

PARCEL DESCRIPTION (PER DOCUMENT NO. 2024-525122):

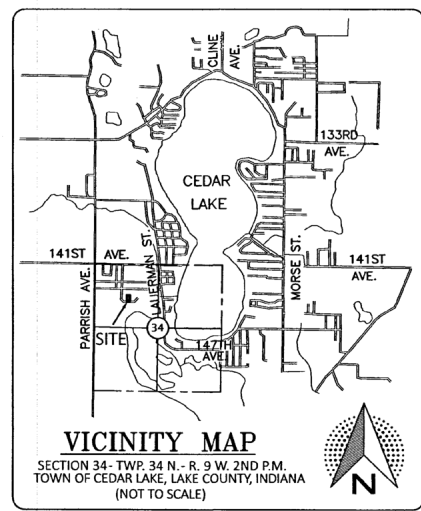
A PART OF THE NORTHWEST QUARTER OF THE NORTH FRACTIONAL HALF OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT A POINT WHICH IS 1,220.90 FEET SOUTH AND 1,215.71 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 358.30 FEET; THENCE EAST 121.58 FEET; THENCE NORTH 358.30 FEET; THENCE WEST 121.58 FEET TO THE POINT OF BEGINNING.

PARCEL INFORMATION:

TAX ID: 45-15-34-154-002.000-014
NEIL POPLON
WARRANTY DEED
DOC. NO. 2024-525122
REC. 7/30/2024

PARCEL AREA:

43,561 SQ. FT.±
1.00 ACRES±



FILED
OCT 16 2024
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

SURVEY REFERENCES:

- 1. RECORD DEEDS REFERENCED HEREON.
- 2. RECORDED SUBDIVISION PLAT OF MARY-ELLEN SUBDIVISION, PLAT BOOK 23, PAGE 34.
- 3. RECORDED SUBDIVISION PLAT OF OAKDALE SUBDIVISION, PLAT BOOK 23, PAGE 35, RECORDED MAY 22, 1937.
- 4. SURVEYOR LOCATION REPORT BY GLENN KRACHT ASSOCIATES, JOB NUMBER 098610, DATED OCTOBER 29, 2009.
- 5. CHICAGO, INDIANAPOLIS & LOUISVILLE RAILWAY RIGHT-OF-WAY AND TRACK MAP STATION 2058+98 TO STATION 2111+74, DATED JUNE 1951.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAT REPRESENTS A RETRACEMENT SURVEY OF A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN AND FURTHER DESCRIBED HEREON.

- A) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 1.4' FEET EAST-WEST AND 0.8' FEET NORTH-SOUTH.
- B) THERE ARE NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION EXCEPT AS FOLLOWS:
A FENCE WAS LOCATED 1.4 FEET SOUTH OF THE NORTH LINE OF THE SUBJECT PARCEL AND ITS POSITION RELATIVE TO THE PARCEL LINE IS SHOWN HEREON. A FENCE ALONG THE WEST LINE WAS LOCATED UP TO 1.1 FEET WEST OF THE WEST LINE OF THE SUBJECT PARCEL AND ITS POSITION RELATIVE TO THE PARCEL LINE IS SHOWN HEREON. THERE IS A ROAD (W. 143RD PLACE) THAT THE SUBJECT PARCEL HAS FRONTAGE ON. SAID ROAD CONNECTS TO BURR STREET ON THE WEST AND THEN NORTH TO W. 142ND PLACE. NO RECORDS COULD BE FOUND THAT WOULD INDICATE WHETHER SAID BURR STREET OR W. 143RD PLACE ARE PUBLIC ROADS.
- C) NO APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS.
- D) 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.

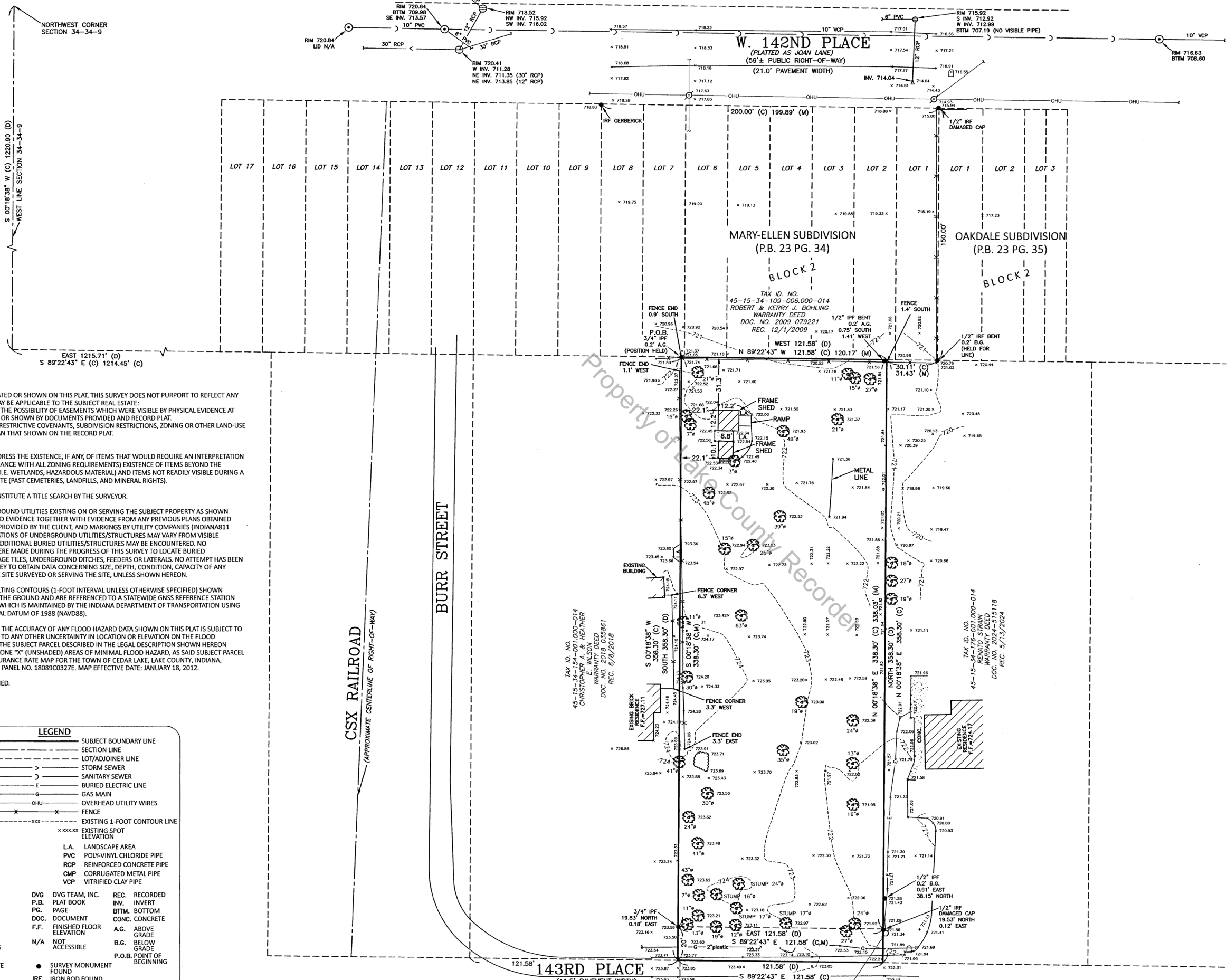
2024-030042

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.

NEIL POPLON
PROFESSIONAL SURVEYOR: GLEN E. BOREN
REGISTRATION NUMBER: LS20000006
gboren@dvgteam.com

DATE: SEPTEMBER 3, 2024
FIELD WORK COMPLETED: AUGUST 2, 2024



GENERAL NOTES:

- 1.) 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:
A. EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENTS PROVIDED AND RECORD PLAT.
B. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
C. OWNERSHIP OR TITLE.
- 2.) 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 QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 4.) THE LOCATION OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY AS SHOWN HEREON IS BASED ON OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM ANY PREVIOUS PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY THE CLIENT, AND MARKINGS BY UTILITY COMPANIES (INDIANAS11 TICKET NO. 2407184891). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM VISIBLE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, DRAINAGE TILES, UNDERGROUND DITCHES, FEEDERS OR LATERALS. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE SITE SURVEYED OR SERVING THE SITE, UNLESS SHOWN HEREON.
- 5.) ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6.) FLOOD ZONE DESIGNATION: THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS PLAT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE FLOOD INSURANCE RATE MAP, (FIRM). THE SUBJECT PARCEL DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT ZONE "X" (UNSHADED) AREAS OF MINIMAL FLOOD HAZARD, AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180127, PANEL NO. 18089C0327C. MAP EFFECTIVE DATE: JANUARY 18, 2012.
- 7.) BASIS OF BEARINGS: ASSUMED.

LEGEND

Legend table with symbols for Catch Basin, Sanitary Manhole, Mailbox, Power Pole, Storm Manhole, Site Benchmark, Tree with Approximate Diameter, Shrub, Asphalt, Building, Concrete, Brick Pavers, Subject Boundary Line, Section Line, Lot/Joiner Line, Storm Sewer, Sanitary Sewer, Buried Electric Line, Gas Main, Overhead Utility Wires, Fence, Existing 1-Foot Contour Line, Existing Spot Elevation, Landscape Area, Polyvinyl Chloride Pipe, Reinforced Concrete Pipe, Corrugated Metal Pipe, Vitrified Clay Pipe, Recorded, Invert, Bottom, Conc., Above Grade, Below Grade, P.O.B. Point of Beginning, Survey Monument Found, Iron Rod Found, Iron Pipe Found, Gerberick Rebar Found with Cap Stamped "GERBERICK" MICHAEL GERBERICK, P.L.S.

DVG

B42-P89



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www.dvgteam.com

Table with 2 columns: DATE, REVISIONS AND NOTES.

PLAT OF SURVEY
9212 W. 143RD PLACE
CEDAR LAKE, INDIANA 46303
PART OF THE N.W. QUARTER, SECTION 34-34-9

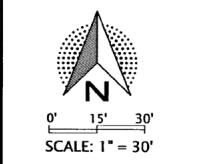


Table with columns: FILE NO., DRAWN BY, DATE, SECTION, COUNTY, STATE, JOB NO.