

GENERAL SURVEY NOTES:

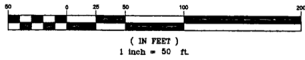
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 - Easements, other than the possibility of easements which were visible by physical evidence.
 - Building setback lines, restrictive 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.
- Plats so identified by title description or record references as per 865 IAC 1-12-13-1(1) are obtained from county auditor's office and 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 reduce 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.

[Signature]
KEVIN L. SATYERS - Professional Land Surveyor No. LS20200022



NEW SPLIT - LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 19, Township 34 North, Range 7 West of the Second Principal Meridian in Winfield Township, Lake County, Indiana, being more particularly described as follows:
Commencing at the Northwest Corner of said Section 19; thence North 89°43'58" East, along the North line of the Southwest Quarter of said Section 19, a distance of 589.4358 feet to the Point of Beginning;
Thence continuing North 89°43'58" East, along the North line of the Southwest Quarter of said Section 19, a distance of 145.00 feet, to the Northeast corner of the Justin Tyler and Melissa A. Davis tract described in Instrument No. 2016-00458 in the Recorder's Office; thence South 00°16'02" East, along the East line of said "Davis" tract, a distance of 387.20 feet, to the Southwest corner of said "Davis" tract; thence South 89°43'58" West, along the Southerly line of said "Davis" tract, a distance of 145.00 feet; thence North 00°16'02" West, parallel with the East line of said "Davis" tract, a distance of 387.20 feet, to the Point of Beginning.
Containing 1.289 acres, more or less, all in Winfield Township, Lake County, Indiana.

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code (Rule 121), 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 assure 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 "Rural Survey" (0.20"/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; Plat of Survey of the Parent Tract, by this office, recorded in Survey Book 26, page 93 in the Office of the Recorder; Instructions from the client for this new split; and the deed information referenced hereon.
The Northwest and Northeast corners of the Southwest Quarter of this Section were reworked as perpetuated by the Lake County Surveyor's Office, as accepted at the time of the original boundary survey reference above, allowing for the retracement of that portion of the Parent Tract required to be determined for this split. This New Split had been determined and described according to the instructions of the client. The purpose of this survey is to define a vacant portion of the Parent Tract (lying East of the area of improvements, to assist in the creation of a buildable parcel. Upon approval of this recording of this New Split, monumentation shown as "future", will be established.
Differences with respect to this calculated and future 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 monuments at the Northwest and Northeast corners of the Southwest Quarter of this 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 = September 29, 2018
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 the title provided by others.

FILE NUMBER: 2023-04-2023 Date: (Survey/Plat/Title) 17-19

CLIENT:	
Justin Davis 1112 East 129th Avenue Crown Point, Indiana	
JOB NO: 54-2023	
SCALE: 1"=50'	REVISIONS:
	DATE: 03-07-2023

PLAT OF SURVEY
New Split - 129th Avenue, Crown Point,
Winfield Township, Lake County, Indiana
Part of the Southwest 1/4 of Section 19-34-7

FILED
MAR 24 2023
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

B39-P99

TURNING POINT SURVEYING, INC.
610 South Hallock Street
P.O. Box 472, DeTolte, Indiana 46310 Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turnpoint@turnpointinc.com

SHEET
OF
1