

LEGAL DESCRIPTION: PARCEL 1: (PER TRUSTEE'S DEED DOC. NO. 2023-520566)

A PARCEL OF LAND IN THE FAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8: FOLLOWS: COMMENCING AT THE SOUTHEAST CONTRET OF SAID SECTION & THENCE NORTH 89 DEGREES II MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1320.30 FEET TO THE THEORETICAL SOUTH QUARTER CORNER OF SAID SECTION 8: THENCE NORTH THEORETICAL SOUTH GOARDER CONNEW OF SAID SECTION 6, THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 271.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 00 DEGREES 42 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 162.27 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 60 AND INTERSTATE 94: THENCE NORTH 68 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80 AND INTERSTATE 94, A DISTANCE OF 283.70 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 163.42 FEET: THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALSO ALONG THE ESTIMATED THREAD OF THE LITTLE CALUMET RIVER AS PER GREATER GARY SUBDIVISION NUMBER 3, AN ARC LENGTH OF 128.51 FEET (CHORD BEARING IS SOUTH 32 DEGREES 10 MINUTES 39 SECONDS EAST, CHORD DISTANCE IS 125.23 FEET): THENCE SOUTH 52 DEGREES 43 MINUTES 59 SECONDS EAST ALONG SAID RIVER THREAD, A DISTANCE OF 184.64 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 26 SECONDS EAST ALONG SAID RIVER THREAD. A DISTANCE OF 21.56 FEET; THENCE SOUTH 30 DEGREES 54 MINUTES 26 SECONDS WEST ALONG SAID RIVER THREAD, A DISTANCE OF 106.07 FEET; THENCE SOUTH 62 DEGREES OF MINUTES 20 SECONDS WEST ALONG SAID RIVER THREAD. A DISTANCE OF 141.61 FFFT: THENCE NORTH 7.3 DEGREES 41 MINUTES 28 SECONDS WEST ALONG SAID RIVER THREAD, A DISTANCE OF 292.76 FEET TO THE POINT OF BEGINNING. CONTAINING 107.917 SQUARE FEET, 2.48 ACRES MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING THAT 1.06 ACRE PARCEL SURVEYED BY KENNETH GEMBALA INDIANA PROFESSIONAL SURVEYOR NO. SO568 ON 2023 AS ABONMARCHE CONSULTANTS, INC. JOB NO. 23–1307 AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND MAG NAIL AT THE SOUTHEAST CONSULTANTS, INC. SOUTHEAST CONSULTANTS, I CORNER OF SAID SECTION 8; THENCE NORTH 89"-16"-00" WEST ALONG THE SOUTH LINE OF SAID SECTION 8 AT A DISTANCE OF 1320.3 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST CONTRER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8 (BASIS OF BEARINGS IS INDIANA WEST STATE PLANE COORDINATES); THENCE NORTH 00"-46"-26" WEST ALONG THE WEST LINE OF SAID EAST HALF, SOUTHEAST QUARTER, 219.14 FEET TO A SET CAPPED IRON ROD AT THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHWESTERLY LINES OF BLOCKS 6 AND 9 AS SHOWN ON GREATER GARY SUBDIVISIONS, NO. 3, THE FOLLOWING SEVEN COURSES: 1,) SOUTH 73'-45'-39" EAST, 288.16 FEET TO A SET CAPPED IRON ROD. 2. NORTH 82"-05"-09" EAST, 176.29 FEET TO A SET CAPPED IRON ROD, 3.) NORTH 30"-50"-15" EAST, 144.69 FEET TO A SET CAPPED IRON ROD, 4.) NORTH '01-47"-37" WEST, 60.05 FEET TO A SET CAPPED IRON ROD, 5.) NORTH 52"-48"-10" WEST, 209.44 FEET TO A CURVE, TANGENT, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 113.42, A CHORD BEARING 10 THE NORTHEAST AND HAVING A RADIUS OF 113.42, A CHORD BEARING OF NORTH 32"-26"-35" WEST, A CHORD LENGTH OF 87.63 FEET, 6.) THENCE NORTHWESTERLY ALONG SAID CURVED, AN ARC LENGTH OF 89.97 FEET TO A SET CAPPED IRON ROD AT A POINT OF A TANGENT LINE, 7.) NORTH 09"-43"-05" WEST ALONG SAID LINE TO A SET CAPPED IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND INTERSTATE 94; SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND INTERSTATE 94; THENCE SOUTH 68"-09"-38" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 51.14 FEET TO A FOUND CAPPED IRON ROD AT A POINT ON A LINE BEING THE ESTIMATED THREAD OF THE LITTLE CALUMET RIVER AS PER SAID GREATER GARY SUBDIVISION NO. 3 AND AS DESCRIBED IN TRUSTEE DEED DOCUMENT NO. 2023-520566 AS RECORDED JUNE 30, 2023 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AT THE BEGINNING OF A CURVE, NON-TANGENT, CONCAVE TO THE NORTHEAST AND HAVE A RADIUS CE 163.47 EET! A CURPD DEADING OF SOUTH 321-41"-50" EAST. A CURPD CURVE, NON-TANGENT, CONCAVE TO THE NORTHEAST AND HAVE A RADIUS OF 163.42 FEET, A CHORD BEARING OF SOUTH 32"-14"-50" EAST, A CHORD LENGTH OF 125.23 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 128.52 FEET TO A SET CAPPED IRON ROD AT THE BECINNING OF A TANGENT LINE; THENCE ALONG SAID ESTIMATED RIVER THREAD THE FOLLOWING FIVE COURSES: 1.) SOUTH 52"-48"-10" EAST, 184.64 FEET TO A FOUND CAPPED IRON ROD, 2.) SOUTH 01"-47"-37" EAST, 184.64 FEET TO A FOUND CAPPED IRON ROD, 2.) SOUTH 01"-47"-37" EAST, 21.56 FEET TO A FOUND IRON ROD, 3.) SOUTH 30"-50"-15" WEST, 106.07 FEET TO A SET CAPPED IRON ROD, 4.) SOUTH 82"-05"-09" MEST, 141.61 FEET TO A SET CAPPED IRON ROD, 5.) NORTH 73"-45"-39" MEST, 292.76 FEET TO A FOUND CAPPED IRON ROD ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00"-46"-26" EAST ALONG SAID WEST LINE 52.29 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

LAND SURVEYOR'S CERTIFICATE:

S.S. THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1—12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

09/19/2023

PROFESSIONAL SURVEYOR: KENNETH GEMBALA REGISTRATION NUMBER: S0568

I AFFIRM LINDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN

CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 1.10 FEET NORTH AND 0.97 FEET EAST.

REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

- UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR
- CHAIN LINK FENCE ALONG AND OVER THE NORTH PARCEL LINE AS
- THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD
- 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.

- DEEDS AND RECORDS LAKE COUNTY, INDIANA GIS WEBSITE
- PLAT OF SURVEY OF PARCEL 1 BY TORRENGA SURVEYING. LLC RECORDED IN SURVEY BOOK 23. PAGE 11.

GENERAL 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: 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 THAN THAT SHOWN ON THE RECORD PLAT. C) OWNERSHIP OR TITLE.
- 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 QUALIFICATIONS OF SURVEY (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL
- 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
- NO ATTEMPT HAS BEEN MADE AT A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND /OR SIZE DEPTH, CONDITION, CAPACITY OF ANY UTILITY LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 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, NO SNOW COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- 6. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON AUGUST 14. 2023 AND SEPTEMBER 14, 2023.
- BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.
- PARCEL 1 AND 2 MAY BE UNDER THE JURISDICTION OF THE LITTLE CALUMET RIVER BASIN COMMISSION RULES AND REGULATIONS. IT IS
 RECOMMENDED THE COMMISSION BE CONTACTED AT 400 RIDGE ROAD MUNSTER, IN. (219) 595-0599



B41. P05

BEKRULL-ABONMARCHE

SOUTH I-80 & I-94 LAKE STATION, IN 46405 LAKE COUNTY, INDIANA

PLAT OF SURVEY
CLIENT: JOSE NOLASCO
SECTION 08-T36N-R7W

GS / RAM

MJR KDG

09/19/2023

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

HORZ: 1" = 40" VERT:

ACI JOB # 23-1307

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