

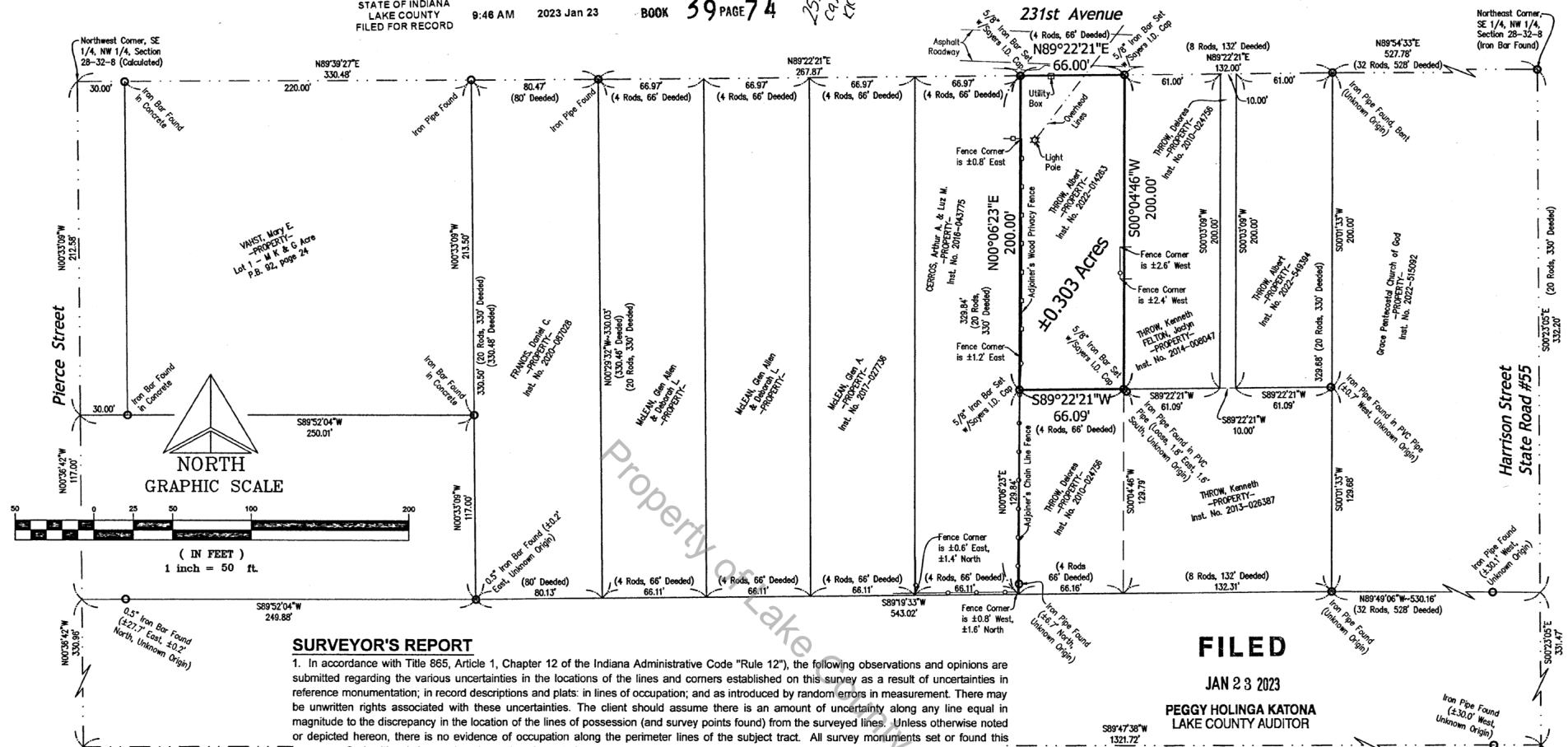
GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-003214

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BOOK 39 PAGE 74

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SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code "Rule 12", the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement. There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession (and survey points found) from the surveyed lines. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract, established this survey, is within the specifications for a "Sub-Urban Survey" (0.13"±100 ppm) as defined in IAC 865.

This survey has been based upon the following documents and records: Section Corner Monument Records from the Surveyor's Office; Final Plat of "M K & G Acre" as shown in Plat Book 92, page 24, in the Recorder's Office; Plat of Survey of the "Francis" and "McLean" tracts, by Samuel E. Brownsten, dated 05-24-1961, found in the Surveyor's Office Section File; and the deed information referenced hereon.

This Quarter-Quarter Section was determined from the recovery of a perpetuated monument at the Southeast corner, iron bars at the Northeast and Southwest corners; and the calculation the Northwest corner from the retracement of the "M K & G Acre" subdivision. This was then broken down further, as deeded, with the recovery of additional corners, shown hereon, allowing for the retracement of the North 20 Rods (generally described). It was quickly determined that corners in this area do not follow a standard division and breakdown. Kinks have been placed in the overall boundary of this North 20 Rods, as supported by recovered monumentation appearing to represent the deeded corners. Also weighed in these decisions were improvements constructed along these lines. Some recovered corners appear to be established by an unknown survey and are not typical "survey type" monuments, however held by property owners as the corners they appear to represent. This survey has held these corners as much as possible to uphold these existing property rights. With these determinations, the subject tract has been monumented, as shown.

Differences with respect to this calculated and now monumented boundary, and lines of occupation, have been shown and dimensioned hereon for information.

The survey baseline and basis for bearings shall be considered to be that line between the perpetuated monument at the Southeast corner to the Iron Bar at the Northeast corner of this Quarter-Quarter section, as shown hereon.

Fence lines and other improvements shown along the boundaries of this subject tract are for informational purposes only. This survey does not warrant the right of possession or ownership of that part lying within or surrounding the subject tract, between said fence lines and deed lines.

Date of last fieldwork = January 12, 2023

Other than listed above, with the subject property, there are no apparent uncertainties due to record descriptions and no gaps or overlaps were discovered.

Documents used in the preparation of this survey have been listed in this report and can be found in the Lake County Surveyor's Office and Recorder's Office.

2. Ownership information indicated hereon is as identified in county or township records or on title work provided by others.

FILED

JAN 23 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

LEGAL DESCRIPTION:

The North 200 feet of the following described tract: Part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point 40 rods West of the Northeast corner of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section; thence West 4 rods; thence South 20 rods; thence East 4 rods; thence North 20 rods to the Place of the Beginning.

(As shown in Inst. No. 2022-014263 in the Recorder's Office)

GENERAL SURVEY NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 - Easements, other than the possibility of easements which were visible by physical evidence.
 - Building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations.
 - Any facts which an accurate and current title search may disclose.
 - Ownership or title.
- Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- Other documents of record may exist which would affect this parcel.
- 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 of record or the most current status or title for that parcel.
- No dimensions should be assumed by scale measurements upon the plat. All dimensions are given in feet and decimal parts thereof.
- Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.
- I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law, Kevin L. Sayers.

STATE OF INDIANA
COUNTY OF JASPER

This is to certify that I have surveyed the above described property according to the official records and that the plat hereon drawn correctly represents said survey.

TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS, PLS No. LS20200022



CLIENT:

Albert Throw
PO Box 10
Shelby, Indiana

JOB NO: 299-2022

SCALE: 1"=50'

REVISIONS:

DATE: 01-12-2023

PLAT OF SURVEY
1015 West 231st Avenue, Shelby,
Cedar Creek Township, Lake Co., Indiana
Part of the Northwest 1/4, Section 28-32-8

B39-P74

TURNING POINT SURVEYING, INC. 610 South Halleck Street,
P.O. Box 472, DeMotte, Indiana 46310 Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@tptinc.net

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