

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
2023-028746  
3:32 PM 2023 Oct 17

BOOK 41 PAGE 05  
**PLAT OF SURVEY**

FILED  
OCT 17 2023  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**PARCEL ADDRESS:**  
SOUTH OF I-80 & I-94, LAKE STATION, IN 46405  
PARCEL 1  
**LEGAL DESCRIPTION:** PARCEL 1:  
(PER TRUSTEE'S DEED DOC. NO. 2023-520566)

**SURVEYOR'S REPORT:**  
THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN  
PERSONAL WARRANTY DEED DOCUMENT NUMBER 2023-0691.  
**THEORY OF LOCATION:** THIS SURVEY IS BASED ON THE FOLLOWING:  
1. REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN  
REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.

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, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 11 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 00 DEGREES 42 MINUTES 15 SECONDS WEST ALONG 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 80 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 09 MINUTES 20 SECONDS WEST ALONG SAID RIVER THREAD, A DISTANCE OF 141.61 FEET; THENCE NORTH 73 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.

1) CHAIN LINK FENCE ALONG AND OVER THE NORTH PARCEL LINE AS SHOWN.  
C. THERE ARE 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 15-20 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865-IAC 1-12-7.  
**REFERENCES:**  
1. DEEDS AND RECORDS  
2. LAKE COUNTY, INDIANA GIS WEBSITE  
3. PLAT OF SURVEY OF PARCEL 1 BY TORRENZA SURVEYING, LLC RECORDED IN SURVEY BOOK 23, PAGE 11.  
**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 VISIBLY 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, (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 RIGHTS).  
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. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.  
4. 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.  
5. 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, 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.  
7. BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.  
8. 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

**KRULL-ABONMARCHÉ**  
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Lake County, Indiana  
47040  
P: 317.947.2568  
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krullabonmarche.com  
Engineering - Architecture - Land Surveying

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

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

**DESIGNED BY: GS / RAM  
DRAWN BY: MJR  
DATE: 09/19/2023**

**PROFESSIONAL SURVEYOR: KENNETH GEMBALA  
REGISTRATION NUMBER: 50568  
STATE OF INDIANA**

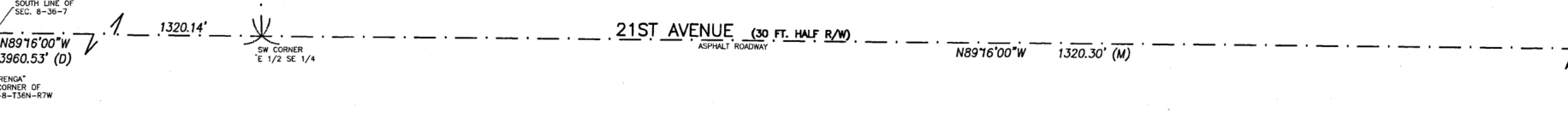
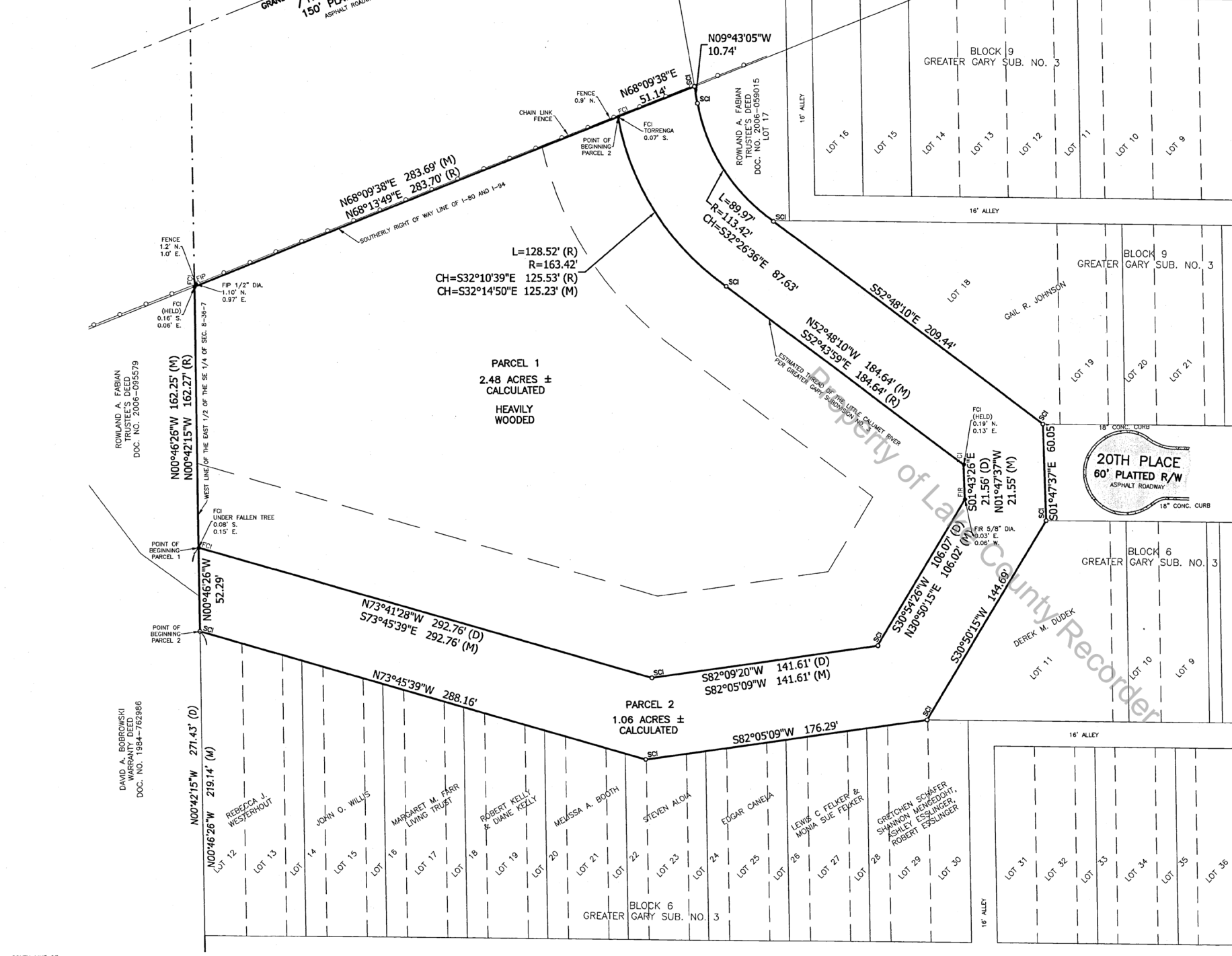


I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

KENNETH D. GEMBALA

B41-P05

25-1  
A-Bonmarche

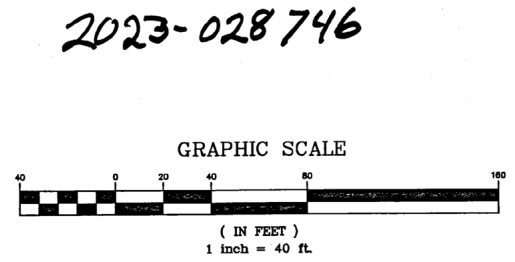


**SYMBOL LEGEND:**

●	FOUND IRON PIPE
○	FOUND IRON ROD
○	SET CAPPED IRON (5/8\"/>
(M)	MEASURED DISTANCE
(D)	RECORD PLAT DISTANCE
○	FOUND CAPPED IRON
○	FOUND MAG NAIL/SPIKE

**LINETYPE & HATCH LEGEND:**

---	SETBACK LINE
---	CHAIN LINK FENCE
[Hatched]	CONCRETE
[Hatched]	ASPHALT



**REVISION DESCRIPTION:**  
BY: DATE:  
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