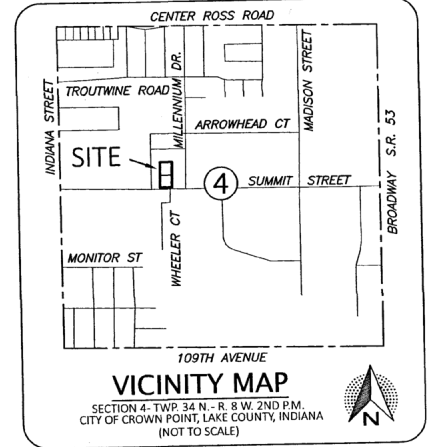


NOT AN OFFICIAL DOCUMENT

ALTA/NSPS LAND TITLE SURVEY

B39-P 82

BOOK 39 PAGE 82



1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-2710
F: (219) 662-2740
www.dvgteam.com

DATE:	
REVISIONS AND NOTES:	

PARCEL DESCRIPTION (PER SCHEDULE "A" LEGAL DESCRIPTION IN TITLE COMMITMENT REFERENCED HEREON):

TRACT 1: A ONE ACRE TRACT IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN CENTER TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS 1654 FEET EAST AND 217.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 200 FEET MEASURED ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH AT RIGHT ANGLES 217.8 FEET; THENCE WEST AT RIGHT ANGLES 200 FEET; AND THENCE SOUTH AT RIGHT ANGLES 217.8 FEET TO THE POINT OF BEGINNING AND CONTAINING ONE ACRE.

TRACT 2: A ONE ACRE TRACT IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTHWEST QUARTER THAT IS 1654.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED ALONG SAID SOUTH LINE; THENCE CONTINUING EAST ON SAID SOUTH LINE 200 FEET; THENCE NORTH AT RIGHT ANGLES 217.8 FEET; THENCE WEST AT RIGHT ANGLES 200 FEET; THENCE SOUTH AT RIGHT ANGLES 217.8 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL INFORMATION:

FILED
FEB 15 2023
PEGGY HOLUNGA KAUNA
LAKE COUNTY AUDITOR

TAX ID. 45-16-04-176-003.000-042
OWNER: M-DETAILS LLC
WARRANTY DEED
DOCUMENT NO. 2022-528905
REC. 7/13/2022

PARCEL AREA:

TRACT 1:
43,560 SQ. FT.
1.00 ACRES±

TRACT 2 (LESS 20' APPARENT R/W):
39,560 SQ. FT.
0.91 ACRES±

TOTAL:
83,120 SQ. FT.
2.00 ACRES±

TOTAL (LESS 20' APPARENT R/W):
83,120 SQ. FT.
1.91 ACRES±

ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.

ITEM 2: ADDRESS SHOWN HEREON IS PER THE LAKE COUNTY AUDITOR'S RECORDS AND SHOWN ON THE RECORDED SUBDIVISION PLAT.

ITEM 3: 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). THE SUBJECT PARCEL DESCRIBED IN THE PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180128, PANEL NO. 180850261E. MAP EFFECTIVE DATE: JANUARY 18, 2012.

ITEM 4: LAND AREA IS SHOWN HEREON.

ITEM 5: VERTICAL RELIEF - ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND THIS SURVEY AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

ITEM 6: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.

ITEM 11(a): LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWSOEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON. A UTILITY LOCATE REQUEST WAS MADE FOR THE SITE (INDIANA 811, TICKET NO. 2301241969). IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-1(1) 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.

LEGEND

● BOLLARD	○ UTILITY POLE
○ CURBLET	△ SIGN
○ MANHOLE	▲ SITE BENCHMARK
○ CATCHBASIN	◆ GAS PIPELINE MARKER
○ FIRE HYDRANT	▲ GAS TEST STATION
○ WATER VALVE	▲ COMCAST POST
○ WATER METER	▲ AT&T VAULT
○ UTILITY PEDESTAL	▲ COMCAST VAULT
○ MAILBOX	▲ FIBER OPTIC VAULT
○ LIGHT POLE	▲ FIBER OPTIC POST
○ TREE WITH APPROXIMATE DIAMETER	▲ ELECTRIC METER
○ ELECTRIC TRANSFORMER	▲ GAS METER
○	▲ GAS VALVE
○	▲ GUY WIRES

--- SUBJECT BOUNDARY LINE
--- LOT LINE
--- EASEMENT LINE
--- FENCE
--- STORM SEWER WITH FLOW DIRECTION
--- SANITARY SEWER WITH FLOW DIRECTION
--- UNDERGROUND ELECTRIC
--- UNDERGROUND FIBER OPTIC
--- UNDERGROUND GAS
--- UNDERGROUND TELECOMMUNICATIONS
--- UNDERGROUND WATER
--- OVERHEAD UTILITY WIRES
--- EXISTING SPOT ELEVATION
--- EXISTING 1-FOOT CONTOUR

AG - ABOVE GRADE
BG - BELOW GRADE
HDPE - HIGH DENSITY POLY ETHYLENE
PVC - POLY VINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
N/A - NOT ACCESSIBLE
INV - INVERT
R/W - RIGHT OF WAY
P.B. - PLAT BOOK
PG. - PAGE
C - DIMENSION CALCULATED
M - DIMENSION MEASURED BETWEEN MONUMENTS
D - DIMENSION PER DEED DESCRIPTION
P - DIMENSION PER RECORD PLAT OF SUBDIVISION
SL30 - SPEED LIMIT 30 MPH
dc - DEPRESSED CURBING/CONCRETE
P.O.B. - POINT OF BEGINNING

IRF IRON ROD FOUND
IRF ABONMARCHE REBAR FOUND WITH PLASTIC CAP STAMPED "ABONMARCHE" SURVEYING
IRF GERBERICK REBAR FOUND WITH PLASTIC CAP STAMPED "GERBERICK" SURVEYING
IRF KRULL REBAR FOUND WITH PLASTIC CAP STAMPED "KRULL & SON SURVEYING"
IRS DVG REBAR SET WITH BLUE PLASTIC CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"

GENERAL 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 RECORD PLAT.

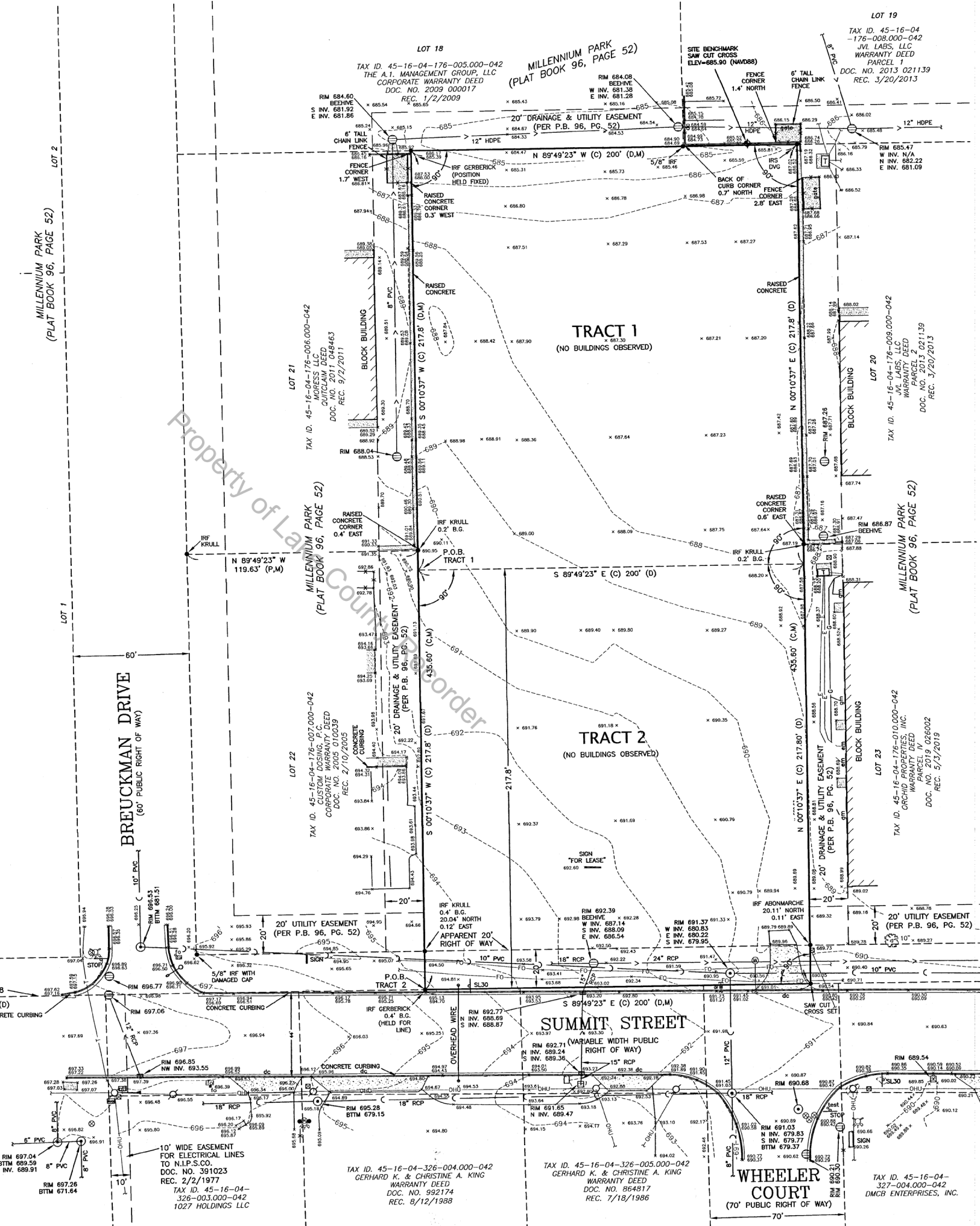
B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.

C) OWNERSHIP OR TITLE.

2.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

3.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBTAINED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, 2" SNOW AND ICE DID COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

4.) BASIS OF BEARINGS: THE PLATTED EAST LINE OF LOT 22 BEING S 00°10'37" W, PER THE RECORDED PLAT OF MILLENNIUM PARK (SURVEY REFERENCE NUMBER 2 HEREON).



TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER IN2206197 ISSUED BY NEAR NORTH TITLE GROUP, ON 6/15/2022 (REV. NO. 1, 6/30/2022). THE FOLLOWING SURVEY RELATED MATTERS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2, EXCEPTIONS IN SAID COMMITMENT AND ARE ADDRESSED HEREON IN THE FOLLOWING MANNER:

NO SURVEY RELATED MATTERS LISTED IN SCHEDULE B, IN TITLE COMMITMENT.

SURVEY REFERENCES:

- 1.) RECORD DEEDS REFERENCED HEREON.
- 2.) RECORDED SUBDIVISION PLAT OF "MILLENNIUM PARK", RECORDED DECEMBER 14, 2004 IN PLAT BOOK 96, PAGE 52 AS DOCUMENT NUMBER 2004106363.
- 3.) RECORDED SUBDIVISION PLAT OF "RESUBDIVISION OF LOT 15, MILLENNIUM PARK", RECORDED DECEMBER 17, 2014 IN PLAT BOOK 107, PAGE 79 AS DOCUMENT NUMBER 2014-080162.
- 4.) ALTA/A/C/S.M. LAND TITLE SURVEY OF PART OF THE SOUTHWEST QUARTER OF SECTION 4-34-B BY PLUMB TUCKETT AND ASSOCIATES, JOB NUMBER S05806, DATED DECEMBER 16, 2005.
- 5.) PLAT OF DESCRIPTION OF SUBJECT PARCELS BY MCMAHON SURVEYING, PROJECT NO. T0559-5-18-00256, DATED NOVEMBER 15, 2018.

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 A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-528905 AND SHOWN ON SURVEY REFERENCE NUMBER 2 HEREON AS THE "NOT INCLUDED" PARCEL ON SAID SURVEY.

THEORY OF LOCATION: A SEARCH FOR MONUMENTS AROUND THE SUBJECT PARCEL WAS PERFORMED THIS SURVEY. SEVERAL REBARS WITH KRULL CAPS AND TWO REBARS WITH GERBERICK CAPS WERE FOUND AND SHOWN HEREON. THE GERBERICK CAPS WERE FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AND HELD FIXED FOR POSITION AND THE GERBERICK BAR FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL WAS HELD FOR ROTATION. ALL OTHER FOUND MONUMENTATION AROUND THE SUBJECT PARCEL MEASURED WELL WITH PLATTED AND CALCULATED LOCATIONS.

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 0.1 FEET EAST-WEST AND 0.1 FEET NORTH-SOUTH.

B) NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OCCUPATION OR POSSESSION EXCEPT AS FOLLOWS: FENCING CONCRETE CURBING WERE LOCATED ON OR NEAR THE SUBJECT PARCEL LINES AND THEIR POSITION RELATIVE TO SAID LINES IS NOTED HEREON.

C) NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.

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.

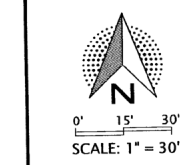
TO: M-DETAILS LLC;
AMERICAN COMMUNITY BANK;
NEAR NORTH TITLE GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a) AND 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023. I FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: FEBRUARY 2, 2023

GLENN E. BOREN
REGISTERED LAND SURVEYOR
STATE OF INDIANA
LICENSE NO. LS20000006
gboren@dvgteam.com

ALTA/NSPS LAND TITLE SURVEY
1018 E. SUMMIT STREET
CROWN POINT, INDIANA 46307
PART OF THE S.E. 1/4, N.W. 1/4, SECTION 4-34-B



M-DETAILS LLC
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2/23 0004/SURVEY/DWG/23-0004.DWG	FILE NO.	23-0004
DRAWN BY	DATE	2/23/23
M.S.	COUNTY, STATE	LAKE, IN
SECTION		4-34-8
JOB NO.		23-0004

2023-005576

TAX ID. 45-16-04-326-004.000-042
GERHARD K. & CHRISTINE A. KING
WARRANTY DEED
DOC. NO. 992174
REC. 8/12/1988

TAX ID. 45-16-04-326-005.000-042
GERHARD K. & CHRISTINE A. KING
WARRANTY DEED
DOC. NO. 864817
REC. 7/18/1986

TAX ID. 45-16-04-327-004.000-042
DMCR ENTERPRISES, INC.