



Call before you dig. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED BY THE SURVEYOR. THE EXACT LOCATION OF ALL UTILITIES SHALL BE DETERMINED BY THE UTILITY LOCATOR SERVICE AND ALL DAMAGES WHICH MAY BE INCURRED BY ANY PARTY SHALL BE THE RESPONSIBILITY OF THAT PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES WHICH ARE NOT SHOWN ON THIS SURVEY.

GRAPHIC SCALE 1" = 80 FEET. BASIS OF BEARING: INDIANA STATE PLANE WEST ZONE (NAD83). FILED MAR 29 2024. PROPERTY: HOUNGUA, ILLINOIS. LAKE COUNTY, ILLINOIS.

ATWELL 866.850.4200 www.atwell-group.com

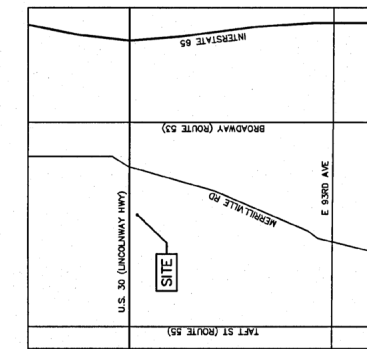
CLIENT STORAGE OF AMERICA. ALTA/NPS LAND TITLE. 1213 W. US HIGHWAY 30. MERILLVILLE, INDIANA 46410. TOWN 35 NORTH, RANGE 8 WEST. SECTION 21.

Scale 1" = 80 FEET. REVISIONS. DR. STP/ATJ/CL, MUF. P.M. T. BARTOSIK. JOB 23001013AS-01. SHEET NO. 1 OF 8. CAD FILE: 23001013AS-01.DWG

ALTA/NSPS LAND TITLE SURVEY

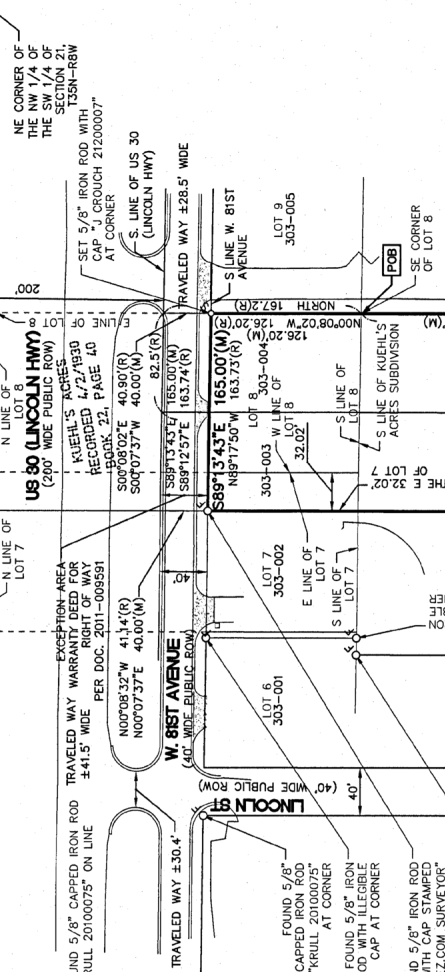
BOOK 41 PAGE 89

2024-009409 10:56 AM 2024 MAR 22. GINA PIMENTEL RECORDER. STATE OF INDIANA. RECORDED AS PRESENTED.



ALTA TABLE A. NOTES. CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS. MONUMENTS FOUND OR SET AT ALL CORNERS OF THE PROPERTY. ADDRESS: 1213 W. US HIGHWAY 30 (E. 81ST AVE.), MERILLVILLE INDIANA 46307. SAID DESCRIBED PROPERTY IS LOCATED INSIDE AN AREA HAVING ZONE "X" AREAS OF 0.2% ANNUAL CHANCE OF FLOOD ON FLOOD INSURANCE RATE MAPS NO. 180890225E AND 180890225E, BOTH WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 IN LAKE COUNTY, STATE OF INDIANA.

OWNERS TABLE with columns: PARCEL I.D., OWNER. Includes parcels 45-12-21-303-001 through 45-12-21-303-017.



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE GUARANTY COMPANY TITLE COMMITMENT NO. NCS-1169346-INDY WITH A COMMITMENT DATE OF FEBRUARY 02, 2023 AT 3:30 AM. SCHEDULE B ITEMS.

LEGEND. Symbols for points, lines, and structures. Includes POB, CP, BM, (R), (M), MH, CB, OS, etc.

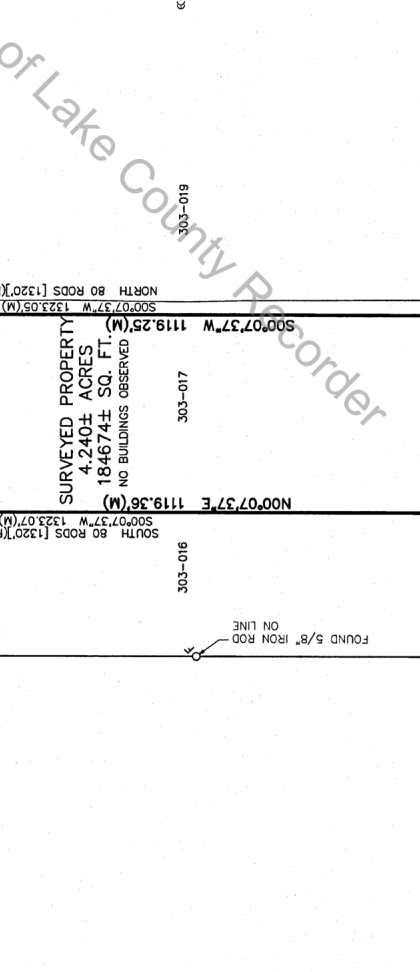
POINT OF BEGINNING table with columns: POINT OF BEGINNING, CONTROL POINT. Lists various survey points like BENCHMARK, MEASURED, MANHOLE, etc.

PROPERTY OF Lake County Recorder. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.

SURVEYOR'S REPORT. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (TITLE 12). 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 UNCERTAINTIES IN REFERENCE TO THE INFORMATION PROVIDED TO THE SURVEYOR.

PROPERTY OF STORAGE OF AMERICA. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.

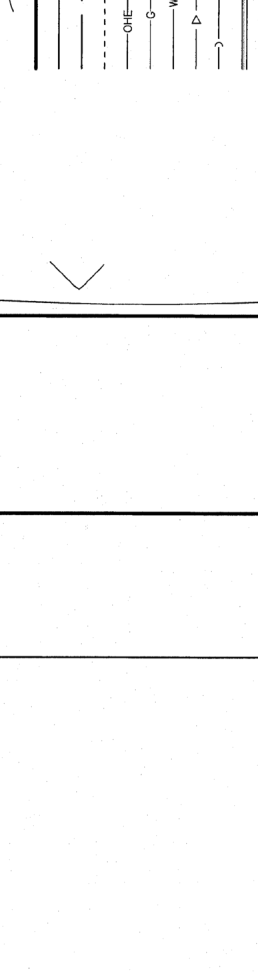
PROPERTY OF STORAGE OF AMERICA. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.



GENERAL NOTES. 1. DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE. 2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE STRUCTURES AS SHOWN ON THIS SURVEY AND ARE NOT TO BE CONSIDERED AS EXISTING UTILITIES ONLY.

PROPERTY OF STORAGE OF AMERICA. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.

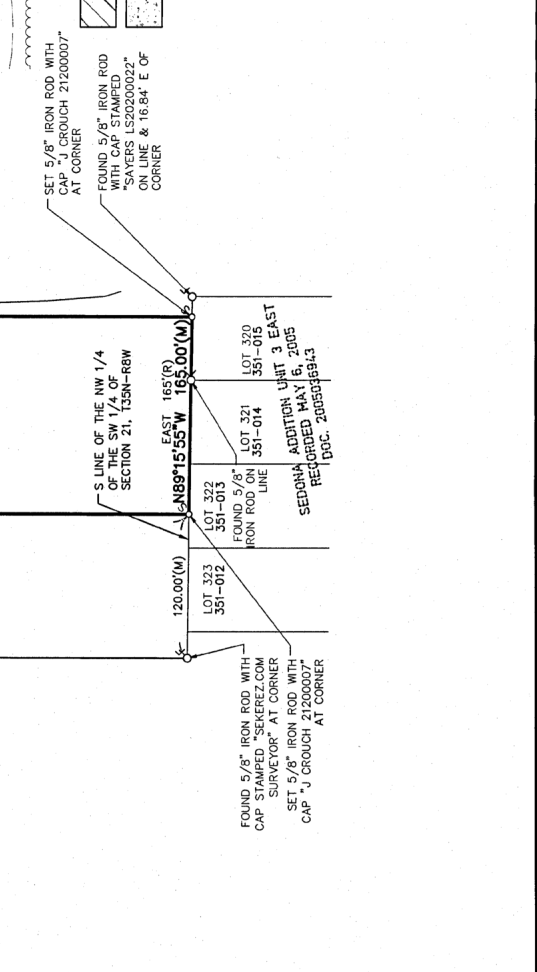
PROPERTY OF STORAGE OF AMERICA. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.



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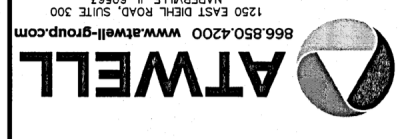
PROPERTY OF STORAGE OF AMERICA. SURVEYED PROPERTY 4.240± ACRES. 184674± SQ. FT. NO BUILDINGS OBSERVED.



JOSEPH C. CROUCH, SURVEYOR NO. LS2120007, STATE OF INDIANA. DATE OF PLAT OR MAP: 03/05/2024.



Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED BY ATWELL. THE EXACT LOCATION OF ALL UTILITIES SHOULD BE DETERMINED BY THE USER. ATWELL SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY OTHER PARTY.



SECTION 21
TOWN 35 NORTH, RANGE 8 WEST
ROSS TOWNSHIP
LAKE COUNTY, INDIANA

STORAGE OF AMERICA
ALTA/NSPS LAND TITLE
1213 W. US HIGHWAY 30
MERRILLVILLE, INDIANA 46410

Table with columns: REVISIONS, SCALE, DATE, CLIENT, JOB NO., SHEET NO.

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

BOOK 41 PAGE 89

OWA PIMENTEL
REGISTERED SURVEYOR
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-009409
10:56 AM 2024 Mar 22

SITE BENCHMARKS AND CONTROL.
COORDINATES SHOWN HEREON ARE PER INDIANA STATE PLANE WEST ZONE (NAD83) 2011 ADJUSTMENT. IN US SURVEY FEET. ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1989 (NVD 89) IN US SURVEY FEET.

BM 2001 - SET BENCH IN SOUTH FACE OF UTILITY POLE #773-597, SOUTH SIDE OF E. 81ST AVENUE, NORTH SIDE OF W. 81ST AVENUE, ON THE NORTH SIDE OF SURVEYED PROPERTY.
N: 2266582.90
E: 2279230.57
ELEVATION: 681.00

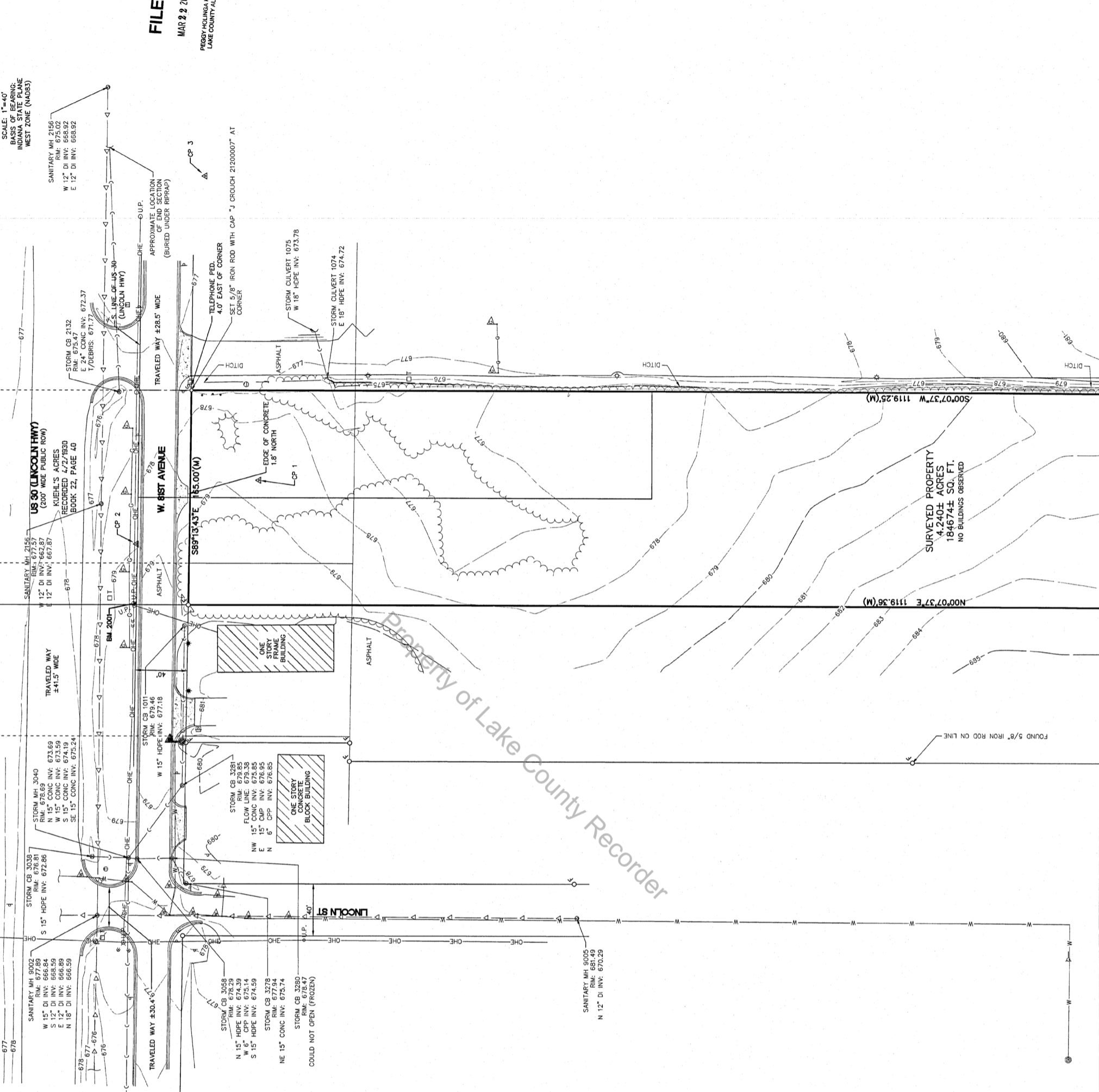
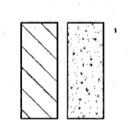
CP 1 - SET A 1/2"x1/8" CONTROL CAPPED IRON ROD IN THE GRASS ON THE SOUTH SIDE OF W. 81ST AVENUE, 63 FEET SOUTH OF THE SOUTH BACK OF CURB AND 80.8 FEET WEST OF THE WEST EDGE OF ASPHALT OF THE WEST ENTRANCE TO 1205 W. US HIGHWAY 30 (E. 81ST AVE.).
N: 2266533.31
E: 2279230.57
ELEVATION: 678.85

CP 2 - SET A 1/2"x1/8" CONTROL CAPPED IRON ROD IN THE GRASS ON THE NORTH SIDE OF W. 81ST AVENUE, 18 FEET SOUTH OF THE SOUTH BACK OF CURB AND 48 FEET EAST OF THE DOUBLE UTILITY POLE ON THE NORTHWEST CORNER OF SITE.
N: 2266827.83
E: 2279181.51
ELEVATION: 679.09

CP 3 - SET A 1/2"x1/8" CONTROL CAPPED IRON ROD IN THE GRASS ON THE SOUTH SIDE OF W. 81ST AVENUE, 18 FEET SOUTH OF THE SOUTH BACK OF CURB AND 1205 W. US HIGHWAY 30 (E. 81ST AVE.).
N: 2266574.79
E: 2279164.35
ELEVATION: 677.06

LEGEND

- POB POINT OF BEGINNING
- CP CONTROL POINT
- BM BENCHMARK
- (R) RECORD
- (M) MEASURED
- MH MANHOLE
- CB CATCH BASIN
- o FOUND SURVEY MONUMENT
- o FOUND SURVEY MONUMENT
- o EXISTING DECIDUOUS TREE
- o EXISTING SHRUB
- o EXISTING STORM MANHOLE/CATCH BASIN
- o EXISTING CULVERT
- o EXISTING SANITARY MANHOLE
- o EXISTING UTILITY MANHOLE
- o EXISTING UTILITY POLE
- o EXISTING GUY WIRE
- o EXISTING LIGHT POLE
- o EXISTING GROUND LIGHT
- o EXISTING SIGN
- o EXISTING UNDERGROUND GAS MARKER
- o EXISTING UNDERGROUND WATER MARKER
- o EXISTING HYDRANT
- o EXISTING VALVE
- o EXISTING TELEPHONE HAND HOLE
- o EXISTING TELEPHONE RISER
- o EXISTING GAS RISER
- o UNKNOWN TERMINUS
- o BOUNDARY LINE
- o BOUNDARY ADJACENT / ROW LINE
- o SECTION LINE
- o UNDERLYING SUBDIVISION LOT LINE
- o OVERHEAD ELECTRIC LINE
- o UNDERGROUND GAS LINE
- o UNDERGROUND WATER LINE
- o UNDERGROUND SANITARY LINE
- o UNDERGROUND STORM LINE
- o EXISTING CURB LINE LINE
- o EXISTING GROUND CONTOUR
- o VEGETATION LINE
- o EXISTING BUILDING
- o EXISTING CONCRETE



GRAPHIC SCALE
SCALE: 1"=40'
INDIANA STATE PLANE
WEST ZONE (NAD83)

FILED
MAR 22 2024
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

SEE SHEET 3

ALTA/NSPS LAND TITLE SURVEY

OF
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35
NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA

BOOK 41 PRE89

2024-009409

ONLINE
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

SITE BENCHMARKS AND CONTROL

COORDINATES SHOWN HEREON ARE PER INDIANA STATE PLANE WEST ZONE (NAD83).
ELEVATIONS SHOWN HEREON ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN US SURVEY FEET.

BM 2001 - SET BENCH IN SOUTH FACE OF UTILITY POLE 272'-59" SOUTH SIDE OF
NORTH SIDE OF W. 81ST AVENUE, ON THE NORTH SIDE
OF SURVEYED PROPERTY.

N: 2266228.90
E: 2879135.80
ELEVATION: 681.00

CP 1 - SET A 1/2" X 1/8" CONTROL* CAPPED IRON ROD IN THE GRASS ON THE SOUTH
SIDE OF W. 81ST AVENUE, 63 FEET SOUTH OF THE SOUTH BACK OF CURB AND
48 FEET WEST OF THE WEST-EDGE OF ASPHALT OF THE WEST ENTRANCE TO
1205 W. US HIGHWAY 30 (E. 81ST AVE.).

N: 2266533.31
E: 2879181.51
ELEVATION: 678.95

CP 2 - SET A 1/2" X 1/8" CONTROL* CAPPED IRON ROD IN THE GRASS ON THE NORTH
SIDE OF W. 81ST AVENUE, 127 FEET NORTH OF THE NORTH-EDGE OF ASPHALT
48 FEET EAST OF THE DOUBLE UTILITY POLE ON THE NORTHWEST CORNER OF
SITE.

N: 2266227.83
E: 2879181.51
ELEVATION: 679.09

CP 3 - SET A 1/2" X 1/8" CONTROL* CAPPED IRON ROD IN THE GRASS ON THE SOUTH
SIDE OF W. 81ST AVENUE, 127 FEET SOUTH OF THE SOUTH-EDGE OF ASPHALT OF
1205 W. US HIGHWAY 30 (E. 81ST AVE.).

N: 2266574.79
E: 2879464.38
ELEVATION: 677.06

LEGEND

- POB
- CP POINT OF BEGINNING
- BM BENCHMARK
- R RECORD
- (M) MEASURED
- WH MANHOLE
- CB CATCH BASIN
- of FOUND SURVEY MONUMENT
- os FOUND SURVEY MONUMENT
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING CULVERT
- EXISTING SANITARY MANHOLE
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- EXISTING TELEPHONE HAND HOLE
- EXISTING TELEPHONE RISER
- EXISTING GAS RISER
- UNKNOWN TERMINUS
- BOUNDARY ADJACENT / ROW LINE
- SECTION LINE
- UNDERLYING SUBDIVISION LOT LINE
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- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND STORM LINE
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- EXISTING GROUND CONTOUR
- VEGETATION LINE
- EXISTING BUILDING
- EXISTING CONCRETE



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UNDERGROUND UTILITIES ARE
ONLY AND HAVE NOT BEEN
VERIFIED BY THIS SURVEY.
OWNER ON ITS REPRESENTATIVE
THE EXACT LOCATION OF ALL
UTILITIES SHOWN HEREON ARE
COMBINED WORK AND ADDED TO
AND ALL DAMAGES MUST BE
PAID TO EXISTING LOCATE AND
UNDERGROUND UTILITIES.

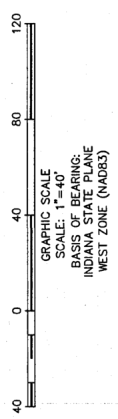
ATWELL
666.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 200
MERRILLVILLE, IN 46553

LAKE COUNTY, INDIANA
ROSS TOWNSHIP
TOWN 35 NORTH, RANGE 8 WEST
SECTION 21

CLIENT
STORAGE OF AMERICA
ALTA/NSPS LAND TITLE
SURVEY
1213 W US HIGHWAY 30
MERRILLVILLE, INDIANA 46410

DATE 6/27/2023

SCALE 0 20 40
1" = 40 FEET
DR. STP/ATT/CH - MUF
P.M. T. BARTOSIK
BOOK ---
JOB 23001013AS-01
SHEET NO. 3 OF 3



GRAPHIC SCALE
CONVERT TO METERS
BASED ON THE STATE PLANE
INDIANA STATE PLANE
WEST ZONE (NAD83)

FILED
MAR 2 2024
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

