

PLAT OF SURVEY

PARCEL ADDRESS:

1301 SOUTH ASH STREET, HOBART, IN 46342

LEGAL DESCRIPTION: (PER WARRANTY DEED DOC. NO. 2019-049635)

THE WEST 530.75 FEET, BY PARALLEL LINES, OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE SOUTH 36 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

THIS PLAT REPRESENTS A RETRACEMENT OF PARCEL DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 2019-049635

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. SECTION MEASUREMENTS AND PROPORTIONAL DIVISION OF THE SECTION ARE REFERENCED FROM PREVIOUS SURVEY 24-0375.
- 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 3.61 FEET EAST-WEST AND 0.48 FEET NORTH-SOUTH.
 - UNCERTAINTY DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.
 - A WOOD FENCE WAS LOCATED NEAR OR ALONG THE NORTH PARCEL LINE AS SHOWN.
 - A WIRE FENCE WAS LOCATED NEAR OR ALONG THE NORTH PARCEL LINE AS SHOWN.
 - A VINYL FENCE WAS LOCATED NEAR THE HOUSE 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
- PLAT OF SURVEY BY ABONMARCHÉ CONSULTANTS, OF EAST ADJOINER, JOB NO. 24-0375, DATED 04/25/2024.

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 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 20, 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: 10/02/2024

PROFESSIONAL SURVEYOR: KENNETH D. GEMBALA
 REGISTRATION NUMBER: 50568
 kgembala@abonmarche.com
 STATE OF INDIANA



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
 (Signature)

FILED
 OCT 16 2024
 PEGGY HOLINGA KATONA
 LAKE COUNTY AUDITOR

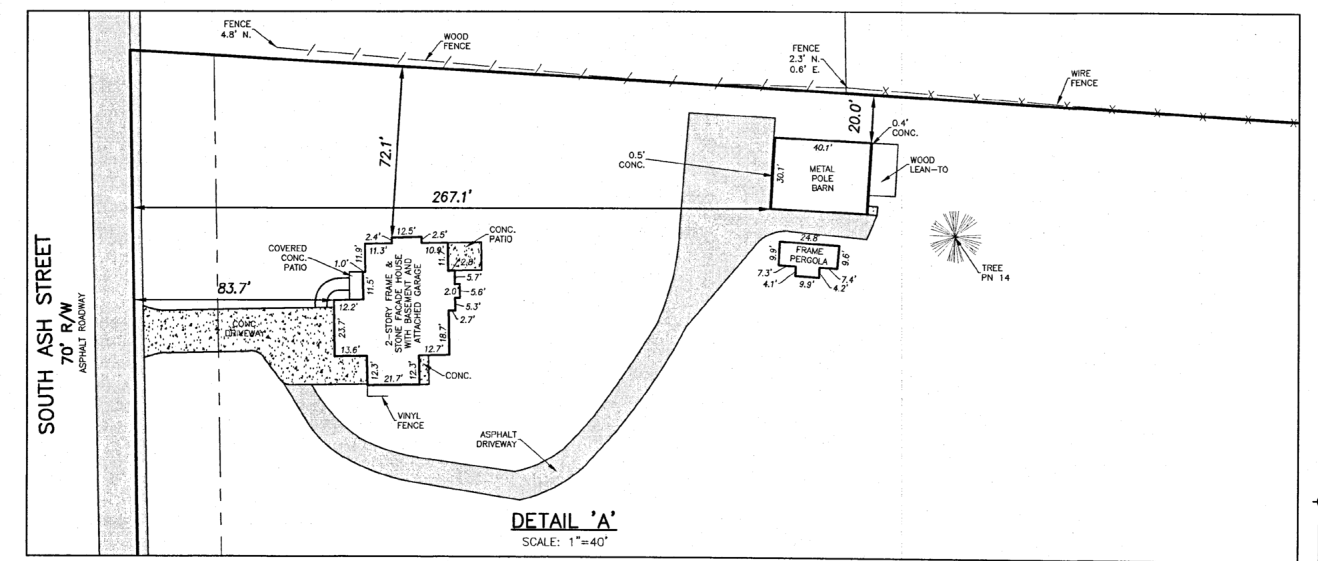
B42-788

SYMBOL LEGEND:

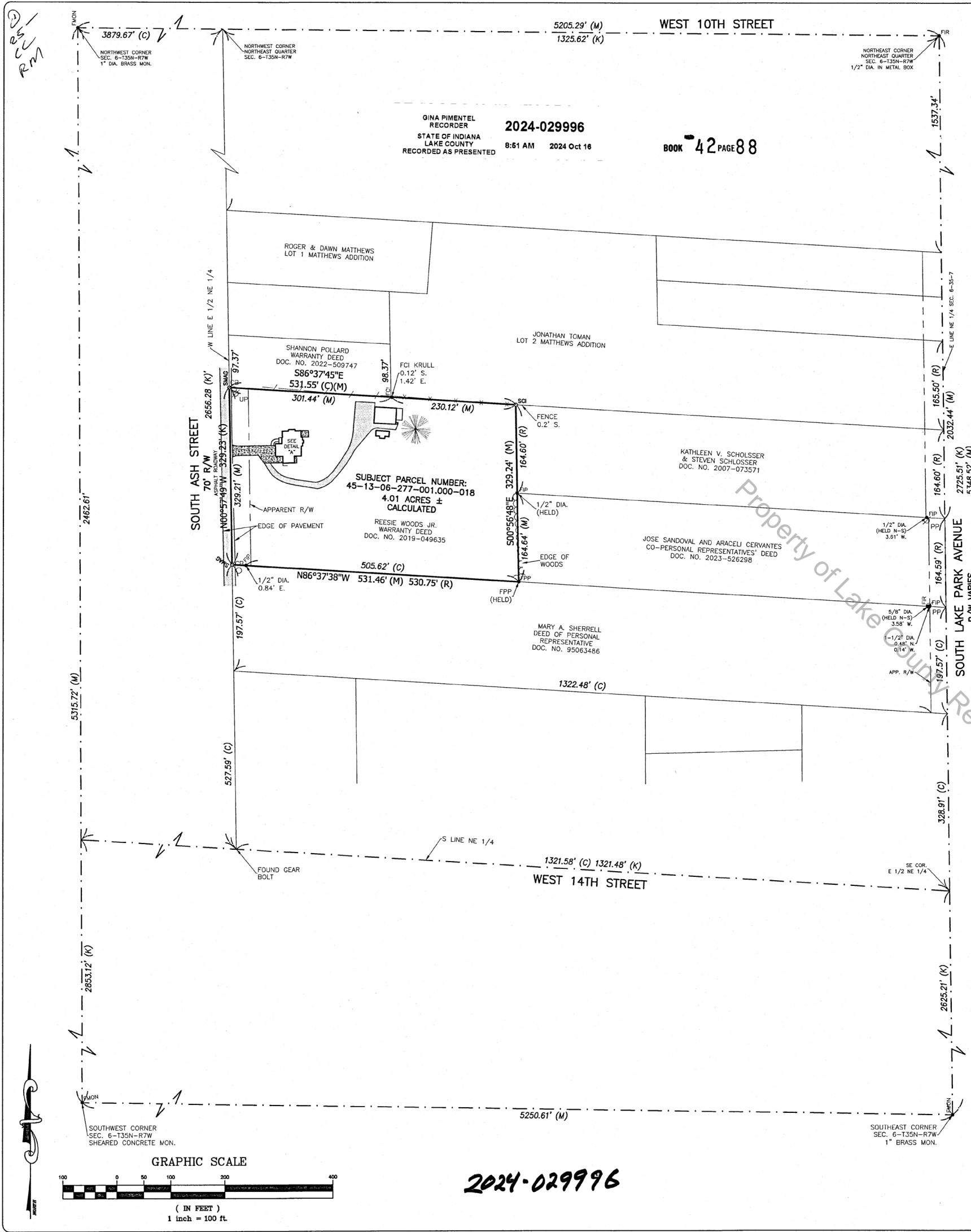
MON	= FOUND MONUMENT
PIP	= FOUND IRON PIPE
FCI	= FOUND CAPPED IRON
FIR	= FOUND IRON ROD
FPP	= FOUND PINCH PIPE
SCI	= SET CAPPED IRON
SMAG	= SET MAG
SIR	= SET IRON ROD
(M)	= MEASURED DISTANCE
(C)	= CALCULATED DISTANCE
(K)	= KRULL & SON SURVEY NOTES DISTANCE
UTP	= UTILITY POLE
CB	= CATCH BASIN

LINETYPE & HATCH LEGEND:

---	= WOOD FENCE
-x-x-x-x-	= WIRE FENCE
▨	= ASPHALT
▩	= CONCRETE



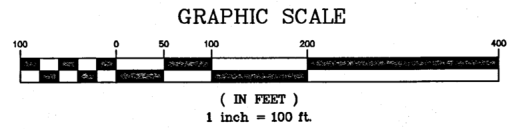
DETAIL 'A'
SCALE: 1"=40'



GINA PIMENTEL
 RECORDER
 STATE OF INDIANA
 LAKE COUNTY
 RECORDED AS PRESENTED
 2024-029996
 8:51 AM 2024 Oct 16

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2024-029996



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Berton Harbor
 Ft. Wayne
 South Bend
 Ellettsville
 Hobart
 Lafayette

Engineering Architecture Land Surveying

PROJECT:
**1301 SOUTH ASH STREET
 HOBART, IN 46342
 LAKE COUNTY, INDIANA**

SHEET TITLE:
**PLAT OF SURVEY
 CLIENT: RESIE & ANGELA WOODS
 SECTION 6-T35N-R7W**

DRAWN BY:
GS / RAM

DESIGNED BY:

PM REVIEW:
MJR

QA/QC REVIEW:
KDG

DATE:
10/02/2024

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:
 HORIZ: AS SHOWN
 VERT:

ACT JOB #
24-1387

SHEET NO.
1 of 1

NO.	REVISION DESCRIPTION:	BY:	DATE: