

This aerial map illustrates the Bon Aire Subdivision, which is outlined in yellow. The subdivision is divided into several units, including 'BON AIRE SUB UNIT 1' and 'BON AIRE SUB UNIT 7'. A large, central lot is marked with red diagonal lines and labeled 'SITE'. Surrounding roads include 'HENDRICKS ST.' at the top, 'WAITE ST.' in the middle, and '60TH DR.' on the left. A 'CN R.R.' (Canadian National Railway) line runs vertically on the left side. Other labels include 'Zurawski Acre' near the top left, '60TH DR.' and '65TH DR.' along the left edge, and '65A' near the bottom left. A large building complex is visible on the right side of the map.

All that part of the East 1/4 of the Southeast 1/4 of Section 6, Township 35 North, Range 8 West of the Second P.M., in Lake County, Indiana, more particularly described as follows:  
Beginning at the Northeast corner of the Southeast 1/4 of said Section 6, thence South 00°00' West a distance of 1231.50 feet; thence North 88°17'30" West a distance of 320 feet to the point of commencement; thence continuing North 88°17'30" West a distance of 585.81 feet; thence South 00°07'30" East a distance of 100 feet; thence North 88°17'30" West a distance of 200 feet; thence South 00°07'30" East a distance of 626.74 feet; thence North 89°53'00" East a distance of 130 feet; thence South 58°42'25" East a distance of 913.21 feet; thence North 31°17'35" East a distance of 180 feet; thence North 00°00' East a distance of 1027.02 feet to the point of beginning, Lake County, Indiana.

## SURVEYOR REPORT:

REFERENCES:

Plat of Room Aive Sub Unit 6 as now Plat Book 38 no 49 Office of the Recorder of the State of Indiana

Plat of Zurauski Addition as per Plat Book 103 pg. 08 Office of the Recorder of Lake County, Indiana.

Plat of Survey for Zurawski Addition recorded in Survey Book 19 page 36 Office of the Recorder of Lake County, Indiana.

Section corner index cards and state plane coordinates on file at Lake County Surveyors Office.

Government Survey of Towns.

S.E. Cor. of Section 6-35-8; 2. N.E. Cor. of Section 6-35-8; 3. West  $\frac{1}{4}$  Cor. of Section 6-35-8; S.W. Cor. of Section 6-35-8; N.W. Cor. Section 6-35-8

North  $\frac{1}{4}$  Cor. Section 6-35-8. Iron rods and

Surveyors Office has State Plane Coordinates

numbers and accepted as evidence of the corner.

The published coordinates were utilized to establish the bounds of Section 6. The calls on the Government Survey were applied to the Section to establish the proportionate break-down of the quarter Sections. The iron rods and improvements were located with GPS RTK Receiver. The points were

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22482' Measured. The deeds for parcels adjacent on North line call for a distance of 1422.40 feet North of the South Line Sec. 6. The above referenced

2224.82' Measured. The deeds for parcels adjacent on North line call for a distance of 1422.40 feet North of the South Line Sec. 6. The above referenced

agrees with the established streets and the line of stakes found on the North line corner of the S.E. ¼ 1st Sec. 6-35-8. In 1966 and today, by noting the found monuments along the South at the subdivisions the resultant figure

agrees with the established streets and the line of stakes found on the North line.

The parcel is bounded on the Southwest by Bon Aire Sub Unit 10 which has a 30 foot dedicated 60 th Drive which is not improved and Zurawski road. The parcel is bounded on the Southwest by Bon Aire Sub Unit 10 which has a 30 foot dedicated 60 th Drive which is not improved and Zurawski

The parcel is bounded on the southwest by Don Fine and Chris Fine which has a 20 foot easement to in Drive which is not improved and Zillow addition. The parcel is bounded on the West by Hendricks Street with an assumed ROW of 30 feet. There is landscaping and moveable shed encroaching

Wetland area and a Flood Zone AE as shown on the Plat. A Wetland Delineation by a certified Environmental Consultant will be required to verify the

Wetland and the extents of the Wetland. The Flood Zone is per FEMA mapping.

The description is per W.D. recorded May 12, 1966 in Book 1321 page 445 Office of the Recorder of Lake County, Indiana.

The Relative Positional Accuracy "RPA" due to random errors in measurements of this survey is within that allowable for an Suburban Survey (0.13' (100 mm)) as defined IAC Title 965 ("Relative Positional Accuracy" means the value, expressed in feet or meters, that represents the uncertainty due

BEARINGS & DISTANCES are based on the Recorded Deed and Subdivision Plats.

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H. K. P. N. S. a Registered Land Surveyor in the State of Indiana, hereby

Supervised the completion of a survey of the above described parcel

With little 865 IAC 1-12 (Rule 12), and that the Plaintiff herein

the best of my knowledge, correctly represents said survey.

STATE OF

APRIL 3, 2025

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JOB NO.: 256847

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SHEET 1 of 1

PLAT OF SURVEY  
PART of EAST 1/2 of S.E. 1/4  
SEC. 6-35-8 LAKE COUNTY, IN

GLENN KRACHT  
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