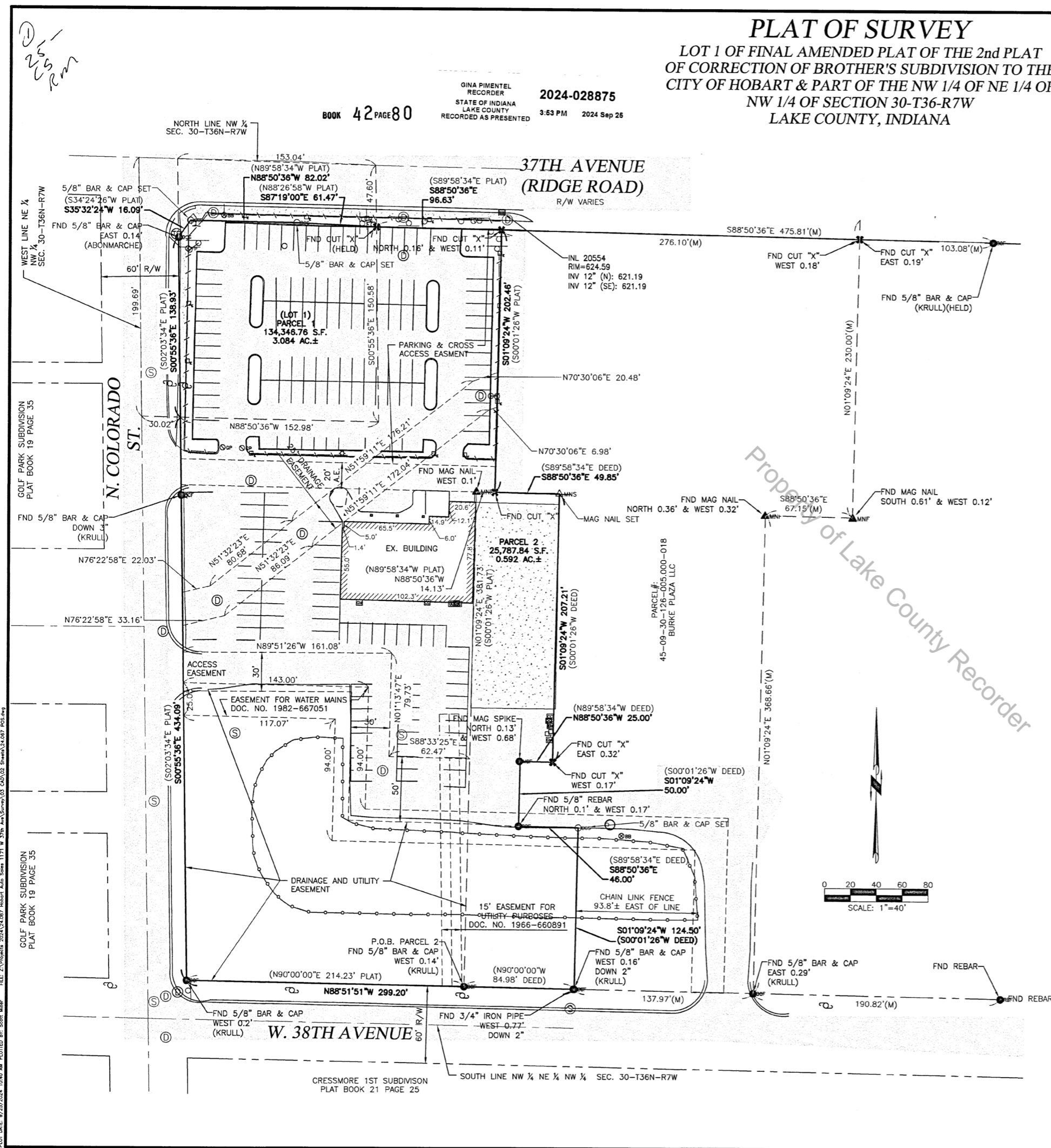


PLAT OF SURVEY

LOT 1 OF FINAL AMENDED PLAT OF THE 2nd PLAT OF CORRECTION OF BROTHER'S SUBDIVISION TO THE CITY OF HOBART & PART OF THE NW 1/4 OF NE 1/4 OF NW 1/4 OF SECTION 30-T36-R7W LAKE COUNTY, INDIANA

2024-028875



LEGEND table with symbols for various survey features like BAR & CAP FOUND, BENCHMARK, IRON PIPE FOUND, etc.

SURVEYOR'S REPORT: TITLE HOLDERS/CLIENT NAME: HOBART AUTO SALES. 1. IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1-34 OF THE INDIANA ADMINISTRATIVE CODE...

BOUNDARY SOLUTION CONSISTED OF: A BOUNDARY SURVEY OF LOT 1 OF THE FINAL AMENDED PLAT OF THE 2ND PLAT OF CORRECTION OF BROTHER'S SUBDIVISION TO THE CITY OF HOBART...

THE RELATIVE POSITION (DUE TO RANDOM ERRORS OF MEASUREMENTS) OF THE CORNERS OF THE SUBJECT PARCEL ESTABLISHED IN THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN WHICH IS (0.13' +/- 100 P.M.) AS DEFINED IN IAC 865. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED IN THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: -THE FOUND IRONS AND REBARS SHOWN ARE OF UNKNOWN ORIGIN UNLESS THEY ARE MARKED WITH THE SURVEYOR'S NAME.

DUE TO DISCREPANCIES IN THE RECORDED PLAT: NONE

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: -CHAIN LINK FENCE AS MUCH AS 93.8'± EAST OF THE EAST LINE. PURPOSE OF THE FENCE APPEARS TO BE AN INCLOSURE FOR A SHARED DRAINAGE POND.

BASIS OF BEARING: -BEARINGS ARE BASED ON INDIANA STATE PLANE COORDINATES (WEST) AS DERIVED FROM INCORS.

1) THAT THIS SURVEY WAS PERFORMED FROM PUBLIC RECORDS AND LEGAL DESCRIPTIONS.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2024.

- 2) REFERENCES: -FINAL PLAT: BROTHER'S SUBDIVISION, BOOK 110, PAGE 38, DATED 07/21/20217 -PLAT OF CORRECTION: BROTHER'S SUBDIVISION, BOOK 110, PAGE 175, DATED 10/12/20217 -SIGN -2nd PLAT OF CORRECTION: BROTHER'S SUBDIVISION, BOOK 113, PAGE 54, DATED 09/11/2020 -FINAL AMENDED PLAT OF THE 2nd PLAT OF CORRECTION: BROTHER'S SUBDIVISION, BOOK 114, PAGE 85, DATED 09/30/2021 -ALTA/ACSM LAD TITLE SURVEY, BY KRULL SURVEYING, RECORDED BOOK 23 PAGE 91, DATED 07/11/2012 -PLAT OF SURVEY, BY KRULL & ABONMARCHE, RECORDED BOOK 36 PAGE 70, DATED 08/05/2021

B42-980 FILED SEP 26 2024

PARCEL 1 LOT 1 OF THE FINAL AMENDED PLAT OF THE 2nd PLAT OF CORRECTION OF BROTHER'S SUBDIVISION TO THE CITY OF HOBART AS SHOWN IN PLAT BOOK 114, PAGE 85 (DOC NO. 2021-061812) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2 (PER DOC.# 2012-021967) PART OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE AND THE EAST RIGHT-OF-WAY LINE OF COLORADO STREET; THENCE SOUTH 90°00'00" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 214.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'26" EAST, 381.73 FEET; THENCE SOUTH 89°58'34" EAST, 63.98 FEET; THENCE SOUTH 00°01'26" WEST, 207.21 FEET; THENCE NORTH 89°58'34" WEST, 25.00 FEET; THENCE SOUTH 00°01'26" WEST, 50.00 FEET; THENCE SOUTH 89°58'34" EAST, 46.00 FEET; THENCE SOUTH 00°01'26" WEST, 124.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 38TH AVENUE; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 84.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.592 ACRES, MORE OR LESS.

I, JASON D. DECKARD, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

RECORDERS NOTE 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. JASON D. DECKARD

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF SEPTEMBER 2024

JASON D. DECKARD, PROFESSIONAL LAND SURVEYOR, NO. 20400021, STATE OF INDIANA

Great Lakes Engineering, Inc. 6084 Lute Road, Portage, IN 46368 Ph: 219.762.3559 Fax: 219.762.5601 www.greatlakeseng.net



PLAT OF SURVEY 1171 W. 37th AVENUE HOBART, IN

REVISIONS table with columns for DATE, #, and description.

COPYRIGHT NOTICE: The concepts, designs, plans, details, etc. shown on this document are the property of Great Lakes Engineering, Inc. and were created for use on this specific project. This information shall not be used by any person or firm for any purpose without the express written consent of Great Lakes Engineering, Inc. The owner may retain copies for information and reference in connection only with this project.



PROJECT No: 24.067 SCALE: 1"=40' DRAWN BY: JSM CHECKED BY: JDD APPROVED BY: JDD DRAWING DATE: 08/30/2024 SHEET NUMBER 1 of 1