

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED  
2023-032131  
2:38 PM 2023 Nov 29

FILED  
NOV 29 2023  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

# ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: (AS PER THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CTNW2206428, REVISION 2, DATED DECEMBER 19, 2022)

## SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of that land described in the Chicago Title Insurance Company Title Commitment No. CTNW2206428, Revision 2, dated December 19, 2022.

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 record Boundary Survey of the Subject Parcel, performed by William Arden Jr. (R.L.S. No. 20306), dated February 17, 2017, and recorded in Survey Book 29, Page 73 on March 2, 2017 as Instrument No. 2017-014018 in the Office of the Recorder of Lake County, Indiana.
  2. The record Subdivision Plat of Windsor Woods, Unit 2, as per plat thereof, recorded in Plat Book 44, Page 25, in the Office of the Recorder of Lake County, Indiana.
  3. The record Subdivision Plat of Red Wing Acres, as per plat thereof, recorded in Plat Book 38, Page 70, in the Office of the Recorder of Lake County, Indiana.
  4. The record Subdivision Plat of Red Wing Acres, Unit 2, as per plat thereof, recorded in Plat Book 39, Page 03, 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 ALTA/NSPS Land Title Survey was to perform a retracement survey of reference the above described parcel of land. A search was performed throughout the surveyed parcel and surrounding parcels of lands for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was the bearing on the North line of Section 19-33-8 as taken from the recorded reference plat 1.1 agrees with the boundary solution and the information Arden stated within its surveyors report with the exception of a monument being found at the West Quarter corner of said Section 19 and this monument was held which created a bend along the West line of said Section 19 at this point. The one item that wasn't discussed in depth on the Arden survey was the South line of the subject parcel and my comments are as follows: (1) The west line fits 190.0 feet North of the midpoint of the West line of section 19 which was deeded at 190.00 feet. (2) The theoretical split of section 19 doesn't parallel the Arden Solution which held the North line of reference plat 2 which may have been a result of a monument existing at the center of section which I was unable to find.

### 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 boundary lines shown hereon.

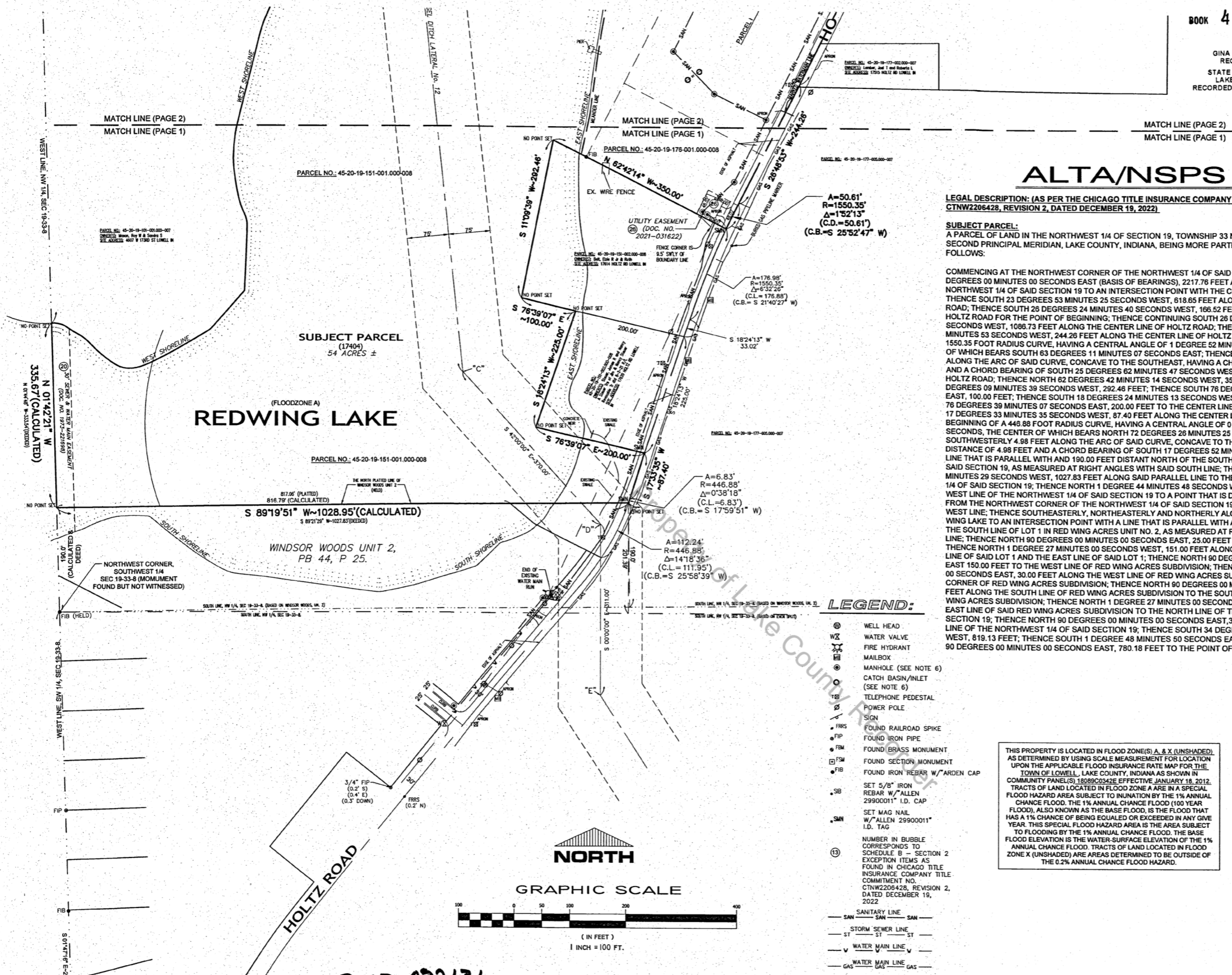
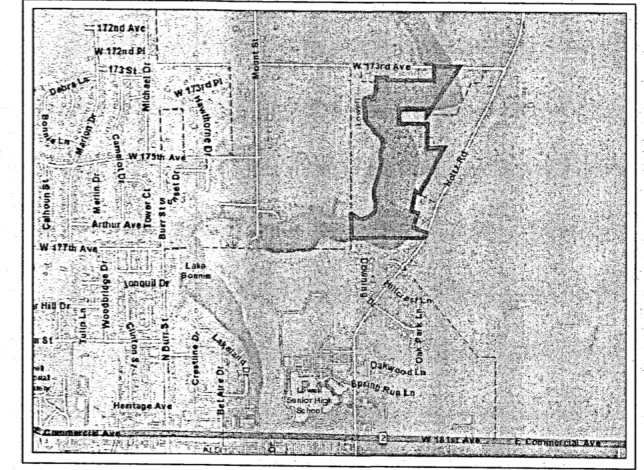
### C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

The apparent ambiguity in the record description of the subject parcel is the one item that wasn't discussed in depth on the Arden survey was the South line of the subject parcel and my comments are as follows: (1) The west line fits 190.0 feet North of the midpoint of the West line of section 19 which was deeded at 190.00 feet. (2) The theoretical split of section 19 doesn't parallel the Arden Solution which held the North line of reference plat 2 which may have been a result of a monument existing at the center of section which I was unable to find.

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

The survey performed met the requirements of a URBAN SURVEY according to the 805 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.

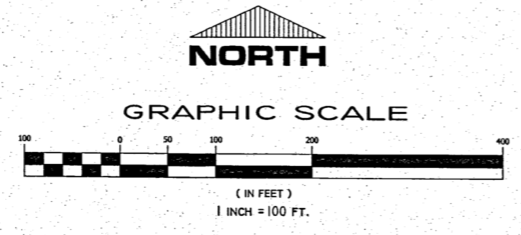
### VICINITY MAP:



### LEGEND:

- ⊙ WELL HEAD
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ MAILBOX
- ⊕ MANHOLE (SEE NOTE 6)
- ⊕ CATCH BASIN/INLET (SEE NOTE 6)
- ⊕ TELEPHONE PEDESTAL
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ FOUND RAILROAD SPIKE
- ⊕ FOUND IRON PIPE
- ⊕ FOUND BRASS MONUMENT
- ⊕ FOUND SECTION MONUMENT
- ⊕ FOUND IRON REBAR W/ ARDEN CAP
- ⊕ SET 5/8" IRON REBAR W/ ALLEN 29900011 I.D. CAP
- ⊕ SET WAG NAIL W/ ALLEN 29900011 I.D. TAG
- ⊕ NUMBER IN BUBBLE CORRESPONDS TO SCHEDULE B - SECTION 2 EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CTNW2206428, REVISION 2, DATED DECEMBER 19, 2022
- SANITARY LINE — SAN
- STORM SEWER LINE — ST
- WATER MAIN LINE — W
- GAS MAIN LINE — GAS

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) A, X & X (UNSHADED). AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LOWELL, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 159892004E EFFECTIVE JANUARY 19, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE A 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 EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THIS 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. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.



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### 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. As it pertains to item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site contains 0 visible parking spaces.
4. 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).
5. Parcels identified by title description or record references as per 885 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.
6. There currently exists sanitary and storm sewers on the Subject Parcel, the location shown on this ALTA/NSPS Land Title survey are just a rough location based on the proposed utility plans, exact location will need to be collected in the future.

### SURVEY RELATED ITEMS IN SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. CTNW2206428, REVISION 2, DATED DECEMBER 19, 2022:

20. Easement dated August 22, 1973 and recorded September 21, 1973 as Document No. 221698 of the Lake County Records. (AS SHOWN ON SURVEY)
21. Terms and provisions of Disannexation Proceedings recorded June 26, 1987 as Instrument Number 1987-924995 of the Lake County Records. (NO PLOTTABLE MATTERS; NOTHING PLOTTED)
22. Terms and provisions of Spring Run P.U.D.-East Side Sewer Recapture Agreement recorded December 9, 2004 as Instrument Number 2004 104356 of the Lake County Records. (NO PLOTTABLE MATTERS; NOTHING PLOTTED)
23. Matter shown on Survey by Arden Land Surveying, LLC, dated February 11, 2017 as Job No. 20170103 and recorded March 2, 2017 as Instrument Number 2017 014018 of the Lake County Records. (AS SHOWN ON SURVEY)
24. Declaration of Restrictive Covenants dated April 19, 2017 and recorded April 20, 2017 as Instrument Number 2017 024442 in the Office of the Recorder of Lake County, Indiana. (NO PLOTTABLE MATTERS; NOTHING PLOTTED)
25. Terms and provisions of Ordinance No. 2019-18, an Ordinance of the Town of Lowell, Indiana, annexing certain real estate in Lake County, State of Indiana, to the Town of Lowell and making said Real Estate a part of the Town of Lowell recorded January 9, 2020 as Instrument Number 2020-001868 in the Office of the Recorder of Lake County, Indiana. (NO PLOTTABLE MATTERS; NOTHING PLOTTED)
26. Terms and provisions of Durational Utility Easement dated August 13, 2020 and recorded August 13, 2020 as Instrument Number 2020-052872 in the Office of the Recorder of Lake County, Indiana. Amended and Supplemental Durational Utility Easement dated April 12, 2021 and recorded April 12, 2021 as Instrument Number 2021-031622 in the Office of the Recorder of Lake County, Indiana. (AS SHOWN ON SURVEY)
27. Terms and provisions of South Area Sewer Recapture Agreement dated May 10, 2021 and recorded May 10, 2021 as Instrument Number 2021-036765 in the Office of the Recorder of Lake County, Indiana. (NO PLOTTABLE MATTERS; NOTHING PLOTTED, EASEMENT IS BLANKET IN NATURE)

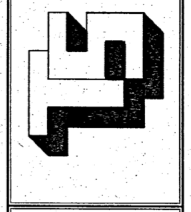
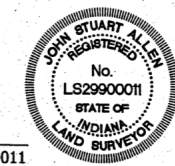
CERTIFY TO:  
1. John Brill  
2. Center Bank  
3. Chicago Title Insurance Company  
STATE OF INDIANA }  
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 13, 14, 17, 18, and 19 of Table A thereof. The field work was completed on November 16, 2022 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further 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.

DATE OF SURVEY: December 22, 2022

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



TORRENGA SURVEYING, LLC  
PROFESSIONAL LAND SURVEYORS  
907 RIDGE ROAD, MUNSTER, INDIANA 46321  
TEL. NO.: (219) 836-9978  
WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY  
PART OF THE NW 1/4 OF SEC. 19-33-8  
17614 HOLTZ ROAD  
IN THE TOWN OF LOWELL  
LAKE COUNTY, INDIANA

DATE: DECEMBER 22, 2022  
BY: JOHN BRILL  
AT: 10/17/23 - IMPRINTED SIGNATURE & SURVEYOR REPORT  
AT: 10/17/23 - IMPRINTED SET BOUNDARY CORNERS

CLIENT: JOHN BRILL  
JOB NO: 2022-0868  
DRAWN: GP  
SCALE: 1"=100'  
SHEET 1 OF 2

30  
Torrenga

FILE NO: Z:\Working Lake Estates\Map\2023-0500.dwg 11/6/2023 3:36:10 PM CST

# ALTA/NSPS LAND TITLE SURVEY

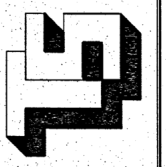
BOOK 41 PAGE 43

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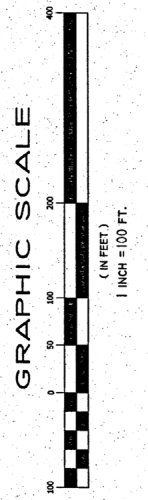
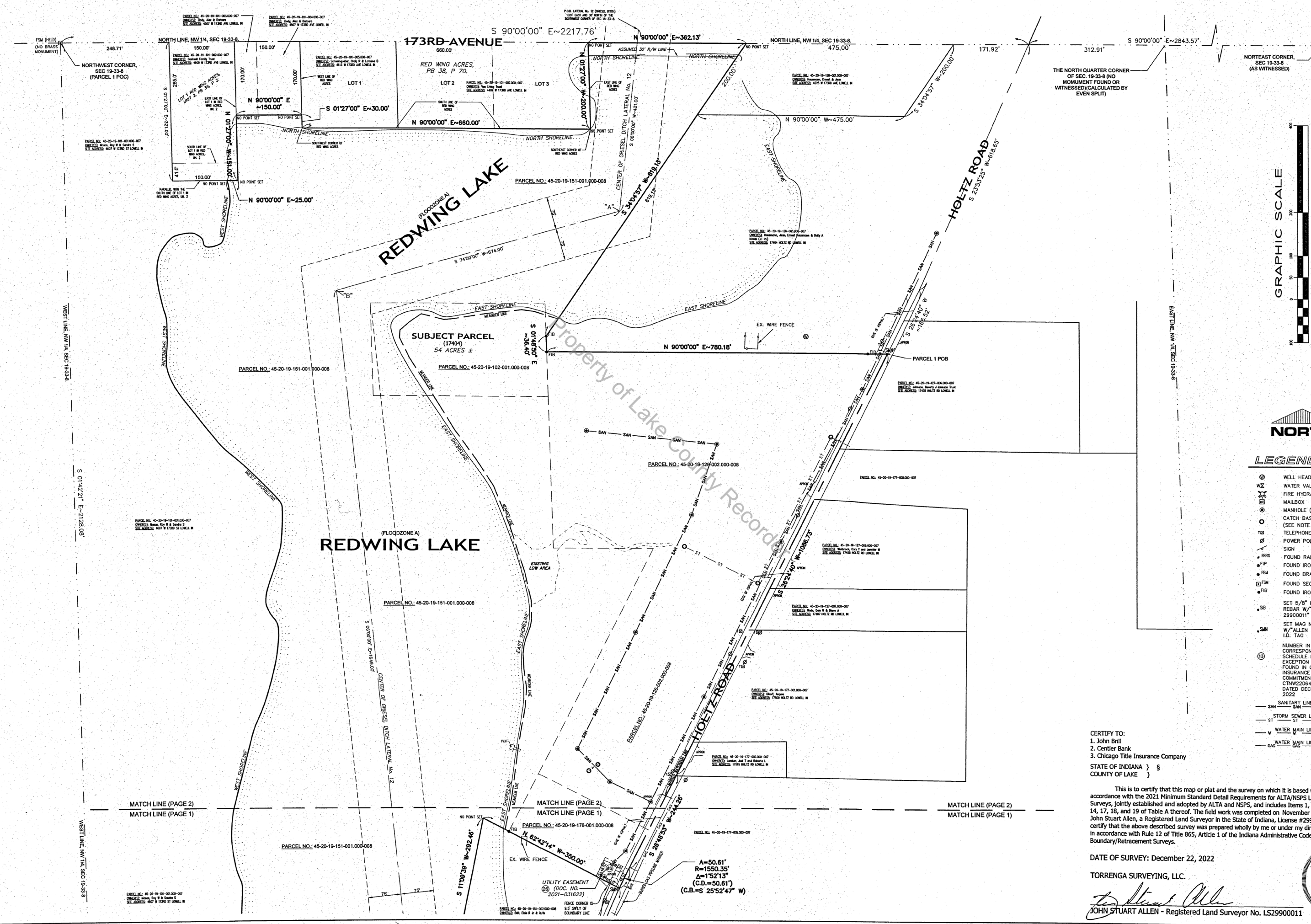
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TEL. NO.: (219) 836-8918  
WEBSITE: WWW.TORRENGA.COM

**ALTA/NSPS LAND TITLE SURVEY**  
PART OF THE NW 1/4 OF SEC. 19-33-8  
1761/4 HOLTZ ROAD  
IN THE TOWN OF LOWELL  
LAKE COUNTY, INDIANA

DATE: DECEMBER 22, 2022  
BY: JSA/STP - MEASURED, CALCULATED & SKETCHED  
BY: JSA/STP - UPDATED BOUNDARY & SURVEY REPORTS  
BY: JSA/STP - UPDATED SET BOUNDARY CORNERS

CLIENT: JOHN BRILL  
JOB NO: 2022-0668  
DRAWN: JSA

SHEET 2 OF 2



### LEGEND:

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- ⊕ FIRE HYDRANT
- ⊕ MAILBOX
- ⊕ MANHOLE (SEE NOTE 6)
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- ST STORM SEWER LINE — ST
- W WATER MAIN LINE — W
- GAS GAS — GAS

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DATE OF SURVEY: December 22, 2022  
TORRENGA SURVEYING, LLC.

*John Stuart Allen*  
JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011



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