

PLAT OF SURVEY

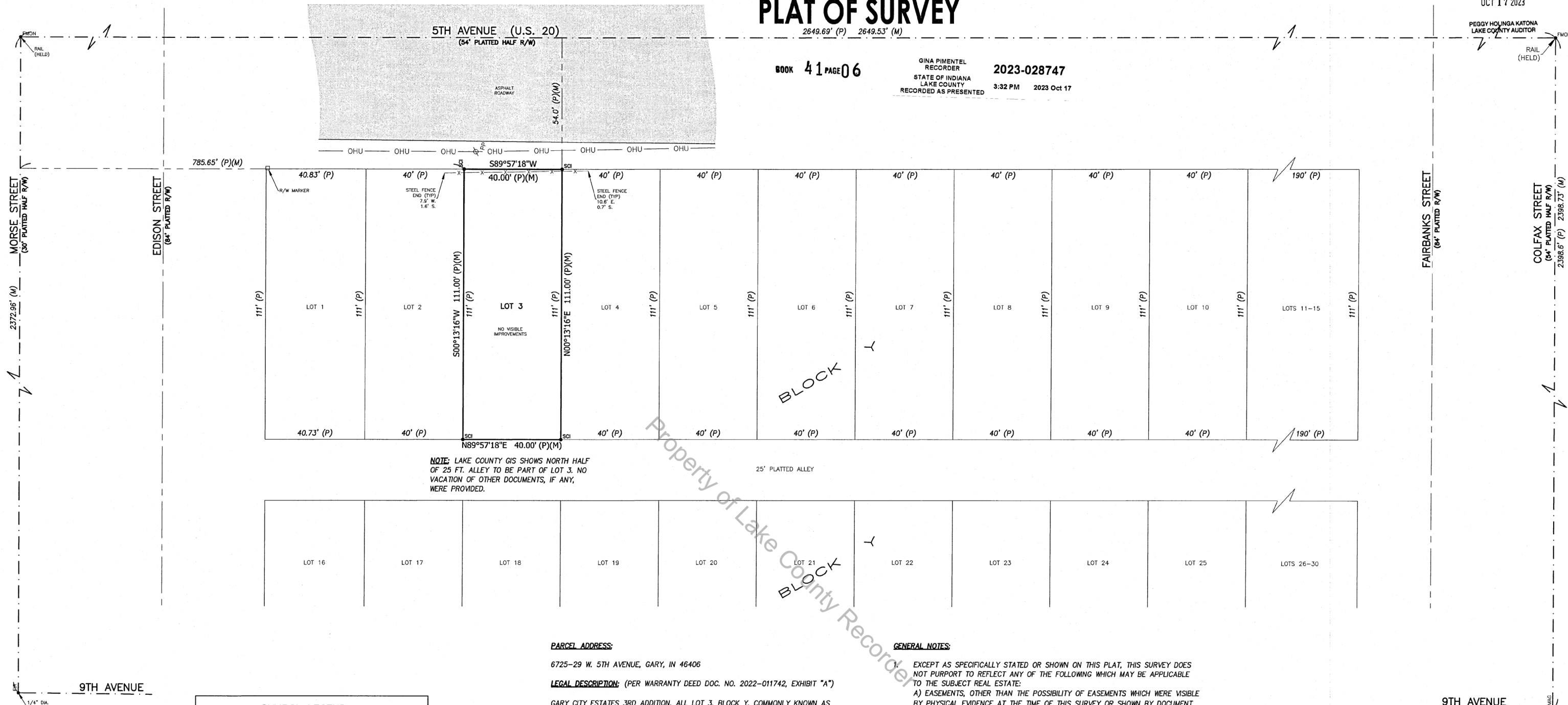
OCT 17 2023

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

BOOK 41 PAGE 06

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

25-
ABONMARCHÉ



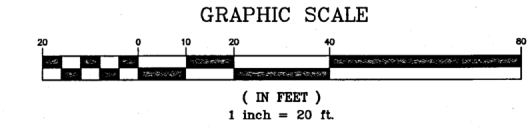
NOTE: LAKE COUNTY GIS SHOWS NORTH HALF OF 25 FT. ALLEY TO BE PART OF LOT 3. NO VACATION OF OTHER DOCUMENTS, IF ANY, WERE PROVIDED.

Property of Lake County Recorder

SYMBOL LEGEND:
• FMON = FOUND MONUMENT
□ = FOUND R/W MARKER
P = POWER POLE
(M) = MEASURED DISTANCE
(C) = CALCULATED DISTANCE
(P) = RECORD PLAT DISTANCE
o-SCI = SET CAPPED IRON (5/8" REBAR W/ABONMARCHÉ CAP)
o-SMAG = SET MAG NAIL WITH DISC

LINETYPE & HATCH LEGEND:
---x---x---x---x--- = STEEL FENCE
---OHU---OHU--- = OVERHEAD UTILITY
[ASPHALT] = ASPHALT

B41-P06



2023-028747

PARCEL ADDRESS:

6725-29 W. 5TH AVENUE, GARY, IN 46406

LEGAL DESCRIPTION: (PER WARRANTY DEED DOC. NO. 2022-011742, EXHIBIT "A")

GARY CITY ESTATES 3RD ADDITION. ALL LOT 3, BLOCK Y, COMMONLY KNOWN AS 6725-29 W. 5TH AVENUE, GARY, IN 46406

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2022-011742.

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. NO LOCAL MONUMENTATION WAS FOUND IN BLOCK Y. FOUND GARY CITY RAIL MONUMENTS AND LAKE COUNTY SURVEYOR'S MONUMENTS AND RECORD PLAT DISTANCES WERE HELD TO LOCATE THE LOT.
A. 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. SINCE MONUMENTS FOUND THAT WERE USED AS HELD, THERE WAS NO UNCERTAINTY IN LOCATION.
B. UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
1) A STEEL FENCE WAS LOCATED ALONG, NEAR OR OVER THE PARCEL LINES 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 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865-IAC 1-12-7. NOTE: PLATTED AS RESIDENTIAL

REFERENCES:

- 1. DEEDS AND RECORDS
2. SURVEY CORNER RECORDS
3. LAKE COUNTY, INDIANA GIS WEBSITE

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 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 OBSERVED 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 SEPTEMBER 25, 2023.
7. BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE
S.S.
THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY 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.
DATE: 10/12/2023

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
REGISTRATION NUMBER: 50568
kgembala@abonmarche.com
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

ABONMARCHÉ
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Hobart, IN 46342
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Engineering - Architecture - Land Surveying

6725-29 W. 5TH AVENUE
GARY, IN 46406
LAKE COUNTY, INDIANA

PLAT OF SURVEY
CLIENT: LS LANDSCAPING
SECTION 2-T36N-R9W

SHEET TITLE:
DRAWN BY: RAM
DESIGNED BY:
PM REVIEW:
QA/QC REVIEW: KDG
DATE: 10/12/2023
SEAL:
SIGNATURE:
DATE:
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.
SCALE:
HORIZ: 1" = 20'
VERT:
ACI JOB #: 23-1547
SHEET NO.
NO. REVISION DESCRIPTION:
BY: DATE: