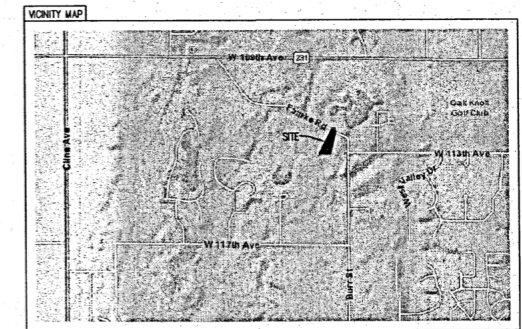
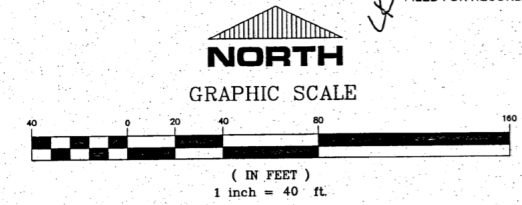


PLAT OF SURVEY

ONA PIMENTEL RECORDER 2022-040739 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 3:24 PM 2022 Dec 8

BOOK 39 PAGE 50

SUBJECT PARCEL LEGAL DESCRIPTION: Part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana; more particularly described as follows: Beginning at a point on the South line of said tract 538 feet West of the Southeast corner thereof, thence North 12 degrees 15 minutes East a distance of 619.05 feet to the center line of said Public Highway, thence Northwesterly along the center line of said highway a distance of 27 feet, thence Southwesterly to a point on the South line of said Southeast Quarter of the Northwest Quarter which point is 716 feet West of the Southeast corner of said Southeast Quarter of the Northwest Quarter, thence East a distance of 178 feet to the place of beginning.



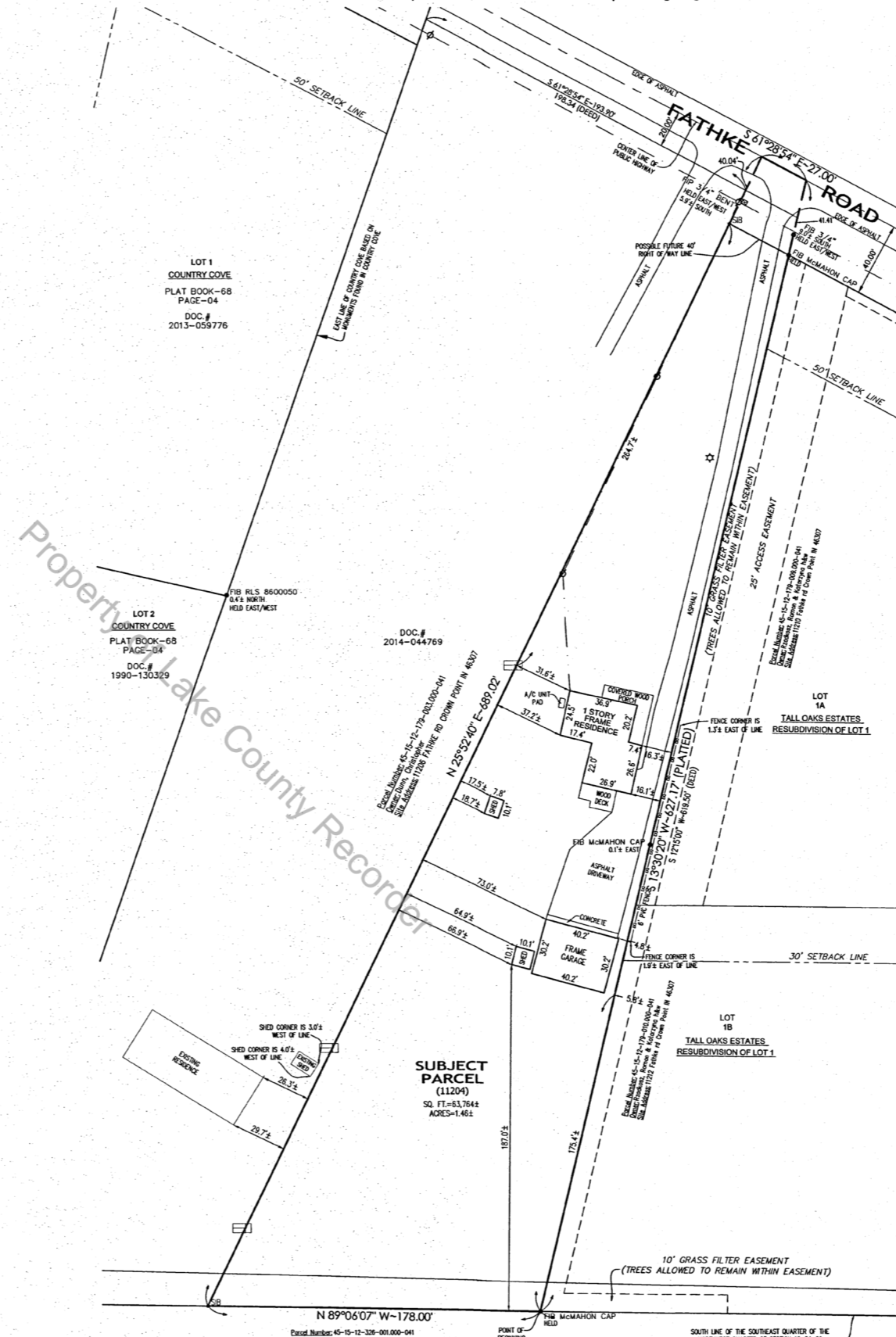
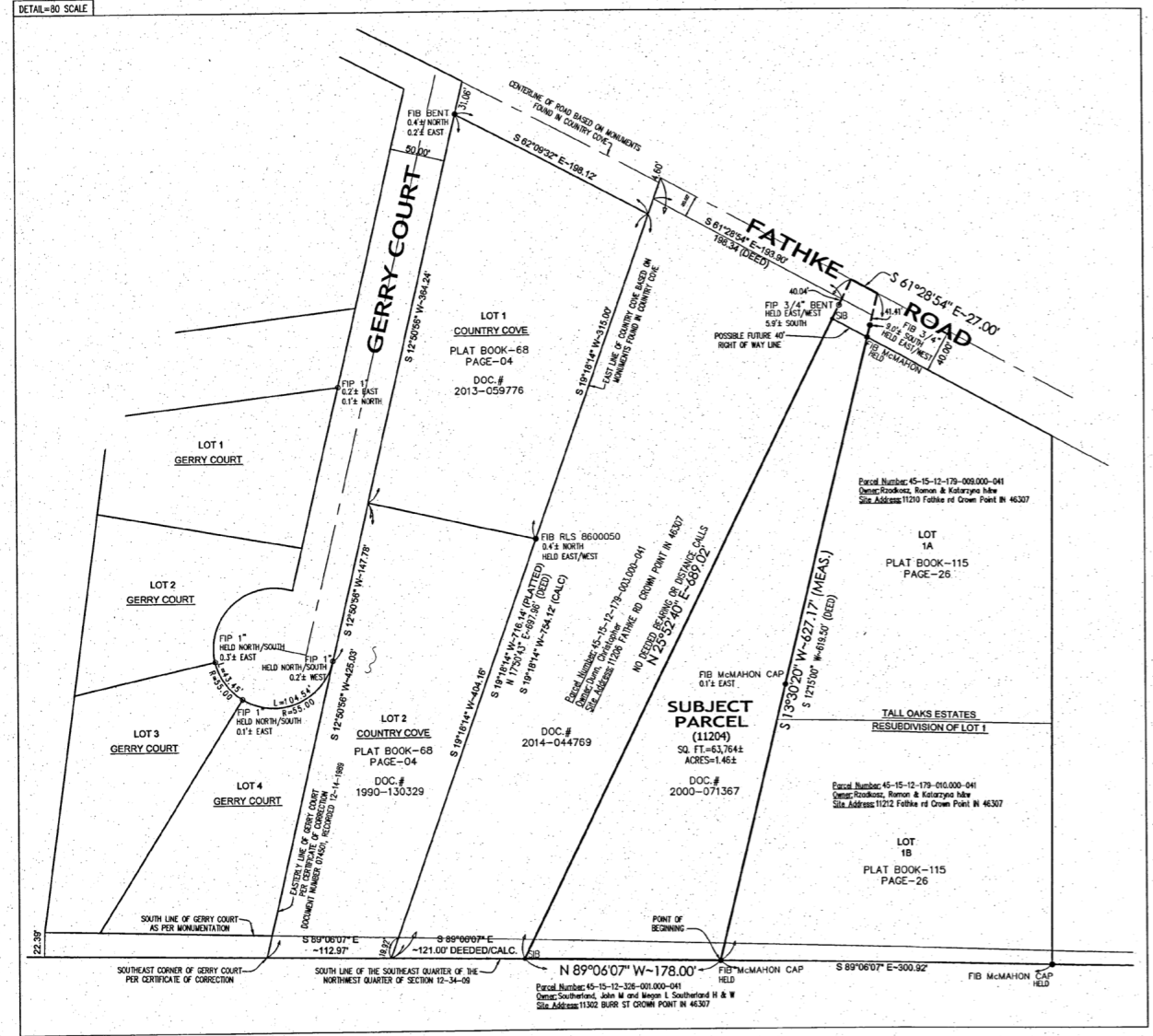
THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 1909SC0242E EFFECTIVE DECEMBER 19, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

SURVEYOR'S REPORT: This Plat represents a Retracement Survey of the parcel(s) of land described in the "SUBJECT PARCEL 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. The record plat of Tall Oaks Estates, recorded in Plat Book 110, Page 56 in the Office of the Recorder of Lake County, Indiana. 2. The record plat of Resubdivision of Lot 1 in Tall Oaks Estates, recorded in Plat Book 115, Page 26 in the Office of the Recorder of Lake County, Indiana. 3. The record plat of Country Cove, recorded in Plat Book 68, Page 04 in the Office of the Recorder of Lake County, Indiana. 4. The record plat of Gerry Court, recorded in Plat Book 49, Page 03 in the Office of the Recorder of Lake County, Indiana. 5. An Administrator's Deed under Instrument Number 2000-071367 dated October 2, 2000 in the Office of the Recorder of Lake County, Indiana. 6. A Quitclaim Deed under Instrument Number 2014-044769 dated July 29, 2014 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. After reviewing all of the monumentation found the deeds and the platted subdivisions I determined the following: 1. believe descriptions were written for five parcels, three parcels of which have been resubdivided into lots and other two parcels are left over remainder parcels being the subject parcel and the Western adjoiner. The legal descriptions for the subject parcel and the Western adjoiner do not close by several feet and leave overlaps and gaps too numerous to depict. The only way to look at this is to try and figure out what the intent of the scrivener of the description was. I think this plat is the best representation of the original intent of the scrivener. I held the existing monumentation as much as possible to keep the harmony between the owners as shown hereon. Reference plat 4 was monumented by the original surveyor and other surveyors but clearly is not in the correct position as it relates to the Northwest Quarter of Section 12-34-9. I held the monumented East line of reference plat 4 (as the West line of the Western adjoiner) and the platted and monumented West line of reference plat 1 and 2 (as the East line of the subject parcel). I held the 27'00" call on the North line or the subject parcel as it fits well with the existing monumentation. The Western adjoiner is left with 193.90 feet (198.34 feet deeded) of frontage along the south right of way line of the Fatheke Road 20' right of way line between the East line of monumented reference plat 3 and the West line of the subject parcel a shortage along the North line of the Western adjoiner.

- 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 is shown in detail along the East line of the subject parcel. C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: The apparent ambiguity in the record description of the subject parcel is as follows: After reviewing all of the monumentation found the deeds and the platted subdivisions I determined the following: 1. believe descriptions were written for five parcels, three parcels of which have been resubdivided into lots and other two parcels are left over remainder parcels being the subject parcel and the Western adjoiner. The legal descriptions for the subject parcel and the Western adjoiner do not close by several feet and leave overlaps and gaps too numerous to depict. The only way to look at this is to try and figure out what the intent of the scrivener of the description was. I think this plat is the best representation of the original intent of the scrivener. I held the existing monumentation as much as possible to keep the harmony between the owners as shown hereon. Reference plat 4 was monumented by the original surveyor and other surveyors but clearly is not in the correct position as it relates to the Northwest Quarter of Section 12-34-9. I held the monumented East line of reference plat 4 (as the West line of the Western adjoiner) and the platted and monumented West line of reference plat 1 and 2 (as the East line of the subject parcel). I held the 27'00" call on the North line or the subject parcel as it fits well with the existing monumentation. The Western adjoiner is left with 193.90 feet (198.34 feet deeded) of frontage along the south right of way line of the Fatheke Road 20' right of way line between the East line of monumented reference plat 3 and the West line of the subject parcel a shortage along the North line of the Western adjoiner. D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements): The survey performed met the requirements of a RURAL SURVEY according to title 865 IAC 11-12 et seq. The allowable relative positional accuracy is not less than 0.26 feet (79 millimeters) plus 200 parts per million for set monuments.



39/50

2022-040739

- LEGEND: POWER POLE, POWER POLE ANCHOR, LIGHT POLE, UTILITY PEDESTAL, FOUND IRON PIPE, FOUND IRON BAR, SET 5/8" IRON REBAR, WOODEN LATH SET, OVERHEAD LINES

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) assistance of items beyond the qualification of survey (i.e. wetlands, hazardous materials) 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.

FILED DEC 08 2022 JOHN E. PETALAS LAKE COUNTY AUDITOR

STATE OF INDIANA COUNTY OF LAKE JOHN STUART ALLEN REGISTERED LAND SURVEYOR No. LS29900011 JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



TORRENGA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321

PLAT OF SURVEY PART OF THE N.W. 1/4 OF SEC. 12-34-09 11204 FATHKE ROAD THE CITY OF CROWN POINT LAKE COUNTY, INDIANA

DATE: MARCH 24, 2022 8:27:17AM/2022 DDD BWP AND LAM SET

CLIENT: Dallas Crothwell JOB NO: 2022-0069 DRAWN: CZF SCALE: 1"=40' SHEET 1 OF 1