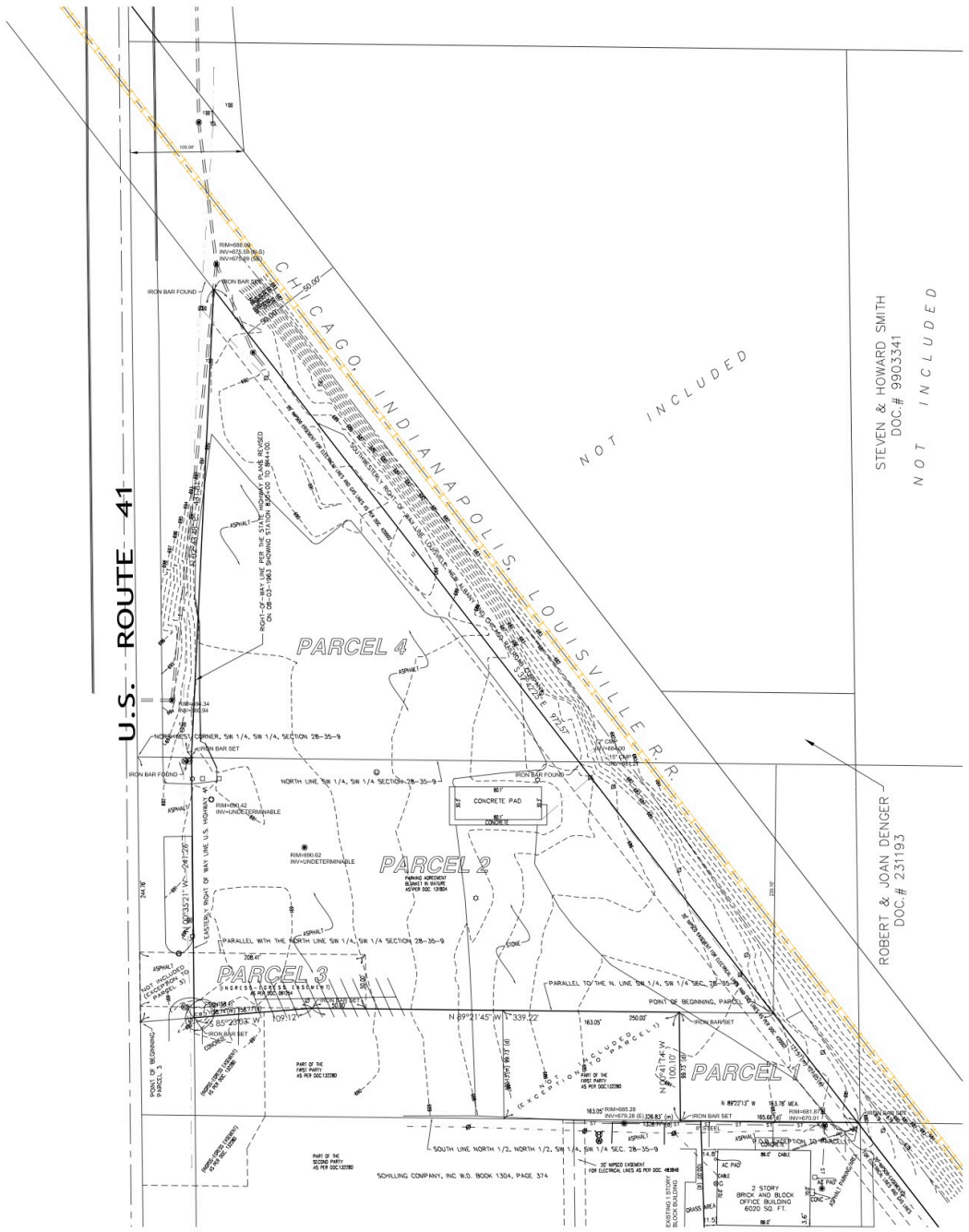


PLAT OF SURVEY
9125 WICKER AVENUE

LYING IN SW 1/4 SECTION 28, TOWNSHIP 35 NORTH RANGE 9 WEST

ST. JOHN, LAKE COUNTY, INDIANA

Parcel 1: Part of the North half of the Southwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 9 West of the Second Principal Meridian, described as follows: Beginning at a point on the Westerly right-of-way line of Chicago, Indianapolis and Louisville Railroad, which point is 230.16 feet South of the North line of said Southwest quarter of the Southwest quarter, thence West parallel to the said North line 250 feet; thence South 99.73 feet to the South line of the North half of the Southwest quarter of the Southwest quarter; thence Easterly along said South line 328.71 feet to the Southwesterly right-of-way line of said railroad; thence Northwesterly along said right-of-way, 127.05 feet to the place of beginning, in Lake County, Indiana, EXCEPTING THEREFROM part of said parcel described as beginning at a point on the South line 165.66 feet West of the intersection of said South line of said North half of the North half of the Southwest quarter of the Southwest quarter of Section 28 and the Southwesterly 50 foot right-of-way line of the Southern Railroad (formerly the Manon Railroad and also the Chicago, Indianapolis and Louisville Railroad); thence continuing North 88 degrees 45 minutes 21 seconds West along the last said South line 163.05 feet; thence North 01 degree 14 minutes 39 seconds West 99.73 feet; thence South 88 degrees 45 minutes 21 seconds East 163.05 feet; thence South 01 degree 14 minutes 39 seconds West 99.73 feet to the point of beginning, in Lake County, Indiana.

Parcel 2: Part of the Southwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 9 West of the Second Principal Meridian, described as follows: Beginning at the Northwest corner of said Southwest quarter of the Southwest quarter; thence East along the North line of said Southwest quarter of the Southwest quarter to the Southwesterly right-of-way line of the Chicago, Indianapolis and Louisville Railroad; thence Southeasterly along the Southwesterly right-of-way line to a point which is 230.16 feet South of the North line of said Southwest quarter of the Southwest quarter (as measured at right angles to said North line); thence West parallel with the North line of said Section 28; thence Westwardly 158.77 feet to a point on the West line of said Section 28, said point being 244.76 feet South of the Northwest corner of said Southwest quarter of the Southwest quarter; thence North along the West line of said Section 28, 244.76 feet to the point of beginning, EXCEPTING THEREFROM that part lying West of the East right-of-way line of U.S. Highway 41, in Lake County, Indiana.

Parcel 3: (Ingress-Egress Easement & Part of Parcel 2) Part of the North half of the North half of the Southwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of St. John, Lake County, Indiana, described as follows: Beginning at a point on the West line of said Southwest quarter of the Southwest quarter and 244.76 feet South of the Northwest corner thereof; thence Easterly 158.77 feet, more or less, to a point on a line which is parallel to the North line of said Southwest quarter of the Southwest quarter and 230.16 feet South of said North line (measured at right angles thereto), said point begin 158.41 feet East of the West line of said Southwest quarter of the Southwest quarter; thence East 50 feet along said parallel line; thence North 50 feet; thence West 208.41 feet parallel to the said North line to the West line of said Southwest quarter of the Southwest quarter; thence South along said West line 64.60 feet to the point of beginning, EXCEPT that part of said tract lying West of the East line of U.S. Highway 41, in Lake County, Indiana.

Parcel 4: That part of the Northwest quarter of the Southwest quarter of Section 28, Township 35 North, Range 9 West of the Second Principal Meridian, lying Southwesterly of the right-of-way line of the Louisville, New Albany and Chicago Railroad Company, now Chicago, Indianapolis and Louisville Railroad Company, in Lake County, Indiana. EXCEPT that part of said parcel lying West of the East line of U.S. 41.

THEORY OF LOCATION:

This Survey is based on the locations of found monuments at the record locations as recorded in the Office of the Lake County Surveyor. All measured distance are show in the section breakdown shown on this drawing. The railroad right of way was established by offsetting the existing centerline track 50 feet. The East right of way U.S. 41 was taken for the State Highway plans Dated 08-03-1963 showing Station 830+00 to 844+00.

SURVEYOR'S REPORT:

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

B.) OCCUPATION AND POSSESSION:

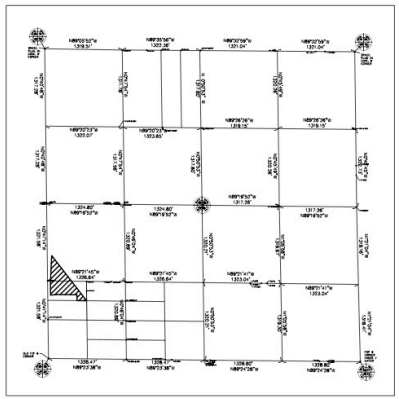
No apparent uncertainties resulted due to occupation or possession lines, unless specifically shown on the plat.

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

There is no apparent ambiguity in the record description of the subject parcel.

D.) THEORETICAL UNCERTAINTY (due to random errors in measurements):

The survey performed met the requirements of a class "C" survey according to title 865 IAC 1.1 – 12 et seq. The allowable theoretical uncertainty is plus or minus 0.50 feet for set monuments.



LEGEND:

- POWER POLE
- POWER POLE / ANCHOR
- LIGHT POLE
- CATCH BASIN/INLET
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UNMARKED UTILITY MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER SHUT OFF

STATE OF INDIANA } SS.
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

JOHN STUART ALLEN
REGISTERED
No. LS29900011
STATE OF INDIANA
LAND SURVEYOR

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. No.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

PLAT OF SURVEY
9125 WICKER AVENUE
LYING IN SW 1/4 SECTION 28, TOWNSHIP 35 NORTH RANGE 9 WEST
ST. JOHN, LAKE COUNTY, INDIANA

DATE: MAY 29, 2008
REVISED: JULY 12, 2017 EASEMENTS

CLIENT: WICKER AVENUE INVESTMENT
JOB NO: 0386-06
DRAWN: jsr
SCALE: 1"=50'
Z:\1 S28 T35 R09 SW\dwg\0386-06.dwg 5/30/2006 4:33:10 PM CDT

SHEET 1 OF 1