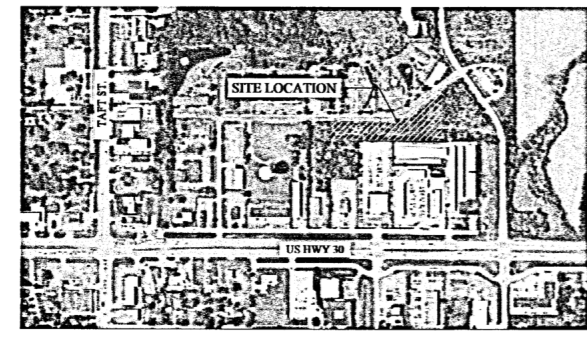


VICINITY MAP (NOT TO SCALE)



GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2024-030733
3:31 PM 2024 Oct 26

TOPOGRAPHIC SURVEY

2024-030733

BOOK 42 PAGE 92 LEGAL DESCRIPTION

PARCEL 1:
LOT NUMBER 2, IN RESUBDIVISION OF WATERTOWER PARK LOTS 1, 2 & 5, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
PARCEL 2:
LOT NUMBER 3 IN WATERTOWER PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

FILED

OCT 25 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865 ARTICLE 1, CHAPTER 12, OF INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE COMPETENT PRACTICE OF LAND SURVEYING IN INDIANA, EFFECTIVE OCTOBER 4, 2007, THE FOLLOWING OBSERVATIONS, AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE BOUNDARY LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) VARIANCES IN REFERENCED MONUMENTS:
 - B.) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS:
 - C.) INCONSISTENCIES IN LINES OF OCCUPATION:
 - D.) RANDOM ERRORS IN MEASUREMENT:
- A.) MONUMENTS
 - 1.) FOUND REBARS WITH CAPS AT THE PROPERTY CORNERS ARE SHOWN ON SAID SURVEY.
 - 2.) REBARS WITH CAPS WERE SET ALONG THE PROPERTY LINES AND WERE BASED UPON EVIDENCE FOUND IN THE FIELD.
 - 3.) NORTHEAST SECTION CORNER, SECTION 20-35-8, WAS FOUND AND IN GOOD CONDITION. THE EAST 1/4 CORNER OF SECTION 20-35-8 WAS FOUND BENT.
 - B.) RECORD DESCRIPTIONS AND PLATS
 - 1.) LEGAL DESCRIPTION PROVIDED BY CLIENT BASED UPON EXHIBIT "A" OF THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTNW2305280.
 - 2.) PLAT OF RESUBDIVISION OF WATERTOWER PARK LOTS 1, 2, & 5 PREPARED BY MCMAHON ASSOCIATES, INC, DATED MARCH 7TH, 2003 AND RECORDED IN BOOK 93, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
 - 3.) PLAT OF SUBDIVISION OF WATERTOWER PARK SUBDIVISION PREPARED BY MCMAHON ASSOCIATES, INC, DATED JUNE 6TH, 2001 AND RECORDED IN BOOK 91, PAGE 8 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
 - C.) OCCUPATION LINES

NO APPARENT UNCERTAINTIES RESULTED DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ON THE NORTH, SOUTH, EAST, OR WEST LINES OF THE PARCEL, OTHER THAN SHOWN.
 - D.) SURVEY CLASSIFICATION

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM IN MEASUREMENTS) OF THIS SURVEY IS FOR THAT OF AN SUBURBAN SURVEY, INDUSTRIAL PROPERTY (0.13 FEET PLUS 100 PARTS PER MILLION), AS SPECIFIED IN 865 IAC 1-12-7.

SURVEYOR'S GENERAL NOTES:

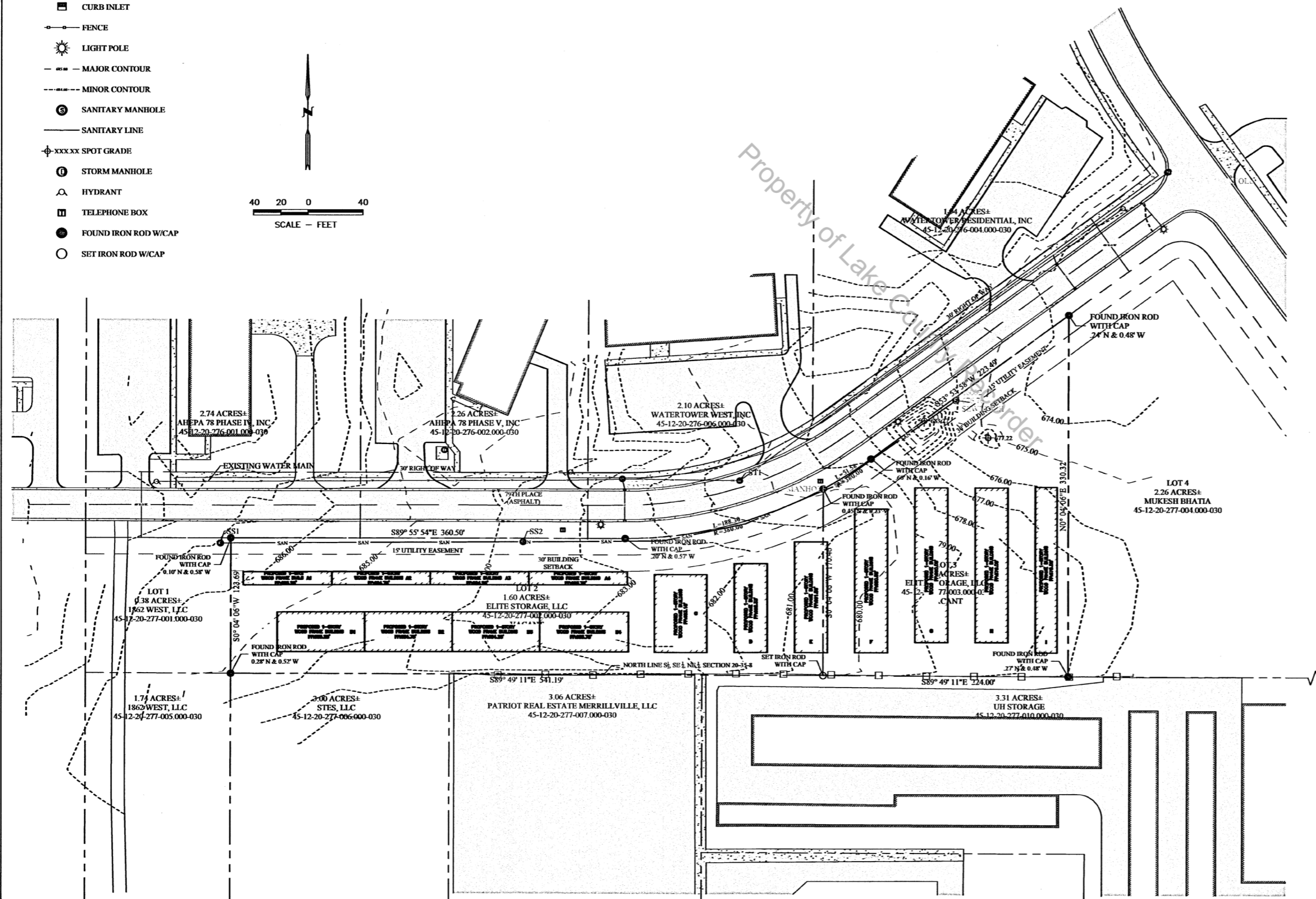
- 1.) THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH THE DEED AND/OR TITLE POLICY. FOR BUILDING RESTRICTIONS AND/OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/OR LOCAL ZONING REGULATIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING. COMPARE ALL POINTS IN THE FIELD AND REPORT ANY DIFFERENCES AT ONCE. THIS PLAT IS ONLY VALID IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.
- 2.) THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THIS PARCEL.
- 3.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT REQUIRE AN INTERPRETATION (I.E. COMPLIANCE OF ALL ZONING REQUIREMENTS, EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF THE LAND SURVEYOR (I.E. WETLANDS) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF THE SITE (I.E. UNDERGROUND UTILITIES).
- 4.) SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, EITHER RECORDED OR UNRECORDED, IF ANY.
- 4.) A CURRENT TITLE POLICY WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY, PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CTNW2305280.
- 5.) BASIS OF BEARINGS FOR THIS SURVEY WERE BASED UPON GPS MEASUREMENTS USING THE INDOT INCORS NETWORK.

MANHOLE SCHEDULE

M/H#	RIM	N. INVERT	E. INVERT	W. INVERT	S. INVERT
SS1	687.81	-	681.13	-	-
SS2	684.06	-	678.3	678.32	-
ST1	680.37	674.79	-	-	674.87

LEGEND

- ASPHALT
- CONCRETE
- CURB INLET
- FENCE
- LIGHT POLE
- MAJOR CONTOUR
- MINOR CONTOUR
- SANITARY MANHOLE
- SANITARY LINE
- SPOT GRADE
- STORM MANHOLE
- HYDRANT
- TELEPHONE BOX
- FOUND IRON ROD W/CAP
- SET IRON ROD W/CAP



B42-P92

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FIELDWORK WAS COMPLETED IN DECEMBER 2023.
DATE OF PLAT OR MAP: DECEMBER 7TH, 2023
Nathan J. Flooster
NATHAN J. FLOOSTER
INDIANA LAND SURVEYOR NO. 15 2170007
(EXPIRES JULY 31ST, 2024)



6570 Ameriplex Dr. #100,
Portage, IN 46368
PHONE: (219)-762-7024
FAX: (219)-764-4261

FALKPLI

ELITE STORAGE
MERRILLVILLE, IN
EXISTING CONDITIONS SURVEY
EXISTING CONDITIONS

FIELD: DF, JSS
DRAWN: MW
CHECKED: NP

SCALE: 1" = 40'
FILE: 23042092
DATE: 12/07/2023