

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2024-019877

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:04 AM 2024 Jul 26

LOCATION REPORT

FILED

BY
DAVIES & ASSOCIATES LAND SURVEYING
1105 NORTH COUNTY ROAD 100 EAST CHESTERTON INDIANA 46304
(219) 926-4353 FAX (219) 926-2241

JUL 26 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

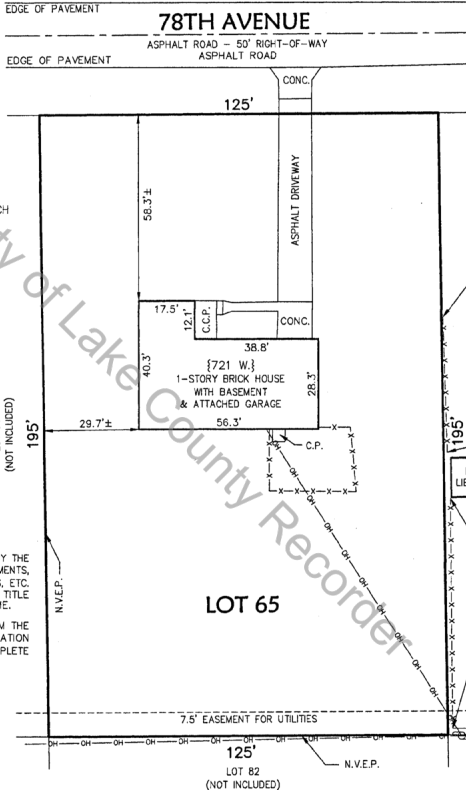
R. SDRK/PROJ/24-121M/24-121M.DWG

DATE: JULY 3, 2024

PREPARED FOR: ANTONI KARBARZ

ADDRESS OF PROPERTY: 721 WEST 78TH AVENUE
MERRILLVILLE, INDIANA 46410

DESCRIPTION OF PROPERTY: (PER LIMITED LIABILITY COMPANY WARRANTY DEED RECORDED ON DECEMBER 20, 2023 AS DOCUMENT NO. 2023-541669)
LOT 65 IN SOUTHMOOR PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 66, IN THE
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



LEGEND

- C.P. = CONCRETE PAD
- = UTILITY POLE
- C.C.P. = COVERED CONCRETE PORCH
- = APPROXIMATE LOCATION OF OVERHEAD WIRE
- x-x- = FENCE LINE
- CONC. = CONCRETE
- N.V.E.P. = NO VISIBLE EVIDENCE OF POSSESSION

BOOK 42 PAGE 58

NOTES:

1. NO TITLE COMMITMENT WAS SUPPLIED BY THE CLIENT, THEREFORE, ANY ADDITIONAL EASEMENTS, COVENANTS, RESTRICTIONS, BUILDING LINES, ETC., THAT WOULD BE DECLARED IN A FULL TITLE POLICY CANNOT BE SHOWN AT THIS TIME.
2. THE FENCE APPEARS TO DEVIATE FROM THE LOT LINES AS SHOWN. THE EXACT LOCATION CANNOT BE DETERMINED WITHOUT A COMPLETE BOUNDARY SURVEY.

STATE OF INDIANA }
COUNTY OF PORTER }

SCALE: 1 INCH = 30 FEET

THE TOP OF THIS REPORT IS NORTH - UNLESS OTHERWISE NOTED. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENT ON THIS PLAT. EXISTING FENCE LINES ARE SHOWN FOR REFERENCE PURPOSES ONLY. THE EXACT LOCATION OF THE FENCES CANNOT BE DETERMINED WITHOUT A COMPLETE BOUNDARY SURVEY.

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTIONS 27 THROUGH 29 OF 865 IAC 1-12 FOR A SURVEYOR LOCATION REPORT.

BY Frank A. Walsko 7/3/24

FRANK A. WALSKO
INDIANA PROFESSIONAL SURVEYOR NO. LS20700105

IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD AREA MAPS, THIS LOT IS IN ZONE X (UNSHADED).
COMMUNITY PANEL NO. 180138_0251 E
MAP PANEL NO. 18088CC251E
MAP DATED: 01/18/12
THIS IS NOT TO BE INTERPRETED OR MISCONSTRUED THAT ANY LIABILITY IS EXTENDED HEREIN TO THE LAND OWNER, MORTGAGEE'S, TITLE COMPANY, ETC. IN THE EVENT OF A FLOOD.
THE ACCURACY OF ANY FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

FIELD CREW: CJ / AW
DATE OF FIELD WORK: 6/26/24
DRAWN BY: EMF / DJF

