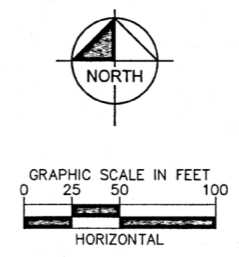


EXISTING LEGEND		
○ BOLLARD	□ ACCESS COVER	⊕ TRAFFIC SIGNAL POLE
○ CONTROL BENCHMARK	○ FUEL TANK LID	⊕ TRAFFIC MANHOLE
○ CONTROL POINT	○ MISC LID	⊕ YARD LIGHT
○ CONTROL MONUMENT	○ MONITOR WELL	⊕ SANITARY CLEANOUT
○ CONTROL SET	○ GAS MARKER	⊕ SANITARY MANHOLE
○ CONTROL IRON PIPE	○ GAS METER	⊕ VENT PIPE
○ CONTROL REBAR	○ GAS VALVE	⊕ STEAM MANHOLE
○ ROW MONUMENT	○ OIL MARKER	⊕ STORM CLEANOUT
○ FLAG POLE	○ AC UNIT	⊕ STORM CURB INLET
○ MAIL BOX	○ AREA LIGHT	⊕ STORM INLET
○ UTILITY POLE	○ DUCT BANK	⊕ STORM ROOF DRAIN
○ POST	○ CROSSWALK SIGNAL	⊕ STORM MANHOLE
○ SOIL BORING	○ ELECTRICAL BOX	⊕ STORM YARD DRAIN
○ WETLAND FLAG	○ ELECTRICAL HAND HOLE	⊕ FIRE DEPT CONNECTION
○ HANDICAP SYMBOL	○ ELECTRICAL METER	⊕ FIRE HYDRANT
○ LEFT/RIGHT TURN ARROW	○ ELECTRICAL MANHOLE	⊕ IRRIGATION VALVE
○ SIGN	○ ELECTRICAL MARKER	⊕ POST INDICATOR VALVE
○ CABLE MANHOLE	○ ELECTRICAL RISER	○ WELL
○ CABLE PEDESTAL	○ ELECTRICAL TRANSFORMER	○ WATER METER
○ SATELLITE DISH	○ ELECTRICAL VAULT	○ WATER MANHOLE
○ TELEPHONE PEDESTAL	○ GUY POLE/WIRE	○ WATER VALVE
○ TELEPHONE HAND HOLE	○ POWER POLE	○ TREE / STUMP
○ TELEPHONE MARKER	○ PEDESTRIAN PUSHBUTTON	
○ TELEPHONE MANHOLE		
○ FIBER OPTIC MARKER		
○ BUILDING	○ TOE OF SLOPE	
○ SWALE	○ TOP OF BANK	
○ FENCE LINE	○ UNDERGROUND FIBER OPTIC	
○ SANITARY SEWER	○ UNDERGROUND CABLE	
○ STORM DRAIN	○ OVERHEAD CABLE	
○ WATER LINE	○ UNDERGROUND TELEPHONE	
○ TREE LINE	○ FUEL UNDERGROUND FUEL	
	○ GAS UNDERGROUND GAS	
	○ OVERHEAD ELECTRICAL	



FILED

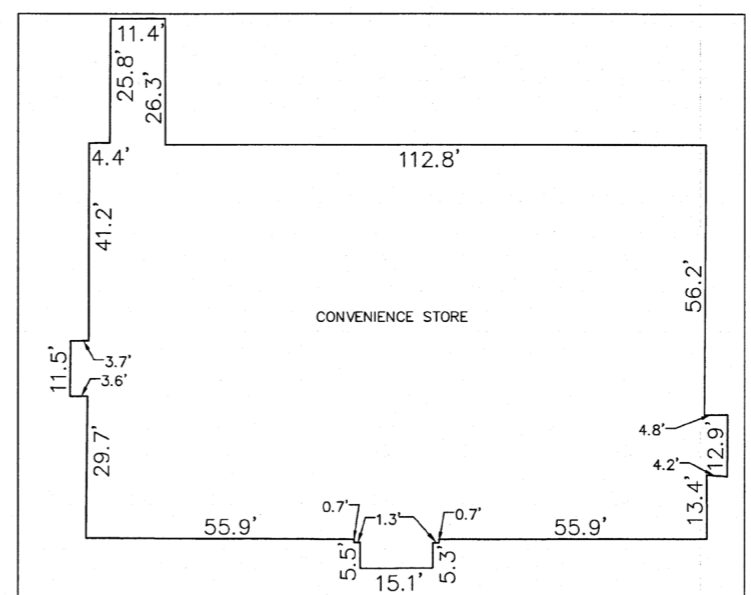
JAN 8 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

UTILITY INFORMATION:

With regard to utility lines shown hereon, source information from plans and markings, where provided, was combined with observed evidence of utilities to develop a view of these underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Member utilities are as follows: Call-in Ticket No. 2302171759 dated 02/17/2023

- |  |                |
|--|----------------|
| APPLE VALLEY UTILITIES                 | SEWER, WATER   |
| NIPSCO GAS (CROWN POINT)               | GAS            |
| NORTHWESTERN INDIANA TELEPHONE COMPANY | TELEPHONE      |
| NIPSCO ELECTRIC (CROWN POINT)          | ELECTRIC       |
| AT&T - DISTRIBUTION                    | COMMUNICATIONS |



BUILDING DETAIL - 1'-20'

LEGAL DESCRIPTION

Instrument No. 2003-038763 Mountain Ventures TC Hebron, LLC

Part of the southwest quarter of section 24, Township 33 North, Range 8 West of the Second Principal Meridian, Eagle Creek Township, Lake County, Indiana, bounded and described as follows:

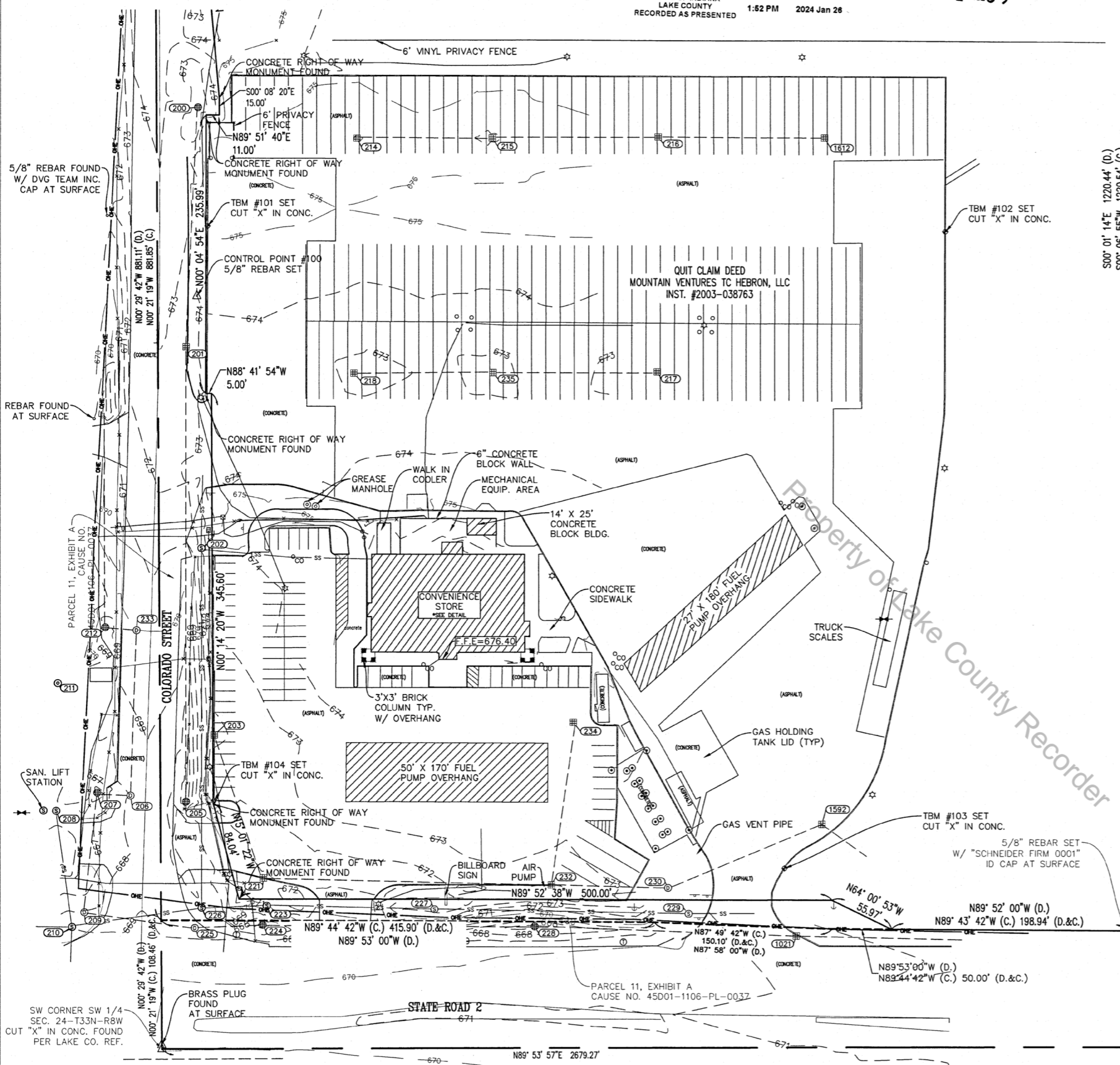
Commencing at the southwest corner of said section 24; thence North 00 degrees 29 minutes 42 seconds West, along the west line of said section 24, 108.46 feet to the north right-of-way line of State Road No. 2 and the point of beginning; thence continuing North 00 degrees 29 minutes 42 seconds West, along the west line of said section 24, 881.11 feet; thence North 89 degrees 49 minutes 03 seconds East, 264.00 feet; thence North 00 degrees 29 minutes 42 seconds West, parallel to the west line of said section 24, 330.00 feet; thence North 89 degrees 49 minutes 03 seconds East, 560.87 feet; thence South 00 degrees 01 minute 14 seconds East, 1220.44 feet to the north right-of-way line of State Road No. 2; thence along said right-of-way line of the following 4 courses and distances: (1) thence North 89 degrees 52 minutes 00 seconds West, 198.94 feet; (2) thence North 89 degrees 53 minutes 00 seconds West, 50 feet; (3) thence North 87 degrees 58 minutes 00 seconds West, 150.10 feet; and (4) thence North 89 degrees 53 minutes 00 seconds West, 415.90 feet, to the point of beginning.

B41-P69

BENCHMARK INFORMATION:

Originating Benchmark:  
The horizontal and vertical location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations. The coordinate values shown are in the Indiana State Plane Coordinate System (East Zone) reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) and reported on the 1988 North American Vertical Datum (NAVD88). This orthometric elevation was computed using Geoid18.

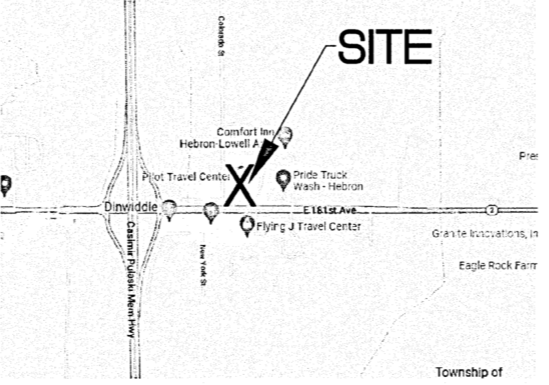
- TBM 101 - N 2201172.91 E 2894356.96 Elevation - 675.90 CUT "X" IN CONCRETE
- TBM 102 - N 2201168.31 E 2894979.32 Elevation - 676.12 CUT "X" IN CONCRETE
- TBM 103 - N 2200630.10 E 2894843.96 Elevation - 672.54 CUT "X" IN CONCRETE
- TBM 104 - N 2200687.20 E 2894362.42 Elevation - 673.17 CUT "X" IN CONCRETE



PRIVATE UTILITY LOCATE NOTE:

This survey reflects the location of above ground visible evidence of utility lines such as poles, riser pedestals, transformers, manholes, vault covers, valve boxes and fire hydrants, etcetera and other above ground indications of utilities and information available from utility companies. Requests for underground utility location markings were made through Indiana 811 on September 2, 2022 (Ticket Numbers 2209022464). Additionally, some utilities were located by Schneider Geomatics using electromagnetic equipment and/or ground penetrating radar. It is noted that uncertainties exist with utility location methods and the positions of utilities shown hereon should be considered approximate. Furthermore, due to the lack of knowledge of existing facilities (public and private) and limitations of utility locating equipment, such as but not limited to, non-conductive lines, electrical resistivity, and/or other electromagnetic interference, there is no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from the information available. The user of this survey is cautioned that there may be buried utility lines, either in service or abandoned, or other underground facilities existing on the premises which are not shown on the within survey, or which are shown hereon but the location of which is uncertain. The surveyor has not physically located (i.e. via potholing or probing) any buried utility lines and the surveyor assumes no liability for any errors or omissions relative to underground utility lines or other buried facilities.

Vicinity Map



THIS SURVEY PREPARED FOR:  
**Kimley-Horn**  
2024 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

PROJECT INFORMATION:  
**FLYING J HEBRON, IN BOUNDARY RETRACEMENT TOPOGRAPHIC SURVEY**  
18011 Colorado St. Hebron, IN  
Kimley-Horn and Associates, Inc.  
500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240

DATE: 01/22/2024 PROJECT NO.: 15386  
DRAWN BY: ARW CHECKED BY: JMS  
REVISIONS:  
DRAWING FILES: T:\15386  
SHEET NO.: 1  
of 3



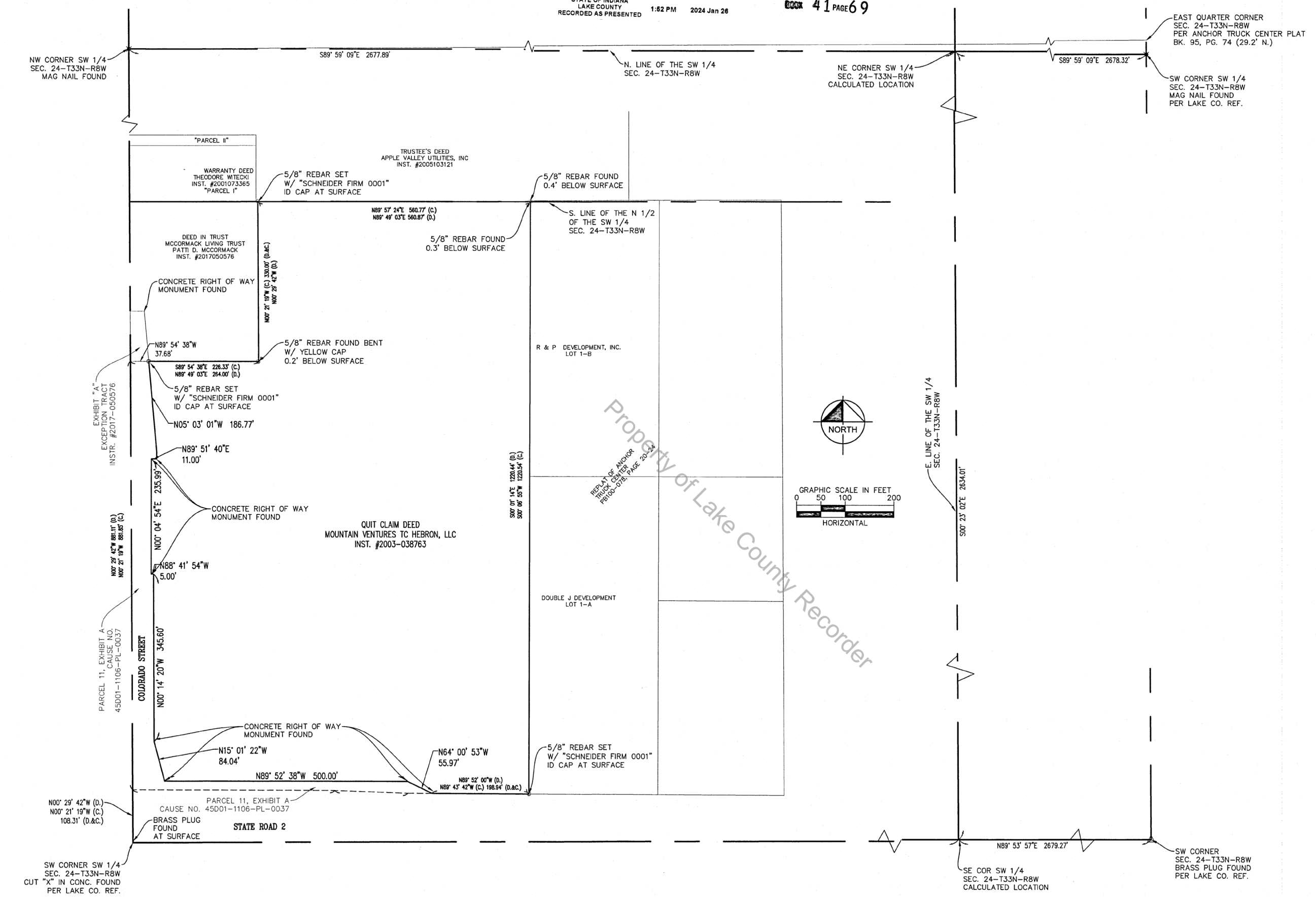
EXISTING LEGEND			
	BOLLARD		ACCESS COVER
	CONTROL BENCHMARK		FUEL TANK LID
	CONTROL POINT		MISC LID
	CONTROL MONUMENT		MONITOR WELL
	CONTROL SET		GAS MARKER
	CONTROL IRON PIPE		GAS METER
	ROW MONUMENT		GAS VALVE
	FLAG POLE		OIL MARKER
	MAIL BOX		AC UNIT
	UTILITY POLE		AREA LIGHT
	POST		CROSSWALK SIGNAL
	SOIL BORING		DUCT BANK
	WETLAND FLAG		ELECTRICAL BOX
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE
	LEFT/RIGHT TURN ARROW		ELECTRICAL METER
	SIGN		ELECTRICAL MANHOLE
	CABLE MANHOLE		ELECTRICAL MANHOLE
	CABLE PEDESTAL		ELECTRICAL MARKER
	SATELLITE DISH		ELECTRICAL RISER
	CALL BOX		ELECTRICAL TRANSFORMER
	TELEPHONE PEDESTAL		ELECTRICAL VAULT
	TELEPHONE HAND HOLE		GUY POLE/WIRE
	TELEPHONE MARKER		POWER POLE
	TELEPHONE MANHOLE		PEDESTRIAN PUSHBUTTON
	FIBER OPTIC MARKER		BUILDING
	BUILDING		SWALE
	FENCE LINE		TOE OF SLOPE
	SANITARY SEWER		TOP OF BANK
	STORM DRAIN		UNDERGROUND FIBER OPTIC
	WATER LINE		UNDERGROUND CABLE
	TREE LINE		OVERHEAD CABLE
	TREE		UNDERGROUND TELEPHONE
	TREE		FUEL
	TREE		UNDERGROUND FUEL
	TREE		GAS
	TREE		UNDERGROUND GAS
	TREE		OVERHEAD ELECTRICAL

○ SET 5/8" YELLOW CAPPED REBAR STAMPED "SCHNEIDER - FIRM #0001" (UNLESS NOTED OTHERWISE)

FILED

JAN 26 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



THIS SURVEY PREPARED FOR:

**Kimley»Horn**

2024 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

**Schneider  
GEOMATICS**

PROJECT INFORMATION:

FLYING J HEBRON, IN  
BOUNDARY RETRACEMENT  
TOPOGRAPHIC SURVEY

18011 Colorado St. Hebron, IN

CLIENT INFORMATION:  
Kimley-Horn and Associates, Inc.  
600 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240

DATE: 01/22/2024 PROJECT NO.: 15386  
DRAWN BY: ARW CHECKED BY: JMS  
REVISIONS:  
DRAWING FILES: T:\15K\15386  
SHEET NO.: 2  
of 3



GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2024-002706 1:52 PM 2024 Jan 28

600 41 PAGE 69

SURVEYOR'S REPORT

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY OF ONE PARCEL AT 3231 E 181ST AVE, HEBRON, IN 46341 LAKE COUNTY, INDIANA.

IN ACCORDANCE WITH TITLE 36, ARTICLE 11, CHAPTER 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF VARIANCE IN THE REFERENCE MONUMENTS, DISCREPANCIES IN RECORD DESCRIPTION AND PLATS, INCONSISTENCIES IN LINES OF OCCUPATION AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THE FEDERAL GOVERNMENT ORIGINALLY MONUMENTED SECTION AND CERTAIN QUARTER SECTION CORNERS IN THE ORIGINAL SUBDIVISION OF THE STATE OF INDIANA. WOOD POSTS WERE ORIGINALLY PLACED TO MARK THESE CORNERS. THE PASSAGE OF TIME HAS OBLITERATED ALL EVIDENCE OF THE ORIGINAL WOOD POSTS WITHOUT A CONTINUOUS CHAIN OF RECORD PROOFING THE PERPETUATION OF THE LOCATION OF THE WOOD POSTS. IT IS IMPOSSIBLE TO KNOW THAT THE MONUMENTS FOUND AT THESE CORNERS TODAY ARE IN THE SAME LOCATION AS THE ORIGINAL WOOD POSTS.

CURRENT OWNER OF RECORD: MOUNTAIN VENTURES TO HEBRON, LLC

THE FOLLOWING PARAGRAPHS ARE OBSERVATIONS AND OPINIONS REGARDING THE UNCERTAINTIES IN THE LOCATIONS OF MONUMENTS BOTH FOUND AND SET, RECORD DOCUMENTS AND THE DEED LINES AS ESTABLISHED OR REESTABLISHED BY THIS SURVEY, AND AS INTRODUCED BY PROBABLE RANDOM ERRORS IN THE MEASUREMENTS MADE DUE TO THE INSTRUMENTATION AND TECHNIQUES EMPLOYED (RELATIVE POSITIONAL ACCURACY). THE SURVEY MAY SHOW DIFFERENCES BETWEEN THE DEED (D) OR PLAT (P) DIMENSIONS AND THE MEASURED (M) OR CALCULATED (C) DIMENSIONS ALONG THE DEED LINES. THERE MAY BE DIFFERENCES BETWEEN LINES OF OCCUPATION (POSSESSION) AND THE DEED LINES AS SHOWN ON THIS SURVEY. SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINE, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASES FOR A BOUNDARY RESOLUTION.

THEORY OF LOCATION AND FACTS

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYORS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT; THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT, COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND CORRECTED BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY BOUNDARY LINE, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED HEREIN, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND OR SET.

OF THE CORNERS SHOWN ON THIS SURVEY, SOME ARE REFERENCED AS TITLE CORNERS AND OTHERS AS RECORD CORNERS. A RECORD CORNER BEING A MONUMENT IN ITS PROPER LOCATION ACCORDING TO THE RULES OF THE SUBDIVISION OF SECTIONS. A TITLE CORNER IS AN EXISTING MONUMENT ESTABLISHED AND HAVING BEEN ACCEPTED OVER A PERIOD OF TIME AS THE PROPER CORNER. A TITLE CORNER IS SUBJECT TO UNDISCOVERED EVIDENCE.

AS A RESULT OF THE OBSERVATIONS HEREIN, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

RE-PLAT OF ANCHOR TRUCK CENTER, TURNING POINT SURVEYING, INC., BOOK 100, PAGE 76, INSTR. NO. 2007-002373.

THE EAST LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY USING FOUND MONUMENTS OF THE FOREMENTIONED RE-PLAT OF ANCHOR TRUCK CENTER AND RECORD DISTANCES. THE DISTANCE FROM THE FOUND REBAR AT THE NORTHEAST CORNER OF THE SUBJECT TRACT TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 2 AGREED WITH THE RECORD DISTANCE.

THE SOUTH LINE OF THE SUBJECT TRACT WAS ESTABLISHED USING RECORD GEOMETRY AND FOUND RIGHT OF WAY MONUMENTATION. THE RECORD GEOMETRY FOR THE SUBJECT TRACT, WHEN ROTATED TO FOUND SECTION CORNER MONUMENTATION, AGREED WITH THE FOUND RIGHT OF WAY MONUMENTATION.

THE WEST LINE OF THE SUBJECT TRACT WAS ESTABLISHED USING RECORD GEOMETRY AND FOUND MONUMENTATION. THE SOUTHWEST AND NORTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 24 WERE FOUND AND AGREED WITH COUNTY REFERENCES. WHEN ROTATED TO THE WEST LINE OF SAID SOUTHWEST QUARTER, THE RECORD GEOMETRY OF THE SUBJECT TRACT AND OF THE RIGHT OF WAY EXCEPTION FOR COLORADO STREET AGREED WITH FOUND MONUMENTATION.

THE NORTH LINE OF THE SUBJECT TRACT WAS ESTABLISHED USING FOUND MONUMENTATION AND RECORD GEOMETRY. THE ADJOINING PARCEL TO THE NORTH, APPLE VALLEY UTILITIES, INC. CALLS TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER. THE NORTH LINE OF THE SUBJECT TRACT WAS ESTABLISHED ON SAID SOUTH LINE, AND SHORTENED FROM RECORD DISTANCE.

DUE TO VARIANCES IN REFERENCE MONUMENTS

MONUMENTS WERE SET OR FOUND DURING THE COURSE OF THIS SURVEY. THOSE SET IN THE GROUND ARE 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "SCHNEIDER 0001", UNLESS OTHERWISE NOTED. MONUMENTS SET IN HARD SURFACED AREAS, SUCH AS ASPHALT, ARE AS INDICATED ON THE DRAWING AND HAVE A WASHER STAMPED "SCHNEIDER 0001". WHERE POSSIBLE, THERE MAY BE 5/8" REBAR WITH RED PLASTIC CAPS STAMPED "TRAVERSE", WOODEN STAKES, OR SPIKE NAILS FOUND ON OR NEAR THE SUBJECT REAL ESTATE. THESE ARE WORKING POINTS AND SHOULD NOT BE CONFUSED WITH MONUMENTS MARKING THE BOUNDARIES OF THE SUBJECT PROPERTY. THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY, SOME BOUNDARY CORNERS, BECAUSE THE DIFFERENCE IS DEEMED INSIGNIFICANT. MONUMENTS WERE NOT SET IN THOSE CASES WHERE A FOUND MONUMENT WAS NOT IN EXACT AGREEMENT WITH THIS SURVEY, BUT WITHIN THE TOLERANCES REQUIRED FOR A CERTAIN CLASS OF SURVEY. THE DIFFERENCE MAY BE SHOWN ON THE SURVEY TO ACCENTUATE THE UNCERTAINTY OF THAT MONUMENT. IN THOSE CASES WHERE THE DIFFERENCE IS GREATER THAN THE RELATIVE POSITIONAL ACCURACY OR UNCERTAINTY IN CONTROLLING MONUMENTS, CAUTION SHOULD BE EXERCISED BEFORE MAKING ANY IMPROVEMENTS ALONG THE LINES AFFECTED. THOSE UNCERTAINTIES CONSIDERED TO BE SIGNIFICANT ARE DISCUSSED HEREIN.

- A OUT "C" WAS FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24.
-A MAG NAIL WAS FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24.
-A BRASS PLUS WAS FOUND AT THE SOUTHWEST CORNER OF SECTION 24.
-A MAG NAIL WAS FOUND AT THE EAST QUARTER CORNER OF SECTION 24.
-A MAG NAIL WAS FOUND AT THE NORTHEAST CORNER OF SECTION 24.
-A MAG NAIL WAS FOUND AT THE NORTHWEST CORNER OF SECTION 24.

ALL FOUND CONTROLLING MONUMENTS WERE FOUND TO BE OR WERE IN AGREEMENT WITH COUNTY REFERENCES.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS

INFORMATION REGARDING THE OWNERSHIP OF THE SUBJECT REAL ESTATE OR ADJOINING PARCELS IS THAT AS SHOWN IN LOCAL GOVERNMENT RECORDS OR AS FURNISHED BY OTHERS. A COMPARISON WAS MADE BETWEEN THE DEED CALLS OF THE SUBJECT REAL ESTATE AND THOSE ADJOINING PARCELS WITH COMMON LINES WITH THE SURVEYED PARCEL AND NO DISCREPANCIES WERE FOUND. AS STATED HEREIN ADJOINERS ARE DESCRIBED BY BOTH LOT AND METES AND BOUND. THE BLOCKS THAT CONTAIN ALL ADJOINERS WERE NOT SURVEYED. SUBJECT DEED CORNERS APPEAR TO BE MONUMENTED AND SEEM TO BE IN HARMONY WITH ADJOINER LAND USES. INFORMATION REGARDING THE OWNERSHIP OF THE SUBJECT REAL ESTATE OR ADJOINING PARCELS IS THAT AS SHOWN IN LOCAL GOVERNMENT RECORDS, OR AS FURNISHED BY OTHERS. A COMPARISON WAS MADE BETWEEN THE DEED CALLS OF THE SUBJECT REAL ESTATE AND THOSE ADJOINING PARCELS WITH COMMON LINES WITH THE SURVEYED PARCEL.

THE AFOREMENTIONED RE-PLAT OF ANCHOR TRUCK CENTER HELD AN DIFFERENT POSITION FOR THE EAST QUARTER CORNER OF SECTION 24, RATHER THAN THE LOCATION AS HELD FOR THIS SURVEY. THE COUNTY REFERENCED MONUMENT WAS HELD WHICH IS IN AGREEMENT WITH THE ORIGINAL POSITION WHICH IS AN EVEN SPLIT DISTANCE ON LINE FROM THE SOUTHWEST AND NORTHEAST CORNERS. BASED ON THE EAST QUARTER CORNER LOCATION, THE ADJOINING PLAT SHOWED THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24 NORTH OF THE ACTUAL LOCATION, GRADUALLY INCREASING FROM WEST TO EAST. THIS RESULTED IN A 2.3' DIFFERENCE IN THE NORTH-SOUTH DIRECTION AT THE NORTHEAST CORNER OF THE SUBJECT TRACT.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION

OCCUPATION MEANS SOME OBSERVABLE IMPROVEMENT OTHER THAN MADE OR A NATURAL BARRIER MANIPULATED BY MAN TO DELINEATE THE PROPERTY LINE. IT SHOULD BE NOTED THAT NOT ALL FENCES ARE ERECTED TO DEFINE PROPERTY LINES AND CAUTION IS REQUIRED BEFORE ACCEPTING THEM AS SUCH. ONE SHOULD ALSO BE AWARE THAT WHEN THESE TYPES OF OCCUPATION ARE NOT IN AGREEMENT WITH DEED LINES CERTAIN UNWRITTEN RIGHTS MAY EXIST OVER THE LAND BETWEEN THEM. THESE RIGHTS SHOULD BE ASSUMED THAT THE UNCERTAINTY OF OWNERSHIP OF THESE AREAS WHERE OCCUPATION LINES AND DEED LINES ARE NOT IN COINCIDENCE IS, AT LEAST, EQUAL TO THE MAGNITUDE OF THE DIFFERENCE, UNLESS OTHERWISE NOTED OR SHOWN ON THE SURVEY.

YOUR NOTES HERE

RELATIVE POSITIONAL TOLERANCE

THE RELATIVE POSITIONAL TOLERANCES IS DETERMINED BY THE FUTURE AND CURRENT USE OF THE PROPERTY. THE PARCEL IS CURRENTLY THE PROPERTY APPEARS TO BE RESIDENTIAL AND AGRICULTURAL USE. THEREFORE, THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY. URBAN SURVEYS ARE PERFORMED ON LAND LYING WITHIN OR CONTIGUOUS WITH A CITY OR TOWN, EXCEPT FOR SINGLE FAMILY RESIDENTIAL LOTS. URBAN SURVEYS INCLUDE COMMERCIAL AND INDUSTRIAL PROPERTIES, CONDOMINIUMS, TOWNHOUSES, APARTMENTS AND OTHER MULTIFAMILY DEVELOPMENTS. URBAN SURVEYS ACCEPTABLE RELATIVE POSITIONAL ACCURACY IS 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

CERTIFICATE OF SURVEY:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT TO THE BEST PART OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS PLAT REPRESENTS A TOPOGRAPHIC SURVEY OF REAL ESTATE SHOWN ON OR DESCRIBED HEREIN. THE NATURE, SIZE AND LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE PLANS AND/OR LOCATIONS PROVIDED BY THE UTILITY COMPANIES AND OTHER SOURCES. THE SURVEY WAS CONDUCTED WITH FIELD OBSERVATION AS FURTHER NOTED HEREIN. THE TOPOGRAPHIC DATA WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND/OR USING A GLOBAL POSITIONING SYSTEM (GPS). ELEVATIONS ON HARD SURFACES OR STRUCTURES ARE ACCURATE TO WITHIN 0.05 FEET. ELEVATIONS ON NATURAL SURFACES ARE ACCURATE TO WITHIN 0.1 FEET. CORNERS ARE PLOTTED BASED UPON INTERPOLATION OF SPOT ELEVATIONS SHOWN HEREIN AND ARE ACCURATE TO GENERALLY WITHIN ONE HALF FOOT INTERVAL. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE HEREIN SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS AND THE WITHIN PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 36, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. THE FIELDWORK WAS COMPLETED ON FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

Jacob M. Shinneman
JACOB M. SHINNEMAN, PLS
Registered Land Surveyor # 222100006
STATE OF INDIANA
jshinnem@schneidergeom.com
JANUARY 22, 2024



FILED

JAN 26 2024

PEGGY HOUNGA KATONA LAKE COUNTY AUDITOR

REDACTION STATEMENT

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. JACOB M. SHINNEMAN

SURVEYOR'S NOTES

- 1. AS USED IN THIS SURVEY, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED. INTERPRETATIONS ARE NOT A PART OF ANY CERTIFICATION.
2. NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON UNDERGROUND UTILITIES, FLOOD HAZARD ZONES, FLOODWAY ZONES, WETLANDS, RECORDING INFORMATION, ZONING AND REGULATED DRAINS. IN NO EVENT WILL SCHNEIDER GEOMATICS, ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.
3. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011.00). SAID BEARINGS WERE OBTAINED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS USING INDIANA'S INCOORS RTK NETWORK.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. A COMBINATION OF GPS COLLECTION AND ROBOTIC TOTAL STATION WAS UTILIZED IN COMPLETING THIS SURVEY. THE LOCATIONS OF BOUNDARY CONTROL MONUMENTS WAS COMPLETED WITH A DUAL FREQUENCY GPS RECEIVER, UTILIZING THE INDOT INCOORS RTK NETWORK. ALL EQUIPMENT USED WERE TRIMBLE GPS ROVERS, TOTAL STATIONS, DATA COLLECTORS AND LEVELING INSTRUMENTS.
6. ANY BUILDING DIMENSIONS SHOWN ON THIS SURVEY ARE BEST AS COLLECTED IN THE FIELD. THEY MAY NOT BE CLOSED FIGURES DUE TO THE TYPES OF CONSTRUCTION MATERIALS USED AND FLATNESS OF WALLS MEASURED.

Sanitary Structure Data Table

STR #223
SANITARY MANHOLE
TC = 670.89
10" PVC INV. (W.) = 658.89
10" PVC INV. (E.) = 658.94

STR #208
SANITARY MANHOLE
TC = 666.63
6" PVC INV. (N.) = 660.68
12" PVC INV. (W.) = 655.28
12" PVC INV. (SE.) = 655.29

STR #210
SANITARY MANHOLE
TC = 668.93
12" PVC INV. (NE.) = 656.98
12" PVC INV. (S.) = 657.03

STR #211
SANITARY MANHOLE
TC = 667.64
6" PVC INV. (W.) = 662.84
6" PVC INV. (S.) = 662.76

STR #226
SANITARY MANHOLE
TC = 668.04
8" PVC INV. (N.) = 658.29
8" PVC INV. (E.) = 658.29
8" PVC INV. (S.) = 660.64
10" PVC INV. (W.) = 658.24

STR #227
SANITARY MANHOLE
TC = 673.33
10" PVC INV. (E.) = 660.68
10" PVC INV. (W.) = 660.61

STR #229
SANITARY MANHOLE
TC = 671.43
9" PVC INV. (W.) = 660.83
9" PVC INV. (E.) = 660.91

STR #202
SANITARY MANHOLE
TC = 672.39
10" PVC INV. (N.) = 663.64
10" PVC INV. (E.) = 664.19
10" PVC INV. (S.) = 663.64

STR #236
SANITARY MANHOLE
TC = 667.83
12" PVC INV. (W.) = 655.73
9" PVC INV. (E.) = 656.58
12" PVC INV. (S.) = 655.75

Storm Structure Data Table

STR #1672
STORM INLET
TC =
24" RCP INV. (N) =
24" RCP INV. (E) =
15" RCP INV. (S.) = 664.25

STR #216
STORM INLET
TC = 673.87
18" RCP INV. (W.) = 668.55
18" RCP INV. (E.) = 668.52

STR #215
STORM INLET
TC = 673.90
18" RCP INV. (W.) = 668.10
18" RCP INV. (E.) = 668.05

STR #214
STORM INLET
TC = 673.94
18" RCP INV. (E.) = 669.36

STR #231
STORM CURB INLET
TC = 672.89
12" RCP INV. (N.) = 668.31
15" RCP INV. (E.) = 667.49
18" RCP INV. (W.) = 667.44

STR #230
STORM MANHOLE
TC = 674.15
18" RCP INV. (E.) = 667.08
18" RCP INV. (W.) = 667.18

STR #218
STORM INLET
TC = 672.69
18" PVC INV. (E.) = 669.15

STR #235
STORM INLET
TC = 672.68

STR #217
STORM INLET
TC = 672.52
24" PVC INV. (W.) = 668.42
30" PVC INV. (E.) = 668.32

STR #222
STORM CURB INLET
TC = 671.50
PIPES IN ACCESSIBLE FLOWLINE = 667.70

STR #204
STORM CURB INLET
TC = 672.39
12" PVC INV. (NE.) = 668.24
18" RCP INV. (SE.) = 667.99

STR #224
BEEHIVE STORM INLET
TC = 666.75
24" RCP INV. (W.) = 662.65
24" RCP INV. (E.) = 662.75

STR #225
STORM MANHOLE
TC = 668.61
INVERTS INACCESSIBLE

STR #228
BEEHIVE STORM INLET
TC = 666.79
24" RCP INV. (W.) = 663.79
24" RCP INV. (E.) = 663.84

STR #230
STORM MANHOLE
TC = 674.18
20" RCP INV. (W.) = 667.18
20" RCP INV. (E.) = 667.18

STR #1592
STORM INLET
TC = 671.21

STR #200
BEEHIVE STORM INLET
TC = 671.99
12" RCP INV. (S.) = 669.44

STR #201
STORM INLET
TC = 672.52
12" RCP INV. (N.) = 667.57
15" RCP INV. (S.) = 667.57

STR #205
BEEHIVE STORM INLET
TC = 666.35
15" RCP INV. (N.) = 664.35

STR #209
STORM MANHOLE
TC = 668.11
15" CPP INV. (N.) = 661.91
30" RCP INV. (W.) = 661.86
30" RCP INV. (E.) = 661.86

STR #206
STORM MANHOLE
TC = 668.08
15" CPP INV. (N.) = 660.42
15" CPP INV. (W.) = 660.37

STR #212
BEEHIVE STORM INLET
TC = 668.28
15" CPP INV. (N.) = 664.98
15" CPP INV. (E.) = 664.93

STR #233
STORM MANHOLE
TC = 669.98
15" CPP INV. (W.) = 664.45
15" CPP INV. (S.) = 664.48

STR #1021
STORM INLET
TC = 670.19
24" RCP INV. (W.) = 664.85
24" RCP INV. (E.) = 664.85

STR #1592
STORM INLET
TC = 671.21
20" RCP INV. (SW.) = 666.61
24" RCP INV. (SE.) = 666.61

THIS SURVEY PREPARED FOR: Kimley»Horn
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PHONE: 317-216-9560
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Schneider GEOMATICS logo

PROJECT INFORMATION: FLYING J HEBRON, IN BOUNDARY RETRACEMENT TOPOGRAPHIC SURVEY
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