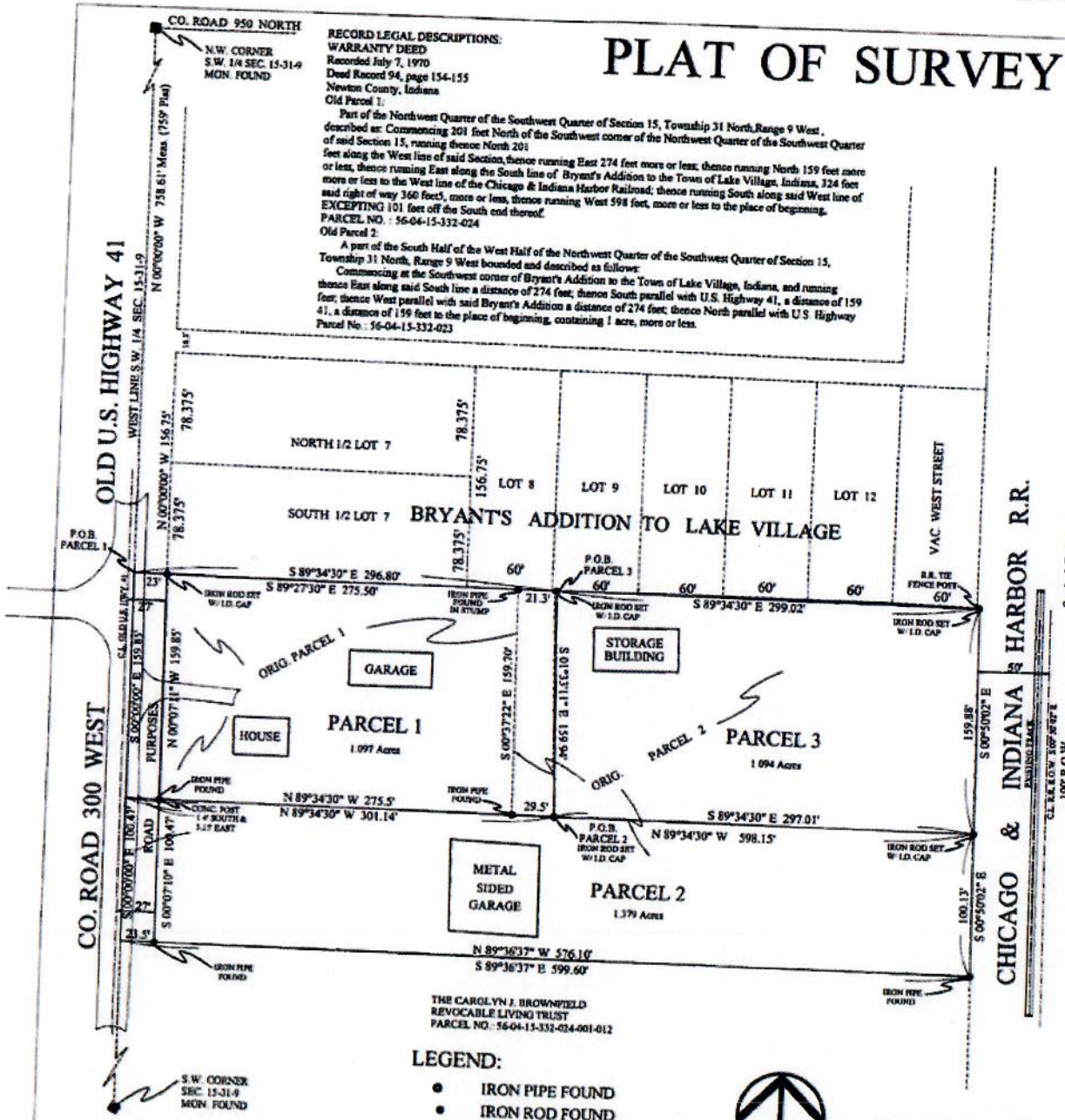
PLAT OF SURVEY



CLIENT: KENNETH & DIANA HARPER
DATE: NOVEMBER 23, 2011
JOB NO.: 119508

RECORD LEGAL DESCRIPTIONS:
WARRANTY DEED
Recorded July 7, 1970
Deed Record 94, page 154-155
Newton County, Indiana
Old Parcel 1:

Part of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31 North,Range 9 West , described as: Commencing 201 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15, running thence North 201 feet along the West line of said Section,thence running East 274 feet more or less; thence running North 159 feet more or less, thence running East along the South line of Bryant's Addition to the Town of Lake Village, Indiana, 324 feet more or less to the West line of the Chicago & Indiana Harbor Railroad; thence running South along said West line of said right of way 360 feet5, more or less, thence running West 598 feet, more or less to the place of beginning, EXCEPTING 101 feet off the South end thereof.
PARCEL NO. : 56-04-15-332-024

Old Parcel 2:

A part of the South Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 9 West bounded and described as follows:
Commencing at the Southwest corner of Bryant's Addition to the Town of Lake Village, Indiana, and running thence East along said South line a distance of 274 feet; thence South parallel with U.S. Highway 41, a distance of 159 feet; thence West parallel with said Bryant's Addition a distance of 274 feet; thence North parallel with U.S. Highway 41, a distance of 159 feet to the place of beginning, containing 1 acre, more or less.
Parcel No. : 56-04-15-332-023

PROPERTY ADDRESS:
9313 NORTH 300 WEST
LAKE VILLAGE, IN 46349

I 20120622 Page 1 of 1
JULIE N ALEKOFF
NEWTON COUNTY RECORDER
JNR Date 03/21/2012 Time 09:23:00
VALIDATION: Surv #13 20.00

NEW LEGAL DESCRIPTIONS:

NEW PARCEL 1:

A part of the South Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 9 West , in Newton County, Indiana, bounded and described as follows:
Commencing at a point 758.61 feet South of the Northwest corner of said Southwest Quarter, said point being the Southwest corner of Bryant's Addition to the Town of Lake Village, Indiana; thence East along said South line S 89° 34' 30" E a distance of 296.80 feet; thence S 01° 33'11" E a distance of 159.94 feet, thence N 89° 34' 30" W parallel with said South line of Bryant's Addition a distance of 301.14 feet to the West line of said Southwest Quarter; thence N 00° 00' 00" W along said West line , a distance of 159.85 feet to the place of beginning, containing 1.097 acres, more or less.

NEW PARCEL 2:

A part of the South Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 9 West , in Newton County, Indiana, bounded and described as follows:
Commencing at a point 758.61 feet South of the Northwest corner of said Southwest Quarter, said point being the Southwest corner of Bryant's Addition to the Town of Lake Village, Indiana; thence S 89° 34' 30" E along said South line a distance of 296.80 feet ; thence S 01° 33' 11" E a distance of 159.94 feet to the Point of Beginning; thence N 89° 34' 30" W parallel with said South line of Bryant's Addition a distance of 301.14 feet to the West line of said Southwest Quarter; thence S 00° 00' 00" E along said West line , a distance of 100.47 feet; thence S 89° 36' 37" E 23.5 feet to an iron pipe found at the old right of way line of U.S. 41; thence continue S 89° 36' 37" E a distance of 576.10 feet to an iron pipe found at the Westerly right of way line of the Chicago & Indiana Harbor Railroad; thence N 00° 50' 02" W along said Westerly line a distance of 100.13 feet; thence N 89° 34' 30" W a distance of 297.01 feet, to the place of beginning, containing 1.379 acres, more or less.

NEW PARCEL 3:

A part of the South Half of the West Half of the Northwest Quarter of the Southwest Quarter of Section 15, Township 31 North, Range 9 West , in Newton County, Indiana, bounded and described as follows:
Commencing at a point 758.61 feet South of the Northwest corner of said Southwest Quarter, said point being the Southwest corner of Bryant's Addition to the Town of Lake Village, Indiana; thence S 89° 34' 30" E along said South line a distance of 296.80 feet to the Point of Beginning, thence S 01° 33' 11" E a distance of 159.94 feet; thence S 89° 34' 30" E parallel with said South line of Bryant's Addition a distance of 297.01 feet to the Westerly right of way line of the Chicago & Indiana Harbor Railroad; thence N 00° 50' 02" W along said Westerly line a distance of 159.88 feet to the Southeast corner of said Bryant's Addition to the Town of Lake Village; thence N 89° 34' 30" W along said South line a distance of 299.02 feet , to the place of beginning, containing 1.094 acres, more or less.

SURVEYOR REPORT:

This is a Retracement Survey of two parcels owend by Ken & Diane Harper. The survey was performed to retrace the boundary of the tracts and to divide them into seperate parcels as directed by the Harpers. A copy of a quarter section plat of Lake Village compiled by Rowland A. Fabian and Marlow Davis , Newton County Surveyor dated October 1982 was referenced for this survey along with a copy of the recorded Plat of Bryant's Addition to Lake Village. A Plat of Survey by Ray Tappan PLS of the parcels dated 1977 was provided by the owners. That survey indicated iron pipes set at the corners of the parcel. Iron pipes were found at the S.W. and S.E. corner of the parcel along with iron pipes at the S.W. and S.E. corners of the house parcel. An iron pipe was found in an oak tree stump close to the N.E. corner of the House parcel. Monuments were found at the N.W. corner of the S.W. ¼ of Section 15-31-9 and at the S.W. corner of Section 15-31-9. A traverse was run between all of the found monumentation and several shots on the existing rail located on the apparent abandoned railroad right of way. The resulting survey was rotated so that the West line of the Southwest quarter was North 00° West. The iron pipes measured within tolerance from the Northwest corner of the Southwest quarter. The Tappan Survey appears to have monumented the West line of the Southwest quarter as being the center line of old U.S. 41. The plan call for 27 foot for road on the East side of the highway; however the measured distance from the Section line to the iron pipes found was 23' +/-. There was a fence post called out on the Tappan Survey at the N.E. corner of the parcel @ the R.R.. By referencing the Fabian Plat for calls to the Westerly line of the railroad along with the iron pipe at the S.E. corner of the parcel, the Westerly line of the railroad was established. The resultant line is within a half foot of the fence post. The iron pipes along the house parcel were used to establish the bearing for the North line of the parcel (South line of Bryant's Addition). The iron pipes at the S.W. and S.E. corners were accepted as original monuments for the south line of the survey. One of the descriptions for the parcels is described as coming from the South monument and the other from the Northwest corner of Bryant's Addition and the North monument. For clarity and in an attempt to eliminate any ambiguity of the new descriptions, I decided to describe all three of the new descriptions from the North. There was some fencing along the Easterly end of Bryant's Addition which was within a foot or so of the survey line. There was no other visible signs of occupation noted. No gaps or overlaps were discovered on the deeds. The survey performed was a Suburban Survey with an acceptable relative positional accuracy of 0.13 feet.

I hereby certify that the property herein was surveyed under my supervision on or about the date indicated according to TITLE 865, ARTICLE 1, CHAPTER 12 of the Indiana Administrative Code , and that the plat hereon drawn represents said survey. No dimensions should be assumed or scaled. Title policy, local building codes and further Recorded Easements & restrictive covenants should be investigated prior to making improvements to said property.

Glenn H. Kracht
IN Registered Surveyor No. 9400001

GLENN H. KRACHT REGISTERED No. 9400001 STATE OF INDIANA LAND SURVEYOR

GKA GLENN KRACHT ASSOCIATES
314 FAIRFIELD DRIVE CROWN POINT, IN 46307 PHONE: 219.663-8623
gkracht@comcast.net FAX: 219.663-8945