
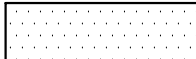
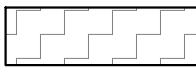





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 C2.0 SITE PLAN.dwg  
 3:39pm  
 4/14/2025  
 by: Olan Lewis  
 of and insofar as possible, the use of the information contained herein shall be without liability to Wilmshurst and Associates, Inc.

TAX ID. 45-06-25-276-009.000-027  
LIN HOLDINGS, LLC  
TRUSTEE'S QUIT CLAIM DEED  
DOC. NO. 2020-086272  
REC. 11/24/2020



# PAVING AND CURB LEGEND

	<u>PROPOSED HEAVY DUTY ASPHALT PAVEMENT</u> 2" BITUMINOUS SURFACE 4" BITUMINOUS BINDER 10" CA-6 BASE COURSE
	<u>PROPOSED STANDARD DUTY ASPHALT PAVEMENT</u> 1.5" BITUMINOUS SURFACE 2.5" BITUMINOUS BINDER 8" AGGREGATE BASE COURSE
	<u>PROPOSED HEAVY DUTY CONCRETE PAVEMENT</u> 8" P.C. CONCRETE PAVEMENT 4" CA-6 SUBBASE
	<u>CONCRETE SIDEWALK</u> 5" P.C. CONCRETE 4" CA-6 SUBBASE
	BARRIER CURB
	DEPRESSED CURB

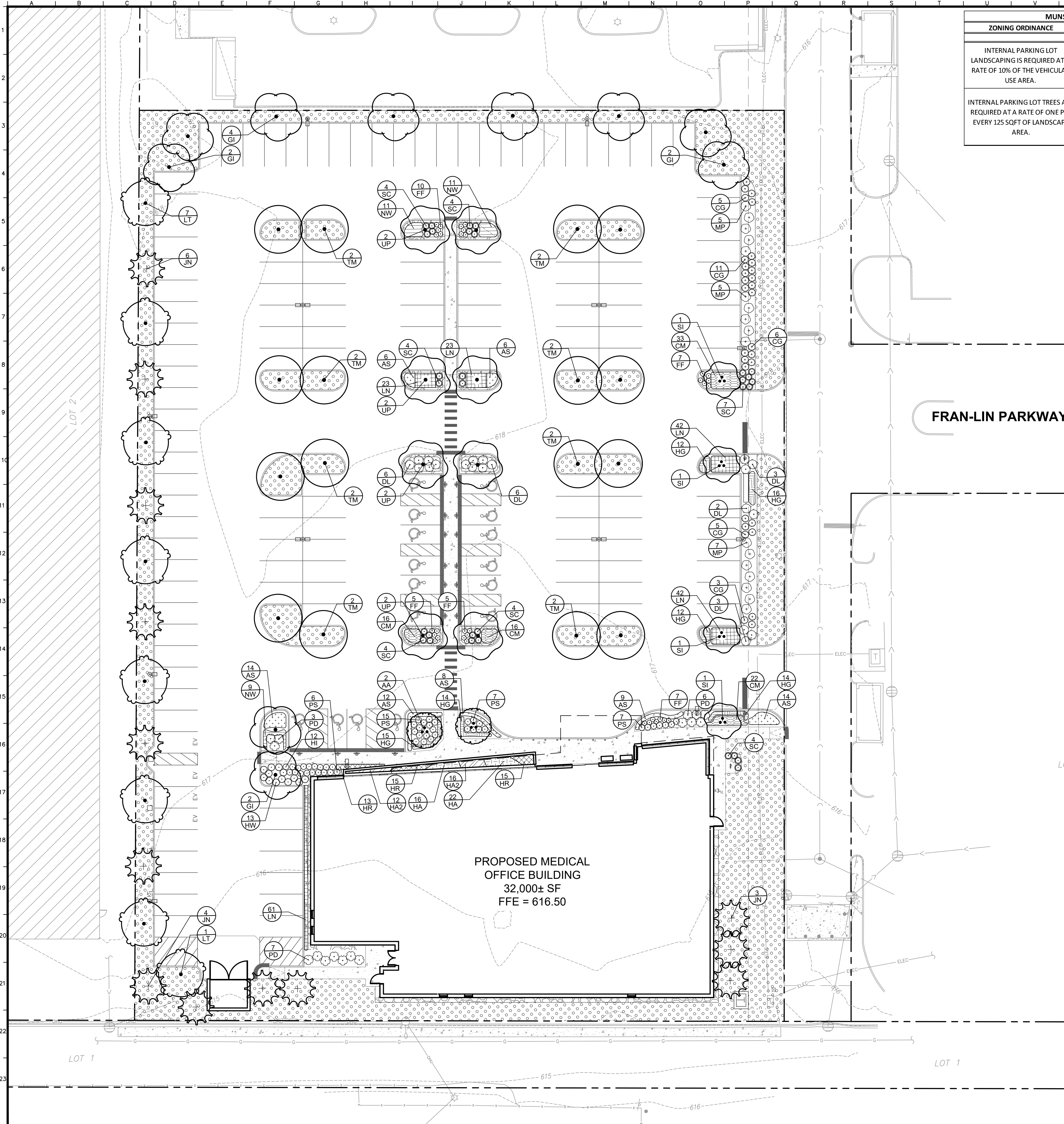
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SCALE:	AS NOTED
DESIGNED BY:	OTL
DRAWN BY:	ALG
CHECKED BY:	TRE

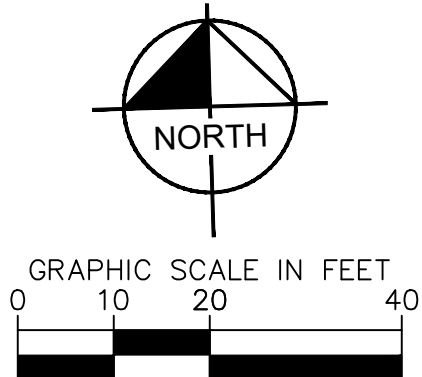
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A		SITE PLAN REVISIONS		03 / 28 / 25	TRE



Drawing name: K:\CHS\_DEVELOPMENT\1004.Common\_RUSH\M08 MOB\_M08\_Plan.dwg L1.0 3-00pm Apr 14, 2025 3-00pm by OdeLewiss  
 This document, together with any sheets it references, is intended only for the specific purpose and client for which it was prepared. Reuse of this document, together with any sheets it references, is intended only for the same purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.






MUNSTER, IN LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
INTERNAL PARKING LOT LANDSCAPING IS REQUIRED AT A RATE OF 10% OF THE VEHICULAR USE AREA.	PARKING LOT VUA: 63,347 63,347 SF * 0.10 = 6,334 SF 6,335 SF INTERIOR LANDSCAPE REQUIRED	5,825 SQFT OF LANDSCAPE PROVIDED INTERIOR TO PARKING LOT
INTERNAL PARKING LOT TREES ARE REQUIRED AT A RATE OF ONE PER EVERY 125 SQFT OF LANDSCAPE AREA.	5,825 SQFT / 125 SQFT = 46.6 47 TREES REQUIRED INTERIOR TO PARKING LOT	37 TREES PROVIDED INTERIOR TO PARKING LOT AREA




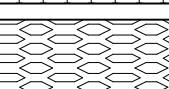
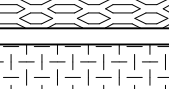
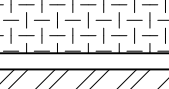

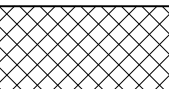

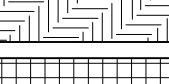
## PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
<u>TREES</u>		
	GI	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	TM	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN
	UP	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM
<u>EVERGREEN TREES</u>		
	JN	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN' / EMERALD FEATHER™ EASTERN REDCEDAR
<u>ORNAMENTAL TREES</u>		
	AA	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY
	SI	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC
<u>SHRUBS</u>		
	CG	CHAMAECYPARIS PISIFERA 'GOLDEN MOP' / GOLDEN MOP THREADLEAF SAWARA CYPRESS
	DL	DIERVILLA SESSILIFOLIA 'LPDC PODARAS' / COOL SPLASH® DWARF BUSH HONEYSUCKLE
	HI	HEUCHERA X 'WILD ROSE' / PRIMO® WILD ROSE CORAL BELLS
	HW	HOSTA X 'WHEEE!' / SHADOWLAND® WHEE! HOSTA
	PD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'™ / LITTLE DEVIL DWARF NINEBARK
	MP	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE

## ORNAMENTAL GRASSES

	FF	FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
	PS	PANICUM VIRGATUM 'APACHE ROSE' / APACHE ROSE PRAIRIE WINDS® SWITCH GRASS
	SC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM

## SHRUB AREAS

	AS	ALLIUM X 'MGSMMPKB13' / SUMMER PEEK-A-BOO® ORNAMENTAL ONION
	CM	COREOPSIS X 'MOONBEAM' / MOONBEAM TICKSEED
	HA	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED FOREST GRASS
	HA2	HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS
	HR	HELLEBORUS X HYBRIDUS 'ROYAL HERITAGE STRAIN' / ROYAL HERITAGE HELLEBORE
	HG	HEMEROCALLIS X 'LITTLE GRAPETTE' / LITTLE GRAPETTE DAYLILY
	LN	LIRIOPE X 'NOMO' / NOMO LILYTURF
	NW	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT

## GROUND COVERS

MUNSTER MOB		LANDSCAPE PLAN		CANNONDESIGN 225 North Michigan Avenue, Suite 1100 Chicago, Illinois 60601 P: 312.332.8600 F: 312.332.8601  MIDWEST ORTHOPAEDICS <i>at RUSH</i>		SCALE: AS NOTED DESIGNED BY: HL DRAWN BY: HL CHECKED BY: JGC		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 300 WEST WASHINGTON AVENUE, SUITE 600 WARRENVILLE, IL 60055 PHONE 630-487-5550 WWW.KIMLEY-HORN.COM			
ORIGINAL ISSUE: 02/24/2025											
KHA PROJECT NO. 268411004											
SHEET NUMBER											
L1.0											





1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOT BALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CORRECT ALL GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL. TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

## NTS



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

## NTS



## NTS



1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF PROTECT BASKET SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CUT BACK EXPOSING GIRDING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL. TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE THE APPROPRIATE PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

## NTS



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED, FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSE ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS.
7. APPLY MULCH IN EVEN LAYER KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LIMITS.

## NTS

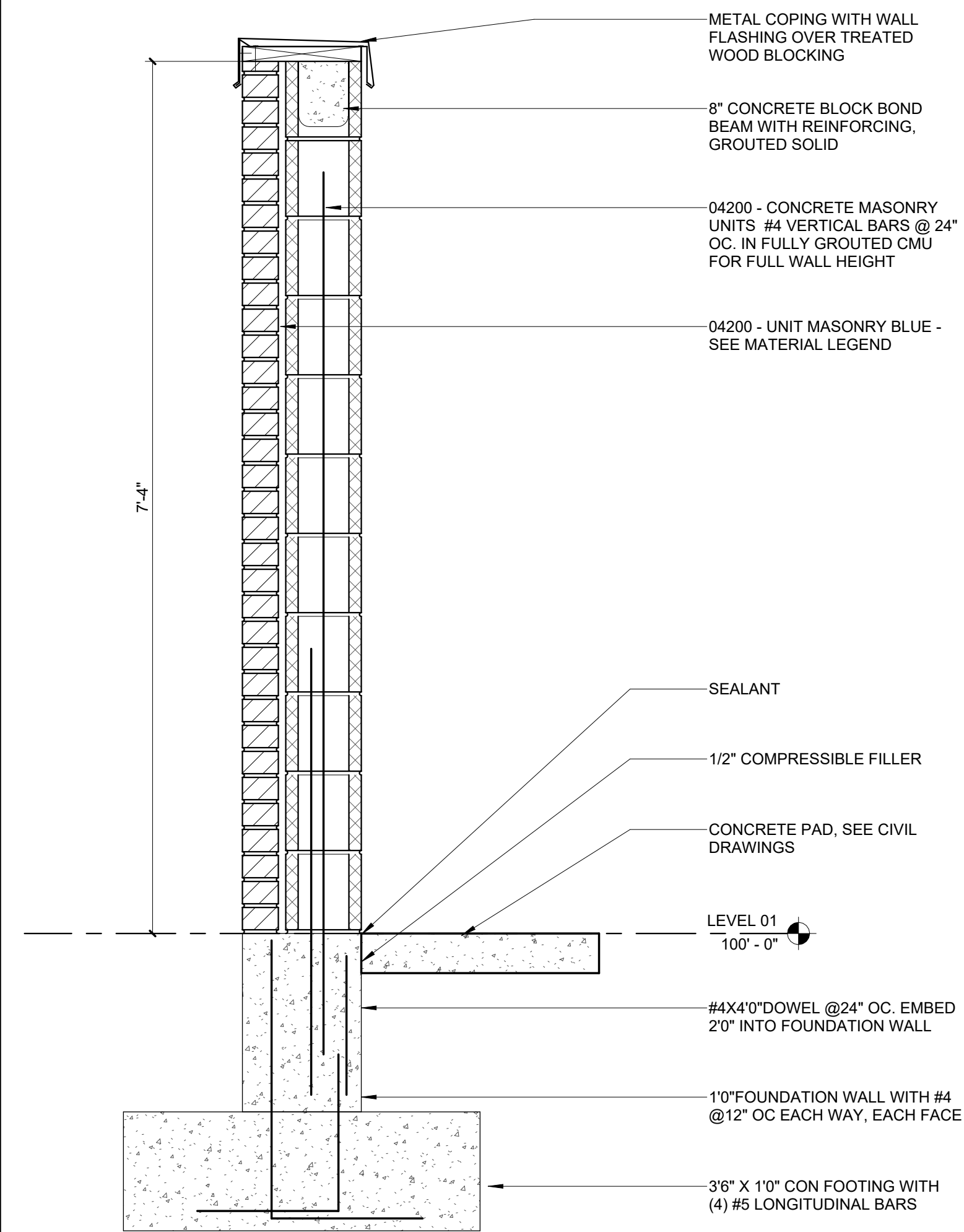
## NTS

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
- SEED/SOD/ LIMB LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- ALL DISTURBED AREAS TO BE SODDED OR SEEDDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

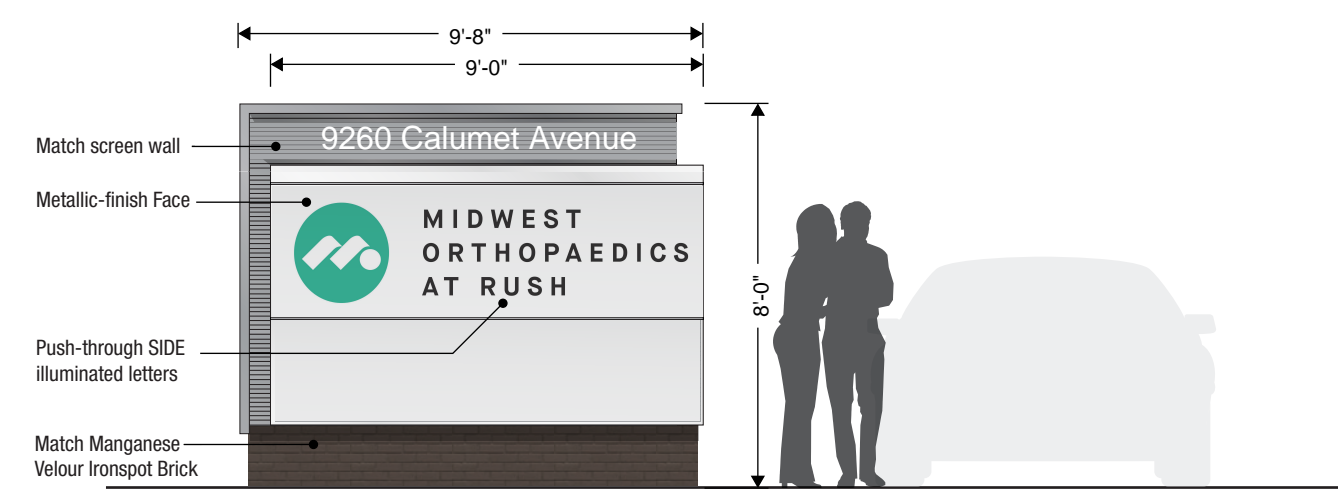


<p><b>MUNSTER MOB</b></p> <p>9260 CALUMET AVENUE MUNSTER, IN 46321</p>		<p><b>LANDSCAPE NOTES &amp; DETAILS</b></p>		<p><b>CANNON DESIGN</b></p> <p>225 North Washington, Suite 1100 Chicago, IL 60606 T: 312.332.9600 F: 312.424.9601</p>		<p><b>Kimley»Horn</b></p> <p>© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. MICHIGAN AVE. SUITE 600 MARENGO, IL 60065 WWW.KIMLEY-HORN.COM</p>		<p>SCALE: AS NOTED</p> <p>DESIGNED BY: HL</p> <p>DRAWN BY: HL</p> <p>CHECKED BY: JGC</p>		<p>DATE</p> <p>BY</p>	
<p>ORIGINAL ISSUE: 02/24/2025</p> <p>KHA PROJECT NO. 268411004</p>		<p>SHEET NUMBER</p>		<p>04/14/25</p> <p>03/28/25</p>		<p>PLAN COMMISSION FILING</p> <p>SITE PLAN REVISIONS</p> <p>REVISIONS</p>		<p>04/14/25</p> <p>03/28/25</p>		<p>TRF</p> <p>TRF</p>	
<p>L2.0</p>											





2 DETAIL - GARBAGE ENCLOSURE WALL  
1" = 1'-0"

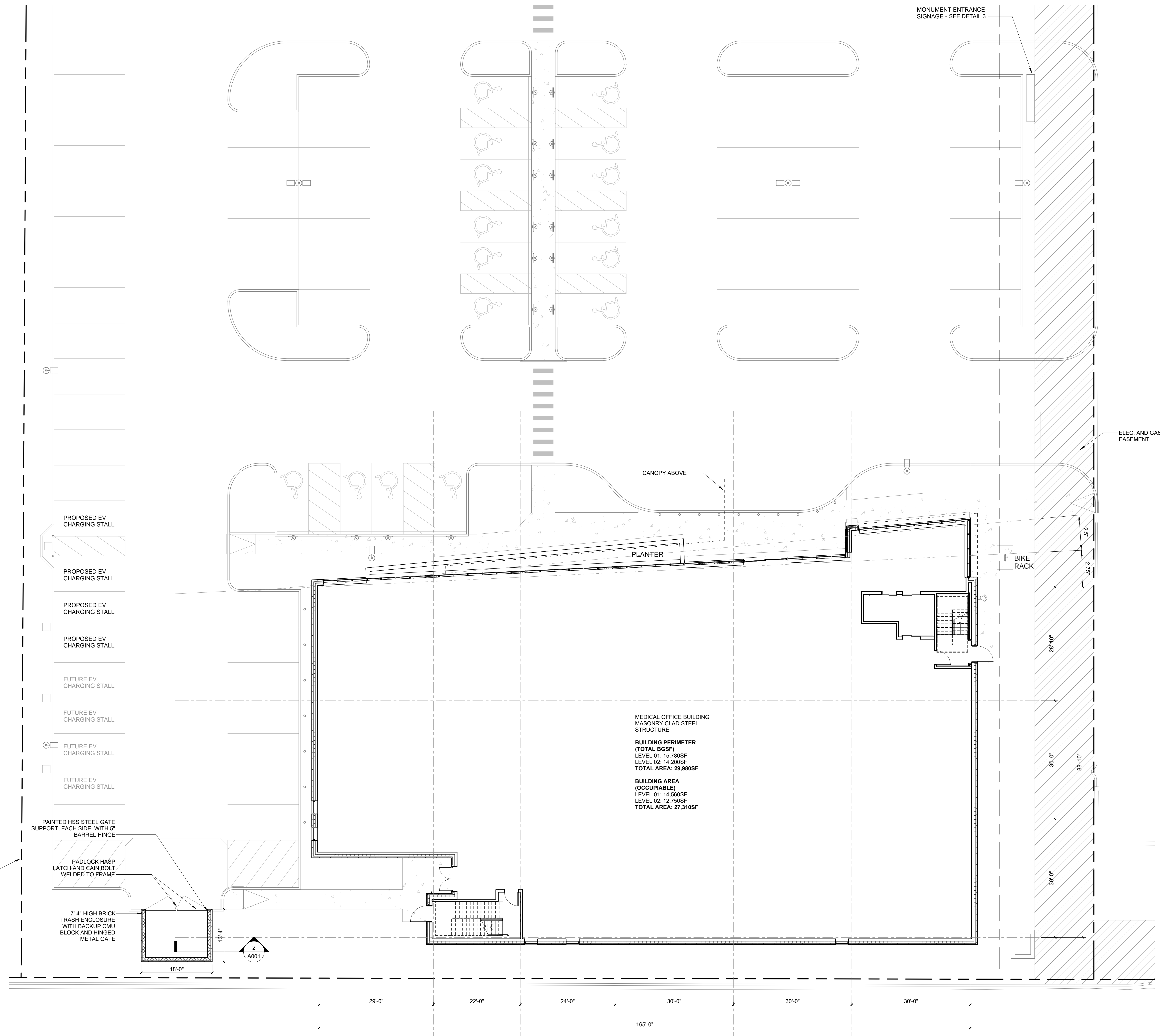


EX.1 – Monument Identification Sign

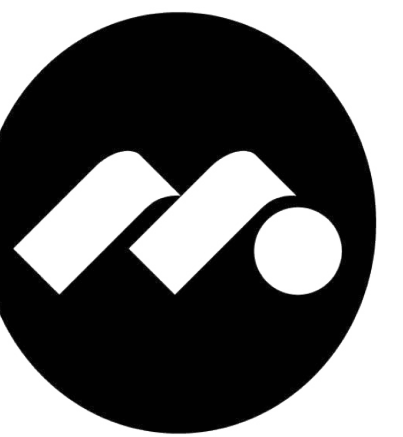
- Located per civil plans
- Identifies building and tenant
- Identifies building address
- Illuminated

Quantity: 1

3 DETAIL - ENTRANCE MONUMENT SIGN  
1" = 1'-0"



1 ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"



Midwest Orthopaedic at  
Rush  
Munster Ambulatory  
Building

CANNONDESIGN

225 N. Michigan Ave Suite 1100  
Chicago, IL 60601  
P: 312.332.9600  
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Kimley-Horn  
Site/Civil/Landscape  
111 West Jackson Blvd  
Suite 700  
Chicago, IL 60604  
312-726-9445

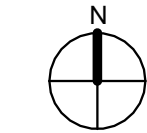
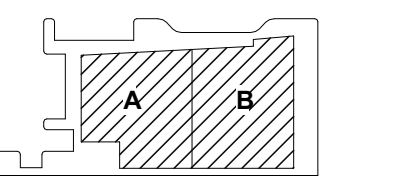
IMEG  
MEPT/Medical Equipment  
225 W Washington St  
Suite 2700  
Chicago, IL 60606  
312-284-6501

Lassen Associates, Inc.  
IT/Security/AV  
209 W Main St  
Mount Horeb, WI 53572  
608-437-8700

NOT FOR CONSTRUCTION

PLAN COMMISSION SUBMISSION 04/15/2025

Rev. Description Date



KEY PLAN

Drawing Title:

ARCHITECTURAL SITE  
PLAN & DETAILS

Project No.: 005086.30

A001



# ALTA/NSPS LAND TITLE SURVEY

## SURVEYOR'S REPORT:

IN ACCORDANCE WITH CHAPTER 865 OF THE INDIANA ADMINISTRATIVE CODE, SECTION 1 THROUGH 33 (RULE 12), THIS SURVEY WAS CONDUCTED AS A RETRACEMENT SURVEY FOR THE SUBJECT PARCELS OF LAND WHICH LIES ENTIRELY WITHIN THE PLATTED BOUNDARIES OF THE LAKE BUSINESS CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK 106, PAGE 20 AND THE RESUBDIVISION OF LOT 1 OF THE LAKE BUSINESS CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK 106, PAGE 55 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

## REFERENCED DOCUMENTS:

- PLAT OF SUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION
- SECTION CORNER CARDS FROM THE COUNTY SURVEYOR'S OFFICE FOR THE NORTH AND EAST QUARTER CORNERS, AND THE NORTHEAST CORNER OF SECTION 7-36N-09W
- ALTA/NSPS LAND TITLE SURVEY PERFORMED BY TORRENZA ENGINEERING, INC. ON THE PARENT PARCEL
- PLATS AND DEEDS OF THE SUBJECT PARCELS, AS NOTED ON SURVEY
- TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, NO. 0201012281, REVISED DATE OF 05/04/2021
- TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, CO. NO. 17-010143/89910256, REVISION A, EFFECTIVE DATE OF 01/24/2018

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF SECTION 25-36-10, THE BEARING BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE 2400 SECTION. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY WHICH IS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.07 FEET (2 CENTIMETERS) PLUS 50 PARTS PER MILLION

## UNLESS OTHERWISE STATED HEREON, FOUND MONUMENTS ARE IN GOOD CONDITION, UNDISTURBED, AT OR NEAR GRADE, AND OF UNKNOWN ORIGIN.

## B. OCCUPATION AND POSSESSION LINES:

THERE ARE NO APPARENT OCCUPATION OR POSSESSION LINES.

## C. CLARITY AND AMBIGUITY OF RECORD DESCRIPTION:

THERE ARE NO APPARENT GAPS OR OVERLAPS IN THE RECORD DESCRIPTIONS.

## D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS:

THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY WHICH IS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.07 FEET (2 CENTIMETERS) PLUS 50 PARTS PER MILLION

## SCHEDULE B NOTES:

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED UTILIZING A TITLE COMMITMENT ISSUED BY CHICAGO TITLE, NCS NUMBER C021012281, WITH A REVISED DATE OF MAY 4, 2021. THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT ARE SURVEY RELATED ITEMS AND ARE EXPLAINED OR SHOWN ON THIS PLAT:

ITEM 13. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND/OR THE MUNICIPALITY, AND OTHERS THERETO, IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES. THIS AFFECTS PARCELS 1, 2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 14. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. SURVEYOR'S NOTE: NONE FOUND.

ITEM 15. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING LINES SET OUT ON PLAT OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT NO. 2013-019681 AND RE-SUBDIVISION OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT NO. 2013-019681.

ITEM 16. EASEMENT IN FAVOR OF MONON RAILROAD, RECORDED SEPTEMBER 16, 1960 IN BOOK 784, PAGES 137-143, (AFFECTS PARCEL 2)

ITEM 17. TERMS, PROVISIONS AND EASEMENTS SET OUT IN GRANT OF EASEMENT CONVEYED TO THE TOWN OF MUNSTER, INDIANA, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NO. 98080948 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT NO. 99034307.

ITEM 18. TERMS, PROVISIONS AND EASEMENTS SET OUT IN INGRESS AND EGRESS EASEMENT CONVEYED TO ATC DEVELOPMENT COMPANY, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-038834, ASSIGNED AND ASSIGNED BY MUNSTER INN, LLC BY ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-025894, AMENDED BY AMENDMENT TO REINSTATE EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-044437.

ITEM 19. TERMS, PROVISIONS AND EASEMENT SET OUT IN REINSTATE EASEMENT GRANTED TO ATC DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-038834, ASSIGNED AND ASSIGNED BY MUNSTER INN, LLC BY ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-025894, AMENDED BY AMENDMENT TO REINSTATE EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-044437.

ITEM 20. TERMS, PROVISIONS AND EASEMENT SET OUT IN AMENDED AND REINSTATED INGRESS AND EGRESS EASEMENT BY AND BETWEEN MUNSTER DEVELOPMENT LLC AND THE TOWN OF MUNSTER, INDIANA, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-044438.

ITEM 21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN DECLARATION OF EASEMENT AND RESTRICTIVE COVENANT BY MUNSTER DEVELOPMENT LLC, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-044440.

ITEM 22. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN AMENDED AND REINSTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY MUNSTER DEVELOPMENT LLC, RECORDED NOVEMBER 5, 2013 AS INSTRUMENT NO. 2013-081770.

ITEM 23. FINANCING AND COVENANT AGREEMENT MADE AMONG MUNSTER DEVELOPMENT, LLC AND LAKE BUSINESS CENTER, INC. AND TOWN OF MUNSTER DATED AS OF APRIL 1, 2011 AND RECORDED AUGUST 25, 2011 AS DOCUMENT NUMBER 2011 084741, AND RE-RECORDED ON JUNE 30, 2012 AS DOCUMENT NUMBER 2012 040868. SURVEYOR'S NOTE: THE DOCUMENT COULD NOT BE PLOTTED.

ITEM 24. TERMS, PROVISIONS AND EASEMENT SET OUT IN ELECTRIC AND GAS FACILITIES EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED APRIL 21, 2017 AS INSTRUMENT NO. 2017-026758.

ITEM 25. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 044439.

ITEM 26. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 27. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 28. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 29. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 30. REDUCED PLAT OF INGRESS/EGRESS AND PARKING EASEMENT RECORDED MARCH 15, 2018 AS INSTRUMENT NUMBER 2018 016797.

SURVEYOR'S NOTE: THIS DOCUMENT COULD NOT BE PLOTTED.

ITEM 31. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 32. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 33. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 34. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 35. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 36. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 37. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

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ITEM 50. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 51. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 52. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 53. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 54. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

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ITEM 56. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

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ITEM 59. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 60. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 61. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 62. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 63. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 64. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

ITEM 65. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 044441.

## LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8 IN LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 20 AS DOCUMENT NUMBER 2013-019681, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA. (PARCEL 1)

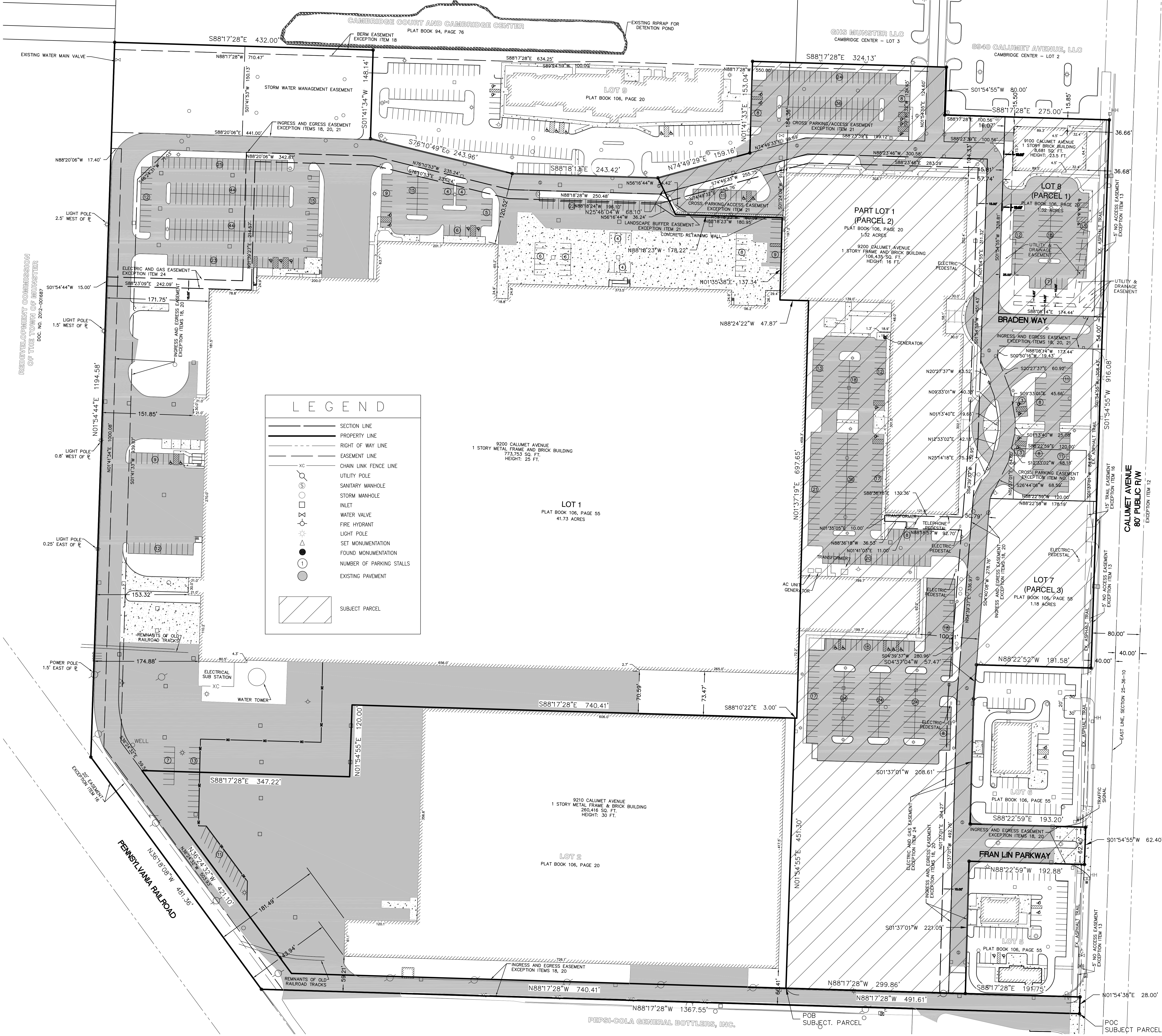
TOGETHER WITH

THAT PART OF LOT 1 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 55 AS DOCUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 01° 54' 38" E ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 28.00; THENCE, N 88° 17' 28" W FOR A DISTANCE OF 491.61 FEET TO THE POINT OF BEGINNING; THENCE, N 01° 54' 55" E FOR A DISTANCE OF 461.30 FEET; THENCE, S 88° 10' 22" E FOR A DISTANCE OF 637.65 FEET; THENCE, N 88° 24' 22" W FOR A DISTANCE OF 47.87 FEET; THENCE, N 01° 33' 38" E FOR A DISTANCE OF 137.34 FEET; THENCE, N 88° 18' 23" W FOR A DISTANCE OF 178.22 FEET; THENCE, N 25° 46' 04" W FOR A DISTANCE OF 68.10 FEET; THENCE, N 74° 49' 29" E FOR A DISTANCE OF 159.16 FEET; THENCE, N 01° 41' 33" E FOR A DISTANCE OF 153.04 FEET; THENCE, S 88° 17' 28" E FOR A DISTANCE OF 324.13 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 80.00 FEET; THENCE, S 88° 17' 28" E FOR A DISTANCE OF 100.56 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 328.81 FEET; THENCE, S 88° 08' 14" E FOR A DISTANCE OF 174.44 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 308.43 FEET; THENCE, N 88° 22' 59" W FOR A DISTANCE OF 178.19 FEET; THENCE, S 04° 04' 08" W FOR A DISTANCE OF 278.76 FEET; THENCE, S 04° 37' 04" W FOR A DISTANCE OF 208.61 FEET; THENCE, S 88° 22' 59" E FOR A DISTANCE OF 193.20 FEET; THENCE, S 01° 54' 55" W FOR A DISTANCE OF 62.40 FEET; THENCE, N 88° 22' 59" W FOR A DISTANCE OF 192.88 FEET; THENCE, S 01° 37' 01" W FOR A DISTANCE OF 221.05 FEET; THENCE, N 88° 17' 28" W FOR A DISTANCE OF 299.86 FEET TO THE POINT OF BEGINNING. (PARCEL 2)

TOGETHER WITH

LOT 7 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 55 AS DOCUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA. (PARCEL 3) ALL TOGETHER CONTAINING 15.82 ACRES, MORE OR LESS.



## LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- CHAIN LINK FENCE LINE
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- INLET
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SET MONUMENTATION
- FOUND MONUMENTATION
- NUMBER OF PARKING STALLS
- EXISTING PAVEMENT
- SUBJECT PARCEL

## SURVEYOR'S CERTIFICATE

CERTIFY TO:  
CA MOB ACQUISITION, LLC, ITS SUCCESSORS AND ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY

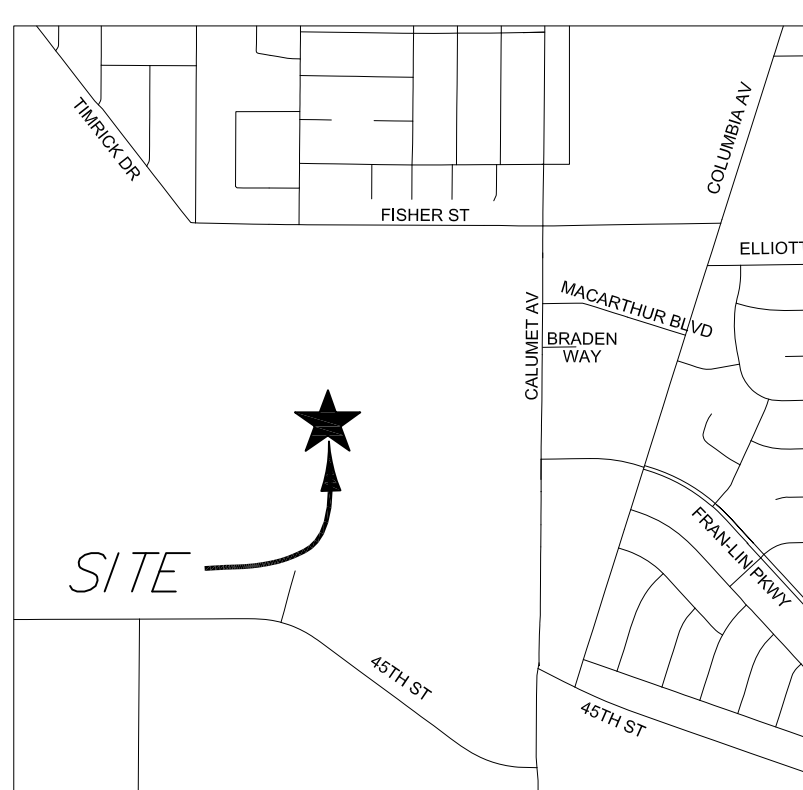
(STATE OF INDIANA)  
COUNTY OF LAKE ) SS:

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, 6(B), 7(A), 7(B)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 03/19/2021  
DATE OF PLAT OR MAP: 08/09/2021

JASON L. SPAIN  
REGISTRATION/LICENSE NO. LS21000202  
STATE OF INDIANA  
AND SURVEYOR

JASON L. SPAIN  
REGISTRATION/LICENSE NO. LS21000202



## LOCATION MAP

NOT TO SCALE

REVISIONS

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE

NO.	BY	DATE



PARCEL DESCRIPTION (PREPARED THIS SURVEY):

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF MUNSTER, LAKE COUNTY, INDIANA, BEING THAT PARCEL SURVEYED BY PATRICK H. NEJMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21600004 AND SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY DATED FEBRUARY 21, 2025 AS DVG TEAM, INC. JOB NUMBER 24-0533, SAID PARCEL BEING A PART OF LOT 3 IN THE SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGE 19, AS DOCUMENT NUMBER 2024-018297, ON JULY 12, 2024, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 28.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO A 5/8-INCH REBAR WITH A BLUE CAP STAMPED "DVG TEAM, INC. FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR) AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 28 SECONDS WEST, 271.86 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREE 54 MINUTES 55 SECONDS EAST, 380.85 FEET ALONG THE WEST LINE OF SAID LOT 3 TO A DVG REBAR; THENCE SOUTH 88 DEGREES 23 MINUTES 00 SECONDS EAST, 269.87 FEET TO A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 MARKED BY A DVG REBAR; THENCE SOUTH 01 DEGREE 37 MINUTES 00 SECONDS WEST, 381.28 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES MORE OR LESS.

PARENT PARCEL INFORMATION: SUBJECT PARCEL AREA:

PART OF TAX ID. NO. 45-06-25-276-014.000-027 103,217 SQUARE FEET±  
CAHST MUNSTER, LLC 2.37 ACRES±  
SPECIAL WARRANTY DEED  
DOC. NO. 2021-062100  
REC. 10/4/2021

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 REFERENCED 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 MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, COMMUNITY NUMBER 180139, PANEL NUMBER 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 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON. NO BUILDINGS OBSERVED.

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: STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, PARKING TYPES, AND THE NUMBER OF SPACES ARE SHOWN HEREON.

ITEM 11: EVIDENCE OF UNDERGROUND 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 PROBES 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 MADE FOR THE SITE (INDIANA 811 TICKET NO. 2501070665). IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

GENERAL NOTES:

- 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:
  - EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENTS PROVIDED AND RECORDED PLAT.
  - BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
  - OWNERSHIP OR TITLE.
- 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).
- 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 COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- BASIS OF BEARINGS IS PER SECOND RE-SUBDIVISION OF LOT 1, OF LAKE BUSINESS CENTER SUBDIVISION, PLAT BOOK 118, PAGE 19, DOCUMENT NUMBER 2024-018297, REC. 7/12/2024..

LEGEND

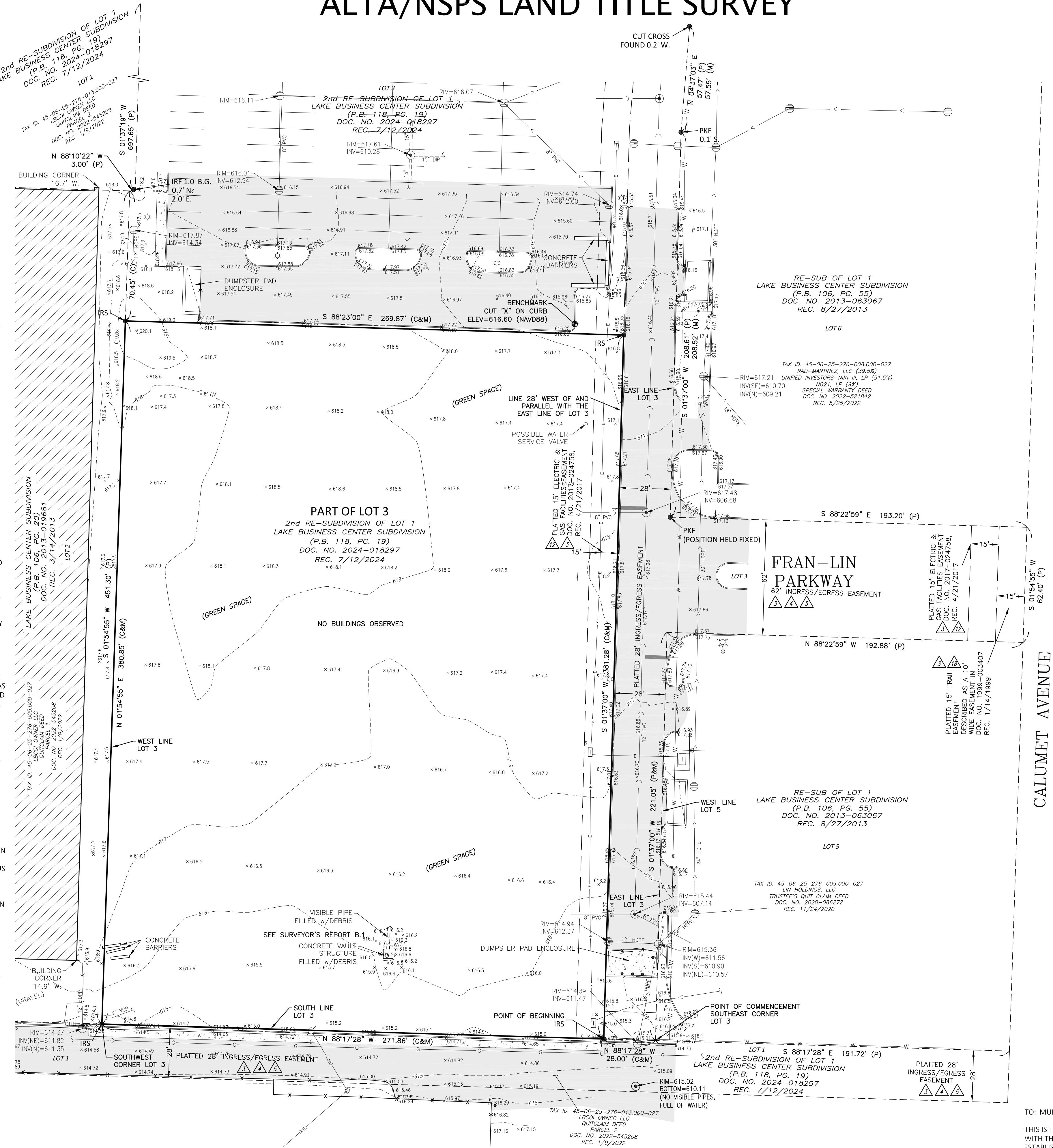
P - DIMENSION SHOWN ON RECORD PLAT.  
M - DIMENSION MEASURED BETWEEN MONUMENTS.  
C - DIMENSION CALCULATED BASED ON DEED/PLAT INFORMATION AND FOUND MONUMENTATION.  
IRS - 5/8" IRON ROD SET WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120"  
MAGS - MAG NAIL SET WITH METAL WASHER STAMPED "DVG TEAM INC. FIRM NO. 0120"  
IRF - 5/8" IRON ROD FOUND IPF - IRON PIPE FOUND  
PKF - PK NAIL FOUND  
P.B. - PLAT BOOK PG. - PAGE D.R. - DEED RECORD  
DOC. NO. - DOCUMENT NUMBER REC. - RECORDED  
A.G. - ABOVE GRADE B.G. - BELOW GRADE

ELECTRIC TRANSFORMER	ASPHALT
LIGHT POLE	BUILDING
MANHOLE	CONCRETE (CONC.)
CATCHBASIN	COMMUNICATIONS PEDESTAL
FENCE	SIGN
STORM SEWER	CONTOUR (1' INTERVAL)
SANITARY SEWER	SPOT ELEVATION
UNDERGROUND GAS	SCHEDULE B TITLE ITEMS
OVERHEAD UTILITY WIRES	
UNDERGROUND ELECTRIC	
WATER MAIN	
HYDRANT	
WATER VALVE	
UTILITY POLE	

SURVEY REFERENCES:

- PLATTED SUBDIVISIONS NOTED AND SHOWN HEREON.
- ALTA/NSPS LAND TITLE SURVEY OF LOT 7 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER BY DVG TEAM, INC JOB NO. 519-207, LAST REVISED 3/26/2019.
- ALTA/NSPS LAND TITLE SURVEY OF LOTS 1 & 2 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER BY HWC ENGINEERING JOB NUMBER 2022-276-S, DATED 10/5/2022.

# ALTA/NSPS LAND TITLE SURVEY



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 NCS-1245745-CH2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ON DECEMBER 26, 2024. THE FOLLOWING COMMENTS CORRESPOND TO THE SURVEY RELATED ITEMS NUMBERED IN SCHEDULE B, PART II, EXCEPTIONS, PART TWO, IN THE SAID COMMITMENT.
- COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED JULY 12, 2024 AS INSTRUMENT 2024-018297. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
  - COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT 2013-019681. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
  - COVENANTS, CONDITIONS, RESTRICTIONS, UTILITY AND DRAINAGE EASEMENTS AND SETBACK LINES AND ANY AMENDMENTS THERETO AS DISCLOSED ON THE RECORDED PLAT OF RE-SUBDIVISION OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT 2013-063067. AFFECTS PARCEL; PLATTED EASEMENTS SHOWN HEREON.
  - EASEMENT FOR ELECTRIC FACILITIES IN FAVOR OF NORTHERN INDIANA PUBLIC SERVICE COMPANY LLC, AN INDIANA LIMITED LIABILITY COMPANY, RECORDED APRIL 10, 2024 AS INSTRUMENT 2024-510983, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
  - DECLARATION OF PARTY WALL AND GRANT OF EASEMENTS AGREEMENT MADE BY AND BETWEEN LBC OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, AND CAHST MUNSTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 4, 2021 AS INSTRUMENT 2021-062102, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
  - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046441. AFFECTS PARCEL; NOT PLOTTABLE.
  - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046440. AFFECTS PARCEL; NOT PLOTTABLE.
  - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046439. AFFECTS PARCEL; NOT PLOTTABLE.
  - ELECTRIC AND GAS FACILITIES EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED APRIL 21, 2017 AS INSTRUMENT 2017-024758, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. AFFECTS PARCEL; EASEMENT SHOWN HEREON.
  - COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY MUNSTER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046441 AS AMENDED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 5, 2013 AS INSTRUMENT 2013-081770. AFFECTS PARCEL; NOT PLOTTABLE.
  - INGRESS AND EGRESS EASEMENT MADE BY AND BETWEEN MUNSTER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TOWN OF MUNSTER, INDIANA, A MUNICIPAL CORPORATION, RECORDED AS INSTRUMENT 2012-004686 AS AMENDED BY AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046438, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL.
  - TERMS, PROVISIONS AND EASEMENT SET OUT IN BERM EASEMENT GRANTED TO ATG DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT 2003-036834 AS ASSIGNED AND ASSUMED BY ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT 2006-025984 AS AMENDED BY AMENDMENT TO BERM EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT 2012-046437. DOES NOT AFFECT PARCEL.
  - INGRESS AND EGRESS EASEMENT RECORDED APRIL 10, 2003 AS INSTRUMENT 2003-036836 AS ASSIGNED TO THE CAMBRIDGE CENTER COMMERCIAL ASSOCIATION BY ASSIGNMENT OF INGRESS AND EGRESS EASEMENT, RECORDED JUNE 8, 2004 AS INSTRUMENT 2004-048018. DOES NOT AFFECT PARCEL.
  - GRANT OF EASEMENT IN FAVOR OF THE TOWN OF MUNSTER, INDIANA, A MUNICIPAL CORPORATION, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT 98090848 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT 99003407, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. DOES NOT AFFECT PARCEL; EASEMENT SHOWN HEREON. DOCUMENT DESCRIBES A 10 FOOT WIDE EASEMENT, HOWEVER THE PLATTED SUBDIVISION SHOWS A 15 FOOT WIDE EASEMENT.

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 AN ORIGINAL SURVEY OF A NEW PARCEL CREATED FROM A LOT IN A PLATTED COMMERCIAL SUBDIVISION.

THEORY OF LOCATION:

THIS SURVEY IS BASED ON LOCAL MONUMENTATION FOUND IN THE SECOND RE-SUBDIVISION OF LOT 1, OF LAKE BUSINESS CENTER SUBDIVISION. PLATTED BEARINGS AND DISTANCES WERE THEN USED TO RETRACE THE PARENT PARCEL LOT 3. THE LOCATION OF THE NEW NORTH LINE OF THE SUBJECT PARCEL TO BE CREATED WAS PROVIDED BY THE CLIENT. THE EAST LINE OF THE SUBJECT PARCEL IS 28 FEET WEST OF THE EAST LINE OF PARENT PARCEL LOT 3 ALONG THE WEST LINE OF THE PLATTED 28 FOOT INGRESS AND EGRESS EASEMENT.

- 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 0.1 FEET NORTH-SOUTH, AND 0.2 FEET EAST-WEST.
- APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS:
  - AN OLD CONCRETE STRUCTURE WITH AN UNDERGROUND PIPE VISIBLE HEADING NORTH BOTH FILLED WITH DEBRIS WAS LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON.
- THERE ARE NO APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS.
- 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: MUNSTER MOB 1 LLC AND 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, 7a, 8, 9, AND 11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2025. 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: FEBRUARY 21, 2025

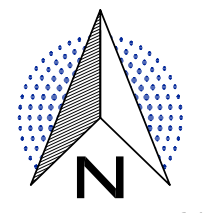
*Patrick H. Nejman*  
PROFESSIONAL SURVEYOR: PATRICK H. NEJMAN  
INDIANA REGISTRATION NUMBER: LS21600004  
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REVISIONS AND NOTES:	
DATE:	

ALTA/NSPS LAND TITLE SURVEY  
9200 CALUMET AVENUE  
MUNSTER, IN 46321  
PART OF LOT 3, SECOND RE-SUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER



SCALE: 1" = 30'

KIMLEY-HORN

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124-0533 ALTA.dwg	
FB/PG	FILE NO.
DRAWN BY PHN	DATE 2/21/2025
SECTION 25-36-10	COUNTY, STATE LAKE, IN
JOB NO.	24-0533