

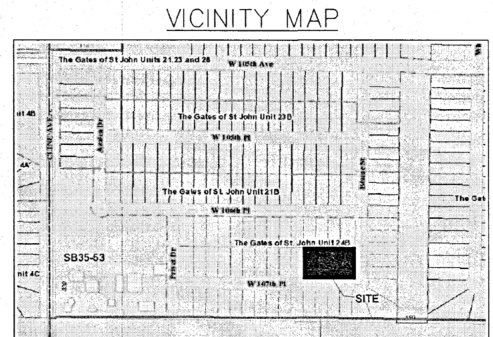
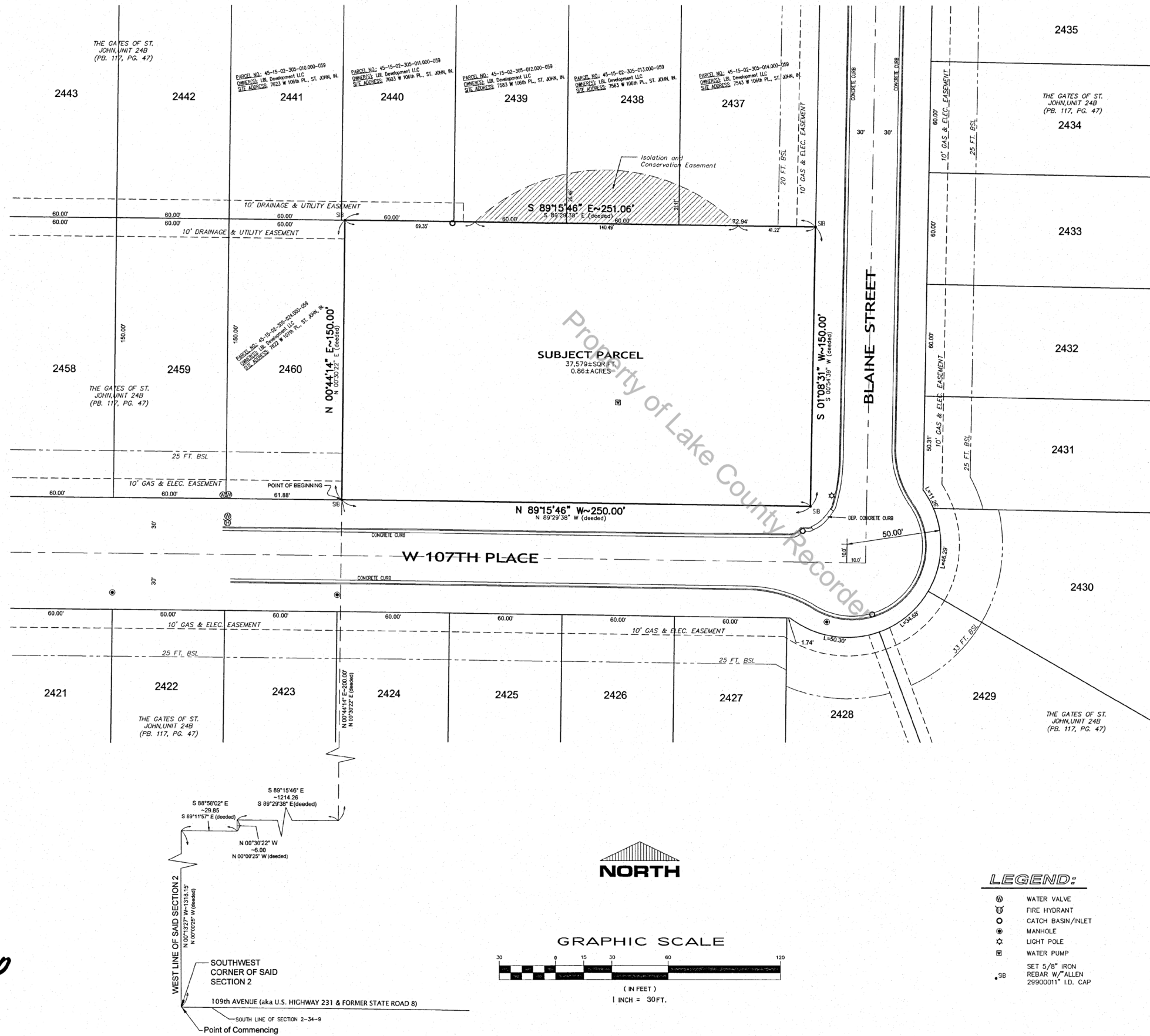
GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2023-032116
1:41 PM 2023 Nov 29

41 PAGE 40

PLAT OF SURVEY

SUBJECT PARCEL LEGAL DESCRIPTION: (AS PER QUIT-CLAIM DEED UNDER INSTRUMENT NO. 2021-544478, RECORDED DECEMBER 28, 2021 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA)

Part of the North Half of the Southwest Quarter of Section 2, Township 34 North, Range 9 West of the 2nd Principal Meridian in Lake County, Indiana, more particularly described as follows:
Commencing at the Southwest corner of said Section 2; thence North 00° 00' 25" West, along the West line of said Section 2, a distance of 1318.15 feet; thence South 89° 11' 54" East, a distance of 29.85 feet; thence North 00° 00' 25" West, a distance of 6.00 feet; thence South 89° 29' 38" East, a distance of 1214.26 feet; thence North 00° 30' 22" East, a distance of 200.00 feet, to the point of beginning of this description; thence continuing North 00° 30' 22" East, along the last described line, a distance of 150.00 feet; thence South 89° 29' 38" East, a distance of 251.06 feet; thence South 00° 54' 39" West, a distance of 150.00 feet; thence North 89° 29' 38" West, a distance of 250.00 feet, to the point of beginning, containing 0.86 acres more or less, all in the Town of St. John, Lake County, Indiana.



FILED

NOV 29 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of: see the "Subject Parcel Legal Description" section of this Plat of Survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

- Reference was made to the following:
1. The record Subdivision Plat of The Gates of St. John, Unit 24B, as per plat thereof, recorded in Plat Book 117, Page 47 in the Office of the Recorder of Lake County, Indiana.
2. The record Subdivision Plat of The Gates of St. John, Unit 21B, as per plat thereof, recorded in Plat Book 117, Page 48 in the Office of the Recorder of Lake County, Indiana.
3. The record Subdivision Plat of The Gates of St. John, Unit 23B, as per plat thereof, recorded in Plat Book 115, Page 2 in the Office of the Recorder of Lake County, Indiana.
4. The record Quit-Claim Deed for the Subject Parcel under Instrument No. 2021-544478, recorded December 28, 2021 in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown herein. The basis of bearings for this survey was the bearings on the lines taken from the recorded plat, being reference plat 1. The original control was held and brought from reference plat 3 to establish the subject parcel boundary. The Lot corners within reference plat 1 were not set as of the time of the survey. The existing improvements fit well with the boundary solution.

A) AVAILABILITY OF MONUMENTS:

The original control was held and brought from reference plat 3 to establish the subject parcel boundary. The Lot corners within reference plat 1 were not set as of the time of the survey. The existing improvements fit well with the boundary solution.

B) OCCUPATION AND POSSESSION:

No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

The apparent ambiguity in the record description of the subject parcel is the fact that the deeded bearing were rotated as shown on reference plat 1. The angular difference was held.

D) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

Additional Survey Related Notes:

- 1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
3. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
4. Parcels identified by title description or record references as per 865 IAC 1.12-13 (1) 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 or record or the most current status or title for that parcel.

2023-032116

STATE OF INDIANA } S
COUNTY OF LAKE }
I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #29900011, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE 1 OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.



TORRENGA SURVEYING, LLC.
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

B41-P40



TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-9918
WEBSITE: WWW.TORRENGA.COM

PLAT OF SURVEY
PART OF THE SW. 1/4 OF SEC. 2-34-9
NO ADDRESS AS PER LAKE CO. GIS
IN THE TOWN OF ST. JOHN
LAKE COUNTY, INDIANA

DATE: OCTOBER 23, 2023

CLIENT: Jason R. Drawet
JOB NO: 2023-0540
DRAWN: SLD/OP
SCALE: 1"=30'

SHEET
1 OF 1