

ALTA/NSPS LAND TITLE SURVEY

LEGEND:

- (R) RECORD
- (M) MEASURED
- REBAR FOUND
- MAG NAIL SET
- NOTCH SET
- RIGHT OF WAY MARKER FOUND

UTILITY LEGEND:

- G—G— GAS SERVICE LINE
- OH— OVERHEAD WIRE

NOTE: NOT ALL UTILITIES MAY BE SHOWN HEREON. UTILITIES SHOWN PER 811 MARKINGS AND OBSERVED ABOVE GROUND EVIDENCE. VEHICLES WERE PARKED IN ASPHALT AREAS DURING FIELD LOCATIONS. THEREFORE, SOME UTILITIES MAY NOT BE SHOWN HEREON.

SURVEYOR'S REPORT:

MONUMENTS FOUND FIT WELL. NO GAPS OR OVERLAPS APPARENT. SIGN IS PARTIALLY IN AREA TAKEN BY INDIANA [SEE SURVEY] EXCEPTION AREA IS CONSISTENT WITH MONUMENTS AND INDIANA DOC#93037375. IN MY OPINION, THEORY OF LOCATION IS 0.2' ANY DIRECTION. IN MY OPINION, THIS MEETS IN REQUIREMENTS FOR POSITIONAL TOLERANCE.

BASIS OF BEARINGS:
INDIANA STATE PLANE COORDINATES

NOTES CORRESPONDING TO SCHEDULE "B"

FLOOD HAZARD STATEMENT
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 PARCELS SHOWN AND DESCRIBED ON THIS PLAT APPEAR TO LIE WITHIN THE FLOOD HAZARD ZONE X AS SAID TRACTS PLOT BY SCALE ON MAP NUMBER 18089C0129E OF THE FIRM FOR LAKE COUNTY, INDIANA AND INCORPORATED AREA, EFFECTIVE DATE JANUARY 18, 2012.

CERTIFIED TO: FIDELITY NATIONAL TITLE AND: SANDI PROPERTIES LLC.

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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a & 11a of TABLE A THEREOF. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH IAC-865-RULE 12. THE FIELD WORK WAS STARTED ON FEBRUARY 8, 2024 AND COMPLETED ON FEBRUARY 26, 2024.

JOB#: 24-045 ALTA

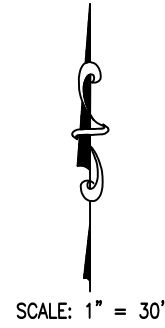
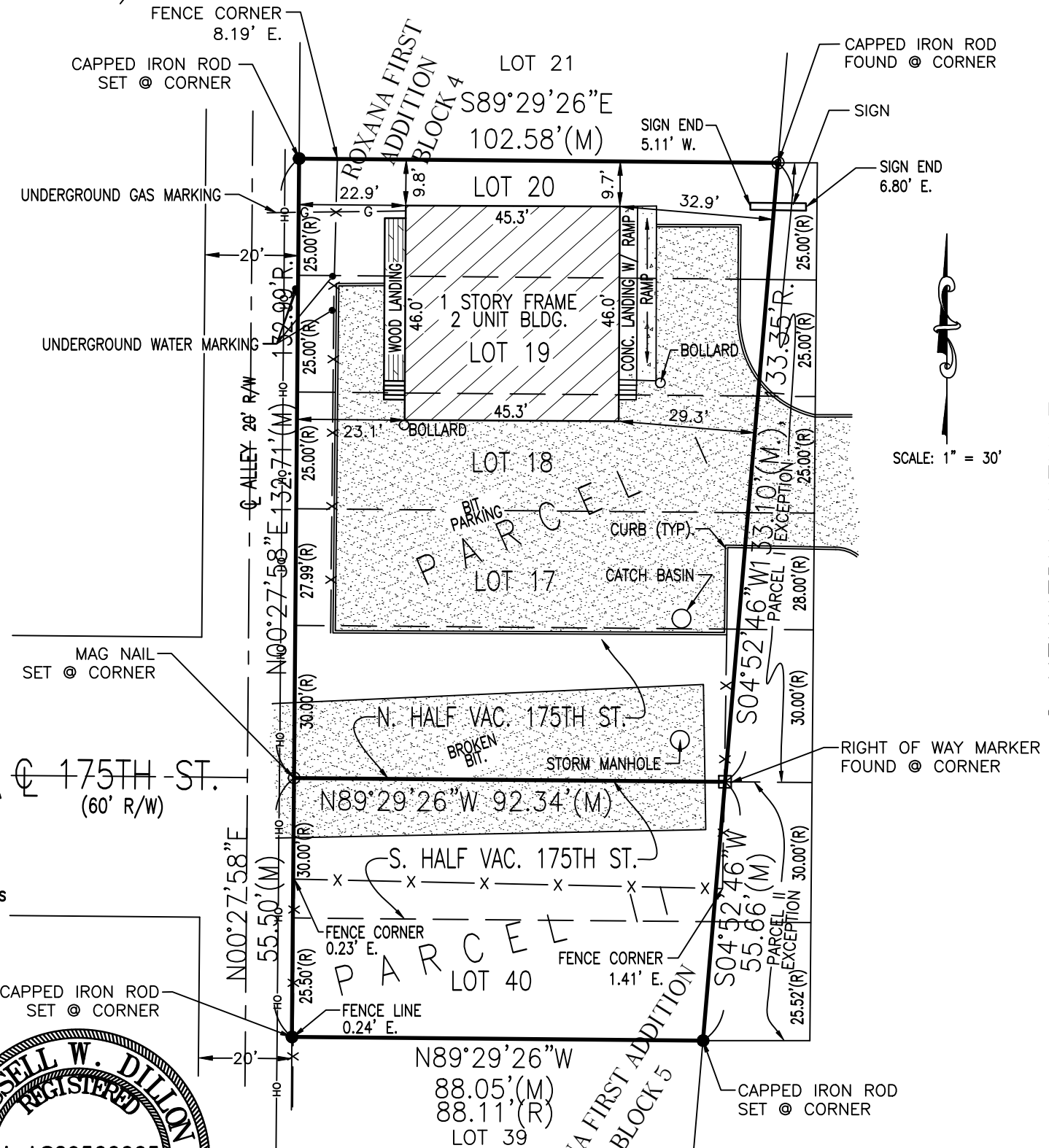
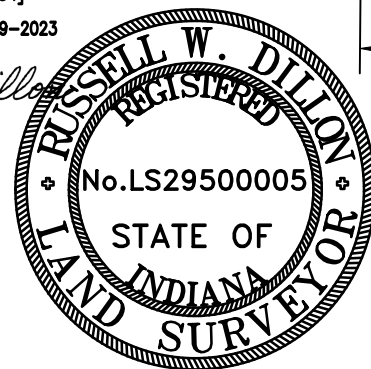
DATE OF PLAT: FEBRUARY 28, 2024. [EXPIRES: 2-28-34]

TITLE COMMITMENT #: FNW2400070, EFFECTIVE DATE: 12-29-2023

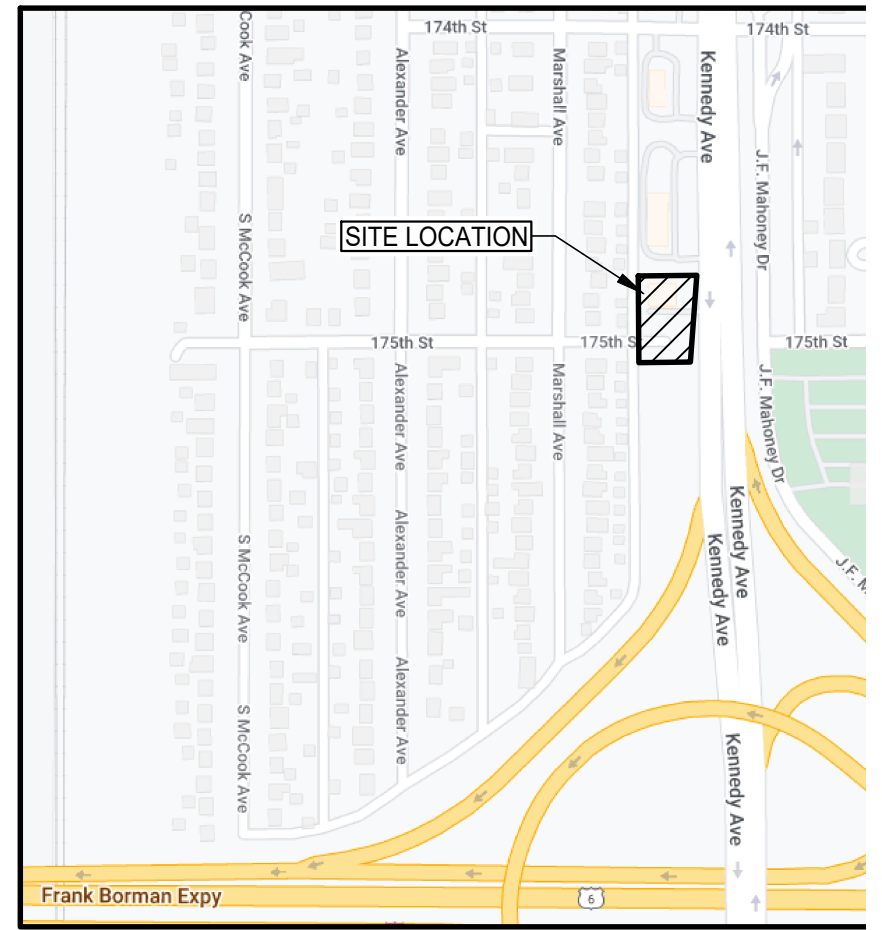
Russell Waid Dillon

RUSSELL WAID DILLON
PROFESSIONAL LAND SURVEYING P.C.
INDIANA PROFESSIONAL SURVEYOR NO. LS29500005
7348 TAYLOR STREET, SCHERERVILLE, INDIANA 46375
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NOT VALID UNLESS EMBOSSED



KENNEDY AVENUE (R/W VARIES)



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

PARCEL I: LOTS 17 TO 20, BOTH INCLUSIVE, IN BLOCK 4, ROXANA FIRST ADDITION TO HAMMOND, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 24, IN LAKE COUNTY, INDIANA AND THAT PART OF THE NORTH 1/2 OF VACATED 175TH STREET ADJACENT TO SAID LOT 17, AS VACATED BY CONFIRMATORY RESOLUTION NO. 2220, RECORDED AUGUST 14, 1962, IN MISCELLANEOUS RECORD 843, PAGE 298, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT REAL ESTATE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 0 DEGREES 04 MINUTES 05 SECONDS EAST 133.01 FEET ALONG THE EAST LINE OF SAID LOTS AND SAID EAST LINE PROLONGED TO THE SOUTH LINE OF SAID NORTH 1/2 OF SAID VACATED 175TH STREET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 18.63 FEET ALONG SAID SOUTH LINE; THENCE NORTH 4 DEGREES 19 MINUTES 18 SECONDS EAST 133.35 FEET TO THE NORTH LINE OF SAID LOT 20; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS EAST 8.42 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL II: LOT 40, BLOCK 5, ROXANA FIRST ADDITION TO HAMMOND, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 24, IN LAKE COUNTY, INDIANA, AND THAT PART OF THE SOUTH 1/2 OF VACATED 175TH STREET ADJACENT TO SAID LOT 40, AS VACATED BY CONFIRMATORY RESOLUTION NO. 2220, RECORDED AUGUST 14, 1962, IN MISCELLANEOUS RECORD 843, PAGE 298, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE REAL ESTATE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 22.89 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTH 4 DEGREES 19 MINUTES 18 SECONDS EAST 55.66 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SAID VACATED 175TH STREET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS EAST 18.63 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SAID VACATED 175TH STREET TO THE PROLONGED EAST LINE OF SAID LOT; THENCE SOUTH 0 DEGREES 04 MINUTES 05 SECONDS EAST 55.52 FEET ALONG SAID PROLONGED EAST LINE AND THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING.

PARCELS CONTAINS 17,939 SQ. FT. OR 0.412 ACRES MORE OR LESS

PARCEL#: 45-07-16-131-019.000-023 (PARCEL I)
45-07-16-179-016.000-023 (PARCEL II)

ADDRESS: 7444 KENNEDY AVENUE, HAMMOND, IN 46323 (PARCEL I)
7504 KENNEDY AVENUE, HAMMOND, IN 46323 (PARCEL II)

FIELD WORK COMPLETED: 2-8 AND 2-26-24