

BOOK 41 PAGE 90

2024-009445 3:45 PM 2024 Mar 22

GINA PIMENTEL RECORDER STATE OF INDIANA RECORDED AS PRESENTED

Table with 5 columns: Pt. No., Northing, Easting, Station, Offset, Description. Contains data for points 110 through 117.

Table with 4 columns: Pt. No., Station, Northing, Easting. Contains data for points 600, 601, and 602.

FILED MAR 23 2024 PEGGY HOLUNGA KATONA LAKE COUNTY AUDITOR

B-11-P-90

SURVEY/PLAT INFORMATION

R1 ALTA (ACSM) LAND TITLE SURVEY TEMENS LAND SURVEYING, INC. UNRECORDED, DATE OF PLAT: 04/15/2013 PROJECT NO. 2013-2006

R2 ALTA (ACSM) LAND TITLE SURVEY TEMENS LAND SURVEYING, INC. UNRECORDED, DATE OF PLAT: 06/15/2013 PROJECT NO. 2013-2006

R3 LUKE'S 267 ADDITION TO THE CITY OF HAMMOND, INDIANA INST. #2009-024986

R4 LUKE'S THE SPOT ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2016-011384

R5 MARINA DISTRICT DEVELOPMENT ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2016-011931

R6 RESUBDIVISION OF LOT 7 MARINA DISTRICT DEVELOPMENT ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2019-013997

R7 LUKE'S 850 ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2015-064648

R8 STATE OF INDIANA STATE HIGHWAY COMMISSION PLAN & PROFILE OF PROPOSED STATE HIGHWAY, U.I. PROJECT NO. 91(4), LAST REVISED 09/04/1953

R9 WARRANTY DEED TO THE STATE OF INDIANA INST. #2006-105439

R10 QUIT CLAIM DEED TO THE STATE OF INDIANA INST. #2006-049567

R11 LOCATION CONTROL ROUTE SURVEY PLAT INDOT PROJ. NO. NH-226-1(056), DES. NO. 9611260, BOOK 10, PAGE 15, INST. #2003-046687

R12 RESUBDIVISION OF LUKE'S 267 ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2023-010329

R13 UNRECORDED RIGHT OF WAY GRANT, U.I. PROJECT NO. 91 (4), DATED 06/23/1954

OWNER INFORMATION

1 COMMONWEALTH EDISON CO. OF IND. 45-01-36-301-001.000-023

2 NORTHERN INDIANA PUBLIC SERVICE CO. 45-01-36-301-002.000-023

3 INDIANA TOLL ROAD COMMISSION 45-01-36-301-004.000-023

4 NORFOLK SOUTHERN RAILWAY COMPANY 45-01-36-301-006.000-023

5 NH VEGAS, LLC 45-02-01-202-007.000-023

6 ROSSMAN PARTNERS HAMMOND, LLC 45-02-01-127-005.000-023

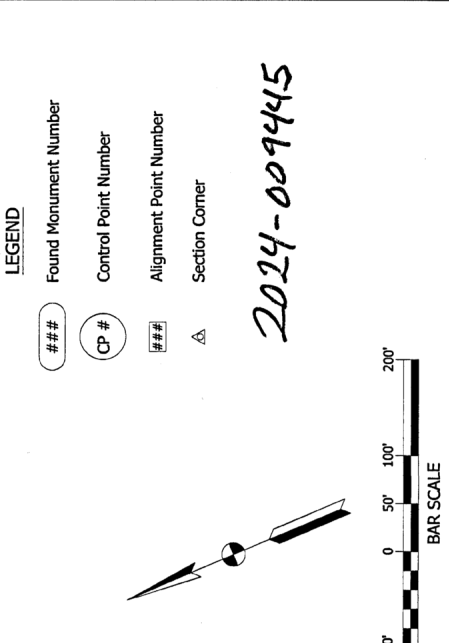
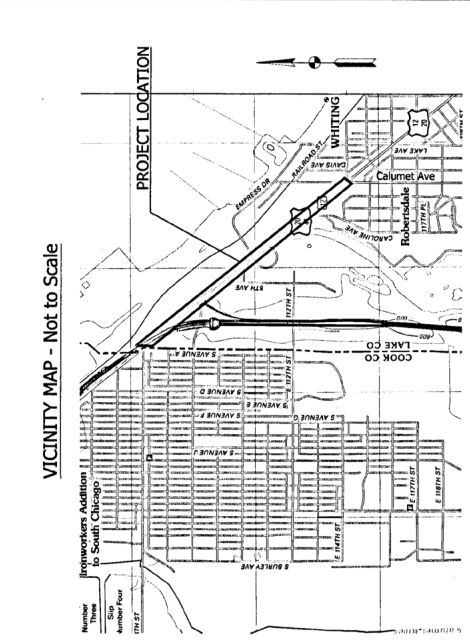
7 RANDY L LAWSON & LYNDA M. LAWSON 2014 REVOCABLE TRUST 45-02-01-127-004.000-023

8 HZ PROPS RE LTD 45-02-01-127-003.000-023

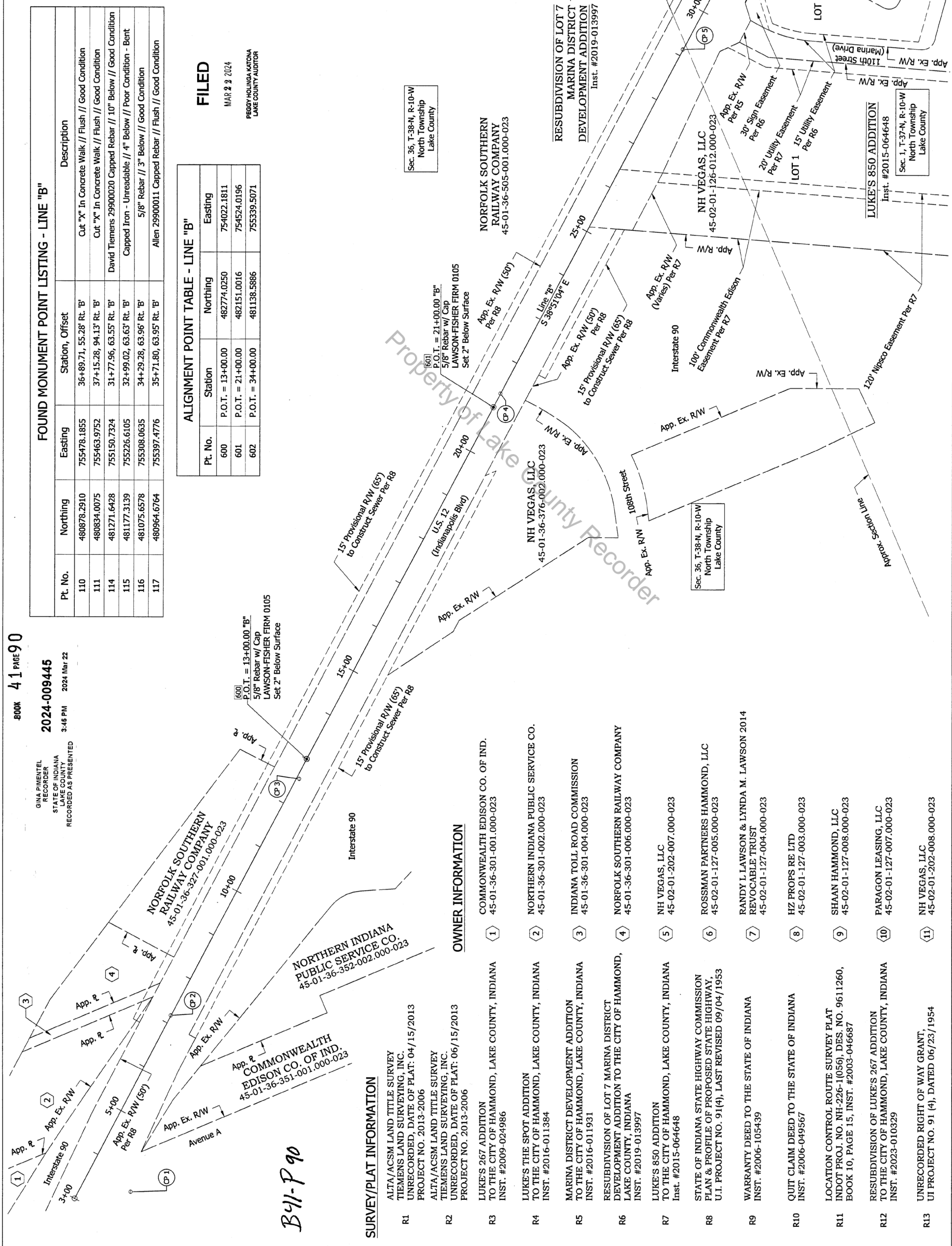
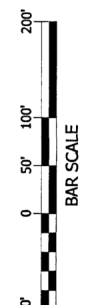
9 SHAAN HAMMOND, LLC 45-02-01-127-008.000-023

10 PARAGON LEASING, LLC 45-02-01-127-007.000-023

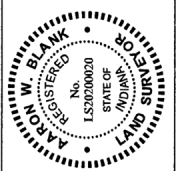
11 NH VEGAS, LLC 45-02-01-202-008.000-023



2024-009445



Administrative section containing FIELD SURVEYOR STATEMENT, SURVEY STARTED/COMPLETED dates, and SURVEYOR information for Aaron W. Blank.



Aaron Blank PROFESSIONAL SURVEYOR

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.

INDIANA DEPARTMENT OF TRANSPORTATION LOCATION CONTROL ROUTE SURVEY PLAT

U.S. 12 (INDIANAPOLIS BLVD.) CALUMET TO STATE LINE U.S. 12 (INDIANAPOLIS BLVD.) PLAN VIEW

Table with columns: SCALE, COUNTY, LAKE, SURVEY BOOK, CONTRACT, SHEETS, PROJECT, DATE.

FOUND MONUMENT POINT LISTING - LINE "B"

| Pt. No. | Northing | Easting | Station, Offset | Description |
|---------|-------------|-------------|--------------------------|--|
| 112 | 478624.3481 | 757301.7339 | 65+88.94, 49.04' Rt. 'B' | 3/4" Iron Pipe // 2" Below // Good Condition |
| 113 | 478846.1942 | 757186.0055 | 63+43.57, 0.00' Rt. 'B' | Mag Nail // Flush // Good Condition |

ALIGNMENT POINT TABLE - LINE "B"

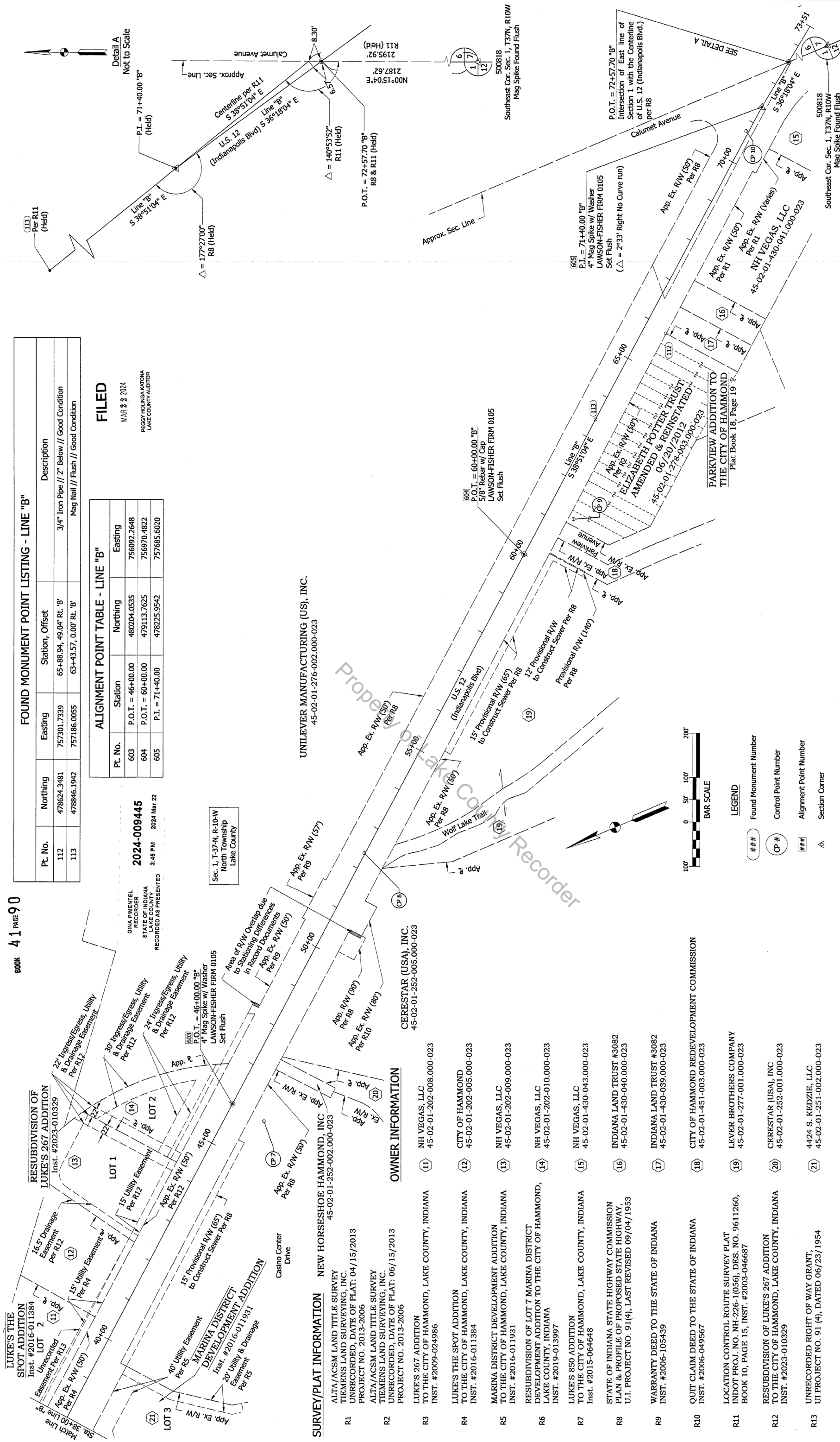
| Pt. No. | Station | Northing | Easting |
|---------|-------------------|-------------|-------------|
| 603 | P.O.T. = 46+00.00 | 480204.0535 | 756092.2648 |
| 604 | P.O.T. = 60+00.00 | 479113.7625 | 756970.4822 |
| 605 | P.I. = 71+40.00 | 478225.9542 | 757685.6020 |

FILED

MAR 22 2024
PEGGY HOULINGA-MORONA
LAKE COUNTY ADORER

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
3:48 PM 2024 Mar 22
2024-009445

Sec. 1, T-37-N, R-10-W
North Township
Lake County



UNILEVER MANUFACTURING (US), INC.
45-02-01-276-002.000-023

OWNER INFORMATION

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- R9 WARRANTY DEED TO THE STATE OF INDIANA INST. #2006-105439
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- R11 LOCATION CONTROL ROUTE SURVEY PLAT INDOT PROJ. NO. NH-226-1(056), DES. NO. 9611260, BOOK 10, PAGE 15, INST. #2003-046687
- R12 RESUBDIVISION OF LUKE'S 267 ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA INST. #2023-010329
- R13 UNRECORDED RIGHT OF WAY GRANT, UI PROJECT NO. 91 (4), DATED 06/23/1954
- (11) NH VEGAS, LLC 45-02-01-202-008.000-023
- (12) CITY OF HAMMOND 45-02-01-202-005.000-023
- (13) NH VEGAS, LLC 45-02-01-202-009.000-023
- (14) NH VEGAS, LLC 45-02-01-202-010.000-023
- (15) NH VEGAS, LLC 45-02-01-430-043.000-023
- (16) INDIANA LAND TRUST #3082 45-02-01-430-040.000-023
- (17) INDIANA LAND TRUST #3082 45-02-01-430-039.000-023
- (18) CITY OF HAMMOND REDEVELOPMENT COMMISSION 45-02-01-451-003.000-023
- (19) LEVER BROTHERS COMPANY 45-02-01-277-001.000-023
- (20) CERESTAR (USA), INC 45-02-01-252-001.000-023
- (21) 4424 S. KEDZIE, LLC 45-02-01-251-002.000-023



- LEGEND**
- ### Found Monument Number
 - CP # Control Point Number
 - #### Alignment Point Number
 - △ Section Corner

FIELD SURVEYOR STATEMENT

THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS EXECUTED ACCORDING TO THE PROVISIONS OF TITLE 865 I.A.C. 1-12-20 THROUGH 1-12-26 REGARDING ROUTE SURVEYS, EXCEPT THAT ANY DATA SHOWN REGARDING THE LOCATION OR DESCRIPTION OF THE EXISTING PARCELS IS NOT PART OF THIS SURVEY.

This survey was prepared by:
Aaron W. Blank
LFAVANA
LAWSON-FISHER ASSOCIATES P.C.
525 W. WASHINGTON AVENUE
SOUTH BEND, INDIANA 46601
PH. (574) 234-3167

Survey started: AUGUST 2023
Survey completed: FEBRUARY 2024
Route Plat Sheets: 2 of 3

I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Aaron Blank
PROFESSIONAL SURVEYOR

DATE: 02/29/2024

INDIANA DEPARTMENT OF TRANSPORTATION
LOCATION CONTROL ROUTE SURVEY PLAT

U.S. 12 (INDIANAPOLIS BLVD.) CALUMET TO STATE LINE
U.S. 12 (INDIANAPOLIS BLVD.) PLAN VIEW

| BRIDGE FILE | DESIGNATION | COUNTY | LAKE | SURVEY BOOK | PROJECT | SHEETS | OF |
|-------------|-------------|--------|------|-------------|---------|--------|----|
| | 2200965 | | | | | | |

| SCALE | SCALE |
|-----------|-----------|
| 1" = 100' | 1" = 100' |

| CONTRACT | PROJECT |
|----------|-----------|
| | 202330.10 |

FILED
MAR 22 2024

BOOK 41 PAGE 90
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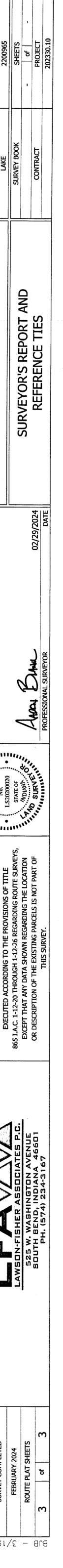
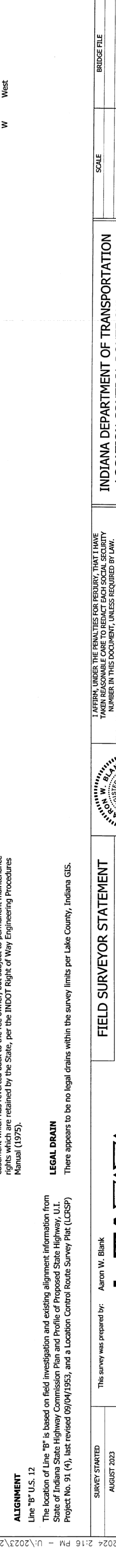
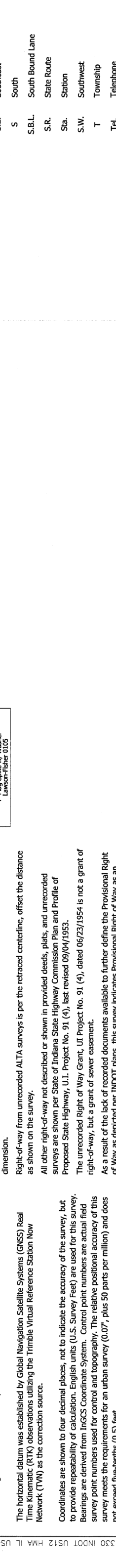
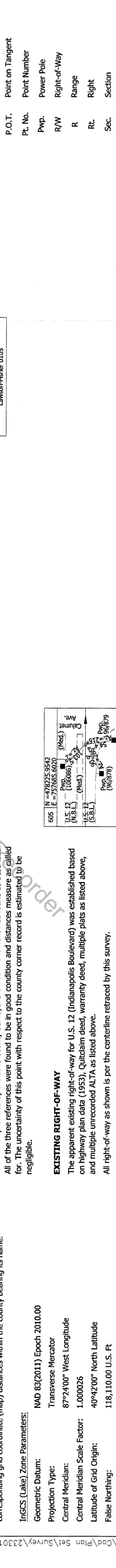
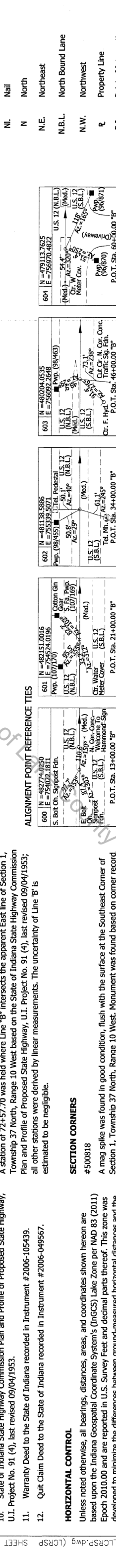
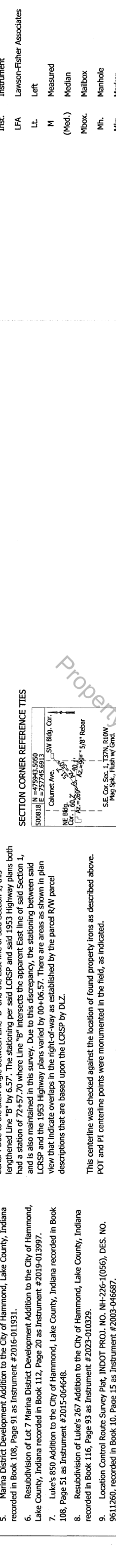
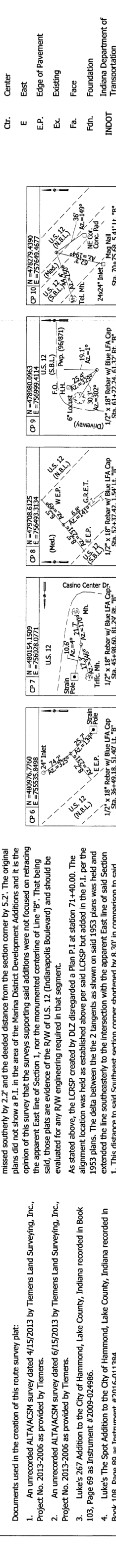
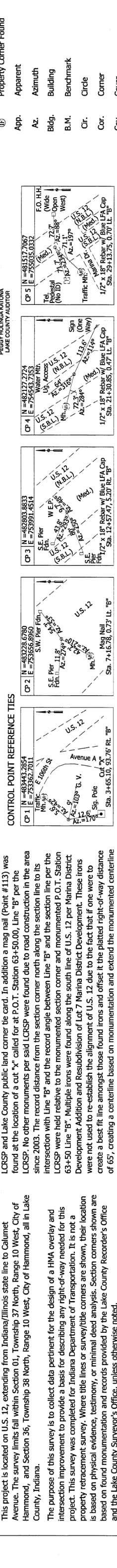
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created by DLZ in 2003 recorded in Book 10, Page 15 as Instrument #2003-046687. The centerline per the 1953 plans include a P.I. at Station 71+40.00, but the LCRSP disregarded the P.I.. This survey recreated the alignment location based on the perpetuated LCRSP created by DLZ in 2003. The southeast corner of Section 1 (Point #500818) was located per the LCRSP and Lake County public land corner card. In addition a mag nail (Point #113) was found at the location of a cut "x" called for at P.O.T. Station 63+50.00, Line "B" per the LCRSP. No other monuments per said LCRSP were found due to road construction in the area since 2003. The record distance from the section corner north along the section line to its intersection with Line "B" and the record angle between Line "B" and the section line per the LCRSP were held relative to the monumented section corner and monumented P.O.T. Station 63+50 Line "B". Multiple irons were found along the south line of U.S. 12 per Marina District Development Addition and Resubdivision of Lot 7 Marina District Development. These irons were not used to re-establish the alignment of U.S. 12 due to the fact that if one were to create a best fit line amongst those found irons and offset it the platted right-of-way distance of 65', creating a centerline based on monumentation and extend the monumented centerline southeasterly to the approximate section line, the found mag nail (Point #113) would be missed southerly by 2.2' and the deduced distance from the section corner by 5.2'. The original plans did not show a P.I. in the area of the Marina District Development. Additions and it is the opinion of this survey that the surveys supporting said additions were not focused on retracing the apparent East line of Section 1, nor the monumented centerline of Line "B". That being said, those plats are evidence of the R/W of U.S. 12 (Indianapolis Boulevard) and should be evaluated for any R/W engineering required in that segment.

As stated above, the LCRSP created by DLZ disregarded a Plan P.I. at station 71+40.00. The alignment location was held as established above per said LCRSP but added in the P.I. per the 1953 plans. The delta between the 2 tangents as shown on said 1953 plans was held and extended the line southeasterly to the intersection with the apparent East line of said Section 1. This distance to said Southeast section corner shortened by 8.30' in comparison to said LCRSP. Due to the skew angle between Line "B" and the East line of said Section 1, this lengthened Line "B" by 6.57'. The stationing per said LCRSP and said 1953 Highway plans both had a station of 72+57.70 where Line "B" intersects the apparent East line of said Section 1, and is also maintained in this survey. Due to this discrepancy, the stationing between said LCRSP and the 1953 Highway plans varied by 00+06.57. There are areas as shown in plan view that indicate overlaps in the right-of-way as established by the parcel R/W parcel descriptions that are based upon the LCRSP by DLZ.

This centerline was checked against the location of found property irons as described above. POT and P.I. centerline points were monumented in the field, as indicated.

A station of 72+57.70 was held where Line "B" intersects the apparent East line of Section 1, Township 37 North, Range 10 West based on the State of Indiana State Highway Commission Plan and Profile of Proposed State Highway, U.I. Project No. 91 (4), last revised 09/04/1953; all other stations were derived by linear measurements. The uncertainty of Line "B" is estimated to be negligible.

SECTION CORNERS

#500818
A mag spike was found in good condition, flush with the surface at the Southeast Corner of Section 1, Township 37 North, Range 10 West. Monument was found based on corner record information provided by the Lake County Surveyor's Office. Monument was found as described. All of the three references were found to be in good condition and distances measure as called for. The uncertainty of this point with respect to the county corner record is estimated to be negligible.

EXISTING RIGHT-OF-WAY

The apparent existing right-of-way for U.S. 12 (Indianapolis Boulevard) was established based on highway plan data (1953). Quitclaim deed, warranty deed, multiple plats as listed above, and multiple unrecorded ALTA as listed above.

All right-of-way as shown is per the centerline retraced by this survey.

Right-of-way from platted subdivisions is per the retraced centerline, offset the platted dimension.

Right-of-way from unrecorded ALTA surveys is per the retraced centerline, offset the distance as shown on the survey.

All other right-of-way not described or shown in provided deeds, plats, and unrecorded surveys are shown per State of Indiana State Highway Commission Plan and Profile of Proposed State Highway, U.I. Project No. 91 (4), last revised 09/04/1953.

The unrecorded Right of Way Grant, U.I. Project No. 91 (4), dated 06/23/1954 is not a grant of right-of-way, but a grant of sewer easement.

As a result of the lack of recorded documents available to further define the Provisional Right of Way as depicted per INDOT plans, this survey indicates Provisional Right of Way as an easement which has reverted back to the fee owner, but subject to permanent maintenance rights which are retained by the State, per the INDOT Right of Way Engineering Procedures Manual (1975).

LEGAL DRAIN

There appears to be no legal drains within the survey limits per Lake County, Indiana GIS.

FIELD SURVEYOR STATEMENT

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