PLAT OF SURVEY

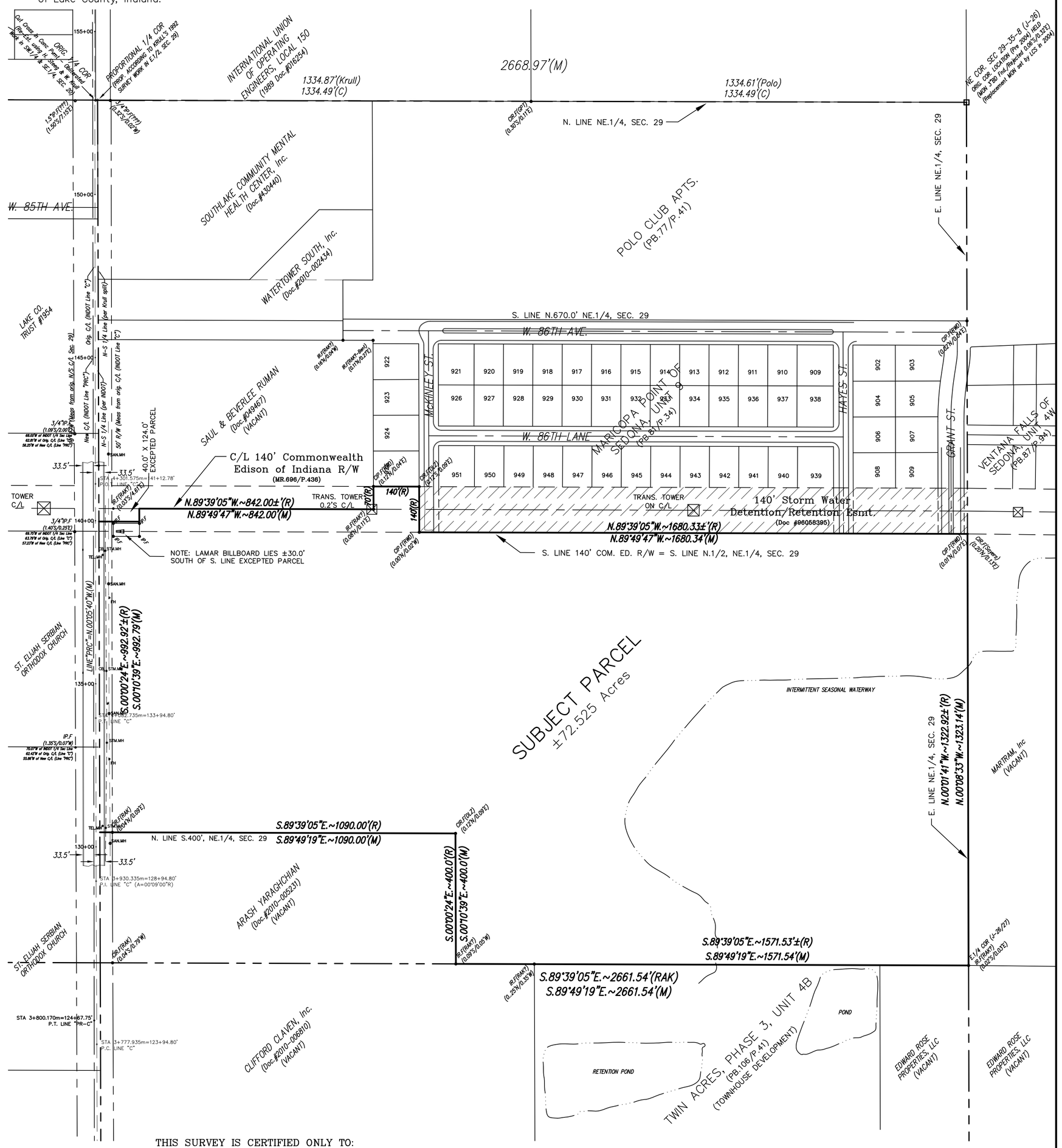
PROPERTY ADDRESS: 8777 Taft St, Merrillville, Indiana

DESCRIPTION: (Taken from Exhibit A of Meridian Title Corp's Title Insurance Policy; File No. 14–11246, effective date Mar. 21, 2014)

A parcel of land in the Northeast 1/4 of Section 29, Township 35 North, Range 8 West of the Second Principal Meridian, in the Town of Merrillville, Lake County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 29; thence S.00°01'41"W., along the East line of the Northeast Quarter of said Section 29, a distance of 1323.36 feet to the point of beginning; thence N.89°39'05"W., a distance of 1680.33 feet, more or less; thence N.00°00'24"W., a distance of 140.00 feet; thence N.89°39'05"W., a distance of 140.00 feet; thence S.00°00'24"E., a distance of 70.08 feet, more or less; thence N.89°39'05"W., a distance of 842.00 feet, more or less, to the West line of the Northeast Quarter of said Section 29; thence S.00°00'24"E., a distance of 992.92 feet, more or less, to a point 400.00 feet North of the Southwest corner thereof; thence S.89°39'05"E., parallel to the South line of the Northeast Quarter of said Section 29, a distance of 1090.00 feet; thence S.00°00'24"E., a distance of 400.00 feet, more or less, to the South line of the Northeast Quarter of said Section 29; thence S.89°39'05"E., along the South line of the Northeast Quarter of said Section 29, a distance of 1571.53 feet, more or less; thence N.00°01'41"E., along the East line of the Northeast Quarter of said Section 29, a distance of 1322.92 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the North 40 feet of the West 124 feet as contained in a Warranty Deed recorded June 26, 2007, as Instrument No. 2007–051831 in the Office of the Recorder of Lake County, Indiana.



SURVEYOR'S REPORT:

This survey was performed as a "Retracement Boundary Survey" of a single parcel of land as described in Exhibit A of Meridian Title Corporation's Commitment File No. 14–11246 dated March 21, 2014. The parcel lies within the Northeast Quarter of Section 29, Township 35 North, Range 8 West of the 2nd P.M. The property is bounded on the North by the 140' wide Commonwealth Edison of Indiana transmission tower R/W; on the East by an undeveloped 10.35 acre parcel owned by Martram, Inc; on the Southwest by a 10 acre parcel owned by Arash Yaraghchian and on the Southeast by the Twin Acres subdivision; and on the West by State Road 55 (aka Taft Street).

THEORY OF LOCATION:

Record Monuments were found at all 4 Section Corners, however, only the Northwest and the Southwest corner monuments were held as controlling because the other 2 corner monuments (the Northeast and Southeast) were both found to be "Replacement Monuments" that "didn't quite fit" with the previously surveyed and documented section line measurements and corner angles as run by several well respected local survey firms (see references below).

Additionally, 3 other non–record monuments were found at the East 1/4 Corner, the South 1/4 Corner, and the West 1/4 corner that fit exceptionally well with their proportionally calculated locations. All 3 of those corner monuments were obviously set by previous surveyors using proportional measurement and all have been found, accepted and utilized for subsequent surveys by various other surveyors (see references below). These found record and non–record monuments were used to re–establish the East–West center line of Sec. 29 and the East–West lines of the various parcels in Sec. 29.

Of particular note however, there appears to have been at least 2 separate methods in use for determining the North 1/4 Corner of Sec. 29, neither of which is currently monumented. ***The first (and earliest) method may be called the "kinked unequal split method",*** *which held an old (now obliterated) "Found Cut Cross" at an unequal split between the Northwest & Northeast Section Corners and at a "kinked" location (±1.5' south of line). This "kinked unequal split method" conforms with the long established south lines of the Southwest Quarter of Sec. 20 as run by Henry Steeg for his 1940 Independence Hill 3rd Add. and by Paul Wagner for his 1952 work in the SW.1/4 of Sec. 20 & NW.1/4 of Sec. 29, and by Wm. Krull for his 1946 & 1969 work in the Southeast Quarter of Sec. 20. This "kinked unequal split method" has also been recently followed by INDOT for retracing the original C/L alignment of S.R. 55 and for re–establishing the original Right–of–Way lines and creating the new metric R/W Lines necessary for their 1998 Project NH–N692. As evidenced by other found parcel corners in the West Half of Sec. 29, this "kinked unequal split method" has also been utilized by other unknown surveyors and should be preserved and utilized for any future surveys in the West Half of Sec. 29.* ***A second method of establishing the North 1/4 Corner of Sec. 29 may be called the "single proportionate method"*** *which involves establishing the N.1/4 Corner on–line and equidistant from the Northwest and Northeast Section corners. This "single proportionate method" was first platted (but not monumented) by Samuel E. Brownsten for his 1956 alignment survey for the then proposed Com Ed R/W and was subsequently utilized by virtually every following surveyor doing work in the East Half of Section 29, including multiple surveys and subdivisions by Krull & Son dating from 1992, works by Torrenga Engineering in 1993, Rich Hardesty in 1996, Waid Dillon in 1997, Plumb Tuckett & Assoc. in 2001 & 2012, DLZ in 2005, and Manhard Consulting in 2011. Several existing projects (see references below) have been surveyed, platted, recorded and improved utilizing this "single proportionate method" and to vary significantly from this pattern would create multiple discrepancies involving several adjoining and nearby parcel corners, not to mention the misplacement of millions of dollars of development improvements associated with these projects.* ***Therefor, for the purposes of my survey in the Northeast Quarter of Sec. 29 (and for my reconstruction of all other adjoiner parcels and subdivisions in the East Half of Sec. 29), the North 1/4 corner of the subject Section 29 has been uniquely reconstructed here using a "modified proportional method"*** *whereby a theoretical North 1/4 Corner for Sec. 29 has been created equidistant from the Northwest & Northeast Section Corners, but at a point 1.45' south of a straight line between the Northwest & Northeast Corners in order to preserve the old "kinked" south line of Sec. 20 as mentioned above. The location of the original centerline of S.R. 55 and the locations of the original Right–of–Way lines for S.R. 55 are re–constructed here using the alignment used by INDOT in 1998.*

The location and alignment of the 140' wide Commonwealth Edison R/W that runs along the north line of the subject parcel was re–surveyed to coincide with the south line of the North Halves of the Northeast & Northwest Quarters as originally surveyed and described by Samuel E. Brownsten in 1956 (see reference below). The measured locations of 3 transmission towers along its centerline as it crosses the Northeast Quarter of Sec. 29 support this alignment method exceptionally well (all 3 towers were measured to be within 0.10' of the centerline as surveyed).

In accordance with Indiana Administrative Code (865 IAC 1–12–12, a.k.a. Rule 12), the Surveyor is required to report his opinions as to the cause and amount of any positional uncertainty in the lines and corners, found or established, discovered during the performance of any Original or Retracement Survey, resulting from any of the following:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

Unless otherwise noted, all record and non–record controlling monuments were found in good condition and (except for the replacement monuments found at the Northeast & Southeast Section Corners) fit record or reported dimensions within acceptable tolerances. The current monument (3" Brass Disc in conc.) at the Northeast Corner of Section 29 (as reset by the Lake County Surveyor in 2004) is believed to be 0.06' South and 0.32 feet East of its original location. Also, the monument (1" Iron Rod in conc.) at the Southeast Corner of Sec. 29 (possibly reset by INDOT sometime prior to 2005) is believed to be 0.35' South and 0.08' West of its original location. Also unless otherwise noted, all secondary survey monuments were found in good condition, some of which (those located in the West Half of Sec. 29) however, had to be rejected from use in the re–construction of the subject Parcel lines. Of the monuments accepted for use, the maximum positional uncertainty was ±0.5 feet.

B. VISIBLE LINES OF OCCUPATION OR POSSESSION:

The North lines of the Subject Parcel are either directly or indirectly evidenced by the alignment of the several transmission line towers that fall along the center line of the Com Ed R/W. The East and South lines of the Subject Parcel are somewhat poorly evidenced by long standing tree lines that closely follow those lines as surveyed. The West line of Subject Parcel is evidenced by the well defined improvements of S.R. 55. ***A Lamar Advertising billboard lies 30' south of the south line of the 40' wide TLC Properties Exception Parcel meant to contain it, and it is therefor judged to be an encroaching structure.*** *Also, the 4 corners of this TLC Properties Exception Parcel are incorrectly staked with iron pipe markers located approximately 45.3 feet south of their described corners. Except for this incorrectly staked parcel, positional uncertainty due to fences, tree lines or other visible signs of occupation or possession is nil.*

C. AMBIGUITY OR ERRORS IN THE WRITTEN DESCRIPTION:

The title description of the Subject Parcel, and its immjediately preceeding deed descriptions (dating back at least to a 2007 Warranty Deed recorded as Doc. No. 2007–051831), all utilize several somewhat inappropriate "more or less" dimensions which were apparently devised to sidestep the "location issue" with the North–South C/L of Section. In at least 2 cases ***these "more or less" East–West dimension calls create possible gaps*** *with the supposedly common lines of their adjoiners. However, except for the potential dimensional discrepancies in these East–West parcel line dimensions that might arise from the use of different N.1/4 corners, there are no overlaps with any adjoiner descriptions as long as the "modified proportional method" of setting the North 1/4 corner" is used to establish the North–South lines of the Subject Parcel. East–West Positional Uncertainty due to ambiguity or errors in the written description of the Subject Parcel varies from 2.92' at the Center of Section 29 to 4.38' at the Northwest Corner of the South Half of the Northeast Quarter of Sec. 29. North–South Positional uncertainty is nil.*

D. RELATIVE POSITIONAL ACCURACY:

All measurements are subject to random errors dependent upon the types of equipment used and the methods employed. This survey was performed to meet or exceed the accuracy specifications for a "Rural" boundary survey as defined under 865 IAC 1–12–7e such that the Relative Positional Accuracy of any point within the survey shall be within ±0.26 feet.

NOTES ON DATA SOURCES:

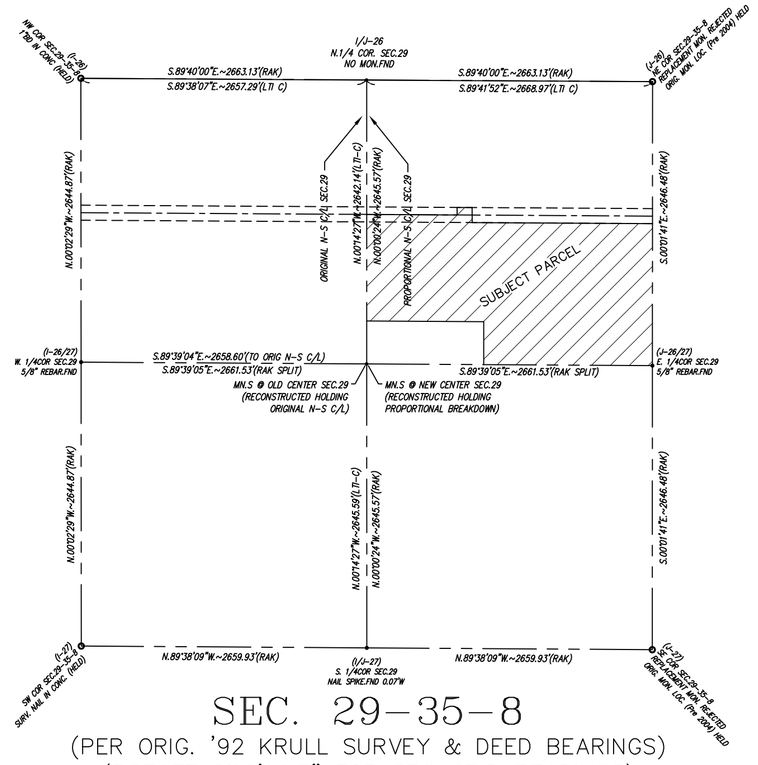
Bearings herein are based upon a calculated bearing of N.00°12'43.5"W. for the East line of Sec. 29 as calculated from State Plane Coordinates (Indiana West Zone) published by the Lake Co. Surveyor for the Northwest and Southwest Section corners. Unless otherwise noted, any dimensions shown hereon that locate physical structures or improvements are derived from actual field measurements. All parcel dimensions shown hereon should be regarded as Record (R) dimensions unless otherwise noted as follows:

(D) .... Deed Dimension (taken from Record Deeds of adjoiners or other nearby parcels)
(M) .... Measured Dimension (taken from direct or indirect field measurements)
(P) .... Plat Dimension (taken from non–record surveys, plats, or notes)
(C) .... Calculated Dimension (calculated using best available Record, Measured, or Plat data)

Principal reference materials & previous surveys utilized (or reviewed) in preparing this survey:

1) Original 1836 Govt. Survey of Twp. 35 North, Range 8 West
2) Section Corner Record files and witness cards on file in the Lake County Surveyor's Office
3) State Plane Coordinates for Sec. corners on file in the Lake County Surveyors Office
4) Record Plat of Independence Hill 3rd Add in SW.1/4, Sec. 20 (PB.24/P.69) by Henry Steeg
5) Record Plat of Kraft's 1st Add in NW.1/4, SE.1/4, Sec. 20 (PB.27/P.10) by Wm. J. Krull
6) 1969 Survey of SW.1/4, SE.1/4, Sec. 20–35–8 by Wm. J. Krull
7) 1952 Survey of N.1/2, NW.1/4, Sec. 29–35–8 by Paul Wagner
8) 1956 Survey of Proposed Com Ed R/W in Sec. 29–35–8 by Sam E. Brownsten
9) 1992 & '96 Surveys of Subject Parcel by Robt. A. Krull
10) Record Plat of Maricopa Pointe of Sedona (PB.81/P.34) by Richard K. Hardesty
11) 1997 Survey of Maricopa Pointe parcel by R. Waid Dillon
12) Record Plats of Twin Acres Phases 1&3 (PB.87/P.72; PB.90/P.6; PB.92/P.51) by Robt. A. Krull
13) 2001 & 2012 Surveys in SE.1/4, Sec. 29 by Plumb Tuckett & Assoc
14) 2005 Survey of Subject Parcel by Ray H. Keilman of DLZ Industrial
15) Record Plat of Twin Acres Phase 3, Unit 4 by Tim J. Murphy of Manhard Consulting

ABBREVIATIONS
Mon = Record monument (per LCS data sheets)
SN = SURV NAIL
IP = IRON PIPE
IR = IRON ROD (Rebar)
CIP = Capped Iron Pipe
CIR = Capped Iron Rod
MN = MAG NAIL
.S or .Set = Set this Survey
.F or .Fnd = Found this Survey
(XXX) = Responsible Surveyor (if known)
(LCS) = Lake County Surveyor's Office
(RAK) = Robert A. Krull, KRULL & SON ENGINEERS & SURVEYORS
(DLZ) = Ray H. Keilman, DLZ Inc.
(GPT) = Gary P. Torrenga, Torrenga Eng. Inc
(RWD) = R. Waid Dillon, Landmeter Geomatics
(PTA) = Plumb Tuckett & Assoc



SEC. 29–35–8
(PER ORIG. '92 KRULL SURVEY & DEED BEARINGS)
(ROTATE 0°10'14.5" FOR SPC GRID BEARINGS)

THIS SURVEY IS CERTIFIED ONLY TO:
NAME: FIRST MERCHANTS BANK

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

JOHN E. BULLOCK–INDIANA LAND SURVEYOR NO. S–0512

JOHN E. BULLOCK REGISTERED NO. S–0512 STATE OF INDIANA LAND SURVEYOR

This Property is located in Flood Zone(s) "X" as per the current Flood Insurance Rate Map for Lake County, IN. Map No. 18089C0334E, Effective 01/18/12

LAND TECHNOLOGIES, INC.
CIVIL ENGINEERING & LAND SURVEYING
8015 Cleveland Place, Merrillville, Indiana 46410
PHONE: (219) 769–7728 FAX: (219) 769–7731

PLAT OF SURVEY
PROPOSED BLINK RESIDENCE
8777 TAFT ST. MERRILLVILLE, IN
Pt. NE.1/4, Sec. 29–35–8

REVISIONS		
NO.	DATE	REMARKS

DATE 12/02/15
DRAWN/CHECKED BY JEB/DMR
FIELD BOOK/PAGE M–48/134
CLIENT 1ST MERCHANTS
JOB NO. 520–15
SHEET NO 1 OF 1
FILE NO: 13–52.0