

PLAT OF SURVEY

B41-P42

BOOK 41 PAGE 42

GINA PIMENTEL RECORDER 2023-032130 2:38 PM 2023 Nov 29

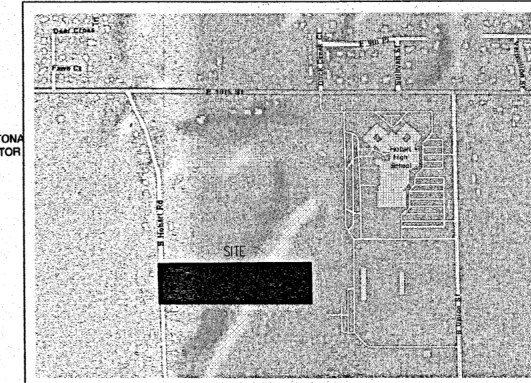
SUBJECT PARCEL LEGAL DESCRIPTION: (AS PER QUIT CLAIM DEED UNDER INSTRUMENT NO. 2007-084777, RECORDED OCTOBER 24, 2007 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA)

THE NORTH 330 FEET OF THE SOUTH 495 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 4, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

FILED NOV 29 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONES AS DETERMINED BY LONG SCALE MEASUREMENT FOR LOCATION UPON THE APPROXIMATE FLOOD INSURANCE RATE MAP FOR THE CITY OF TORRENGA, INDIANA AS SHOWN IN COMMUNITY PANELS DATED JANUARY 18, 2022. TRACTS OF LAND LOCATED IN FLOOD ZONE ARE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY ONE YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. IN A FLOOD ZONE, THE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. TRACTS OF LAND LOCATED IN FLOOD ZONE 1 (SHADED) ARE AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. TRACTS OF LAND LOCATED IN FLOOD ZONE 2 (HATCHED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOOD HAZARD.

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of see the "Subject Parcel Legal Description" 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 Saddle Brook First Resub., as per plat thereof, recorded in Plat Book 114, Page 40 in the Office of the Recorder of Lake County, Indiana.
2. The record Subdivision Plat of Saddle Brook Add., as per plat thereof, recorded in Plat Book 100, Page 13 in the Office of the Recorder of Lake County, Indiana.
3. The record Plat of Survey of 1313 S. Hobart Road, Hobart, IN., under Instrument No. 2021-032028, recorded April 14, 2021 in the Office of the Recorder of Lake County, Indiana.
4. The record Plat of Survey of 1267 S. Hobart Road, Hobart, IN., under Instrument No. 2021-032033, recorded April 14, 2021 in the Office of the Recorder of Lake County, Indiana.
5. The record Quit Claim Deed for the Subject Parcel under Instrument No. 2007-084777, recorded October 24, 2007 in the Office of the Recorder of Lake County, Indiana.
6. The record Quit Claim Deed for our North Adjoiner under Instrument No. 1998-037207, dated May 12, 1998 in the Office of the Recorder of Lake County, Indiana.
7. The record Quit Claim Deed for our South Adjoiner under Instrument No. 2021-050033, recorded April 27, 2021 in the Office of the Recorder of Lake County, Indiana.
8. The record Plat of Survey of 1313 S. Hobart Road (and adjacent properties), Hobart, IN., under Instrument No. 2006-093222, recorded October 24, 2006 in the Office of the Recorder of Lake County, Indiana.
9. The Lake County Section Corner Witness Sheet for the NW Corner of Sec. 4-35-7, under Corner I.D. No.=P22, in the Office of the Recorder of Lake County, Indiana.
10. The Lake County Section Corner Witness Sheet for the NE Corner of the NW 1/4 of Sec. 4-35-7, under Corner I.D. No.=114 P022, in the Office of the Recorder of Lake County, Indiana.
11. The Lake County Section Corner Witness Sheet for the SE Corner of the NW 1/4 of Sec. 4-35-7, under Corner I.D. No.=142 P022, in the Office of the Recorder of Lake County, Indiana.
12. The Lake County Section Corner Witness Sheet for the SW Corner of the NW 1/4 of Sec. 4-35-7, under Corner I.D. No.=114 P22-23, 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 plats being reference plats 1 and 2. I found several corners set by the original surveyors shown in detail herein. The reference plats 3 and 4 are on a different bearing system but fit well angularly with my solution. Reference plats 5 and 4 do not show a distance to the Northwest corner of the Section but all the reference surveys seem to hold the Robert Krull survey being reference plat 8 which calls out a distance of 661.58 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter which is shown and held this survey. I disagree with a Magnet with a Kolk tag which I found no recorded surveys filed. I show the distance along the West line of the fractional Northwest Quarter of the Northwest Quarter and held the witness corners reference documents 9 through 12.

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 would be along the South line of the subject parcel where we found landscape mulch and mow line as shown in detail herein.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

The apparent ambiguity in the record description of the subject parcel is the fact that the deeds call out distances that are not prorated based on the West line of the Southwest Quarter of the Northwest Quarter which is shown in detail herein where we show the difference between measured and deeded.

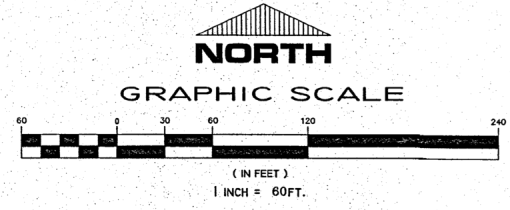
D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 1.2 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

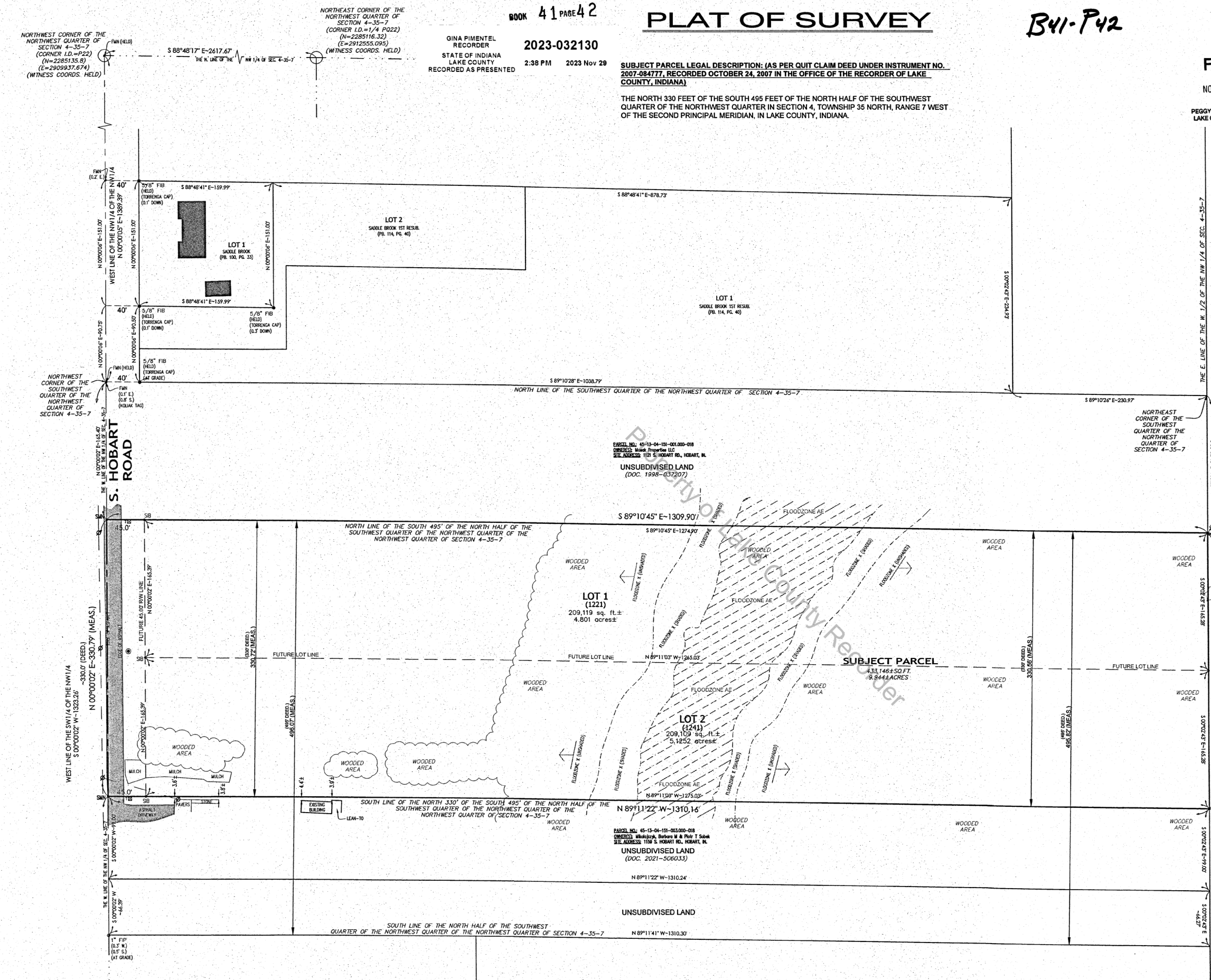
2023-032130

LEGEND:

- MANHOLE
POWER POLE
TELEPHONE PEDESTAL
SET 5/8" IRON REBAR W/ ALLEN 29900011" I.D. CAP
SET MAG NAIL W/ ALLEN 29900011" I.D. TAG
FOUND IRON PIPE
FOUND IRON BAR
FOUND MAG NAIL
OVERHEAD LINES



- 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.



SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4-35-7 (CORNER I.D.=1/4 P22-23) (N=2282423.0) (E=2909974.0) (WITNESS COORDS. HELD)

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4-35-7 (CORNER I.D.=CEN 04-35-07 P022-23) (N=2282423.047) (E=2912597.114) (WITNESS COORDS. HELD)

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TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
WEBSITE: WWW.TORRENGA.COM
PLAT OF SURVEY
PART OF THE NW. 1/4 OF SEC. 4-35-7
1201 S. HOBART ROAD
IN THE CITY OF HOBART
LAKE COUNTY, INDIANA
DATE: SEPTEMBER 26, 2023
CLIENT: MOSAK PROPERTIES LLC
JOB NO: 2023-0401
DRAWN: GP/JSA/RP
SCALE: 1"=60'

STATE OF INDIANA
COUNTY OF LAKE
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 I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.
TORRENGA SURVEYING, LLC
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011