

ALTA/NSPS LAND TITLE SURVEY

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

CENTENNIAL VILLAGE LOT C AS PER PLAT THEREOF SHOWN IN PLAT BOOK 110, PAGE 11 RECORDED AS DOCUMENT NUMBER 2017024636 ON APRIL 21, 2017 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL INFORMATION:

TAX ID. NO. 45-07-30-351-006.000-027
OWNER: CV BDG A, LLC
QUIT CLAIM DEED
DOC. NO. 2021-029213
REC. MARCH 31, 2021

PARCEL AREA:

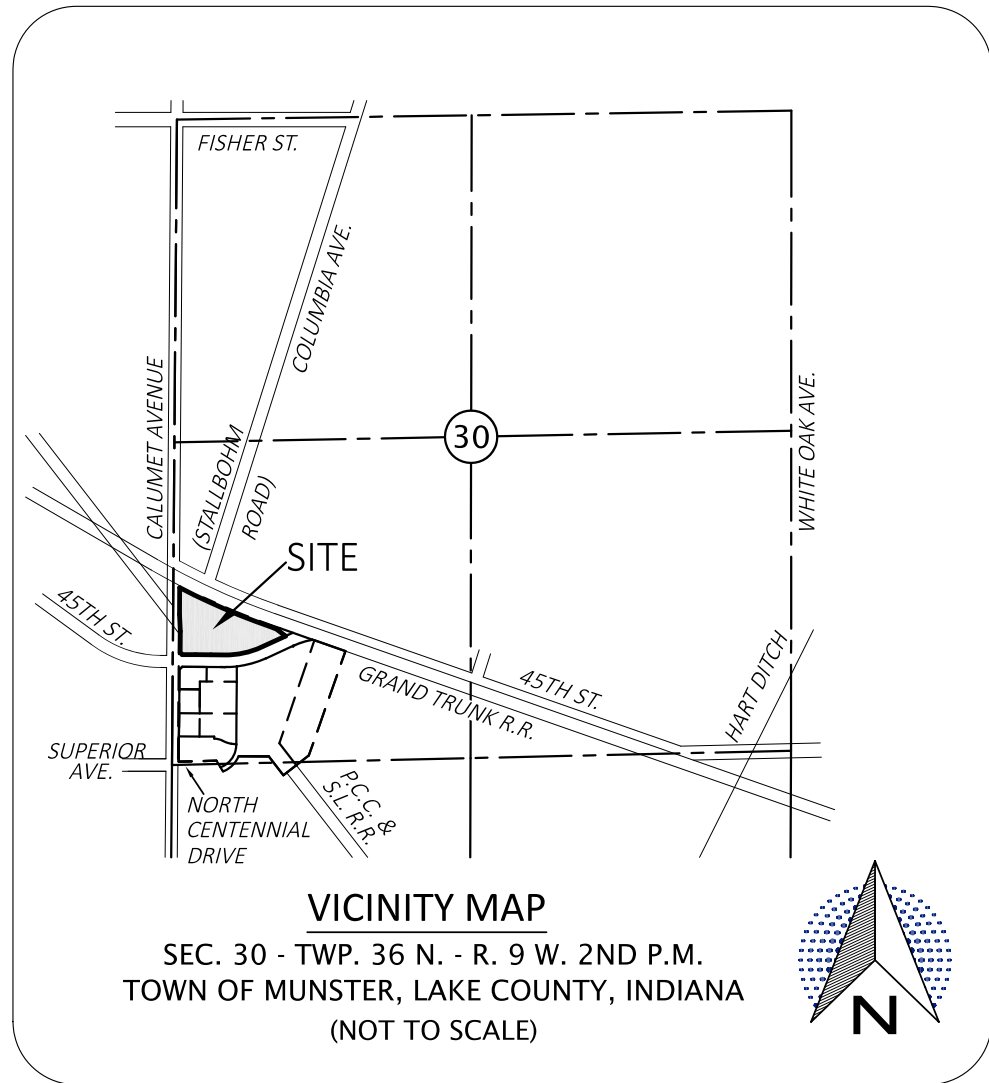
282,441 SQ. FT.±
6.48 ACRES±

SURVEY REFERENCES:

- 1.) RECORDED DEEDS AS REFERENCED HEREON.
- 2.) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE, PLAT BOOK 110, PAGE 11, DOCUMENT NUMBER 2017 024636, APRIL 21, 2017.
- 3.) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE FIRST RESUBDIVISION OF LOT "A", PLAT BOOK 111, PAGE 53, DOCUMENT NUMBER 2018 042432, JULY 9, 2018.
- 4.) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE SECOND RESUBDIVISION OF LOT "A", PLAT BOOK 111, PAGE 87, DOCUMENT NUMBER 2018 070571, OCTOBER 15, 2018.
- 5.) RECORDED SUBDIVISION PLAT OF CENTENNIAL VILLAGE THIRD RESUBDIVISION OF LOT "A", PLAT BOOK 117, PAGE 60, DOCUMENT NUMBER 2023 028515, OCTOBER 13, 2023.
- 6.) RECORDED A.L.T.A./A.C.S.M. LAND TITLE SURVEY BY PLUMB TUCKETT AND ASSOCIATES, JOB NUMBER S15644, SURVEY BOOK 29, PAGE 76, DOCUMENT NUMBER 2017 015652, MARCH 9, 2017.
- 7.) PLAT OF SURVEY BY DVG TEAM, INC. JOB NUMBER 22-2073 DATED JANUARY 5, 2023 (LOT A & B IN SURVEY REFERENCE 2).
- 8.) ALTA/NSPS LAND TITLE SURVEY OF SUBJECT PARCEL BY DVG TEAM INC., JOB NUMBER 23-1073 DATED NOVEMBER 29, 2023.

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.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBTUSCURED 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.
- 4.) BASIS OF BEARINGS: PER THE RECORD PLAT OF CENTENNIAL VILLAGE (SURVEY REFERENCE NO. 2 HEREON).



LEGEND

P- DIMENSION SHOWN ON RECORDED PLAT.
M- DIMENSION MEASURED BETWEEN MONUMENTS.
IRS "DVG"- 5/8" REBAR SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
IRF "DVG"- 5/8" REBAR FOUND WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"
IRF- REBAR FOUND
PB- PLAT BOOK
DOC. NO.- DOCUMENT NUMBER
NIPSCO- NORTHERN INDIANA PUBLIC SERVICE COMPANY

UTILITY POLE
LIGHT POLE
MANHOLE
CURB INLET
CATCH BASIN
TRAFFIC MANHOLE
ROAD SIGN
PIPELINE MARKER
GAS TEST STATION
GAS LINE VENT
GAS VALVE
IRRIGATION CONTROL VALVE
BLOW OFF VALVE

ADA PAD
CONCRETE
STONE
ASPHALT

L.A.- LANDSCAPE AREA
PG.- PAGE
REC.- RECORDED
W- BURIED WATER LINE
G- BURIED GAS LINE
E- BURIED ELECTRIC LINE
T- BURIED TELEPHONE LINE
OHU- OVERHEAD UTILITY WIRES
BP- BURIED BRITISH PETROLEUM PIPE LINE
WOLVERINE- BURIED WOLVERINE PIPE LINE
SUBJECT PARCEL LINE
ADJOINING PARCEL LINE
SECTION/QUARTER LINE
EASEMENT LINE
STORM SEWER WITH FLOW DIRECTION
SANITARY SEWER WITH FLOW DIRECTION
WATER VALVE
FIRE HYDRANT ASSEMBLY
FIBER OPTIC MARKER POST

TREE WITH SIZE
EXISTING 1-FOOT CONTOUR
EXISTING SPOT ELEVATION

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 A PLATTED COMMERCIAL LOT.

THEORY OF LOCATION- PLUMB, TUCKETT AND ASSOCIATES, INC. (NOW DOING BUSINESS AS DVG TEAM, INC.) WAS THE ORIGINAL SURVEYOR OF CENTENNIAL VILLAGE (SURVEY REFERENCE NO. 2 HEREON) WHICH CREATED THE SUBJECT PARCEL (LOT "C"). A SEARCH FOR MONUMENTS WAS PERFORMED AROUND THE SUBJECT PARCEL AND ADJACENT PARCELS. SEVERAL DVG AND PLUMB TUCKETT REBARS ALONG WITH ORIGINAL SUBDIVISION CONTROL WERE FOUND. THE ORIGINAL CONTROL AND ORIGINAL MONUMENTS WERE USED TO RETRACE THE SUBJECT PARCEL LINES AND MEASURED WELL WITH PLATTED BEARINGS AND DISTANCES.

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 0.14 FEET EAST-WEST AND 0.14 FEET NORTH-SOUTH.

B.) NO APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION.

C.) NO UNCERTAINTIES DUE TO RECORD DESCRIPTIONS WERE DISCOVERED.

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.

TO: CV BDG A, LLC;
JP MORGAN CHASE BANK, N.A.;
FIRST AMERICAN 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 2021 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, 11a AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2024. I FURTHER STATE THAT SURVEY WAS PERFORMED IN ACCORDANCE WITH THE GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12).

DATE OF PLAT: OCTOBER 30, 2024
DATE OF LAST REVISION: NOVEMBER 16, 2024

Glen E. Boren
PROFESSIONAL LAND SURVEYOR: GLEN E. BOREN
INDIANA REGISTRATION NUMBER: LS20000006
gboren@dvgteam.com

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 WAS REFERENCED FROM DOCUMENT NO. 2021-029213.

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 MAP 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 MEASURED ON THE GROUND THIS SURVEY 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.

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

ITEM 11(a): LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVATION 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 LOCATION REQUEST WAS MADE FOR THE SITE (INDIANA 811, TICKET NO. 2410101460) AND IS SHOWN HEREON IF MARKED BY THE UTILITY COMPANIES AT THE TIME OF THIS SURVEY. IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATION 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.

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 AN ALTA COMMITMENT, COMMITMENT NUMBER NCS-1231860-CH12 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ON 8/27/2024. THE FOLLOWING SURVEY RELATED MATTERS CORRESPOND TO THE ITEMS NUMBERED IN SCHEDULE B, PART 2, EXCEPTIONS IN SAID COMMITMENT AND ARE ADDRESSED HEREON IN THE FOLLOWING MANNER:

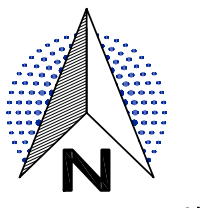
- ITEM 3 RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND/OR THE MUNICIPALITY, AND OTHERS ENTITLED THERETO, IN AND TO THE WEST 50 FEET OF THE LAND DECATED FOR CALUMET AVENUE PER PLAT OF DEDICATION RECORDED SEPTEMBER 24, 1980 AS DOCUMENT 599730 IN PLAT BOOK 52 PAGE 49- DOES NOT AFFECT PARCEL- RIGHT-OF-WAY SUPERSEDED BY OTHER DOCUMENTS. RIGHT-OF-WAY SHOWN PER RECORD PLAT.
- ITEM 4 PERMANENT RESTRICTIVE COVENANT BY MUNSTER PARKS AND RECREATION DEPARTMENT OF THE TOWN OF MUNSTER, INDIANA RECORDED OCTOBER 20, 2010 AS DOCUMENT 2010060886- DOES NOT AFFECT PARCEL. ABROGATION OF RESTRICTIVE COVENANT BY MUNSTER PARKS AND RECREATION DEPARTMENT OF THE TOWN OF MUNSTER, INDIANA, RECORDED SEPTEMBER 3, 2015 AS DOCUMENT 2015060068- DOES NOT AFFECT PARCEL.
- ITEM 5 TEMPORARY CONSTRUCTION EASEMENT RECORDED FEBRUARY 23, 2017 AS INSTRUMENT NO. 2017-011302- DOES NOT AFFECT PARCEL.
- ITEM 6 GRANT OF ROADWAY, UTILITY AND SUBTERRANEAN EASEMENTS TO THE TOWN OF MUNSTER, INDIANA, RECORDED FEBRUARY 23, 2017 AS DOCUMENT 2017011304- AFFECTS PARCEL- SHOWN HEREON.
- ITEM 7 SIDEWALK AND NO ACCESS EASEMENT AS SHOWN ON PLAT OF CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, RECORDED APRIL 21, 2017, IN PLAT BOOK 110, PAGE 11, AS DOCUMENT 2017024636- AFFECTS PARCEL- SHOWN HEREON.
- ITEM 8 UTILITY EASEMENT(S) AS SHOWN ON PLAT OF CENTENNIAL VILLAGE PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, RECORDED APRIL 21, 2017, IN PLAT BOOK 110, PAGE 11, AS DOCUMENT 2017024636 AFFECTS PARCEL- SHOWN HEREON.



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DATE:	REVISIONS AND NOTES:	ADDED OPTIONAL TABLE "A" ITEM 5
11/16/24		

ALTA/NSPS LAND TITLE SURVEY
APPROX. 9505 CALUMET AVENUE
MUNSTER, IN 46321
LOT C, CENTENNIAL VILLAGE



0' 25' 50'
SCALE: 1" = 50'

THE ARCHITECTS
PARTNERSHIP

FB/PG	FILE NO.
DRAWN BY GAH	DATE 10/30/24
SECTION 30-36-9	COUNTY, STATE LAKE, IN
JOB NO.	24-0091