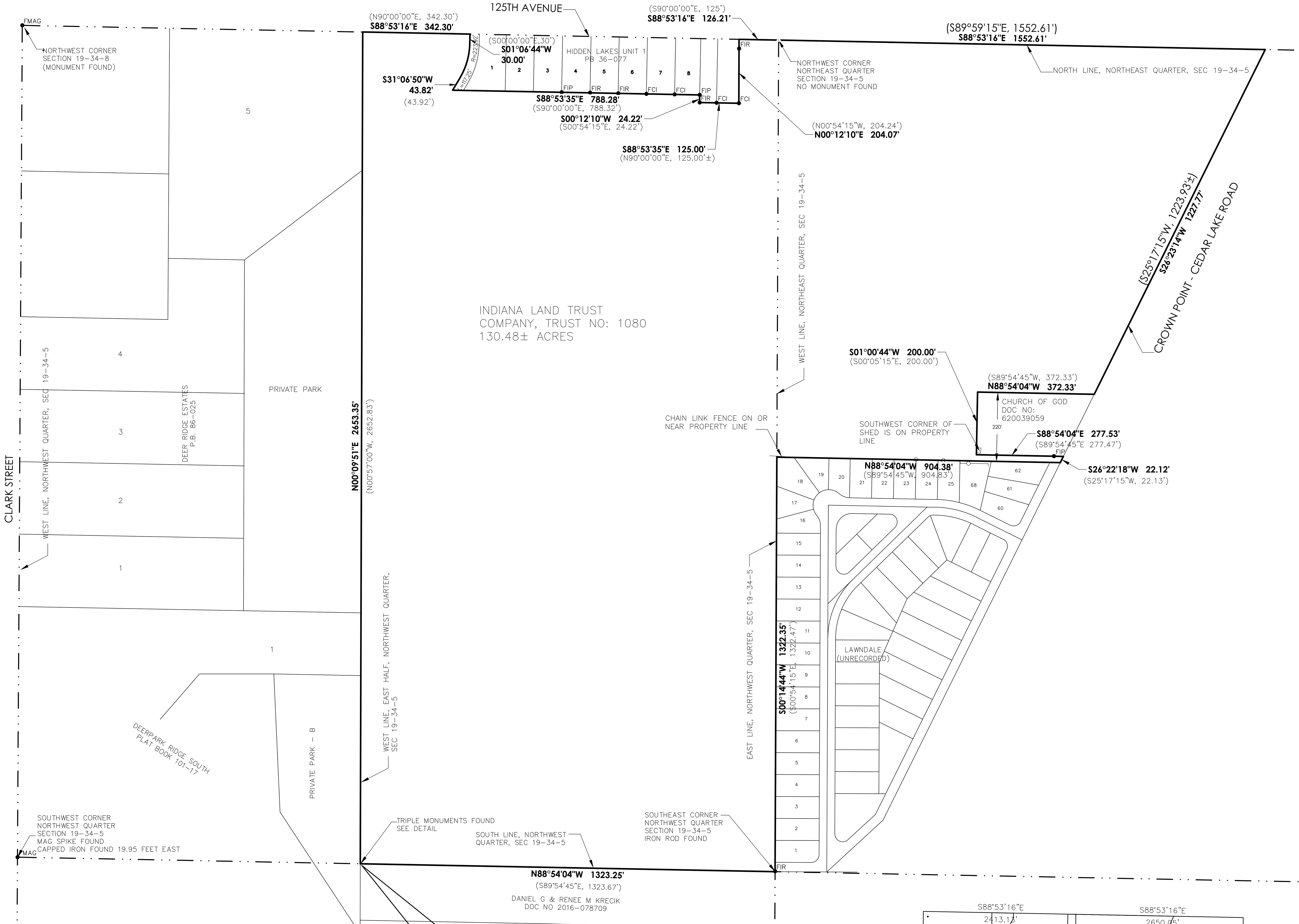
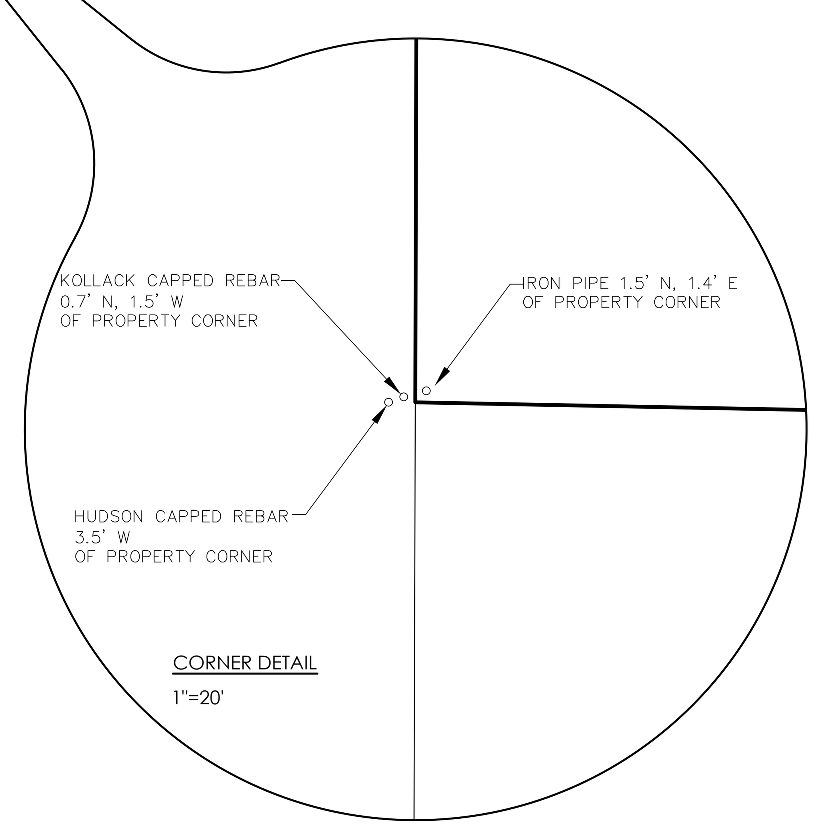
ALTA/NSPS LAND TITLE SURVEY

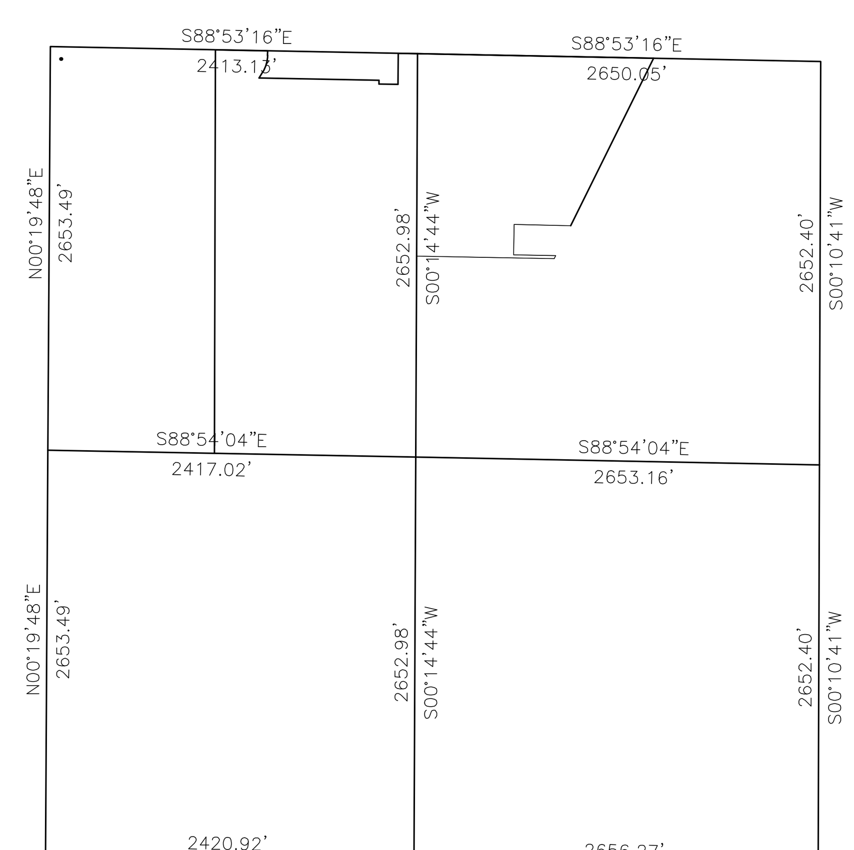
TITLE COMMITMENT FILE NO. 17-7652
EFFECTIVE DATE: FEBRUARY 3, 2017
NAME OF INSURER: MERIDIAN TITLE CORPORATION





CORNER DETAIL

1"=20'



SECTION DETAIL
SEC 19-34-5

GENERAL NOTES:

1. A TOTAL STATION AND GPS WERE USED TO COLLECT THE DATA NEEDED FOR THIS SURVEY.
2. THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON APRIL 22, 2017.
3. BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE
4. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF INDIANA.

PLATS AND NOTES USED:

1. NUMEROUS PLATS, FIELD NOTES, AND RECORDS OBTAINED FROM KRULL SURVEYING.
2. BOUNDARY SURVEY BY TONY GREGORY OF THE DEERPARK PARCELS DATED 02/22/1999.
4. UNRECORDED SUBDIVISION PLAT OF LANDMARK SUBDIVISION BY KRULL
5. LAKE COUNTY GIS WEBSITE

LEGAL DESCRIPTION: (FROM MERIDIAN TITLE CORPORATION FILE NO.: 17-7652)

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P. M., DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1552.61 FEET MORE OR LESS TO THE CENTER LINE OF THE CROWN POINT CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 1223.93 FEET MORE OR LESS TO A POINT 220 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 372.33 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS EAST 200 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 45 SECONDS EAST 277.47 FEET TO THE CENTER LINE OF THE CROWN POINT-CEDAR LAKE ROAD; THENCE SOUTH 25 DEGREES 17 MINUTES 15 SECONDS WEST 22.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST 904.83 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1322.47 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P. M.; THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 1323.67 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2652.83 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 342.3 FEET MORE OR LESS TO THE NORTHWEST CORNER OF HIDDEN LAKES UNIT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 223.92 FEET, 117.25 FEET TO A POINT OF TANGENT; THENCE CONTINUING SOUTHWESTERLY AND TANGENTIAL TO THE ABOVE DESCRIBED CURVE 43.92 FEET TO A POINT 180 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 788.32 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, A DISTANCE OF 24.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET MORE OR LESS TO A POINT 125 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, 204.24 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA.

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: MONUMENTS USED FOR THIS SURVEY WERE FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE PLAT. FOUND SECTION CORNER MONUMENTS AS SHOWN ON THE SECTION BREAKDOWN WERE USED TO ESTABLISH SECTION AND QUARTER SECTION LINES. ALL OTHER FOUND MONUMENTS WITHIN THE SURVEYED PARCELS ARE DISPLAYED ON THE FOLLOWING PLAT. THE TYPE AND SIZE OF EACH MONUMENT IS LISTED ALONG WITH ANY DISCREPANCIES OF MEASURED LOCATION AND RECORD LOCATION OF LINES AND CORNERS.

B. OCCUPATION OR POSSESSION LINES: SEE PLAT. THERE IS A SHED ON THE CHURCH PROPERTY WHOSE SOUTHWEST CORNER IS ON OR NEAR THE PROPERTY LINE. THERE ARE VARIOUS FORMS OF OCCUPATION SUCH AS FENCES AND VEGETATION ALONG THE UNPLATTED LANDMARK PROPERTY LINE. THESE FORMS OF OCCUPATION DO NOT CREATE ANY OCCUPATIONAL UNCERTAINTY.

C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES: NONE FOUND.

D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS: THE CLASSIFICATION OF THIS SURVEY IS AN URBAN SURVEY: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.5' ±

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE FOUND

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE FOUND

SCHEDULE B, EXCEPTIONS FROM COVERAGE , PART TWO:

ITEMS 1-14) NOT SURVEY RELATED

IITEM 15) THE RECORD DESCRIPTION DESCRIBES THE PROPERTY ALONG THE CENTER OF 125TH AVE AND CEDAR LAKE ROAD. BOTH HAVE APPARENT 30-FOOT WIDE RIGHTS OF WAY ASSOCIATED WITH THEM.

ITEM 16) NONE OBSERVED

ITEM 17) ACCORDING TO THE LAKE COUNTY GIS WEBSITE AND OFFICIAL COUNTY RECORDS, THE FOSS DITCH IS LOCATED ON THE ADJOINING PROPERTY TO THE WEST AND DOES NOT AFFECT THE SURVEYED PROPERTY

ITEM 18) THERE ARE OPEN BODIES OF WATER AND POTENTIAL WETLANDS ON SITE.

ITEM 19-22) NOT SURVEY RELATED

TABLE A NOTES:

1. SEE PLAT FOR MONUMENTS FOUND/PLACED.
2. PARCEL ADDRESS 12600 CEDAR LAKE ROAD, CROWN POINT, INDIANA, AND 4075 W 125TH AVE, CROWN POINT, INDIANA.
3. PER FEMA MAP NUMBER 18089CO244E , EFFECTIVE JAN. 18, 2012, ALL PARCELS ARE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN).
4. PARCEL AREA = SEE PLAT FOR INDIVIDUAL PARCEL AREAS. TOTAL AREA = 113.05 ACRES ± (FEE OWNED PARCELS
8. AT THE TIME OF THE SURVEY THE SITE IS UNDEVELOPED AND THERE ARE NO IMPROVEMENTS.
11. NO UTILITIES WERE OBSERVED WITHIN THE SURVEYED PARCEL. OVERHEAD ELECTRIC AND TELEPHONE EXIST ALONG THE WEST SIDE OF CEDAR LAKE ROAD AND THE NORTH SIDE OF 125TH.
13. NAMES OF ADJOINERS ARE SHOWN HEREON
18. A DELINEATION OF WETLANDS HAS NOT BEEN CONDUCTED AT THE TIME OF THE SURVEY. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP, WETLANDS LIKELY EXIST ON SITE.

LAND SURVEYOR'S CERTIFICATE:

TO : CHICAGO TITLE INSURANCE COMPANY, INDIANA LAND TRUST COMPANY, TRUST NO. 1080

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, AND 18 FROM TABLE A. THE FILEDWORK WAS COMPLETED ON FEBRUARY 27, 2017. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

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.

DATE OF PLAT OR MAP:

PRELIMINARY

RANDELL S. PETERSON, PS
PROFESSIONAL LAND SURVEYOR #LS20400012
rpeterson@abonmarche.com

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NO.	REVISION DESCRIPTION:	BY:	DATE:

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PROJECT:
PART OF THE NORTHWEST QUARTER SECTION 19, TOWNSHIP 34 NORTH RANGE 8 WEST, CENTER TOWNSHIP LAKE COUNTY, INDIANA

SHEET TITLE:
ALTA / NSPS LAND TITLE SURVEY

DRAWN BY: MDR
DESIGNED BY:
PM REVIEW: RSP
QA/QC REVIEW: SMG
DATE: 05/03/2017
SEAL:
SIGNATURE:
DATE:

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

SCALE:
HORZ: 1"=200'
VERT:

ACI JOB #
17-0472

SHEET NO.
1 OF 1