

NOT AN OFFICIAL DOCUMENT
ALTA/NSPS LAND TITLE SURVEY

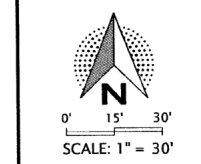


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DATE: REVISIONS AND NOTES:

| DATE | REVISIONS AND NOTES |
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ALTA/NSPS LAND TITLE SURVEY
APPROXIMATELY 4810 E 117TH AVENUE
WINFIELD, IN 46307



N.I.P.S.CO.
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V22-22 ALTA Winfield Sub. 4-14-23.dwg
FILE NO.
DRAWN BY MLP/TJM DATE 4/14/23
SECTION 7-34-7 COUNTY, STATE LAKE, IN
JOB NO. 22-22

PARCEL DESCRIPTION (NON-RECORD, PREPARED THIS SURVEY):

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS2000006 AND SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 14, 2023 AS DVG TEAM, INC. NUMBER 22-22, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7 MARKED BY A 1-INCH IRON BAR, THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 442.47 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST, 219.79 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS EAST, 208.71 FEET THROUGH A REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR) ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE TO A DVG REBAR; THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST, 40.35 FEET PARALLEL WITH SAID SOUTH LINE TO A DVG REBAR; THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, 371.29 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER TO A DVG REBAR; THENCE SOUTH 89 DEGREES 26 MINUTES 20 SECONDS WEST, 260.00 FEET PARALLEL WITH SAID SOUTH LINE TO A DVG REBAR; THENCE SOUTH 00 DEGREES 11 MINUTES 51 SECONDS WEST, 580.00 FEET PARALLEL WITH SAID WEST LINE THROUGH A DVG REBAR ON SAID 50 FOOT PARALLEL LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3.27 ACRES MORE OR LESS.

PARCEL AREA:
GROSS NET (LESS APPARENT 20' R/W)
142,381 SQ. FT.± 137,985 SQ. FT.±
3.27 ACRES± 3.17 ACRES±

2023-016182
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2:38 PM 2023 Jun 28

FILED
JUN 28 2023
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

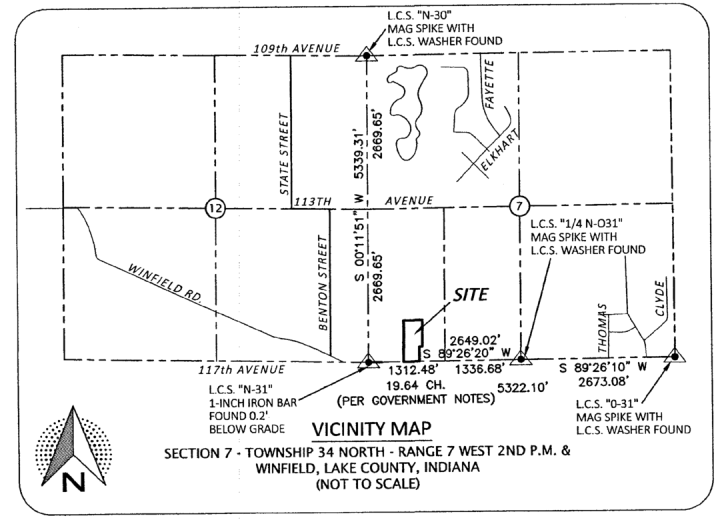
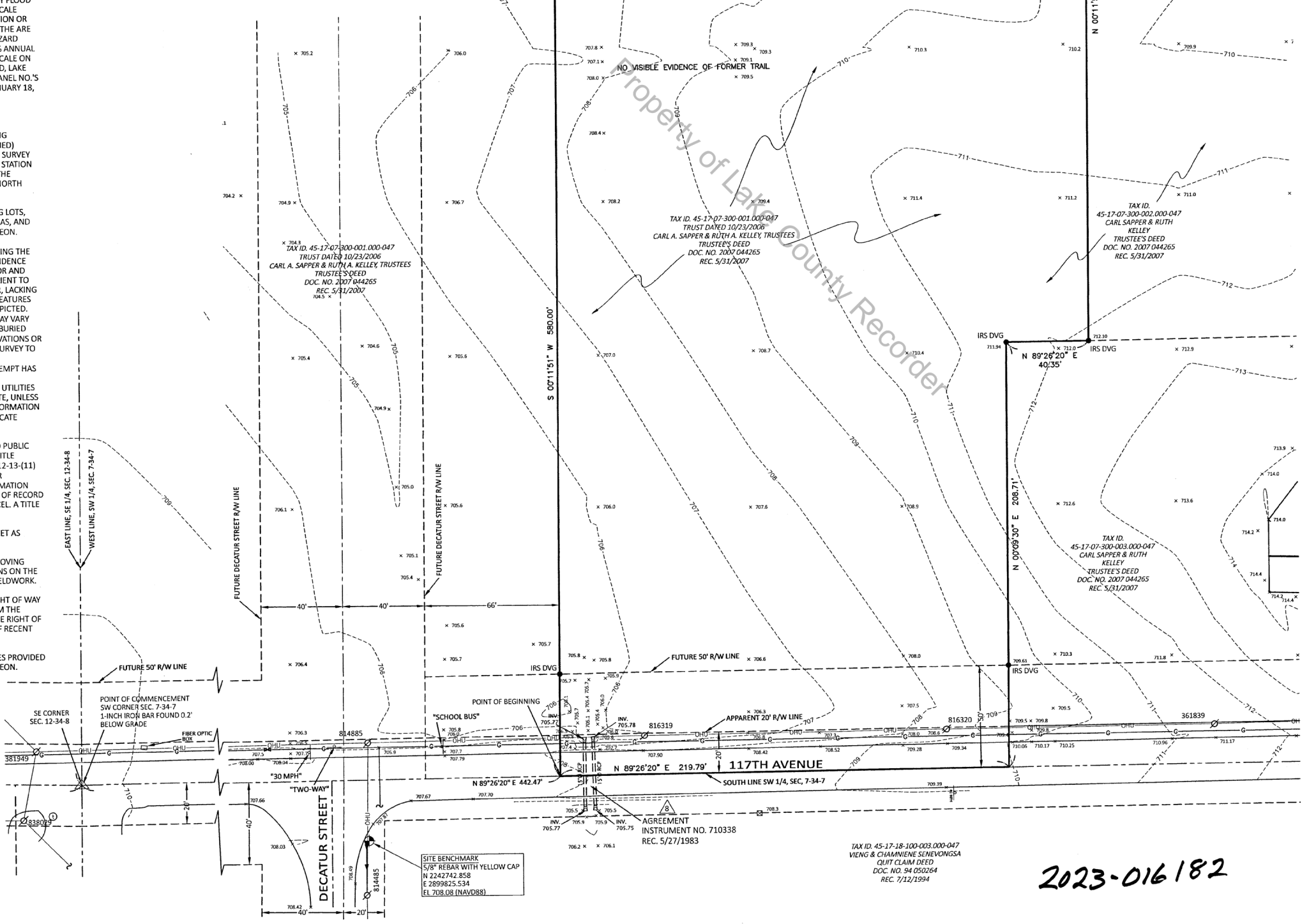
PARENT PARCEL INFORMATION:
TAX ID. 45-17-07-300-001.000-047
TRUST DATED 10/23/2006
CARL A. SAPPER & RUTH A. KELLEY, TRUSTEES
TRUSTEE'S DEED
DOC. NO. 2007-044265
REC. 5/31/2007
TAX ID. 45-17-07-300-002.000-047
TRUST DATED 10/23/2006
CARL A. SAPPER & RUTH A. KELLEY, TRUSTEES
TRUSTEE'S DEED
DOC. NO. 2007-044265
REC. 5/31/2007

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 WAS NOT OBSERVED DURING THE SURVEY. ADDRESS IS APPROXIMATE PER THE LAKE COUNTY AUDITOR'S OFFICE.
ITEM 3: FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP (FIRM). THE ARE SHOWN HEREON APPEARS TO BE WITHIN THAT FLOOD HAZARD ZONE "X" 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 TOWN OF WINFIELD, LAKE COUNTY, INDIANA. COMMUNITY NUMBER 180515, MAP PANEL NO.'S 18089C0267E & 18089C0269E. MAPS 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. HOWEVER, 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. 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-(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. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.
ITEM 14: DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT IS SHOWN HEREON.
ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
ITEM 17: THERE ARE PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON LIMITED INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION AND ARE SHOWN AS FUTURE RIGHT OF WAY HEREON. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
ITEM 18: PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR, IF ANY SHOWN HEREON.
ITEM 20: ADDITIONAL CLIENT NOTES/REQUIREMENTS.
ITEM 21: ADDITIONAL SUPPORT BY A THIRD PARTY LOCATER WAS NOT USED.
ITEM 15: THIS PLAN IS BEING ISSUED WITH AND WITHOUT AN AERIAL BACKDROP. SAID AERIAL IMAGE WAS OBTAINED THROUGH A PRIVATE SOURCE (NEARMAPS) AND DATED 9/20/22.

LEGEND

| | | | |
|--------|---|------|--------------------------------------|
| XXXXXX | UTILITY POLE & NUMBER | OHU | OVERHEAD UTILITY WIRES |
| X | GAS VALVE | G | UNDERGROUND GAS |
| 8 | TELEPHONE/CATV BOX | PA | POLE GUY/ANCHOR |
| ⊙ | TELEPHONE MANHOLE | --- | EXISTING 1-FOOT CONTOUR |
| ⊕ | SITE BENCHMARK | --- | EXISTING SPOT ELEVATION |
| ⚠ | SCHEDULE B, PART 2 EXCEPTION ITEM PER TITLE COMMITMENT | ASPH | ASPHALT AREA |
| ● | IRS DVG | M | MEASURED DIMENSION BETWEEN MONUMENTS |
| --- | 5/8" REBAR SET WITH BLUE ID, CAP STAMPED "DVG TEAM INC FIRM NO. 0120" | D | DIMENSION SHOWN PER DESCRIPTION |
| --- | L.C.S. - LAKE COUNTY SURVEYOR'S OFFICE | C | CALCULATED DIMENSION (THIS SURVEY) |
| --- | | DVG | DVG TEAM, INC. |
| --- | | D.R. | DEED RECORD |
| --- | | P.G. | PAGE |
| --- | | DOC. | DOCUMENT |
| --- | | REC. | RECORDED |
| --- | | P.B. | PLAT BOOK |
| --- | | RCP | REINFORCED CONCRETE PIPE |
| --- | | R/W | RIGHT OF WAY |
| --- | | | TREE LINE |



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 THE PARCEL SHOWN HEREON WAS GAINED FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 23-8257 ISSUED BY MERIDIAN TITLE CORPORATION, ON MARCH 15, 2023. THE FOLLOWING EASEMENTS, RIGHT OF WAYS AND 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:
ITEM 8 TERMS AND PROVISIONS OF AGREEMENT BETWEEN CARL SAPPER AND IRMA SAPPER AND THE LAKE COUNTY HIGHWAY DEPARTMENT, DATED MAY 26, 1983, RECORDED MAY 27, 1983 IN INSTRUMENT NUMBER 710338 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA- PROVIDES FOR PERMISSION TO INSTALL A DRAINAGE CULVERT APPROXIMATELY 200 FEET EAST OF DECATUR STREET- AFFECTS PARCEL- SHOWN HEREON.
ITEM 9 TERMS AND PROVISIONS OF SEWER INSTALLATION REIMBURSEMENT AGREEMENT BETWEEN THE TOWN OF WINFIELD AND DOUBLE TREE LAKE ESTATES, LLC, DATED DECEMBER 18, 2007 AND RECORDED JANUARY 4, 2008 IN INSTRUMENT NUMBER 2008-000789 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA- AFFECTS PARCEL, NOT PLOTTABLE.

GENERAL NOTES:
1.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, 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 OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4.) BASIS OF BEARINGS: ASSUMED

SURVEY REFERENCES:
1.) RECORD DEEDS REFERENCED HEREON.
2.) LAKE COUNTY SURVEYOR'S OFFICE SECTION CORNER CARDS.
3.) PLAT OF SURVEY OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SUBJECT SECTION 7 BY DVG TEAM, INC., JOB NO. S21-472, DATED 5/11/2021, RECORDED AS DOCUMENT NUMBER 2021-073895 ON DECEMBER 30, 2021 IN SURVEY BOOK 37, PAGE 67.
4.) TOPOGRAPHIC SURVEY OF THE SUBJECT PARCEL BY DVG TEAM, INC., JOB NO. S22-22, LAST REVISED 1/21/22.

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 PLAN REPRESENTS AN ORIGINAL SURVEY OF A PORTION OF LAND REFERENCED AS THE PARENT PARCEL HEREON. THE INTENT OF THIS SURVEY WAS TO CREATE A NEW PARCEL OF LAND USING DIMENSIONS AND LOCATION PROVIDED BY THE CLIENT.
THEORY OF LOCATION: THE WEST AND SOUTH LINES OF SUBJECT SECTION 7 WERE RETRACED FROM FOUND SECTION CORNER MONUMENTS PERPETUATED BY THE LAKE COUNTY SURVEYOR'S OFFICE AND FOUND THIS SURVEY ALONG WITH PRIOR LOCATIONS BASED ON A PRIOR SURVEY BY DVG TEAM, INC. (SURVEY REFERENCE NUMBER 3 HEREON). THE RESULTING SECTION MEASUREMENT IS SHOWN HEREON. NEW MONUMENTS WERE SET AT THE PROPOSED NEW PARCEL CORNERS AND CALLED FOR IN THE DESCRIPTION THAT WAS PREPARED THIS SURVEY AND SHOWN HEREON.
A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAN, 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 OBSERVED OCCUPATION OR POSSESSION LINES.
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: NORTHERN INDIANA PUBLIC SERVICE COMPANY AND MERIDIAN TITLE CORPORATION;
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 6, 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: APRIL 14, 2023

GLEN E. BOREN
PROFESSIONAL LAND SURVEYOR
INDIANA REGISTRATION NUMBER: LS2000006
STATE OF INDIANA
gboren@dvgteam.com

2023-016182