

**TORRENGEA SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
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**PLAT OF SURVEY**  
 LOTS 4, J2 ADDITION, PHASE 2  
 7140 W. 171 ST AVENUE  
 IN THE TOWN OF LOWELL  
 LAKE COUNTY, INDIANA

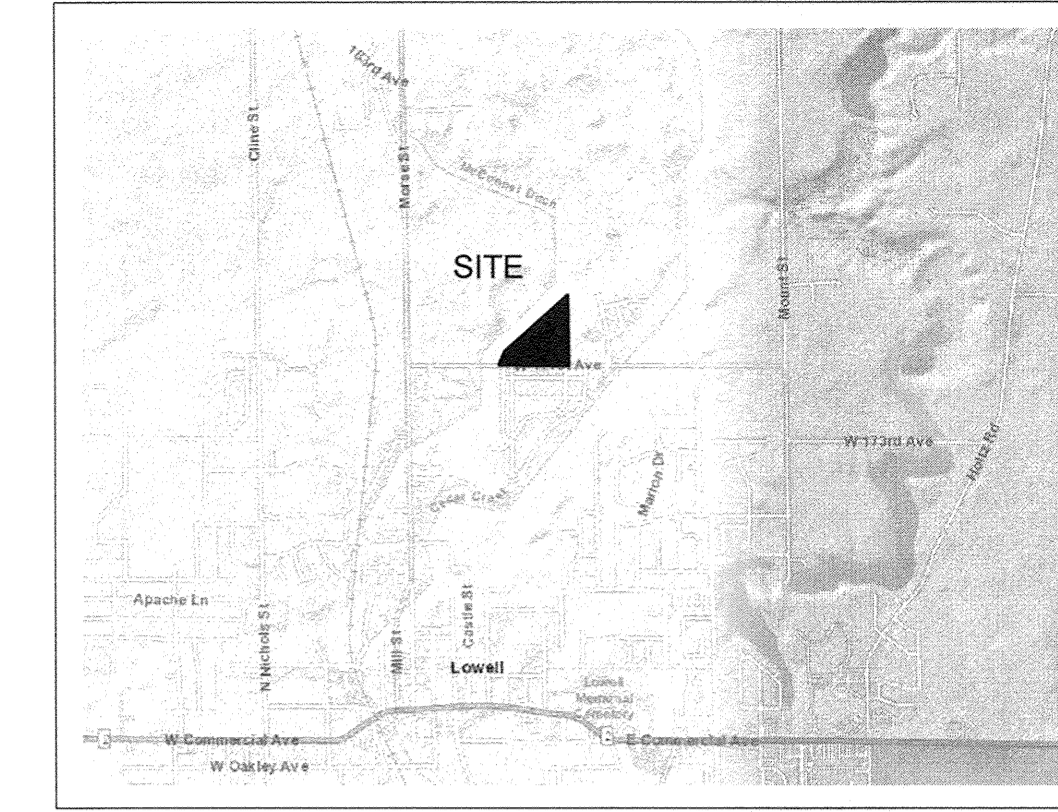
DATE: AUGUST 5, 2024

CLIENT: R & R SEWER, WATER & EXCAVATING  
 JOB NO: 2024-0381  
 DRAWN: GP/JSA  
 SCALE: 1"=200'

SHEET 1 OF 1

# PLAT OF SURVEY

VICINITY MAP



THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) AE, FLOODWAY AREAS IN ZONE X (SHADED) & X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LOWELL, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 180900341E & 180900333E, EFFECTIVE JANUARY 18, 2012. TRACTS OF LAND LOCATED IN FLOOD ZONE AE ARE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THIS SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. IN A FLOOD ZONE AE, THE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. A FLOODWAY AREA IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. TRACTS OF LAND LOCATED IN FLOOD ZONE X (SHADED) ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. TRACTS OF LAND LOCATED IN FLOOD ZONE X (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

## SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of see the "Legal Description" Section of this Plat of Survey.

### THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel, and at or near the corners of adjacent parcels as shown herein.

- Reference was made to the following:
- The Lake County Corner Record of the SE Corner of Section 14-33-9, under Corner I.D. = G-39, in the Office of the Recorder of Lake County, Indiana.
  - The Lake County Corner Record of the NE Corner of Section 14-33-9, under Corner I.D. = G-38, in the Office of the Recorder of Lake County, Indiana.
  - The Lake County Corner Record of the NW Corner of Section 14-33-9, under Corner I.D. = F-38, in the Office of the Recorder of Lake County, Indiana.
  - The Lake County Corner Record of the N Corner of Section 14-33-9, under Corner I.D. = 1A-F-38, in the Office of the Recorder of Lake County, Indiana.
  - The Lake County Corner Record of the SW Corner of Section 14-33-9, under Corner I.D. = F-39, in the Office of the Recorder of Lake County, Indiana.
  - The record Deed Into Trust of the Subject Parcel, under Instrument No. 2009-083669, dated December 17, 2009 in the Office of the Recorder of Lake County, Indiana.
  - The record Easement for Electrical Lines and Gas Mains, under Instrument No. 223224, dated October 1, 1973 in the Office of the Recorder of Lake County, Indiana.
  - The recorded plat of Michaels Sub recorded in Plat Book 77, Page 92.
  - The recorded plat of Tesmer's Sub recorded in Plat Book 75, Page 30.
  - The recorded plat of Meadows of Cedar Creek Phase 2, 4 and 5.
  - The recorded plat of J2 Addition, Phase 1.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this Plat of Survey was to perform a retracement survey of the above described parcels of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown herein. The basis of bearings for this survey was an assumed bearing of North 88 degrees 51 minutes 47 seconds West along the North line of the subject parcel and all bearings shown on this survey indicate angular relationship between the lines only. The search throughout the surveyed parcels and surrounding parcels didn't result in any found monumentation. I was able to utilize the witnessed Lake County monumentation which was held and a theoretical section breakdown was performed as shown herein to establish the boundary line shown.

### A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade.

### B.) OCCUPATION AND POSSESSION:

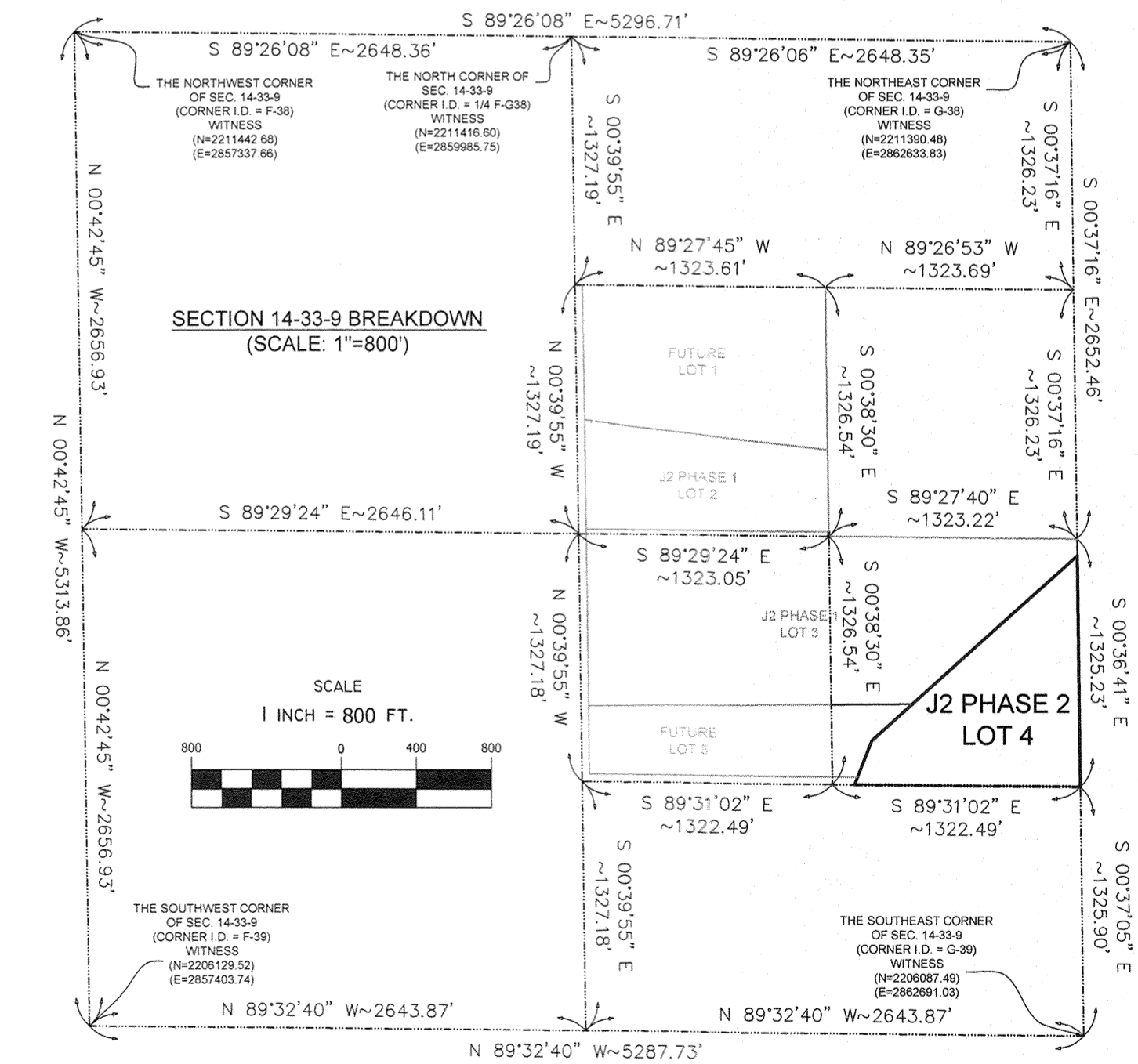
No apparent uncertainties resulted due to occupation or possession lines were observed during the boundary survey.

### C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel were found with the adjoining parcels. The easement bearings and distances were adjusted to match the surveyed boundary lines.

### D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed met the requirements of an URBAN SURVEY according to the 865 IAC 1.1 - 12 et seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.



### Additional Survey Related Notes:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
- This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
- This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.e. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
- Parcels identified by title description or record references as per 865 IAC 1-12-13-11 are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.

STATE OF INDIANA }  
 COUNTY OF LAKE } S  
 I, JOHN STUART ALLEN, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #2990001, CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS PREPARED WHOLLY BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH RULE 12 OF TITLE 865, ARTICLE I OF THE INDIANA ADMINISTRATIVE CODE FOR BOUNDARY/RETRACEMENT SURVEYS.

TORRENGEA SURVEYING, LLC.  
  
 JOHN STUART ALLEN - Registered Land Surveyor No. LS2990001

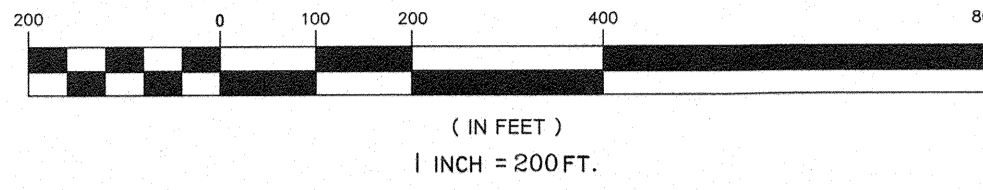


## LEGEND:

- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ PIPE INLET/OUTLET
- ⊙ PIPELINE MARKER
- ⊙ EXISTING MAILBOX
- ⊙ FIRE HYDRANT
- ⊙ STOP SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ MANHOLE
- ⊙ SET 5/8" IRON REBAR W/ ALLEN 29900011 I.D. CAP
- ⊙ FIP FOUND IRON PIPE
- ⊙ FIB FOUND IRON BAR
- ⊙ FMI FOUND MAG NAIL
- OVERHEAD LINES



GRAPHIC SCALE



**SUBJECT PARCEL DESCRIPTION:**  
 PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF LOWELL IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID QUARTER QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID QUARTER QUARTER, A DISTANCE OF 1203.35 FEET; THENCE NORTH 21 DEGREES 24 MINUTES 03 SECONDS EAST INTO THE SAID QUARTER QUARTER, A DISTANCE OF 251.88 FEET; THENCE NORTH 47 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 1479.11 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER; THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST ALONG THE SAID LINE, A DISTANCE OF 1235.53 FEET TO THE POINT OF BEGINNING.

