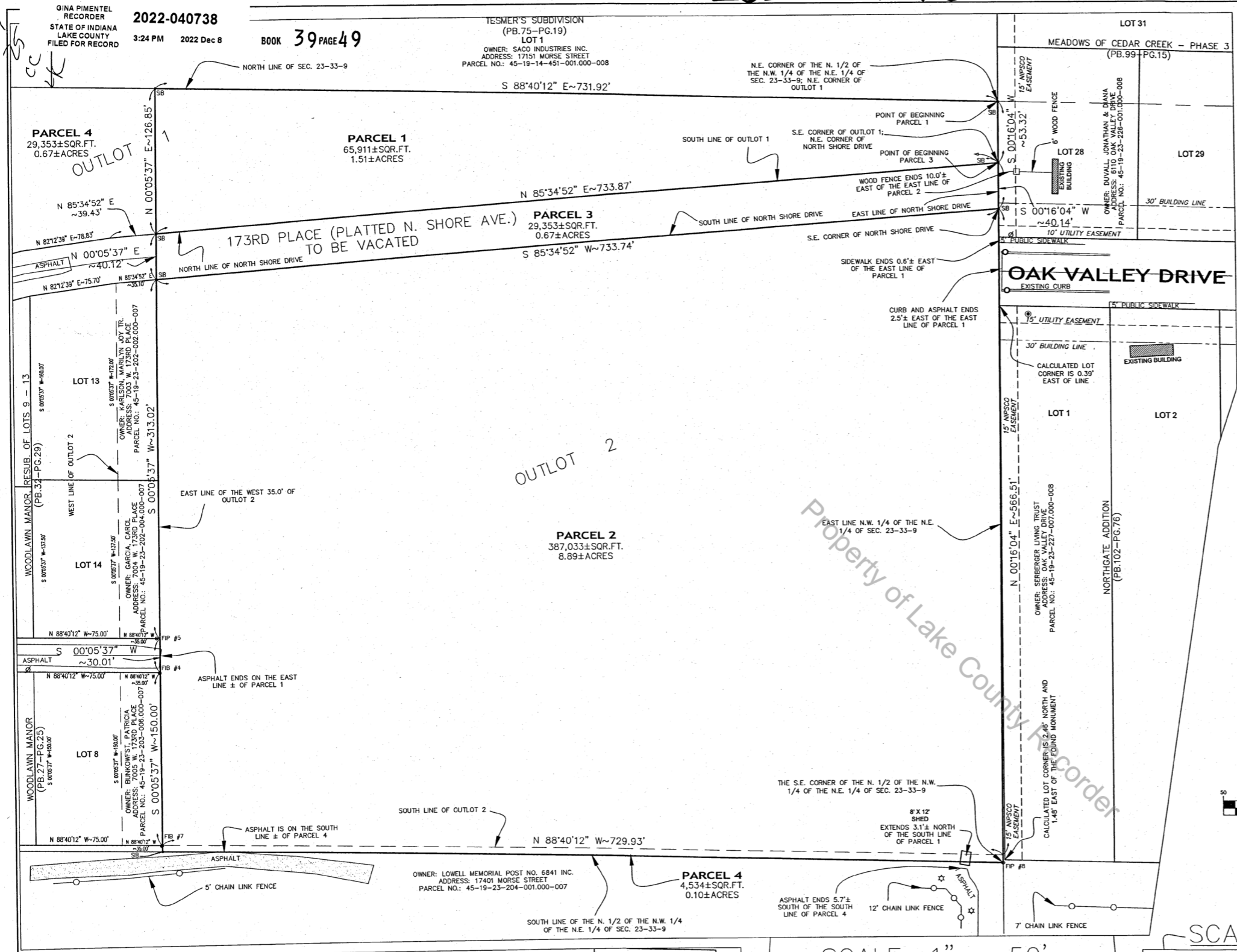


PLAT OF SURVEY



Parent Parcel Legal Description (taken from a Personal Representative's Deed dated November 25, 2005 and recorded December 9, 2005 as document number 2005-108256)
Parcel 1: Outlot 1 (except that part deeded to Dorsey Chism, Jr. and Charlotte Lou Chism in Deed Record 4067 page 274) described as follows: Lot Nine (9) and part of Outlot No. One (1), more particularly described as follows: commencing at the Southwest corner of said Lot No. 9, and running thence East 95.50 feet; thence North 263.80 feet; thence South 95.10 feet; thence South 263.80 feet to the place of beginning, in the resubdivision of Woodlawn Manor as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana. Also part of vacated North Shore Avenue lying West of the East line of resubdivided Lot 9.
Parcel 2: Outlot 2 (except the West 35.00 feet thereof) in the resubdivision of Woodlawn Manor, as shown in Plat Book 30, Page 29 in the Recorder's Office of Lake County, Indiana. Also part of vacated North Shore Avenue adjacent on the North.

LEGAL DESCRIPTION OF SURVEYED PARCELS:
PARCEL 1:
(This description was written and prepared by John Stuart Allen, an Indiana Professional Surveyor with Torrenga Surveying, LLC, license number 29900011, and originally depicted on a Plat of Survey dated August 26, 2019 and having a job number of 2019-0463): All that part of Outlot 1 in the resubdivision of Woodlawn Manor as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana, described as follows: beginning at the Northeast corner of said Outlot 1; thence South 00 degrees 16 minutes 04 seconds West, a distance of 53.32 feet to the Southeast corner of said Outlot 1; thence South 85 degrees 34 minutes 52 seconds West along the South line of said Outlot 1, a distance of 733.87 feet; thence North 00 degrees 05 minutes 37 seconds East into said Outlot 1, a distance of 126.85 feet to a point on the North line of said Outlot 1; thence South 88 degrees 40 minutes 12 seconds East along the North line of said Outlot 1, a distance of 733.92 feet to the Point of Beginning.

PARCEL 2:
(This description was written and prepared by John Stuart Allen, an Indiana Professional Surveyor with Torrenga Surveying, LLC, license number 29900011, and originally depicted on a Plat of Survey dated August 26, 2019 and having a job number of 2019-0463): Outlot 2 (except the West 35.00 feet thereof) in the resubdivision of Woodlawn Manor, as shown in Plat Book 30, Page 29 in the Recorder's Office of Lake County, Indiana, also that part of vacated Original North Shore Avenue adjacent on the North as shown in Plat Book 27, Page 25, in the Recorder's Office of Lake County, Indiana.

PARCEL 3 (Description of that part of North Shore Avenue as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana, TO BE VACATED)
(This description was written and prepared by John Stuart Allen, an Indiana Professional Surveyor with Torrenga Surveying, LLC, license number 29900011, and originally depicted on a Plat of Survey dated August 26, 2019 and having a job number of 2019-0463): All that part of North Shore Avenue as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana, described as follows: beginning at the Northeast corner of said North Shore Avenue; thence South 00 degrees 16 minutes 04 seconds West along the East line of said North Shore Drive, a distance of 40.14 feet to the Southeast corner of said North Shore Drive; thence South 85 degrees 34 minutes 52 seconds West along the South line of said North Shore Drive, a distance of 733.74 feet to a point 35.00 feet East of the West line of Outlot 2 in the resubdivision of Woodlawn Manor, as shown in Plat Book 30, Page 29 in the Recorder's Office of Lake County, Indiana, as measured by parallel lines; thence North 00 degrees 05 minutes 37 seconds East parallel with and 35.00 feet East of the said West line, a distance of 40.12 feet to a point on the North line of said North Shore Drive; thence North 85 degrees 34 minutes 52 seconds East along the North line, a distance of 733.87 feet to the Point of Beginning.

PARCEL 4:
Outlot 1, (except that part deeded to Dorsey Chism, Jr. and Charlotte Lou Chism in Deed Record 4067 page 274) described as follows: Lot Nine (9) and part of Outlot No. One (1), more particularly described as follows: commencing at the Southwest corner of said Lot No. 9, and running thence East 95.50 feet; thence North 263.80 feet; thence South 95.10 feet; thence South 263.80 feet to the place of beginning, in the resubdivision of Woodlawn Manor as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana. Also part of vacated North Shore Avenue lying West of the East line of resubdivided Lot 9, also excepting all that part of Outlot 1 in the resubdivision of Woodlawn Manor as shown in Plat Book 30, Page 29, in the Recorder's Office of Lake County, Indiana, described as follows: beginning at the Northeast corner of said Outlot 1; thence South 00 degrees 16 minutes 04 seconds West, a distance of 53.32 feet to the Southeast corner of said Outlot 1; thence South 85 degrees 34 minutes 52 seconds West along the South line of said Outlot 1, a distance of 733.87 feet; thence North 00 degrees 05 minutes 37 seconds East into said Outlot 1, a distance of 126.85 feet to a point on the North line of said Outlot 1; thence South 88 degrees 40 minutes 12 seconds East along the North line of said Outlot 1, a distance of 733.92 feet to the Point of Beginning.

LEGEND:

- ☉ POWER POLE
- ☼ LIGHT POLE
- MANHOLE
- CATCH BASIN
- ⦿ FOUND IRON PIPE
- ⦿ FOUND IRON BAR
- ⦿ SET 5/8" IRON REBAR W/ ALLEN 29900011 I.D. CAP

FILED
DEC 08 2022
JOHN E. PETALAS
LAKE COUNTY AUDITOR

NORTH
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.

SURVEYOR'S REPORT:

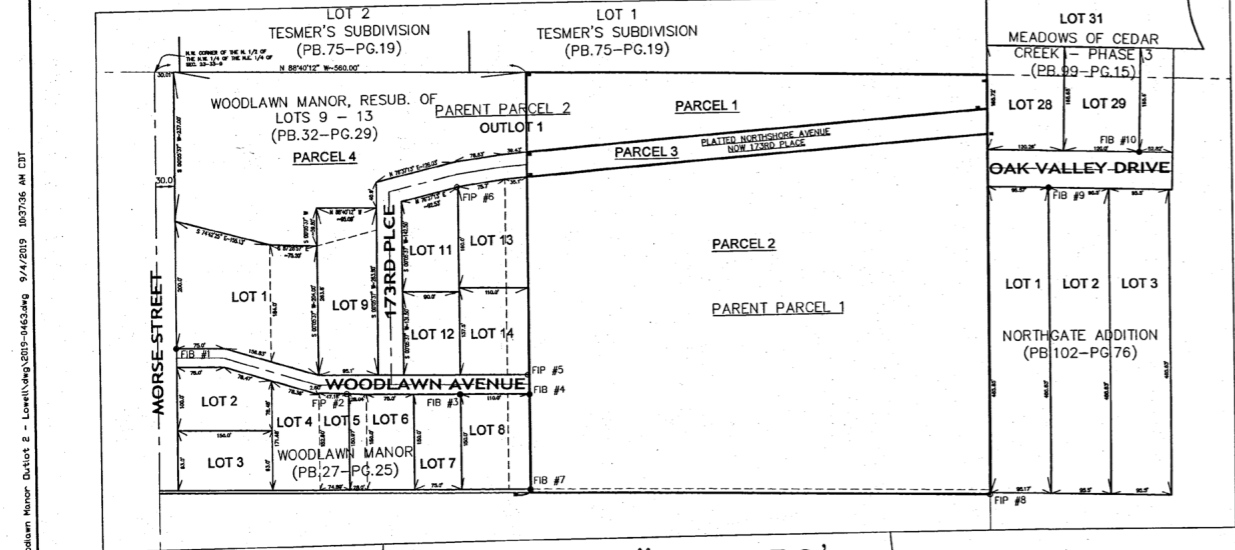
This Plat represents a Retracement Survey of the parcels of land described in the "Legal Description" section of this survey.

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. A Personal Representative's Deed recorded as instrument number 2005-108256 on December 9, 2005, in the Office of the Recorder of Lake County, Indiana.
2. A record plat of Northgate, an Addition to Lowell, Indiana, recorded as instrument number 2008-035700 in Plat Book 102, Page 76, in the Office of the Recorder of Lake County, Indiana.
3. A record plat of the Meadows of Cedar Creek - Phase 3, recorded as instrument number 2006-021428 in Plat Book 99, Page 15, in the Office of the Recorder of Lake County, Indiana.
4. A record plat of Woodlawn Manor, recorded in Plat Book 27, Page 25, in the Office of the Recorder of Lake County, Indiana.
5. A record plat of Woodlawn Manor Resubdivision of lots 9 - 13, recorded in Plat Book 30, Page 29, in the Office of the Recorder of Lake County, Indiana.
6. A Corner Record for Sec. NE 22, 33TN, R. 9W, recorded under Corner I.D. # F39, in the Office of the Recorder of Lake County, Indiana.
7. A Corner Record for Sec. NW 27, 33TN, R. 9W, recorded under Corner I.D. # E40, in the Office of the Recorder of Lake County, Indiana.
8. A Corner Record for Sec. NW 24, 33TN, R. 9W, recorded under Corner I.D. # G 39, in the Office of the Recorder of Lake County, Indiana.
9. A Corner Record for Sec. NW 25, 33TN, R. 9W, recorded under Corner I.D. # G 40, in the Office of the Recorder of Lake County, Indiana.
10. A warranty deed recorded on May 2, 1951 as instrument number 536830, in Plat Book 666, Page 605, in the Office of the Recorder of Lake County, Indiana.
11. A resolution deed recorded on April 10, 1951 in Plat Book 886, Page 605, in the Office of the Recorder of Lake County, Indiana.

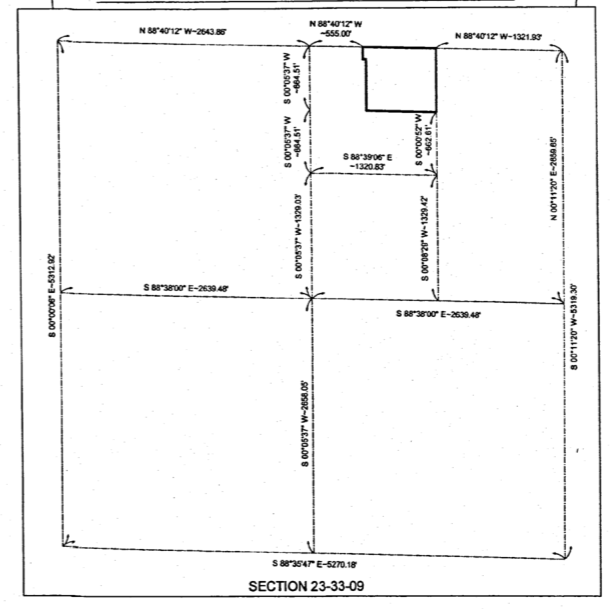
The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcels and surrounding parcels of land for boundary corner monuments and the results of said search are shown herein. The basis of bearings for this survey is Indiana West Zone 1302 - UTM ZONE: 16. I held the County monument North line of Section 23-33-9 to establish the subject parcels North line. The East line was established by quarter split of the said North line making the Southeast corner of the subject parcel. The calculated Southeast corner of Lot 1 in Northgate falls 2.46' North and 1.48' East of the found Iron Pipe. The South line was established by holding the said Iron Pipe at the Southeast corner and running West to the theoretical split of the West line of the Northeast Quarter of Section 23-33-9. I held the Platted distances East from the West line of the said Northeast Quarter to establish the west line of the subject parcel.



SCALE: 1" = 50'

MONUMENT TABLE

MONUMENT DESIGNATION NUMBER	BEARING/DISTANCE FROM CALCULATED CORNER TO FOUND MONUMENT (OR DISTANCE FROM LINE)	MONUMENT DESCRIPTION	MONUMENT DEPTH	MONUMENT ORIGIN
1	S 73°16'28" W - 0.57'	5/8" IRON RE-BAR	AT GRADE	UNKNOWN
2	S 85°49'37" W - 3.61'	3/4" IRON PIPE (BENT)	0.4' UP	UNKNOWN
3	S 56°20'07" W - 0.73'	5/8" IRON RE-BAR	0.1' UP	UNKNOWN
4	S 55°29'52" W - 0.75'	5/8" IRON RE-BAR	AT GRADE	UNKNOWN
5	N 85°02'11" W - 2.92'	1/2" IRON PIPE	AT GRADE	UNKNOWN
6	S 74°33'48" W - 1.87'	3/4" IRON PIPE	0.1' DOWN	UNKNOWN
7	S 55°58'48" W - 0.77'	5/8" IRON RE-BAR	AT GRADE	SURVEYOR # 29500023 CAP
8	HELD	3/4" IRON PIPE	AT GRADE	UNKNOWN
9	N 34°25'03" E - 0.69'	5/8" IRON RE-BAR	0.5' DOWN	UNKNOWN
10	N 74°51'42" E - 0.21'	5/8" IRON RE-BAR	AT GRADE	DAVID TIEMENS CAP



A) AVAILABILITY OF MONUMENTS:
Uncertainties in Monument locations are noted in the "Monument Table" section of this survey. Refer to the theory of location for additional information regarding monumentation.

B) OCCUPATION AND POSSESSION:
The apparent uncertainties resulted due to occupation or possession lines can be found along the South boundary line being an existing frame shed.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:
The apparent ambiguity in the record description of the subject parcel is the South line. The platted Outlot 2 is 660' South of the North line of the Section which measures good with monumentation found in the platted Lots to the West but doesn't measure with the calculated South line of the subject parcel. The original plat of Woodlawn Manor agrees with the deed for the South adjointer.

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.

STATE OF INDIANA }
COUNTY OF LAKE } S
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 I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETACEMENT SURVEYS.

TORRENGA SURVEYING, LLC.
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

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

PLAT OF SURVEY
OUTLOT 2 IN WOODLAWN MANOR
7003 W. APPROX 173RD AVENUE
THE TOWN OF LOWELL
LAKE COUNTY, INDIANA

DATE: AUGUST 26, 2019

CLIENT: ROY MASON

JOB NO: 2019-0463
DRAWN: OP

SCALE: VARIES

SHEET 0 OF 0