

NOT AN OFFICIAL DOCUMENT
PLAT OF SURVEY

SHEET 1 OF 2. THERE ARE TWO SHEETS TO THIS SURVEY

2/30
cc
LK

BOOK 39 PAGE 75

GINA PIMENTEL
RECORDER 2023-004266
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 2:33 PM 2023 Jan 27

PARCEL DESCRIPTION (PER DOCUMENT NO. 2016-027284):

PARCEL 1: THE EAST HALF OF THE NORTHWEST QUARTER, THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF THE CHICAGO AND ATLANTIC RAILROAD, ALL IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 400 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 920 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 150 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 705 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 250 FEET IN THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, AND ALSO EXCEPT THAT PART LYING WITHIN LOT 1, IN CROWN POINT TOWN AND COUNTRY CHRISTIAN CHURCH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: THE SOUTH 495 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

PARCEL 3 DESCRIPTION (PER DOCUMENT NO. 2018-035203):

LOT 1 IN CROWN POINT TOWN AND COUNTRY CHRISTIAN CHURCH SUBDIVISION AS INSTRUMENT NO. 92055490 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4 DESCRIPTION (REMAINDER AFTER DEED TRANSFERS AND R/W DEDICATION - NON RECORD):

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 400 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 920 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 150 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 705 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 250 FEET IN THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPTING THAT PART LYING WITHIN LOT 1, IN CROWN POINT TOWN AND COUNTRY CHRISTIAN CHURCH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT PARCEL INFORMATION:

SUBJECT PARCEL INFORMATION:

PARCEL AREA:

LINE TABLE:

Table with columns: SUBJECT PARCEL INFORMATION, PARCEL AREA, LINE TABLE. Includes details for Parcel 1, 2, 3, 4 and a combined total.

FILED
JAN 27 2023
PEGGY HINGLINA KATONA
LAKE COUNTY AUDITOR

ADJOINER TABLE

PROVIDENCE AT STONEGATE - PHASE 3

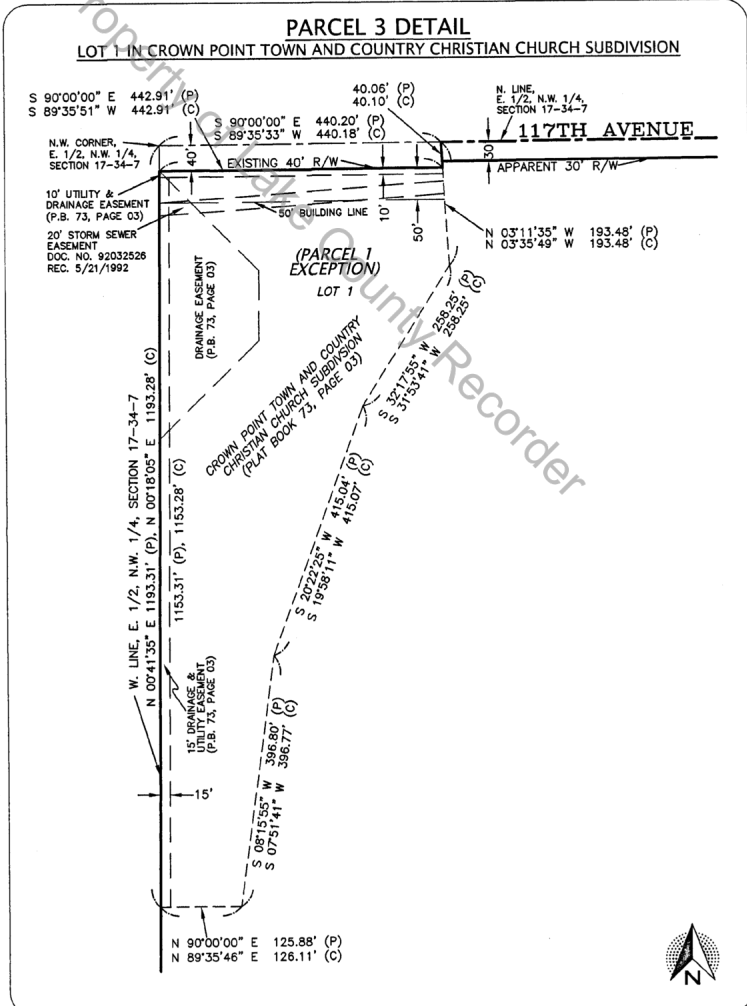
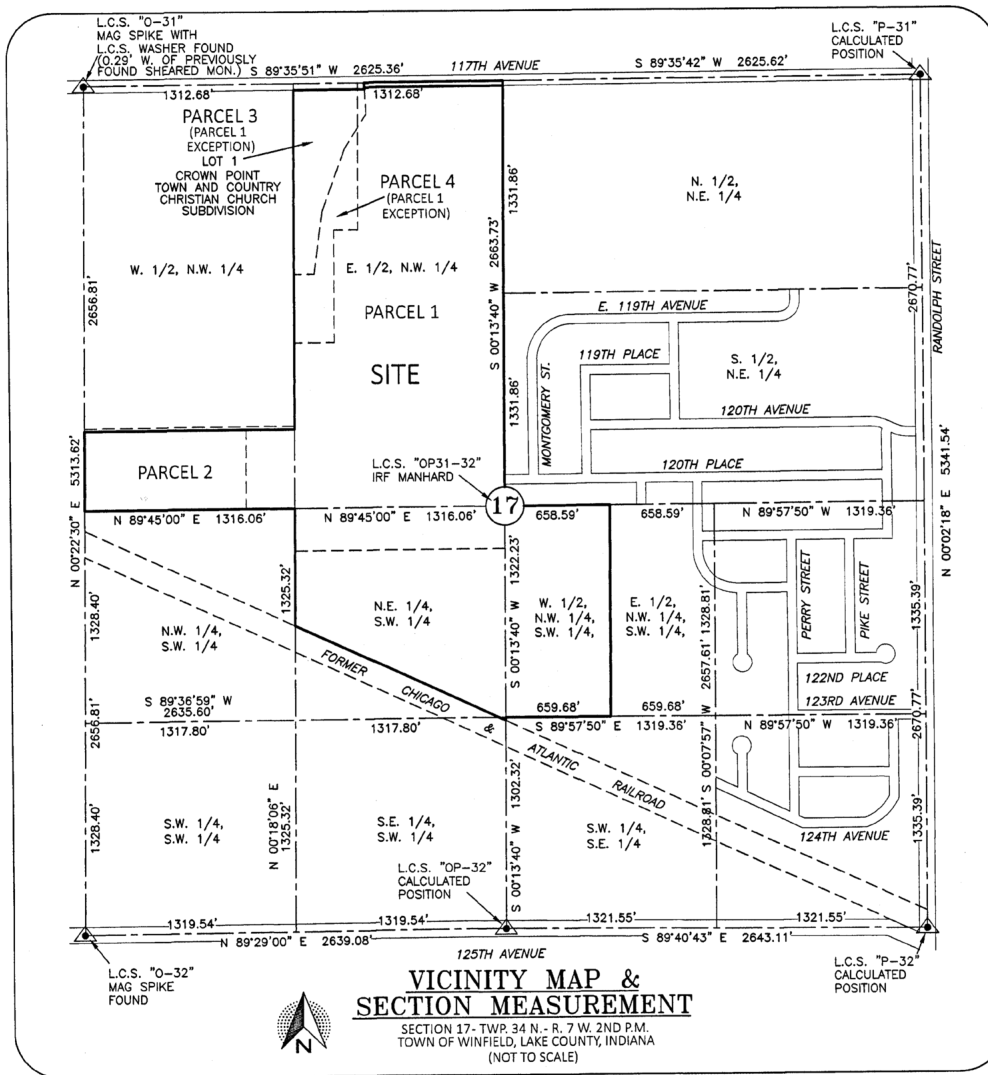
Table listing adjacent parcels (LOT 1-14, OUTLOT A1) with owner names and tax ID numbers.

PROVIDENCE AT STONEGATE - PHASE 3

Table listing adjacent parcel (OUTLOT A2) with owner name and tax ID number.

NOTES:

- 1.) 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: A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT. B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT. C) OWNERSHIP OR TITLE.
2.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR...
3.) 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...
4.) SUBSTANTIAL VISIBLE EVIDENCE IS SHOWN. THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM ANY PREVIOUS PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT...
5.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW...
6.) CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE CREATED FROM 2018 PUBLICLY AVAILABLE LIDAR DATA AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK...
7.) BASIS OF BEARINGS: ASSUMED S 89°35'51" W ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 17-34-7.
8.) FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM)...
9.) THE LOCATION OF SEVERAL OF THE INTERIOR BUILDINGS AND DRIVE PATHS WERE DIGITIZED FROM A 2021 AERIAL IMAGES OBTAINED FROM A PRIVATE SERVICE.



- SURVEY REFERENCES:
1.) RECORD DEEDS REFERENCED HEREON.
2.) LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER RECORD CARDS FOR SECTION 17-34-7.
3.) RECORDED SUBDIVISION PLAT OF CROWN POINT TOWN AND COUNTRY CHRISTIAN CHURCH SUBDIVISION, PLAT BOOK 73, PAGE 03.
4.) RECORDED SUBDIVISION PLAT OF PROVIDENCE AT STONEGATE - PHASE 3, PLAT BOOK 110, PAGE 93, DOCUMENT NO. 2017-079856, REC. 11/27/2017.
5.) RECORDED SUBDIVISION PLAT OF PROVIDENCE AT STONEGATE - PHASE 5, PLAT BOOK 112, PAGE 93, DOCUMENT NO. 2019-074711, REC. 10/30/2019.
6.) RECORDED THIRD AMENDED FINAL DEVELOPMENT PLAN FOR CHICAGOLAND CHRISTIAN VILLAGE, RECORDED IN PLAT BOOK 74, PAGE 16.
7.) RECORDED SUBDIVISION PLAT OF PROVIDENCE AT STONEGATE - PHASE 2, PLAT BOOK 109, PAGE 92, DOCUMENT NUMBER 2017-011835, REC. 2/27/2017.

SURVEYOR'S REPORT:
IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF LAND DESCRIBED HEREON.
THEORY OF LOCATION: A SEARCH WAS PERFORMED FOR SECTION CORNER MONUMENTS CURRENTLY BEING PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE (L.C.S.) IN THE SUBJECT SECTION. THE RESULTS OF SAID SEARCH, MEASUREMENTS, AND APPLIED PROPORTIONMENT USING THE GOVERNMENT NOTES FOR THE SUBJECT SECTION ARE SHOWN HEREON IN THE "VICINITY MAP AND SECTION MEASUREMENT" DETAIL HEREON. THE CURRENT MAG SPIKE FOUND AT THE NORTHWEST CORNER OF THE SECTION WAS FOUND TO BE 0.29 FEET WEST OF A PREVIOUSLY MEASURED POSITION OF A SHEARED MONUMENT IN POT. THE PREVIOUS LOCATION OF THE SHEARED MONUMENT WAS HELD FIXED. THE PHYSICAL SECTION AND QUARTER CORNER LOCATIONS MEASURED THIS SURVEY (EXCEPT FOR SAID MAG SPIKE) ALONG WITH THE CALCULATED POSITIONS WHERE NO MONUMENT WAS FOUND WERE HELD FIXED FOR POSITION TO RETRACE THE SUBJECT PARCEL LINES. THE RESULTING SECTION MEASUREMENT AGREED WELL WITH THE SECTION MEASUREMENT AS SHOWN FOR THE PROVIDENCE AT STONEGATE PHASE 2 DEVELOPMENT (SURVEY REFERENCE NUMBER 7 HEREON). ADDITIONAL MONUMENTATION WAS FOUND ALONG THE SUBJECT PARCEL LINES AT OR NEAR ADJOINER PARCEL CORNERS AND ARE SHOWN HEREON WITH THEIR POSITION NOTED TO THE CALCULATED POSITION.
A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 6.5 FEET EAST-WEST AND 1.0 FEET NORTH-SOUTH.
B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS: FENCING WAS LOCATED ALONG PARCEL LINES AND THE FENCING POSITION RELATIVE TO THE PARCEL LINES WAS NOTED HEREON. CONCRETE AND STONE PATHS CROSSING OVER THE SUBJECT PARCEL'S WEST LINE TO THE WEST ADJOINER WERE LOCATED AND SHOWN HEREON. EVIDENCE OF UNDERGROUND STORM SEWER WAS LOCATED AND SHOWN HEREON.
C.) APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS ARE AS FOLLOWS: THE UNDERLYING OWNERSHIP FOR PARCEL 4 IS IN THE NAME OF "LAKE REGION CHRISTIAN ASSEMBLY INC." WHO WAS THE OWNER OF ALL THE SUBJECT LAND AT ONE TIME. THE UNDERLYING DEED IN THEIR NAME COULD NOT BE LOCATED AT THE LAKE COUNTY RECORDER'S OFFICE. A DESCRIPTION WAS PREPARED THIS SURVEY FOR PARCEL 4 TO REPRESENT THE REMAINING LAND. ALSO, THERE IS A GAP BETWEEN THE NORTH LINE OF PARCEL 2 AND THE SOUTH LINE OF THE NORTH ADJOINER WHICH WAS CREATED BY PARCEL 2'S DESCRIPTION BEING THE SOUTH 495 FEET AND THE NORTH ADJOINER'S DESCRIPTION BEING THE NORTH 2145 FEET, BOTH OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SECTION. THE TOTAL NORTH-SOUTH DISTANCE BY DEEDS BEING A PERFECT THEORETICAL 2640 FEET FOR THE WEST LINE OF THE NORTHWEST QUARTER. THE ACTUAL DISTANCE WAS MEASURED TO BE 2656.81 FEET. THE NORTH ADJOINER'S DEED DESCRIPTION COMES FROM THE NORTH AND SUBJECT PARCEL 2'S DESCRIPTION COMES FROM THE SOUTH LEAVING A GAP BY DESCRIPTION UP TO 20.44 FEET IN A NORTH-SOUTH DIRECTION.
D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

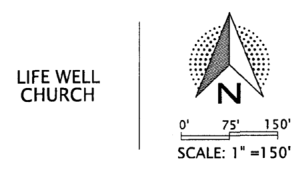
2023-004266

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LEGEND: Symbols and descriptions for various features including electric meter, gas meter, cleanout, flag pole, wetland flag location, existing building, sign, disc golf hole, utility transformer, mailbox, telephone manhole, utility pedestal, fire hydrant, water valve, water meter, light pole, utility pole, street light, area light, manhole, catchbasin, guy wire, site benchmark, and various pipe types (corrugated metal, HDPE, RCP, PVC, invert, BTM, L.C.S., drainage & utility, easement, right of way).

Table with columns: FILE NO. (21-1030), DATE (8/3/21), COUNTY (LAKE, IN), PROJECT NO. (S21-1166).



PLAT OF SURVEY
7037 EAST 117TH AVENUE
WINFIELD, INDIANA 46307
PART OF THE N.W. 1/4, S.W. 1/4 AND S.E. 1/4, SECTION 17-34-7

Table with columns: DATE, REVISIONS AND NOTES.

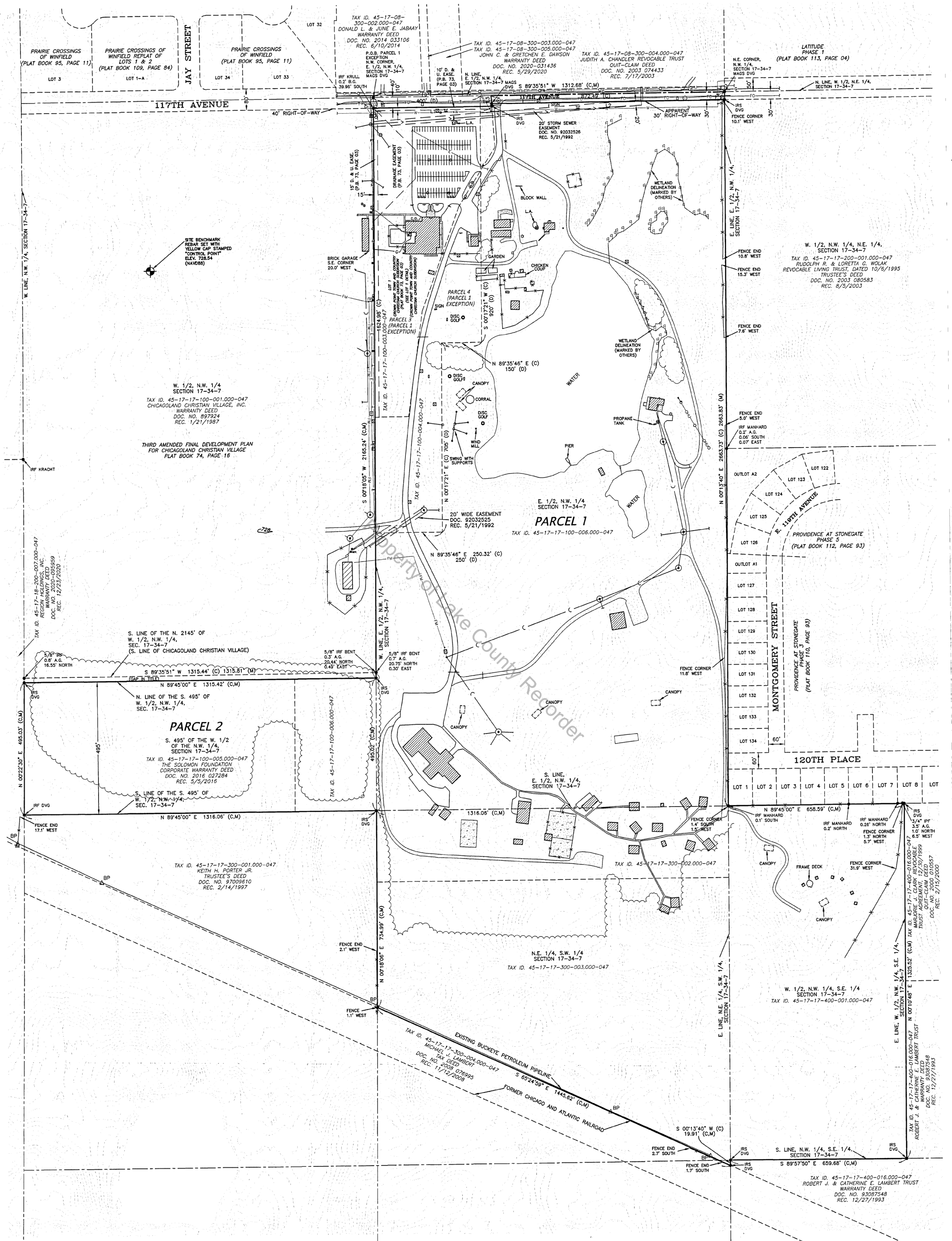
DVG TEAM, Inc
1155 Troutwine Road
Crown Point, IN 46307
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www.dvgteam.com
DVG logo

PLAT OF SURVEY
SHEET 2 OF 2. THERE ARE TWO SHEETS TO THIS SURVEY

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-004266
2:33 PM 2023 Jan 27

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PEGGY HOLUNCA-KATONA
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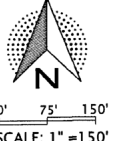


2023-004266

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121-116621-1166 DWG
FB/PG
FILE NO. 21-1030
DRAWN BY M.S.
DATE 8/3/21
SECTION 17-34-7
COUNTY LAKE, IN
PROJECT NO. S21-1166

LIFE WELL CHURCH



PLAT OF SURVEY
7037 EAST 117TH AVENUE
WINFIELD, INDIANA 46307
PART OF THE N.W. 1/4, S.W. 1/4 AND S.E. 1/4, SECTION 17-34-7

DATE	REVISIONS AND NOTES

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