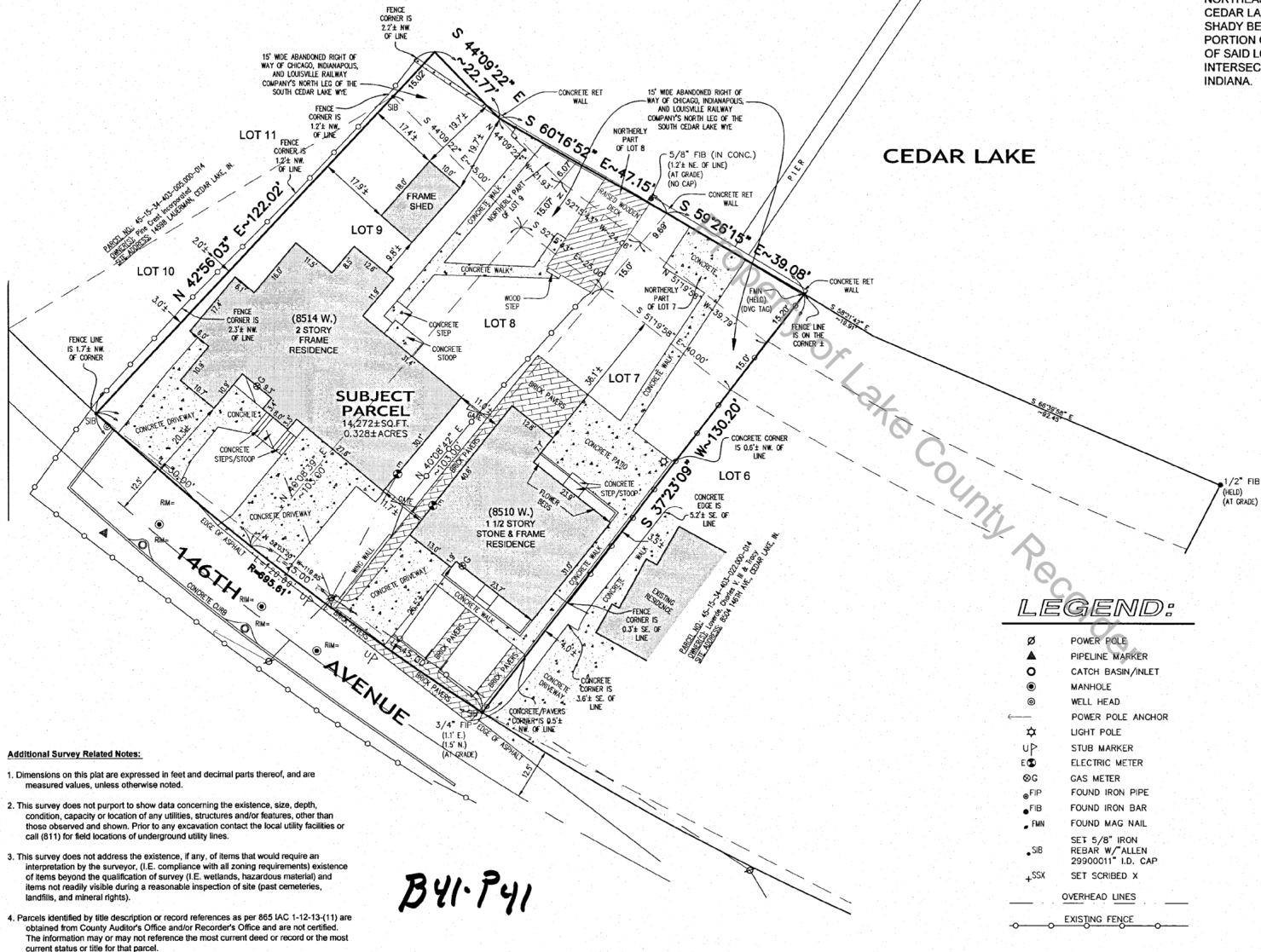
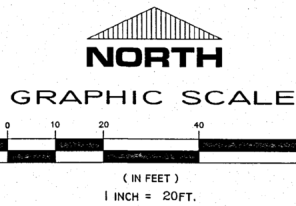


GINA PIMENTEL RECORDER 2023-032117 STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 1:42 PM 2023 Nov 29

PLAT OF SURVEY

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

25' 70' 20' 20'



SUBJECT PARCEL DESCRIPTION: LOTS 7, 8, AND 9 IN SHADY BEACH WYE ADDITION TO CEDAR LAKE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; AND ALL THAT PART OF THE NOW ABANDONED RIGHT OF WAY OF THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILWAY COMPANY'S NORTH LEG OF THE SOUTH CEDAR LAKE WYE LYING NORTHEASTERLY OF THE NORTHEASTERLY LINES OF THE SOUTH PORTION OF LOTS 7, 8, AND 9 OF SHADY BEACH WYE ADDITION TO CEDAR LAKE AND SOUTH OF THE SOUTHWESTERLY LINES OF THE NORTH PORTION OF LOTS 7, 8, AND 9 OF SHADY BEACH WYE ADDITION TO CEDAR LAKE AND LYING BETWEEN THE NORTHWESTERLY LINE OF SOUTH PORTION OF SAID LOT 9 EXTENDED TO INTERSECT THE SOUTHWESTERLY LINE OF THE NORTH PORTION OF SAID LOT 9 AND THE SOUTHEASTERLY LINE OF THE SOUTH PORTION OF SAID LOT 7 EXTENDED TO INTERSECT THE SOUTHEASTERLY CORNER OF THE NORTH PORTION OF SAID LOT 7, IN LAKE COUNTY, INDIANA.

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. A Plat of Survey of the Easterly Adjoining Property performed by Glen E. Boren (R.L.S. No. 20000006), dated May 7, 2021 and under Job No. S21-611. 2. A Surveyor's Legal Survey of the Easterly and Westerly Adjoining Properties performed by Samuel E. Brownstein (R.L.S. No. 1754), dated December 24, 1957, under Book No. 220, Pages 61-64. 3. The record Warranty Deed of lot 7 in Shady Beach Wye Add., under an illegible Instrument No., recorded May 12, 1971 in the Office of the Recorder of Lake County, Indiana. 4. A Plat of Survey of lots 8 and 9 in Shady Beach Wye Add., performed by Alfred P. Torrenge (R.L.S. No. 103360), dated September 27, 1971 and under Job No. 3333. 5. The record Subdivision Plat of Shady Beach Wye Addition to Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 26, Page 80, in the Office of the Recorder of Lake County, Indiana. 6. The record Warranty Deed of lots 8 and 9 in Shady Beach Wye Add., under Instrument No. 2022-0512428, dated March 23, 2022 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 hereon. The basis of bearings for this survey was the bearings on the lines taken from reference plat 1. I was able to establish the Southeasterly line of the subject parcel based on reference plat 1. The Northeasterly, the Northwesterly and the Southwesterly lines were established based on reference plat 2 as shown hereon.

- A.) AVAILABILITY OF MONUMENTS: Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. B.) OCCUPATION AND POSSESSION: The apparent uncertainties resulted due to occupation or possession lines is shown in detail along the Northwesterly and Southeasterly lines of the subject parcel being existing fence lines. C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: The apparent ambiguity in the record description of the subject parcel is reference plat 5 which has missing dimensions, on angles and no bearings to follow. D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements): The survey performed met the requirements of a SUBURBAN SURVEY according to title 865 IAC 1-1.1-12 et seq. The allowable relative positional accuracy is not less than 0.13 feet (40 millimeters) plus 100 parts per million for set monuments.

LEGEND:

- POWER POLE, PIPELINE MARKER, CATCH BASIN/INLET, MANHOLE, WELL HEAD, POWER POLE ANCHOR, LIGHT POLE, STUB MARKER, ELECTRIC METER, GAS METER, FOUND IRON PIPE, FOUND IRON BAR, FOUND MAG NAIL, SET 5/8" IRON REBAR W/ ALLEN 29900011" I.D. CAP, SET SCRIBED X, OVERHEAD LINES, EXISTING FENCE

2023-032117

STATE OF INDIANA COUNTY OF LAKE } S 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. TORRENKA SURVEYING, LLC. JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



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. compliance with all zoning requirements) existence of items beyond the qualification of survey (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 (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 or record or the most current status or title for that parcel.

B41-P41

CLIENT(S): ANITA TOROK DATE: AUGUST 15, 2022 JOB NO: 2022-0401 SCALE: 1"=20' DRAWN: QP

PLAT OF SURVEY LOTS 7-9 IN SHADY BEACH WYE ADDITION 8510 & 8514 W. 146TH AVENUE IN THE TOWN OF CEDAR LAKE LAKE COUNTY, INDIANA

TORRENKA SURVEYING, LLC PROFESSIONAL LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL. No.: (219) 836-8918 WEBSITE: WWW.TORRENKA.COM

