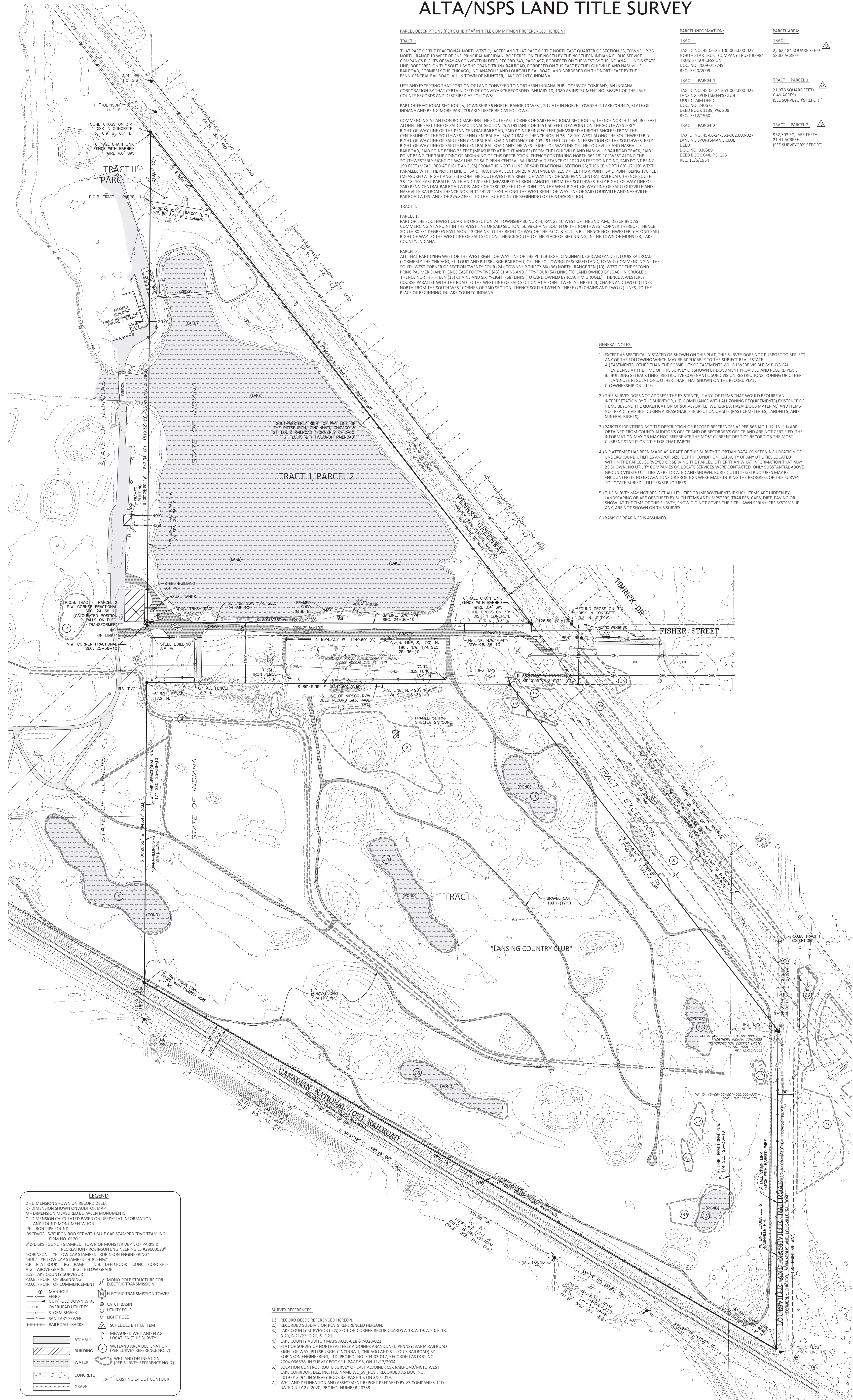


ALTA/NSPS LAND TITLE SURVEY



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. 56825 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 30°18'10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN. CENTRAL RAILROAD A DISTANCE OF 403.70 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 30°18'10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN. CENTRAL RAILROAD A DISTANCE OF 102.98 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°18'20" 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 30°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:
THAT 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°14'45" EAST ALONG THE RIGHT-OF-WAY LINE OF THE P.C. & ST. L.R., THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION; THENCE SOUTH TO THE PLACE OF BEGINNING, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

TRACT III:
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 (10 LAND OWNED BY JOACHIM GRUGLE); THENCE NORTH FIFTY-FIVE (55) CHAINS AND SIXTY-SEVEN (67) LINKS (10 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.

GENERAL NOTES:

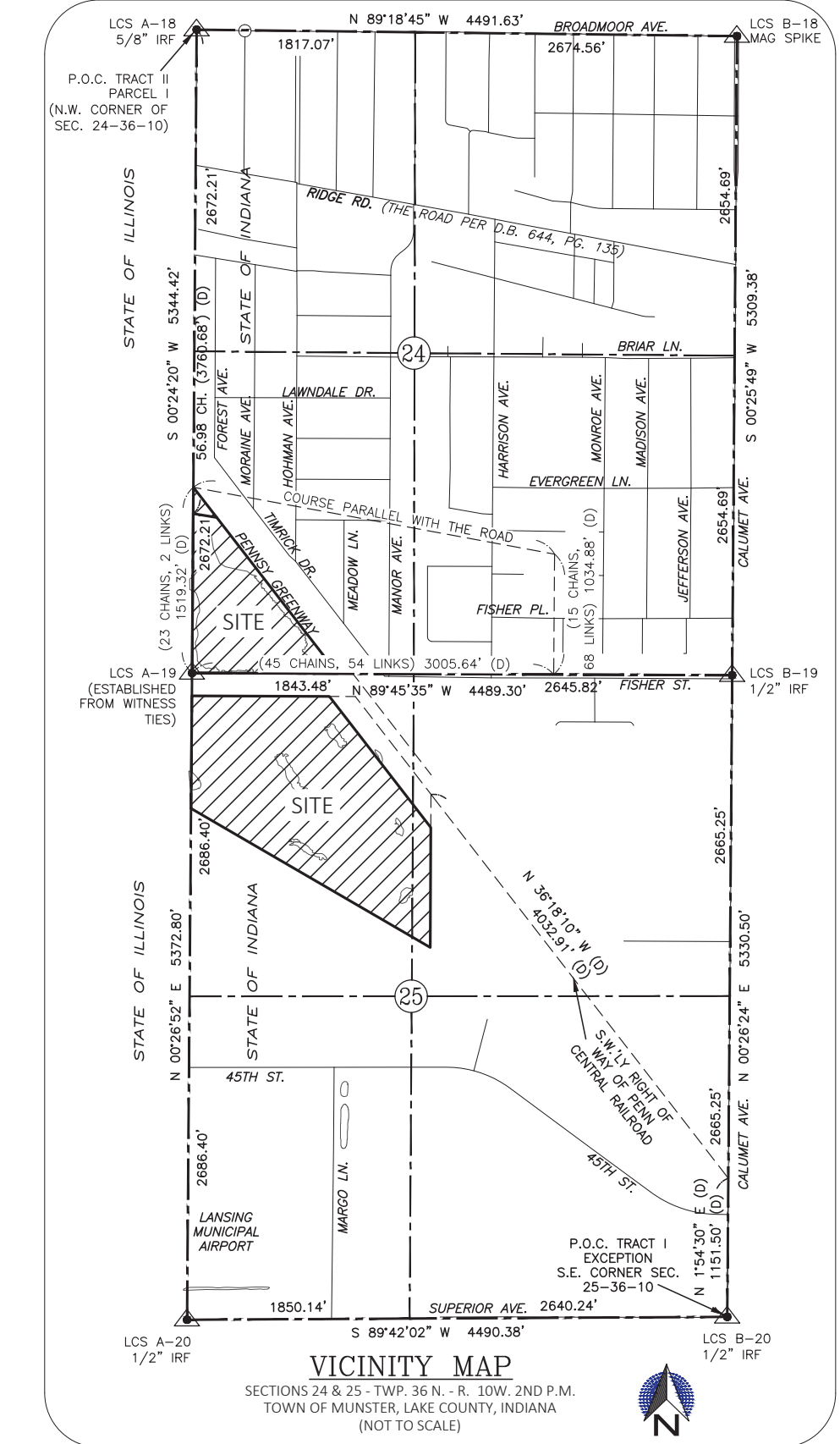
- 1.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
A.) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN 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 CENTIMETERS, LANDLILLS AND MINERAL RIGHTS).
- 3.) PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 12-13-13(1) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDS 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 INDICATIONS 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 OBTAINED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- 6.) BASIS OF BEARINGS IS ASSUMED.

PARCEL INFORMATION:

TRACT I:
TAX ID. NO. 45-06-25-100-005-000-027
LANDING SPORTSMAN'S CLUB
DOC. NO. 240073
REC. 3/20/2009
TRACT II, PARCEL 1:
TAX ID. NO. 45-06-24-351-002-000-027
LANDING SPORTSMAN'S CLUB
QUIT CLAIM DEED
DOC. NO. 036589
DEED BOOK 644, PG. 208
REC. 3/12/1960
TRACT II, PARCEL 2:
TAX ID. NO. 45-06-24-351-002-000-027
LANDING SPORTSMAN'S CLUB
QUIT CLAIM DEED
DOC. NO. 036589
DEED BOOK 644, PG. 135
REC. 3/12/1960

PARCEL AREA:

TRACT I:
2,562.184 SQUARE FEET
58.82 ACRES
TRACT II, PARCEL 1:
21,378 SQUARE FEET
0.49 ACRES
(SEE SURVEYOR'S REPORT)
TRACT II, PARCEL 2:
932,503 SQUARE FEET
21.41 ACRES
(SEE SURVEYOR'S REPORT)



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 PLAN 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. 180803127E, MAY EFFECTIVE DATE: JANUARY 18, 2012.
- ITEM 4: LAND AREA IS SHOWN HEREON.
- ITEM 5: VERTICAL RELIEF - ELEVATIONS AND THE RESULTING CONTOURS (3-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE GENERATED FROM PUBLICLY AVAILABLE VELOCITY DATA (INDIANA SPATIAL DATA PORTAL, BLM, USGS) AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INDORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ITEM 6: SUBSTANTIAL VISIBLE FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, AND SUBSTANTIAL AREAS OF REFUSE (IF ANY) ARE SHOWN HEREON.
- ITEM 7: 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 EVIDENCE, THE EXACT LOCATION OF UNDERGROUND UTILITIES 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 MAY BE NECESSARY FOR THE SITE. IF ADDITIONAL DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 13: NAMES OF ADDING OWNERS ACCORDING TO PUBLIC RECORDS ARE SHOWN HEREON. PARCELS IDENTIFIED BY TITLE DESCRIPTION OR RECORD REFERENCES AS PER 865 IAC 12-13-13(1) ARE OBTAINED FROM COUNTY AUDITOR'S OFFICE AND OR RECORDS OFFICE AND ARE NOT CERTIFIED. THE INFORMATION MAY OR MAY NOT REFERENCE THE MOST CURRENT DEED OF RECORD OR THE 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 202004047 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ON JULY 7, 2020 AT 8:00 A.M. THE FOLLOWING COMMITMENTS 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.
 - ITEMS 10 MUNICIPAL ASSESSMENTS, IF ANY - NON-SURVEY ITEM, NOT PLOTTABLE.
 - ITEM 11 RIGHTS OF WAY FOR DRAINAGE TILES, 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 AS SHOWN IN SURVEY REFERENCE NO. 5. PER LCS CORNER RECORD 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 OR 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, 2014 IN MISCELLANEOUS RECORD 79, 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 RE-ESTABLISHED ON THIS SURVEY. THE SURVEYOR'S REPORT REPRESENTS A RETEAMMENT 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 OFFICE FOR THE SUBJECT FRACTIONAL SECTIONS A-18, A-19, A-20, PER LCS CORNER RECORD CARD FOR SECTION CORNER LCS A-19. THE LOCATION OF THE SECTION CORNER FALLS ON AN EXISTING ELECTRIC TRANSMISSION. SAID SECTION CORNER WAS CALCULATED THIS SURVEY BY DISTANCE AND BEARING FROM THE SECTION CORNER. THE APPLIED SECTION PROPORTIONATE MEASUREMENTS THIS SURVEY FIT OCCUPATION AND MONUMENTATION FOUND AND SHOWN HEREON ALONG WITH SECTION MEASUREMENTS SHOWN ON SURVEY REFERENCE NO. 5. HEREON, THE WEST LINES OF SAID FRACTIONAL SECTIONS ARE THE INDIANA-ILLINOIS STATE LINE, WHICH ARE THE WEST LINES OF THE SUBJECT TRACTS.

THREE INCH BRASS DISKS IN CONCRETE WERE FOUND ALONG THE SOUTHWESTERLY LINE OF THE FORMER PENN. CENTRAL RAILROAD, WHICH APPEARS TO HAVE BEEN SET IN SURVEY REFERENCE NO. 5, AND REPRESENT THE NORTHEASTLY LINE OF SUBJECT TRACT I, PARCELS 1 & 2. THE SOUTHWESTERLY LINE OF SUBJECT TRACT I IS THE NORTHEASTLY RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILROAD (FORMERLY THE 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 SAID RAILROAD FIT WELL WITH THIS SOLUTION.

A) CONDITION OF FLOOD REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAN, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR CORNER OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FLOOD MONUMENTS MEASURED UP TO 1.0 FEET NORTH-SOUTH, AND UP TO 1.1 FEET EAST-WEST.

- 1.) EASEMENTS AT OR NEAR THE NORTHEASTLY, SOUTHWESTERLY, AND EASTERLY LINES OF THE SUBJECT TRACTS AS SHOWN AND DIMENSIONED HEREON.
- 2.) A GRAVEL CART PATH WAS LOCATED NORTHEAST OF THE NORTHEASTLY LINE OF SUBJECT TRACT I AS SHOWN HEREON.
- 3.) VARIOUS IMPROVEMENTS INCLUDING PAVEMENT, BOCCIE BALL COURTS, AND GRAVEL AREAS WERE LOCATED WEST OF THE WEST LINE OF SUBJECT TRACT II, PARCELS 1 & 2 AS SHOWN HEREON.
- 4.) APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS ARE AS FOLLOWS:
A) PARCEL 1 CALLS FOR A COMMENCEMENT AT A POINT IN THE WEST LINE OF SECTION 24 THAT IS 56.98 CHAINS (2760.68') SOUTH OF THE NORTHWEST CORNER OF SAID SECTION. THIS MATHEMATICALLY OVERLAPS THE DESCRIPTION OF THE SUBJECT TRACT I, PARCEL 1. IT IS CLEAR FROM THE DESCRIPTIONS THAT THE INTENT WAS FOR THE TWO PARCELS TO BE BOUNDED BY THE STATE LINE ON THE WEST AND ON THE EAST BY THE SOUTHWESTERLY LINE OF FORMER PENN. CENTRAL RAILROAD. THE UNCERTAINTY CREATED BY THE DISTANCE CALLS IS UP TO 200 FEET IN A NORTH-SOUTH DIRECTION. THE INTENT WAS HELD THIS SURVEY WITH THE DIMENSIONS NOTED HEREON.
- 5.) 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 ORDINARY SURVEY, PER 865 IAC 12-12.

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, (UNLESS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEROF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2020. I FURTHER STATE THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 12-12 (RULE 12).

DATE OF PLAT: SEPTEMBER 3, 2020

PROFESSIONAL SURVEYOR: PATRICK H. NEWMAN
INDIANA REGISTRATION NUMBER: 131400004
pnejan@dvgteam.com



DATE: REVISIONS AND NOTES:

DATE	REVISIONS AND NOTES
	DVG Team, Inc. 1155 Troutman Road Crown Point, IN 46307 P: (219) 662-2710 F: (219) 662-2740 www.dvgteam.com



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

EXHIBIT "C"

TR/PG	FILE NO.
DRAWN BY PHN	DATE 9/3/2020
SECTION 24/25-36-10	COUNTY LAKE, IN
PROJECT NO. S20-1010	

SAXON PARTNERS, LLC

