

Beginning at a point on the West line of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 24 and 720 feet South of the Northwest corner thereof; thence East parallel to the North line of U.S. Highway #30, a distance of 500 feet; thence North parallel to the West line of the Northwest  $1/4$  of said Section 24, a distance of 150 feet; thence East parallel to the North line of the Northwest  $1/4$  of said Section 24, a distance of 150 feet; thence North parallel to the West line of the Northwest  $1/4$  of said Section 24, a distance of 150.86 feet; thence North parallel with the West line of the Northwest  $1/4$  of said Section 24, a distance of 160 feet; thence East parallel with the North line of the Southwest  $1/4$  of said Section 24, a distance of 150 feet; thence East parallel to the North line of point 1560 feet West of the East line of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 24; thence South parallel to said East line of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 24, a distance of 1,133.38 feet, more or less to the Northerly right-of-way line of U.S. Highway #30; thence Westerly along the right-of-way line of U.S. Highway #30, a distance of 141.41 feet; thence North parallel to the Northwest  $1/4$  of said Section 24; thence North parallel to the West line of the Northwest  $1/4$  of said Section 24, a distance of 444.48 feet; thence Westerly parallel to the North right-of-way line of U.S. Highway #30, a distance of 520 feet to the West line of said Section 24; thence North 45.0 feet to the place of beginning.

Except that part deeded to the City of Hobart in Instrument No. 2007-032928

### ALTA/ACSM Land Title Table A Requirements

- |             |  |
|-------------|--|
| Item #1     | Monumentation: See drawing for monument locations.   |
| Item #2     | 3350 E. Lincoln Hwy. Hobart, IN. 46342   |
| Item #3     | Flood Zone Classification: The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. All of the within described land appears to lie within special flood hazard zone "X" as said trct pnts by scale on community-panel # <b>18089C0258E</b> of the flood insurance rate maps for <b>Lake County</b> (maps dated <b>January 18, 2012</b> ). |
| Item #4     | Gross Land Area: XXX Acres   |
| Item #8     | Substantial Features: See drawing for details  |
| Item #11(a) | Observed Evidence of Utilities: See drawing fr locations.  |
| Item #13    | Names of adjoining. See drawing for names.   |

### Record Documents

1. Meridian Title Corporation, File No. 14-42265. Effective date October 16, 2014 at 8:00 a.m.
2. Plat of Survey by Krull & Son dated July 10, 1991
3. Plat of Survey by Plumb Tackett & Associates dated July 20, 2007
4. INDOT Right-of-Way project number F-200-11 approved 9/30/1997
5. Lincolneway Farms Inc. Subdivision. Plat book 23 page 14
6. Quit claim deed recorded Oct. 24, 2011 as doc# 201105892
7. Warranty deed recorded April 20, 2007 as doc# 20070928
8. Driveway easement per doc# 91047152 recorded Sept. 12, 1991
9. Access road easement per instrument# 91047154 recorded Sept. 12, 1991
10. Access road conditions as reflected by instrument# 93012507 & 93012508 recorded Feb. 24, 1993 and instrument# 93031182 recorded May 14, 1993

### Surveyor's Report

In accordance with Title 865 of the Indiana Administrative Code, Article 1, Rule 12, Section 12, the surveyor shall report his opinions of the causes and amounts of any positional uncertainty in the lines and corners found or established in any original or retracement survey resulting from the following:

- A) Theory of location The North line of the SW 1/4 of the NW 1/4 was held at 1316.6 feet from the North line of the section. This is based on Lincolnway Farms Inc. plat. The plat also shows the NW 1/4 of the SW 1/4 of the NW 1/4 of the section. The plat and old documents found in the field supports this location. Nerver surveys east of this parcel have based the North line on an even section split. Her legal description of the NW 1/4 of the SW 1/4 of the NW 1/4 of the section is 1316.6 feet from the North line of Highway 30. Discrepancies between the subdivision plat dimension tie to the section 1/4, 1/4 (even split) and the INDOT right-of-way drawing exist. The tie on the Highway 30 right-of-way drawing is 1316.6 feet from the North line of the INDOT drawings. Survey's and monuments East of the parcel appear to match the INDOT survey. The survey of the NW 1/4 of the SW 1/4 of the NW 1/4 of the section and the parcels boundary was held to a best fit to existing monuments and legal description.

- B) Availability and condition of reference monuments:

As shown

- C) Occupation or possession lines:

As shown

- D) Clarity or ambiguity of the record description used and/or adjoiners descriptions:

Parcel deed: Legal description per Title Policy Schedule A appears to have a typing error. The 1560 feet call should be 560 feet.

- Adjoiners deeds: The deed in record document 6 calls the east and west lines at 80 feet, though the North and South lines are not parallel. The North Line call is due West; this was assumed parallel with the North line of the 1/4, 1/4 as to not create a conflict with the deed to the North. The West line was held at 80 feet as to not create a conflict with the deed to the South.

- E) Ambiguities and discrepancies in the locations of structures:

Improvements from Welsh Plaza Subdivision on or near property line

- F) Relative positional precision:

This survey was performed in accordance with the specifications as defined under 865 IAC 1-12-7-D & such that the the distance between any two corners being tested shall be within the limits of 0.07 feet (21 millimeters) plus 50 parts per million.

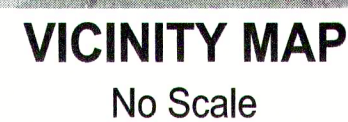
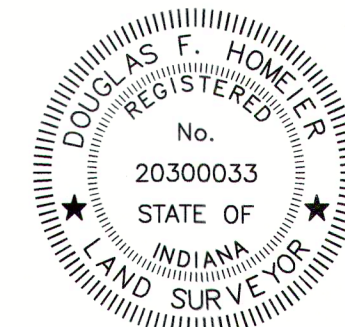
### Certification





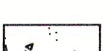








To Meridian Title Corporation, Helen B. Moroz and Alani, LLC. This is to certify to that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11(a) & 13 of Table A thereof. The field work was completed the month of **December 18, 2014**.

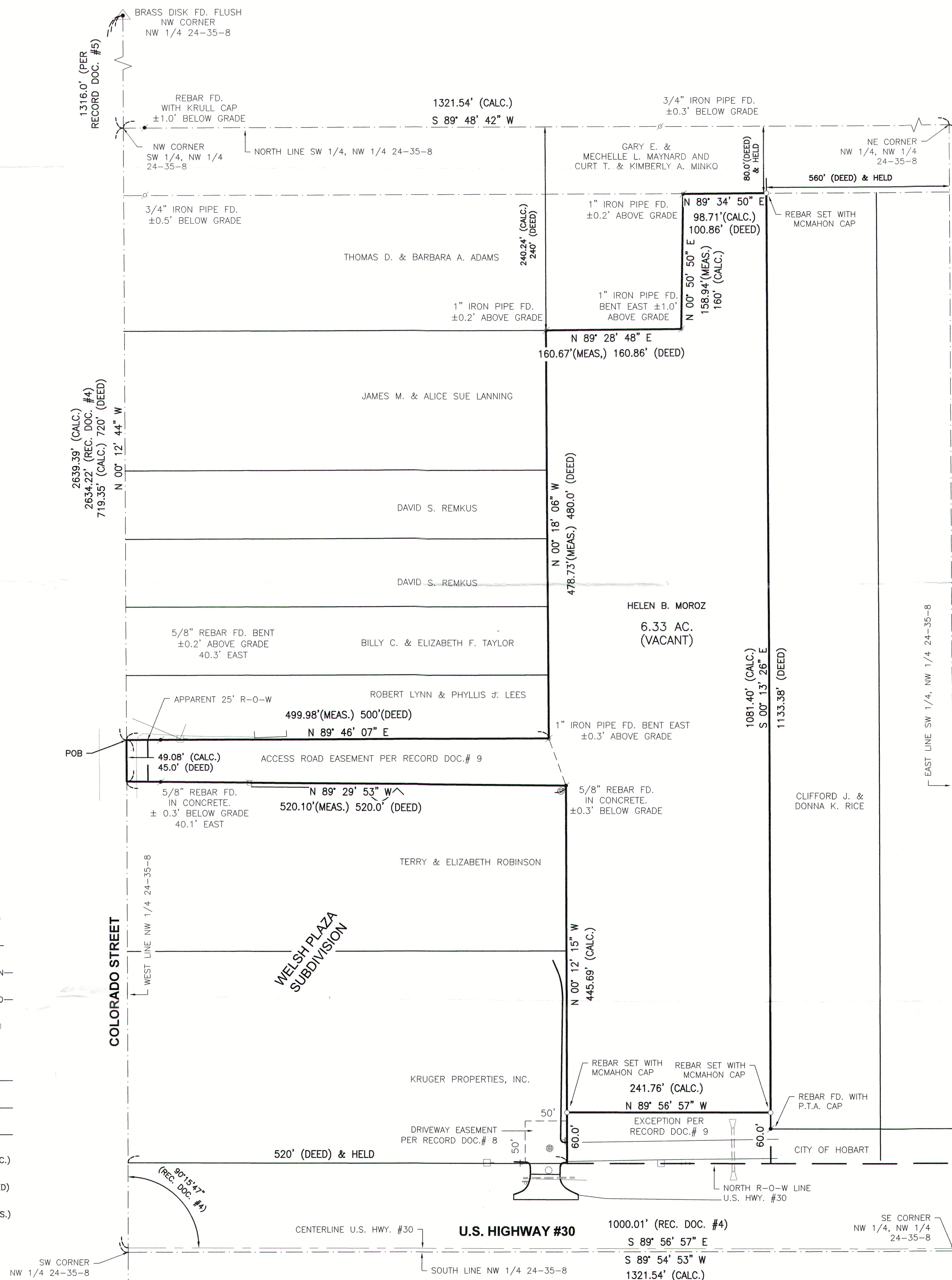
Date of Plat or Map: December 18, 2014

Douglas F. Homeier

Douglas F. Homeier, REGISTERED LAND SURVEYOR #20300033



General Legend		
Building		Light Pole 
Catch Basin		Manhole 
Concrete		Power Pole 
Curb Stop	 CS	Sanitary Pipe —SAN—
Elevation	<b>100</b>	Storm Pipe —STO—
Electrical Meter		Telephone Box 
Finished Floor	<b>F-F=</b>	Telephone Pedestal 
Fire Hydrant		Underground Electrical Line —E—
Gas Meter		Underground Gas Line —G—
Guy Line		Underground Water Line —W—
		Calculated Measurement (CALC.)
		Deed Measurement (DEED)
		Measured (MEAS.)



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3350 E. Lincoln Hwy., Hobart, IN. 46342  
Section 24 Twp. 35 N. R. 8 W.  
ALTA / ACSM Land Title Survey

DESIGNED DFH	DRAWN JWR
PROJECT NO. M0588-54-0279.00	
DATE 12/18/2014	
SHEET NO. <b>C1.0</b>	