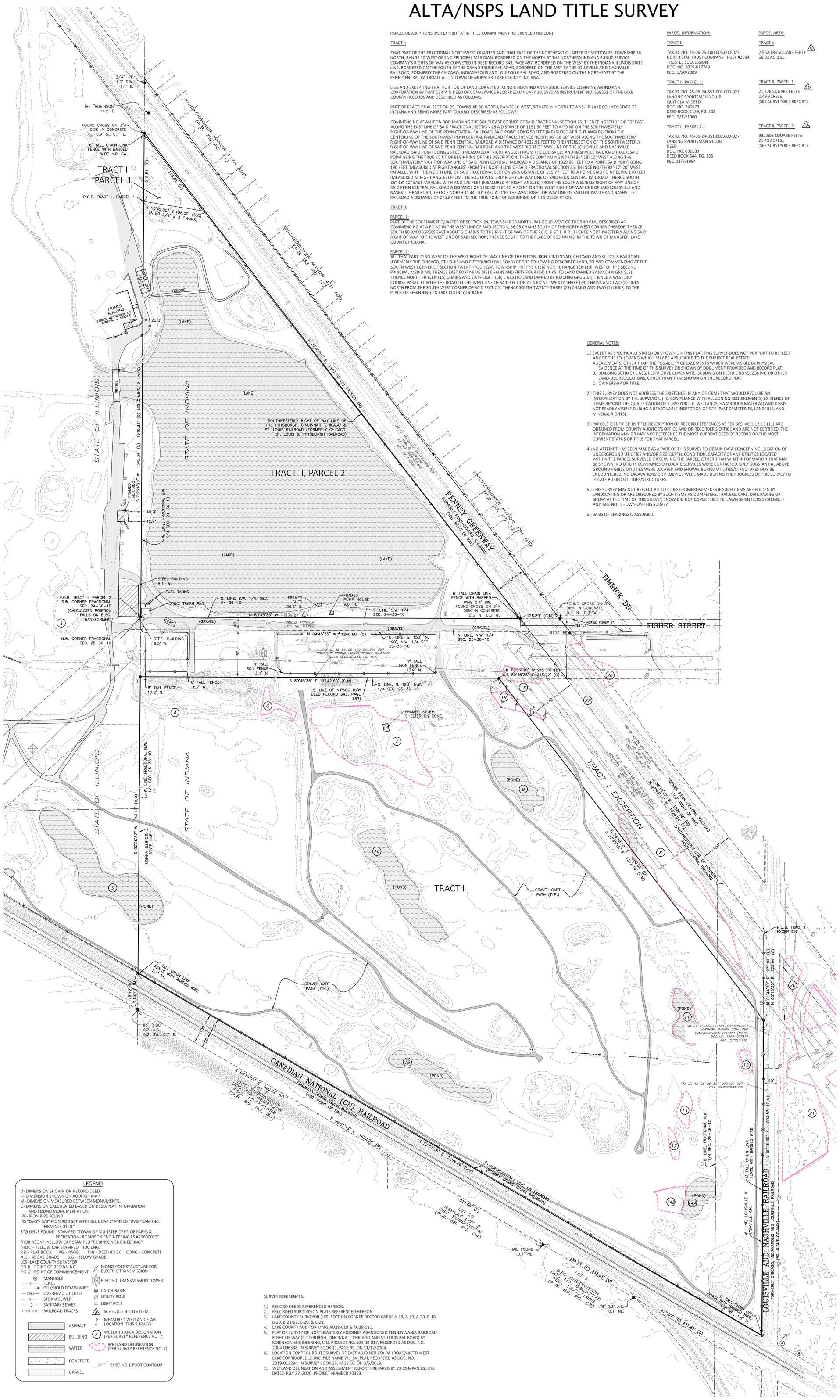
ALTA/NSPS LAND TITLE SURVEY



PARCEL DESCRIPTIONS (PER EXHIBIT "A" IN TITLE COMMITMENT REFERENCED HEREON)

TRACT I:

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980 AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

PART OF FRACTIONAL SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST, SITUATE IN NORTH TOWNSHIP, LAKE COUNTY, STATE OF INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 25; THENCE NORTH 1°-54'-30" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 1151.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD, SAID POINT BEING 50 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE SOUTHWEST PENN CENTRAL RAILROAD TRACK; THENCE NORTH 36°-18-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 4032.91 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD AND THE WEST RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE LOUISVILLE AND NASHVILLE RAILROAD TRACK, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1029.88 FEET TO A POINT, SAID POINT BEING 190 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID FRACTIONAL SECTION 25; THENCE NORTH 88°-17'-20" WEST PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 215.77 FEET TO A POINT, SAID POINT BEING 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD; THENCE SOUTH 36°-18'-10" EAST PARALLEL WITH AND 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1380.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD; THENCE NORTH 1°-44'-20" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD A DISTANCE OF 275.87 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT II:

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND P.M., DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION, 56.98 CHAINS SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 80 3/4 DEGREES EAST ABOUT 3 CHAINS TO THE RIGHT OF WAY OF THE P.C.C. & ST. L. R.R.; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE WEST LINE OF SAID SECTION; THENCE SOUTH TO THE PLACE OF BEGINNING, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

PARCEL 2:
ALL THAT PART LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (FORMERLY THE CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD) OF THE FOLLOWING DESCRIBED LAND, TO-WIT: COMMENCING AT THE SOUTH WEST CORNER OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TEN (10), WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE EAST FORTY-FIVE (45) CHAINS AND FIFTY-FOUR (54) LINKS (TO LAND OWNED BY JOACHIN GRUGLE); THENCE NORTH FIFTEEN (15) CHAINS AND SIXTY-EIGHT (68) LINKS (TO LAND OWNED BY JOACHIM GRUGLE); THENCE A WESTERLY COURSE PARALLEL WITH THE ROAD TO THE WEST LINE OF SAID SECTION AT A POINT TWENTY-THREE (23) CHAINS AND TWO (2) LINKS NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION; THENCE SOUTH TWENTY-THREE (23) CHAINS AND TWO (2) LINKS, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL INFORMATION:

TRACT I:

TAX ID. NO. 45-06-25-100-005.000-027
NORTH STAR TRUST COMPANY TRUST #2984
TRUSTEE SUCCESSION
DOC. NO. 2009-017749
REC. 3/20/2009

TRACT II, PARCEL 1:

TAX ID. NO. 45-06-24-351-002.000-027
LANSING SPORTSMEN'S CLUB
QUIT-CLAIM DEED
DOC. NO. 240673
DEED BOOK 1139, PG. 208
REC. 3/12/1960

TRACT II, PARCEL 2:

TAX ID. NO. 45-06-24-351-002.000-027
LANSING SPORTSMAN'S CLUB
DEED
DOC. NO. 036589
DEED BOOK 644, PG. 135
REC. 11/6/1954

PARCEL AREA:

TRACT I: 13

2,562,184 SQUARE FEET±
58.82 ACRES±

TRACT II, PARCEL 1: 13

21,378 SQUARE FEET±
0.49 ACRES±
(SEE SURVEYOR'S REPORT)

TRACT II, PARCEL 2: 13

932,503 SQUARE FEET±
21.41 ACRES±
(SEE SURVEYOR'S REPORT)

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 DOCUMENT 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.

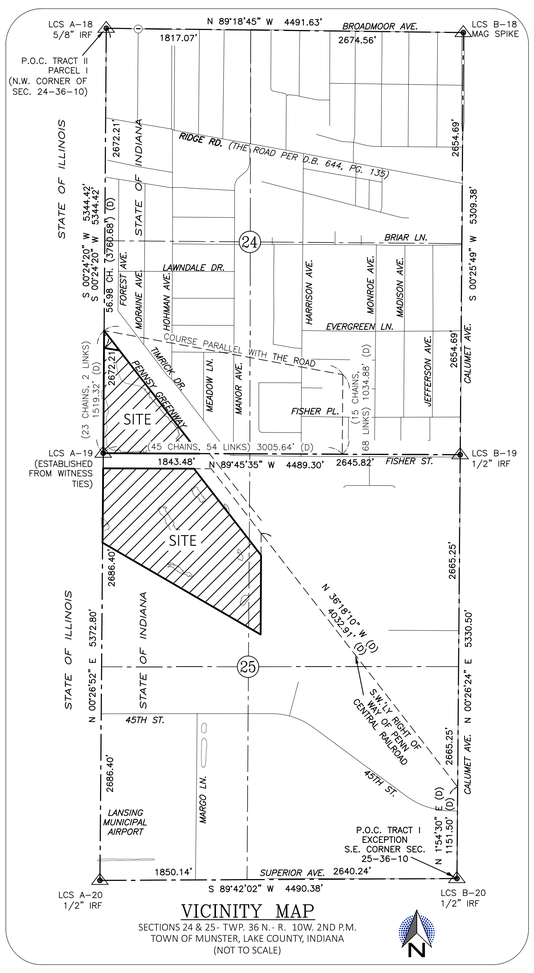
2.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR, (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

3.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR 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.

4.) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. NO UTILITY COMPANIES OR 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.

5.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

6.) BASIS OF BEARINGS IS ASSUMED.



VICINITY MAP
SECTIONS 24 & 25 - TWP. 36 N. - R. 10W. 2ND P.M.
TOWN OF MUNSTER, LAKE COUNTY, INDIANA
(NOT TO SCALE)

ALTA/NSPS OPTIONAL TABLE "A" SURVEY RESPONSIBILITIES AND SPECIFICATIONS ITEM NOTES:

ITEM 1: MONUMENTS SET OR FOUND ARE SHOWN HEREON.

ITEM 2: ADDRESS SHOWN HEREON IS PER THE TITLE COMMITMENT SHOWN HEREON AND WAS NOT OBSERVED DURING THE SURVEY.

ITEM 3: 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 PARCEL DESCRIPTION SHOWN HEREON APPEARS TO LIE WITHIN THAT FLOOD HAZARD ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SAID SUBJECT PARCEL PLOTS BY SCALE ON FLOOD INSURANCE RATE FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180139, PANEL NO. 18089C0117E, MAP EFFECTIVE DATE: JANUARY 18, 2012.

ITEM 4: LAND AREA IS SHOWN HEREON.

ITEM 5: VERTICAL RELIEF- ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE GENERATED FROM PUBLICLY AVAILABLE 2018 LIDAR DATA (INDIANA SPATIAL DATA PORTAL, gis.iu.edu) 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.

ITEM 8: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.

ITEM 9: THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

ITEM 11: LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. 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. A UTILITY LOCATE REQUEST WAS NOT MADE FOR THE SITE. IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 1-12-13-(11) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR 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. A TITLE COMMITMENT OR ABSTRACT MAY BE NECESSARY.

ITEM 14: DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT IS SHOWN HEREON.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON LIMITED INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

ITEM 19: PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR, IF ANY SHOWN HEREON.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO PARCEL SHOWN HEREON WAS GAINED FROM A TITLE INSURANCE COMMITMENT NUMBER 102000467 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ON JULY 7, 2020 AT 8:00 A.M. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, SECTION 2, EXCEPTIONS IN THE SAID COMMITMENT:

ITEMS 1-2, 4-6	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, RIGHT OR CLAIMS, EASEMENTS OR CLAIMS OF EASEMENTS, TAXES OR SPECIAL ASSESSMENTS NOT SHOWN BY PUBLIC RECORDS -- NON-SURVEY ITEMS, NOT PLOTTABLE.
ITEM 3	ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES- SEE SURVEYOR'S REPORT. SURVEYOR ONLY ADDRESSED ITEMS OF RECORD AS PROVIDED.
ITEMS 7-9	PROPERTY TAXES- NON-SURVEY ITEM, NOT PLOTTABLE
ITEM 10	MUNICIPAL ASSESSMENTS, IF ANY- NON SURVEY ITEM, NOT PLOTTABLE.
ITEM 11	RIGHTS OF WAY FOR DRAINAGE TILE, DITCHES, FEEDERS AND LATERALS, IF ANY- EVIDENCE OF ABOVE GROUND DITCHES SHOWN HEREON.
ITEM 12	RIGHTS OF PUBLIC, STATE OR MUNICIPALITY FOR LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY,- NONE OBSERVED; NO DOCUMENTS PROVIDED.
ITEM 13	ACREAGE INDICATED IN THE LEGAL DESCRIPTION, AND/OR THE ADDRESS SHOWN ON SCHEDULE A, IS SOLELY FOR THE PURPOSES OF IDENTIFYING SAID TRACT AND SHOULD NOT BE CONSTRUED AS INSURING THE QUANTITY OF LAND, AND/OR THE ADDRESS AS SET FORTH IN THE DESCRIPTION OF THE PROPERTY. APPROXIMATE TRACT/PARCEL ACREAGE SHOWN HEREON.
ITEM 14	UN-RECORDED LEASES- NON-SURVEY ITEM, NOT PLOTTABLE
ITEM 15	RAILROAD RIGHT OF WAY, SWITCHES AND SPUR TRACKS, IF ANY, AND ALL RIGHTS THEREIN.- RAILROAD RIGHT OF WAYS ON THE SOUTH AND EAST OF SUBJECT PARCELS AS SHOWN HEREON.
ITEM 16	RESTRICTIONS AND CONDITIONS SET FORTH IN ORDINANCE NO. 24 BY THE TOWN OF MUNSTER RECORDED APRIL 30, 1914 IN MISCELLANEOUS RECORD 76, PAGE 223.- DOES NOT AFFECT SUBJECT PARCELS.

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 PARCELS OF LAND SITUATED IN FRACTIONAL SOUTHWEST QUARTER OF SECTION 24 AND FRACTIONAL NORTHWEST QUARTER SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN.

THEORY OF LOCATION:

MEASUREMENTS WERE PERFORMED ON FOUND SECTION CORNER MONUMENTS CURRENTLY BEING PERPETUATED BY THE LAKE COUNTY SURVEYOR'S (LCS) OFFICE FOR THE SUBJECT FRACTIONAL SECTIONS 24 AND 25. THE LOCATION OF SECTION CORNER LCS A-19 IS BENEATH AN ELECTRIC TRANSFORMER. SAID SECTION CORNER WAS ESTABLISHED BY RECORD TIES AS NOTED ON SAID LCS CORNER CARD. THE APPLIED SECTION PROPORTIONATE MEASUREMENTS FIT OCCUPATION AND MONUMENTATION FOUND AND SHOWN HEREON. THE WEST LINES OF SAID FRACTIONAL SECTIONS ARE THE INDIANA-ILLINOIS STATE LINE, WHICH ARE THE WEST LINES OF THE SUBJECT TRACTS.

3" BRASS DISKS IN CONCRETE WERE FOUND ALONG THE SOUTHWESTERLY LINE OF THE FORMER PENN-CENTRAL RAILROAD, WHICH APPEAR TO HAVE BEEN SET IN SURVEY REFERENCE NO. 5. AND REPRESENT THE NORTHEASTERLY LINE OF SUBJECT TRACT II, PARCELS 1 & 2. THE SOUTHWESTERLY LINE OF SUBJECT TRACT I IS THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD (FORMERLY GRAND TRUNK RAILROAD) AND WAS ESTABLISHED BY A SPLIT OF THE SOUTHERLY SET OF RAILS AS THE CENTERLINE OF THE 100 FOOT RIGHT OF WAY. MONUMENTATION FOUND AND SHOWN HEREON ALONG THE SOUTHWESTERLY LINE OF LAST SAID RAILROAD FIT WELL WITH THIS SOLUTION.

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 1.0 FEET NORTH-SOUTH, AND 1.1 FEET EAST-WEST.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE:
1.) FENCES AT OR NEAR THE NORTHEASTERLY, SOUTHWESTERLY, AND EASTERLY LINES OF THE SUBJECT TRACTS AS SHOWN AND DIMENSIONED HEREON.

C.) APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS ARE AS FOLLOWS: THE DESCRIPTION FOR TRACT II, PARCEL 1 CALLS FOR A COMMENCEMENT AT A POINT IN THE WEST LINE OF SECTION 24 THAT IS 56.98 CHAINS (3760.68') SOUTH OF THE NORTHWEST CORNER OF SAID SECTION. THIS CALL AND THE REMAINING CALLS DO NOT FALL IN THE SUBJECT TRACT/PARCEL. IT APPEARS THAT TRACT II, PARCEL 1 IS A PART OF THE DESCRIPTION FOR TRACT I, PARCEL 2.

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.

SURVEY REFERENCES:

1.) RECORD DEEDS REFERENCED HEREON.
2.) RECORDED SUBDIVISION PLATS REFERENCED HEREON.
3.) LAKE COUNTY SURVEYOR (LCS) SECTION CORNER RECORD CARDS A-18, A-19, A-20, B-18, B-20, B-21/22, C-20, & C-21.
4.) LAKE COUNTY AUDITOR MAPS AU28-018 & AU28-021.
5.) PLAT OF SURVEY OF NORTHEASTERLY ADJOINER ABANDONED PENNSYLVANIA RAILROAD RIGHT OF WAY (PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD) BY ROBINSON ENGINEERING, LTD. PROJECT NO. S04-03-017, RECORDED AS DOC. NO. 2004-096538, IN SURVEY BOOK 11, PAGE 95, ON 11/12/2004.
6.) LOCATION CONTROL ROUTE SURVEY OF EAST ADJOINER CSX RAILROAD/NICTD WEST LAKE CORRIDOR, DLZ, INC. FILE NAME WL_SV_PLAT, RECORDED AS DOC. NO. 2019-013294, IN SURVEY BOOK 33, PAGE 16, ON 3/5/2019.
7.) WETLAND DELINEATION AND ASSESSMENT REPORT PREPARED BY V3 COMPANIES, LTD. DATED JULY 27, 2020, PROJECT NUMBER 20359.

LEGEND

D- DIMENSION SHOWN ON RECORD DEED.
R- DIMENSION SHOWN ON AUDITOR MAP
M- DIMENSION MEASURED BETWEEN MONUMENTS.
C- DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.
IPF- IRON PIPE FOUND
IRS "DVG"- 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120."
3"Ø DISKS FOUND- STAMPED "TOWN OF MUNSTER DEPT. OF PARKS & RECREATION- ROBINSON ENGINEERING LS #29600023"
"ROBINSON"- YELLOW CAP STAMPED "ROBINSON ENGINEERING"
"HDC"- YELLOW CAP STAMPED "HDC ENG."
P.B.- PLAT BOOK PG.- PAGE D.B.- DEED BOOK CONC.- CONCRETE
A.G.- ABOVE GRADE B.G.- BELOW GRADE
LCS- LAKE COUNTY SURVEYOR
P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT

MANHOLE
FENCE
GUYHOLD DOWN WIRE
OVERHEAD UTILITIES
STORM SEWER
SANITARY SEWER
RAILROAD TRACKS
MONO-POLE STRUCTURE FOR ELECTRIC TRANSMISSION
ELECTRIC TRANSMISSION TOWER
CATCH BASIN
UTILITY POLE
LIGHT POLE
SCHEDULE B TITLE ITEM
MEASURED WETLAND FLAG LOCATION (THIS SURVEY)
WETLAND AREA DESIGNATION (PER SURVEY REFERENCE NO. 7)
WETLAND DELINEATION (PER SURVEY REFERENCE NO. 7)
ASPHALT
BUILDING
WATER
CONCRETE
GRAVEL
EXISTING 1-FOOT CONTOUR

TO: SAXON PARTNERS, LLC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

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, 5, 8, 9, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON XXXXXX XX, 2020. I FURTHER STATE THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: AUGUST xx, 2020

Pro-Tem August 28, 2020

PROFESSIONAL SURVEYOR: PATRICK H. NEJMAN
INDIANA REGISTRATION NUMBER: LS21600004
pnejman@dvgteam.com

\20-1010.dwg	
FB/PG	FILE NO.
DRAWN BY PHN	DATE 8/28/2020
SECTION 24/25-36-10	COUNTY LAKE, IN
PROJECT NO. S20-1010	

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SAXON PARTNERS, LLC

N
0' 50' 100'
SCALE: 1" =100'

ALTA/NSPS LAND TITLE SURVEY
STATE NE & SCHOON DITCH
MUNSTER, IN 46321
PART OF FRACTIONAL S.W. 1/4 SEC. 24 & FRACTIONAL N.W. 1/4 SEC. 25-T36N-R10W

DATE:	REVISIONS AND NOTES:

DVG TEAM, Inc
1155 Troutwine Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com

DVG TEAM INC