

PLAT OF SURVEY

FILED

OCT 16 2024

PARCEL ADDRESS:

2898 UNION STREET, LAKE STATION, IN 46405

LEGAL DESCRIPTION: (PER WARRANTY DEED DOC. NO. 2019-072523)

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 367 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 370 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 367 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 370 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.12 ACRES MORE OR LESS, ALL IN THE TOWN OF EAST GARY, LAKE COUNTY, STATE OF INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2019-072523.

THEORY OF LOCATION: THIS SURVEY IS BASED ON THE FOLLOWING:

- REFERENCE MONUMENTS FOUND IN THE LOCATIONS AS SHOWN.
- REFERENCE MONUMENTS USED FOR THIS SURVEY ARE SHOWN AS HELD.
- CONDITION OF REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE, IN GOOD CONDITION OF THAT PART VISIBLE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.26 FEET NORTH-SOUTH AND 0.28 FEET EAST-WEST.
- UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
 - OVERHEAD UTILITIES WERE LOCATED OVER THE PARCEL LINES AS SHOWN.
 - WIRE FENCE NEAR THE WEST PARCEL LINE AS SHOWN.
 - CHAIN LINK FENCE NEAR THE NORTH PARCEL LINE AS SHOWN.
 - ALUMINIUM FENCE NEAR THE NORTH PARCEL LINE AS SHOWN.
- THERE ARE NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.
- THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED WAS WITHIN THE ALLOWABLE 0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865-IAC 1-12-7.

REFERENCES:

- DEEDS AND RECORDS
- LAKE COUNTY, INDIANA GIS WEBSITE
- ALTA/NSPS LAND TITLE SURVEY BY DLZ DATED 10/18/2019 RECORDED IN SURVEY BOOK 34, PG. 41

GENERAL NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORDED PLAT.
 - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
 - OWNERSHIP OR TITLE.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATIONS OF SURVEY (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDER'S OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE MOST CURRENT STATUS OR TITLE FOR THAT PARCEL.
- NO ATTEMPT HAS BEEN MADE AT A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITY LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO LOCATE SERVICES WERE CONTACTED. ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBTAINED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, NO SNOW COVERED THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THE FIELD WORK FOR THIS PROJECT WAS PERFORMED ON AUGUST 14, 2024.
- BASIS OF BEARING: INDIANA WEST STATE PLANE COORDINATES.

LAND SURVEYOR'S CERTIFICATE:

STATE OF INDIANA
COUNTY OF LAKE
S.S. _____

THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

DATE: 09/13/2024

PROFESSIONAL SURVEYOR: KENNETH GEMBALA
REGISTRATION NUMBER: S0568
kgembala@abonmarche.com
STATE OF INDIANA



B42-P87

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.

KENNETH D. GEMBALA

SYMBOL LEGEND:

- FIP = FOUND IRON PIPE
- FCI = FOUND CAPPED IRON
- FIR = FOUND IRON ROD
- FMAG = FOUND MAG
- SMAG = SET MAG NAIL WITH DISC
- (M) = MEASURED DISTANCE
- (D) = RECORD DEED DISTANCE
- PP = POWER POLE
- ET = ELECTRIC TRANS.

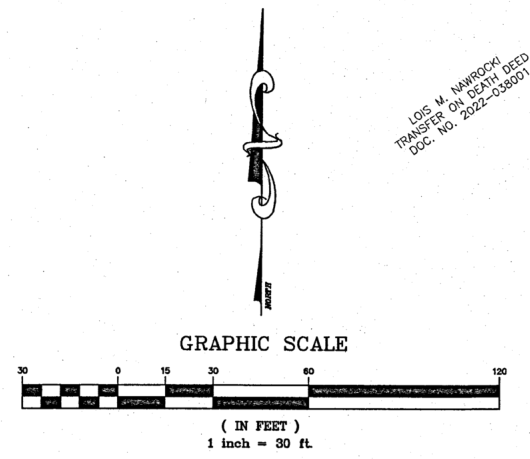
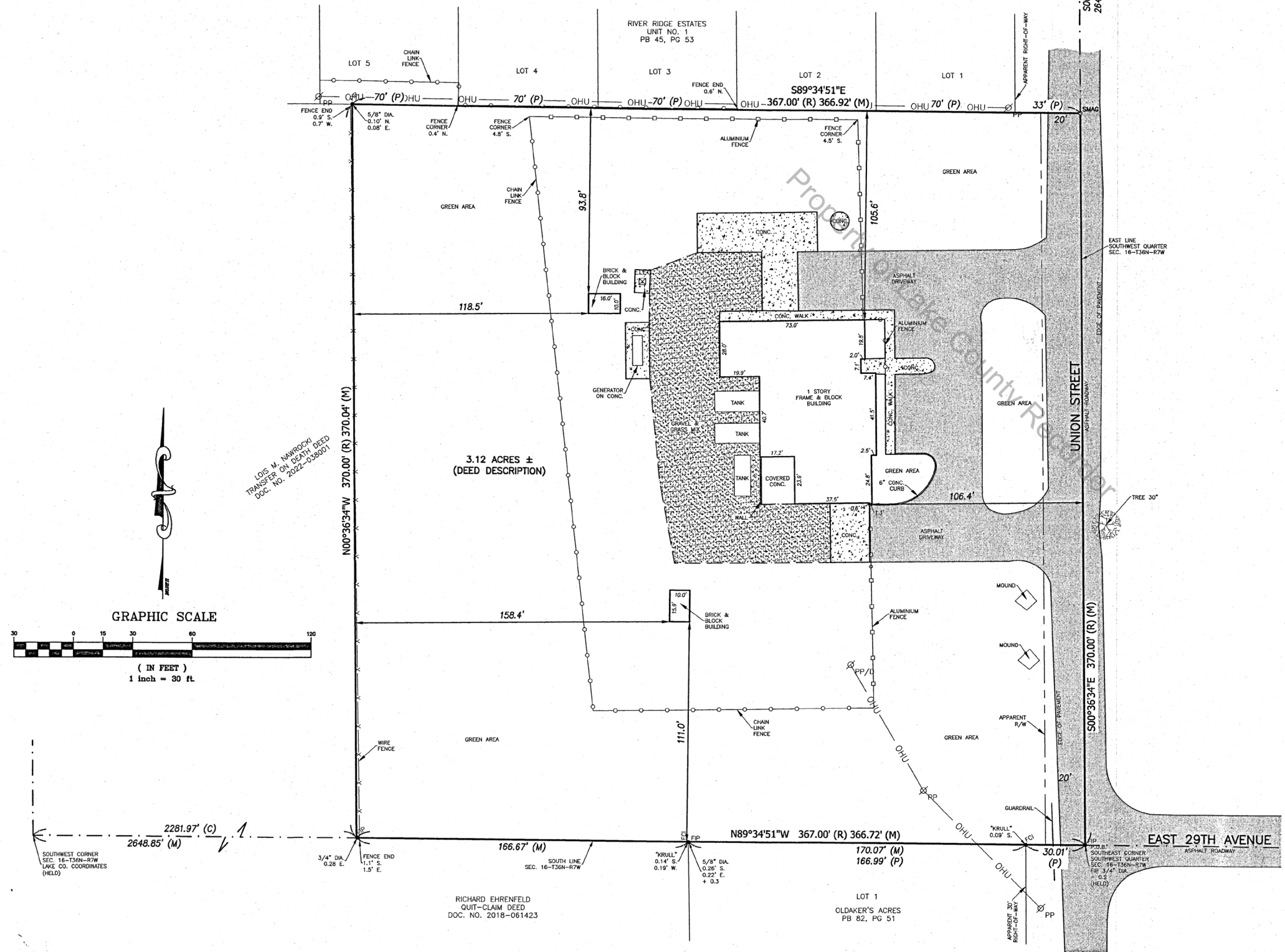
LINETYPE & HATCH LEGEND:

- OHU — OHU — = OVERHEAD UTILITIES
- ○ — ○ — = CHAIN LINK FENCE
- □ — □ — = ALUMINIUM FENCE
- X — X — = WIRE FENCE
- [Hatched] = ASPHALT
- [Dotted] = CONCRETE
- [Stippled] = GRAVEL

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-029995
8:51 AM 2024 Oct 18

2024-029995



KRULL & ABONMARCHÉ
Benton Harbor
Ft. Wayne
Hobart
Lafayette
Vandalia

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Hobart, IN 46342
P 219.947.2668
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krull@abonmarche.com

ENGINEERING / ARCHITECTURE CONSULTANTS, INC.

PROJECT:
2898 UNION STREET,
LAKE STATION, IN 46405
LAKE COUNTY, INDIANA
SECTION 16-T36N-R7W

SHEET TITLE:
PLAT OF SURVEY
CLIENT: BURKE, COSTANZA
& CARBERRY ATTORNEYS AT LAW

DRAWN BY: GS / RAM
DESIGNED BY:
PM REVIEW: MJR
QA/QC REVIEW: KDG
DATE: 09/13/2024
SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

SCALE:
HORZ: 1" = 30'
VERT:

ACI JOB # 24-1317

SHEET NO.

1 of 1

NO.	REVISION DESCRIPTION:	BY:	DATE: