

# PLAT OF SURVEY

## SHEET 1 OF 3

PARCEL DESCRIPTION (PER DOCUMENT NO. 2009-039458):

PARCEL 1: THOSE PARTS OF THE SOUTHEAST QUARTER OF SECTION 25 AND NORTHEAST QUARTER OF SECTION 36, ALLEN TOWNSHIP 38 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 268.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 302.95 FEET OF THE EASED 269.57 FEET OF THE NORTH 571.11 FEET OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 302.95 FEET, 269.61 FEET TO THE WEST LINE OF SAID EASED 269.57 FEET, THENCE SOUTH 0 DEGREES 42 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID EASED 269.57 FEET, THENCE NORTH 571.11 FEET TO THE SOUTH 89 DEGREES 42 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH LINE, 269.61 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 0 DEGREES 42 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE, 592.59 FEET TO A P.K.NAIL, THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST 1138.22 FEET TO AN IRON ROD; THENCE SOUTH 0 DEGREES 42 MINUTES 11 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 1375.00 FEET TO A MAG NAIL ON THE CENTER OF THE DELSHAW ROAD; THENCE SOUTH 69 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE CENTER LINE OF THIS ROAD 1.3 MILES TO THE POINT OF BEGINNING.  
THESE ROADS OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 36;  
THENCE SOUTH 58 DEGREES 58 MINUTES 56 SECONDS WEST, ALONG SAID WEST LINE, 255.40 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH 0 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 33 RODS OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 1327.25 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 1327.25 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 121.56 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE NORTH 0 DEGREES 52 MINUTES 18 SECONDS WEST, ALONG SAID WEST LINE, 1327.17 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 2: (PREPARED THIS SURVEY)

A PARCEL OF LAND LYING IN A SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF LOT 1 IN 5460 BELSHAW ADDITION AS SHOWN IN PLAT BOOK 109, PAGE 02 RECORDED AS DOCUMENT NUMBER 2016-025070 ON APRIL 26, 2016 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR LS20000066 AND SHOWN ON PLAT OF SURVEY DATED JULY 9, 2025 AS DVG TEAM INC. JOB NUMBER 25-0015, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8-INCH REBAR CORNER MARKING THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 30' 00" ALONG SAID 00 DEGREE 30' 00" LINE TO THE EAST LINE OF SAID LOT 1 TO THE INTERSECTION WITH THE NORTH LINE OF A 82.5 FOOT WIDE EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY IN DOCUMENT NUMBER 678549, BOOK 951, PAGE 609 ON AUGUST 20, 1966 IN SAID RECORDER'S OFFICE, SAID INTERSECTION MARKED BY A 5/8-INCH REBAR WITH BLUE CAP STAMPED "DVG TEAM INC. FIRM NO. 0120" (HEREIN AFTER REFERRED TO AS "DVG REBAR"); THENCE NORTH 88 DEGREES 54 MINUTES 37 SECONDS WEST, 590.61 FEET ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 1, LAST SAID INTERSECTION MARKED BY A DVG REBAR; THENCE NORTH 00 DEGREES 30 MINUTES 04 SECONDS WEST, 834.74 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 1 MARKED BY A REBAR WITH MANHARD CAP; THENCE SOUTH 89 DEGREES 13 MINUTES 21 SECONDS EAST, 590.53 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 11.34 ACRES MORE OR LESS.

## NORTH ADJOINER INFORMATION

A- LOT 111 TAX ID. 45-19-25-256-009.000-008 DMITROVICH, CHRISTINE N.	L- LOT 30 TAX ID. 45-19-25-281-003.000-008 LAUREN DOAN & DAMON DOAN & NICHOLAS HENRY
B- LOT 112 TAX ID. 45-19-25-256-010.000-008 KELLY, SHAWN & ALEXANDRA	M- LOT 31 TAX ID. 45-19-25-281-004.000-008 WERTS, BRIAN & LAURA
C- LOT 113 TAX ID. 45-19-25-256-011.000-008 BLACKMAN, JAY D. & REBECCA J.	N- LOT 32 TAX ID. 45-19-25-281-005.000-008 HARBRECHT, ALEXANDER TS AND WENDY HARBRECHT
D- LOT 114 TAX ID. 45-19-25-256-012.000-008 VANDERLINDE, WILLIAM & WENDY	O- LOT 33 TAX ID. 45-19-25-281-006.000-008 VALENTOVICH JR, JAMES R. & KRISTAL A.
E- LOT 115 TAX ID. 45-19-25-256-013.000-008 GLOVER, SAMUEL	P- LOT 34 TAX ID. 45-19-25-281-007.000-008 GREEN, JOHN D.
F- LOT 116 TAX ID. 45-19-25-256-014.000-008 KUCZWARA , DOMINIC F.	Q- LOT 35 TAX ID. 45-19-25-281-008.000-008 WOOD, AUSTIN MIAC
G- LOT 117 TAX ID. 45-19-25-256-015.000-008 VARRO, SANDOR LIVING TR. & DONNA M. VARRO LIVING TR.	R- LOT 36 TAX ID. 45-19-25-281-009.000-008 RINKEMA, DAVID & ROBERTA
H- LOT 118 TAX ID. 45-19-25-256-016.000-008 FERNANDEZ-CANTARERO, NESTOR ENRIQUE	S- LOT 37 TAX ID. 45-19-25-281-010.000-008 BIRD, KYLE E. & ALYSON E.
I- LOT 17 TAX ID. 45-19-25-278-001.000-008 GROFF, ZACHARY & ARMANDA	T- LOT 38 TAX ID. 45-19-25-281-011.000-008 SULLIVAN, CHRISTOPHER W. & ELAINE M.
J- LOT 28 TAX ID. 45-19-25-281-001.000-008 LANGO, RICHARD D. & BETH A.	U- LOT 39 TAX ID. 45-19-25-281-012.000-008 PRADO, JUAN M. AND KRISTY J.
K- LOT 29 TAX ID. 45-19-25-281-002.000-008 MCGARR, CARRIE J.	V- LOT 40 TAX ID. 45-19-25-281-013.000-008 SERNA, VINCENT & TINA A.

SURVEY REFERENCES:

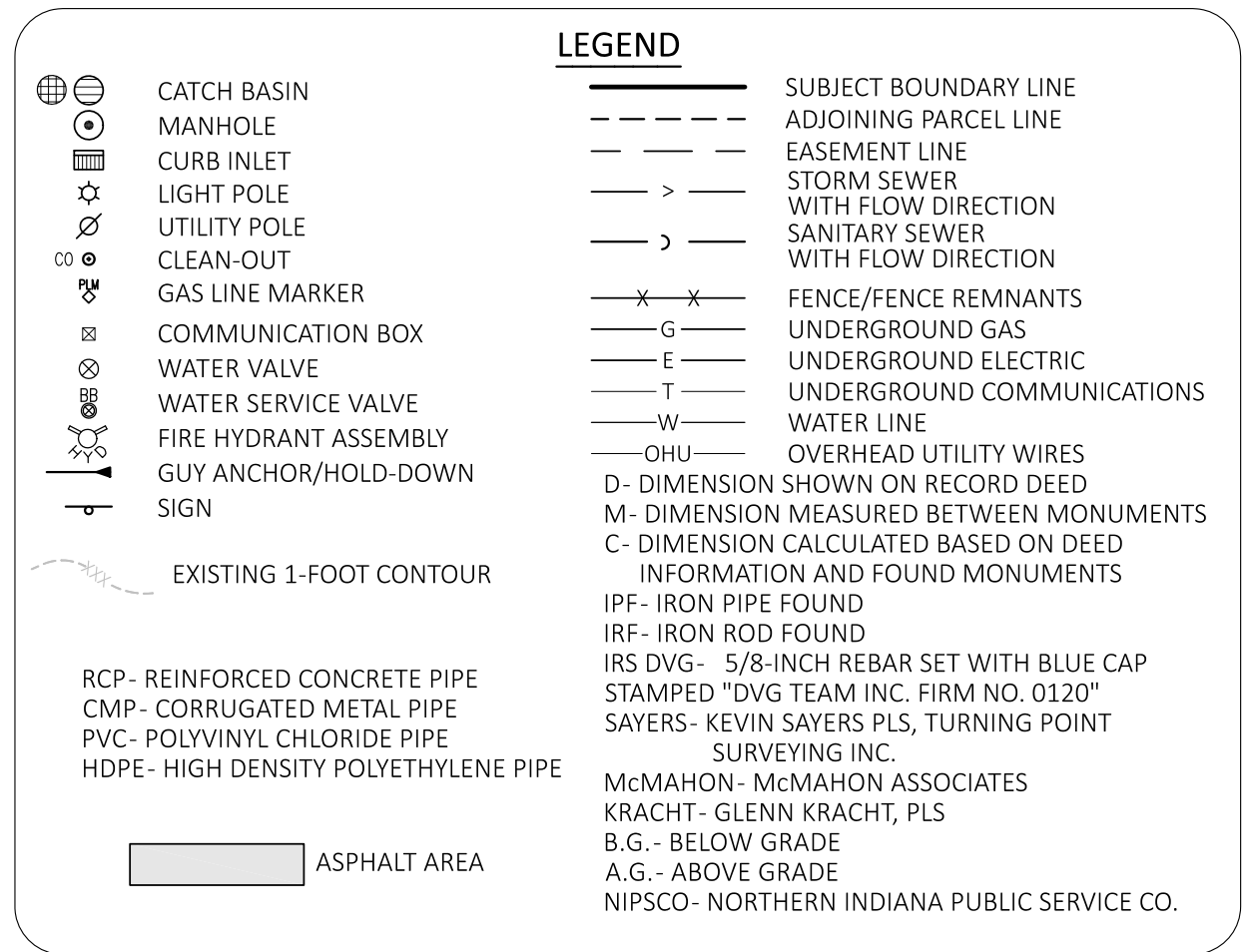
- 1) TITLE COMMITMENT NO. FNW2402310, REV 1, DATED SEPTEMBER 26, 2024 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- 2) RECORD DEEDS REFERENCED HEREON.
- 3) RECORD EASEMENTS REFERENCED HEREON.
- 4) SUBDIVISION PLAT OF BEVERLY ESTATES RECORDED AS DOCUMENT NUMBER 2008-038486 IN PLAT BOOK 102 PAGE 82 BY TURNING POINT SURVEYING, INC. (KEVIN SAEVES, P.S.).
- 5) SUBDIVISION PLAT OF BEVERLY ESTATES UNIT 2 PHASE 3 RECORDED IN PLAT BOOK 114 PAGE 97.
- 6) SUBDIVISION PLAT OF 5460 BELSHAW ADDITION RECORDED AS DOCUMENT NUMBER 2016-025070 IN PLAT BOOK 109 PAGE 02 BY TIEMENS LAND SURVEYING, INC. (DAVID TIEMENS, P.S.).
- 7) PLAT OF SURVEY OF SUBJECT PARCEL RECORDED AS DOC. NO. 2006-034324 ON APRIL 25, 2006 IN SURVEY RECORD BOOK 144 PAGE 63 BY TURNING POINT SURVEYING, INC. (KEVIN SAEVES, P.S.).

PARCEL INFORMATION:

PARCEL 1:  
TAX ID. 45-19-25-426-001.000-008  
OWNER: S & W HOLDINGS, LLC  
QUIT CLAIM DEED  
DOC. NO. 2009 039458  
REC. JUNE 15, 2009

GROSS PARCEL AREA:

PARCEL 1: 3,390,554 SQUARE FEET± 77.84 ACRES±  
PARCEL 2: 493,765 SQUARE FEET± 11.34 ACRES±  
TOTAL AREA (LESS FUTURE R/W'S SHOWN HEREON):  
3,808,736 SQUARE FEET± 87.44 ACRES±



NOTES:

- 1) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
- A) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENT PROVIDED AND RECORD PLAT.
  - B) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT.
  - C) OWNERSHIP OR TITLE.

- 2.) 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 SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND ITEMS NOT READILY VISIBLE DURING A REASONABLE INSPECTION OF SITE (PAST CEMETERIES, LANDFILLS, AND MINERAL RIGHTS).

- 3.) THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE OBSCURED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLERS SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

- 4) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN DATA CONCERNING LOCATION OF UNDERGROUND UTILITIES AND/OR SIZE, DEPTH, CONDITION, CAPACITY OF ANY UTILITIES LOCATED WITHIN THE PARCEL SURVEYED OR SERVING THE PARCEL, OTHER THAN WHAT INFORMATION THAT MAY BE SHOWN. 811 LOCATE SERVICES WERE CONTACTED (TICKET NO. 2410240690), ONLY SUBSTANTIAL ABOVE GROUND VISIBLE UTILITIES WERE LOCATED AND SHOWN. BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS OR PROBINGS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

- 5.) ELEVATIONS AND THE RESULTING CONTOURS (1-FOOT INTERVAL UNLESS OTHERWISE SPECIFIED) SHOWN HEREON WERE MEASURED ON THE GROUND THIS SURVEY AND ARE REFERENCED TO A STATEWIDE GNSS REFERENCE STATION NETWORK KNOWN AS INCORS WHICH IS MAINTAINED BY THE INDIANA DEPARTMENT OF TRANSPORTATION USING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

- 6.) BASIS OF BEARINGS: ASSUMED S 89°25'15" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25-33-9.

**SURVEYOR'S REPORT:**

IN ACCORDANCE WITH TITLE 36, CHAPTER 12, ARTICLE 10, OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAN REPRESENTS A RETRACEMENT SURVEY OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-039458 (PARCEL 1) AND AN ORIGINAL SURVEY OF PART OF LOT 1 IN 5460 BELSHAW ADDITION (PARCEL 2). THE CLIENT'S INTENT FOR PARCEL 2 IS TO BE ALL OF THE LAND IN LOT 1 LYING NORTH OF THE EXISTING NIPSCO EASEMENT.

THEORY OF LOCATION: THIS SURVEY IS BASED ON A PRIOR RETRACEMENT SURVEY OF THE SUBJECT PARCEL 1 PERFORMED BY TURNING POINT, INC. (KEVIN SAYERS, PS) (SURVEY REFERENCE NUMBER 7 SHOWN HEREON). THE SAYERS SURVEY WAS PERFORMED IN 2006 AND UTILIZED COUNTY SURVEY MONUMENTS FOR HIS SECTION BREAKDOWNS ALONG WITH A HUTSON BAR FOUND AT THE CENTER OF SECTION 25. THE MONUMENTS WERE LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25. SAID HUTSON BARS DID NOT FALL ON MIDPOINT SPLITS FOR THE SECTION, BUT SAYERS ACCEPTED THEIR POSITIONS BY COMMON REPORT AS SEVERAL SURVEYS PRIOR TO HIS UTILIZED THEIR POSITIONS. AS A RESULT OF HIS RETRACEMENT SURVEY IN 2006, SEVERAL OF SUBJECT PARCEL 1 CORNERS WERE SET (REBAR WITH "SAYERS") CAP, SINCE THE 2006 SURVEY, THE NORTH ADDITION LAND WAS PLATTED INTO BEVERLY H. SAYERS (SURVEY REFERENCE NUMBER 8, SHOWN HEREON). THE NORTH ADDITION WAS PLATTED INTO BEVERLY H. SAYERS (SURVEY REFERENCE NUMBER 8), ALSO, THE SOUTHWEST ADDITION HAS BEEN PLATTED INTO 5460 BELSHAW ADDITION (SURVEY REFERENCE NUMBER 6 HEREON). ALL THREE DEVELOPMENTS UTILIZED OR HELD THE SAYERS REBARS AS THEIR PARCEL CORNERS.

THIS SURVEY RECOVERED SEVERAL OF THE SAYERS MONUMENTS AND HELD THEIR POSITIONS FIXED TO RETRACE THE SUBJECT PARCEL 1 LINES ALL AS SHOWN HEREON. ADDITIONAL MONUMENTATION WAS FOUND AND HELD FIXED WHERE NOTED. FUTURE RIGHT OF WAY LINES WERE MONUMENTED THIS SURVEY AS WELLNESS TO THE CENTER LINE OF THE ROADS WHICH ARE MORE SUSCEPTIBLE TO MONUMENT DISTURBANCE OVER TIME.

- A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 3.0 FEET EAST-WEST AND 0.5 FEET NORTH-SOUTH.


- B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION WERE OBSERVED AND SHOWN HEREON AS FOLLOWS:
- 1.) A GAS MARKER AND A STACK OF BRICK PAVERS WERE LOCATED SOUTH OF THE NORTH LINE OF THE SUBJECT PARCEL.
  - 2.) SANITARY SEWER AND A MANHOLE WERE LOCATED OUTSIDE A DESIGNATED EASEMENT.

- C. APPARENT UNCERTAINTIES DUE TO RECORD DESCRIPTIONS ARE AS FOLLOWS: THE SUBJECT DEED DESCRIPTION (PARCEL 1) APPEARS TO HAVE BEEN WRITTEN USING A STRAIGHT PROPORTIONATE BREAKDOWN OF THE SECTION. SAID SAYERS SURVEY UNCOVERED THIS AND USING THE DESCRIPTION DISTANCES WOULD HAVE CONFLICTED WITH IMPROVEMENTS AND OTHER PRIOR SURVEYS OF THE WEST ADJOINER (SCHOOL). THIS CONFLICT IN DESCRIPTION RESULTS IN UP TO 22 FEET OF UNCERTAINTY IN AN EAST-WEST DIRECTION.

- D.) THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS) FOR THIS SURVEY, BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

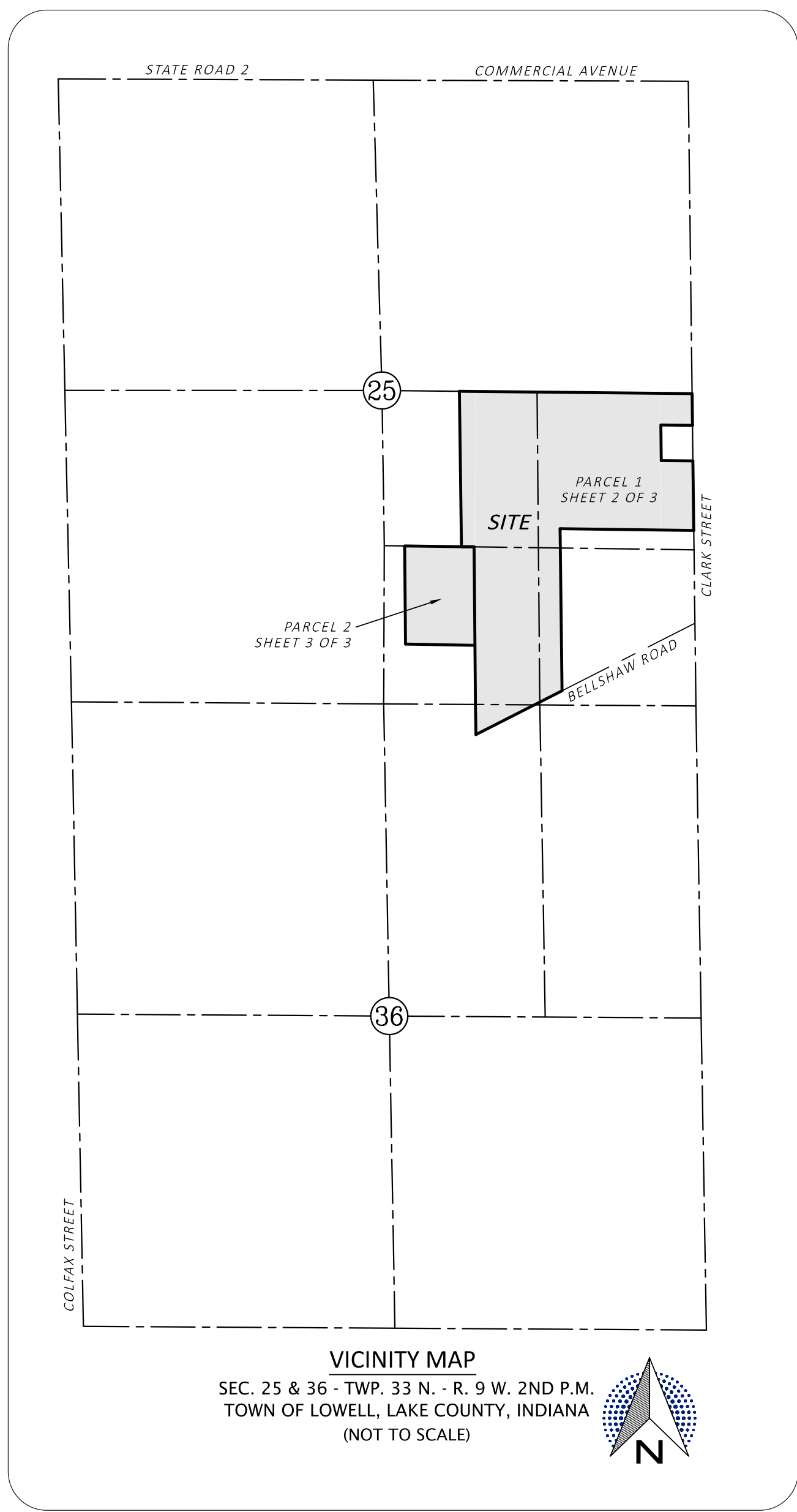
STATE OF INDIANA  
COUNTY OF LAKE

THIS IS TO STATE THAT I HAVE SUPERVISED A SURVEY OF THE DESCRIBED PROPERTY IN ACCORDANCE WITH GUIDELINES SET IN TITLE 865 IAC 1-12 (RULE 12), AND THE PLAT HEREON DRAWN, TO THE BEST OF MY KNOWLEDGE, TRULY AND CORRECTLY REPRESENTS SAID SURVEY.

  
PROFESSIONAL SURVEYOR: GLEN E. BOREN  
REGISTRATION NUMBER: LS20000006  
gboren@dvgtteam.com

DATE: JULY 9, 2025

FIELD WORK COMPLETED: JUNE 17, 2025



DATE:	REVISIONS AND NOTES:

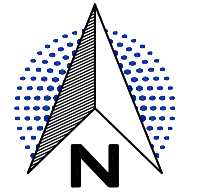
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FB/PG	Sheet No. 1 of 3
DRAWN BY G.B.	DATE 7/9/25
SECTION 25 & 36-33-9	COUNTY LAKE, IN
PROJECT NO. 25-0015	

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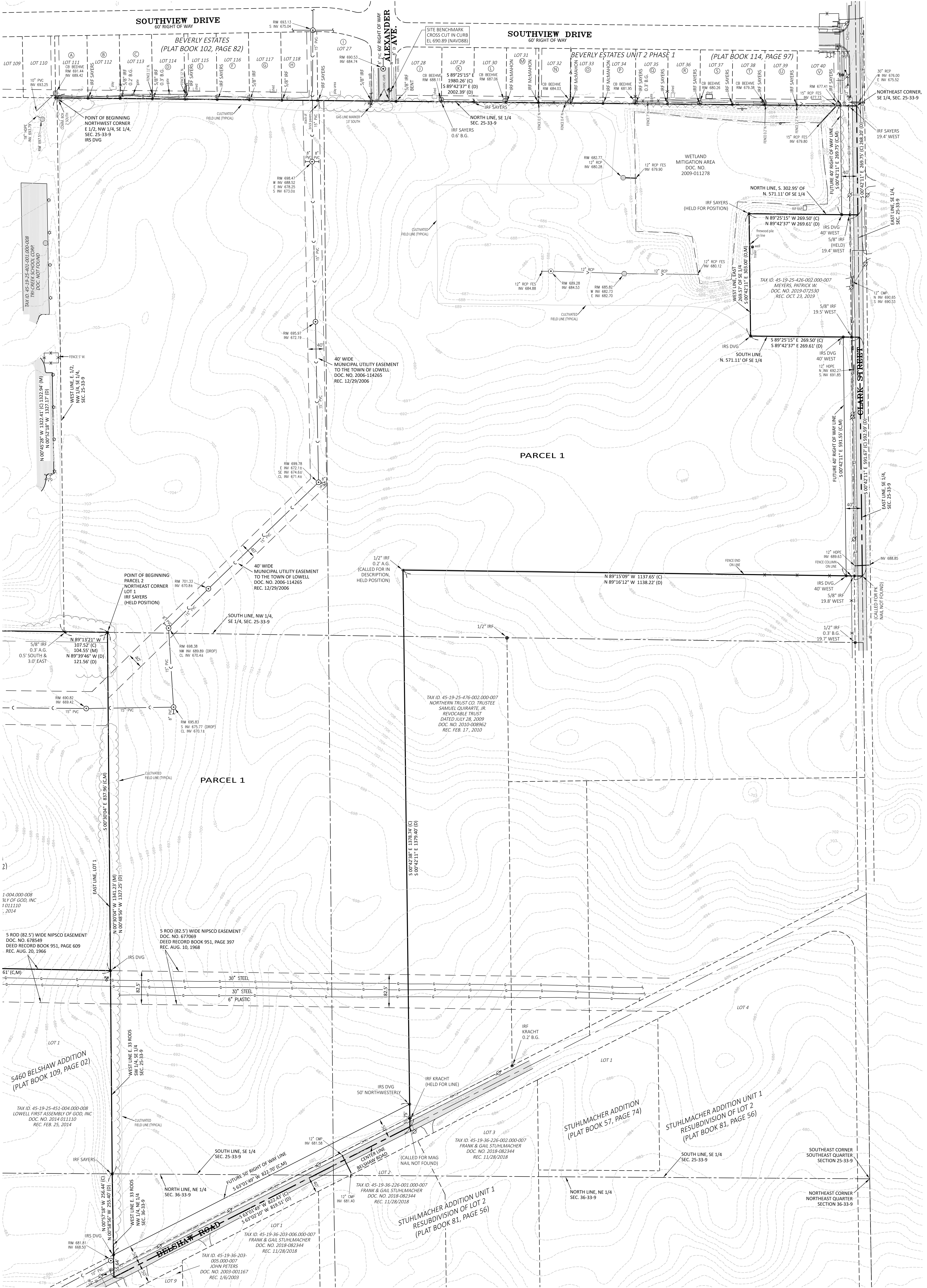
SCHILLING



0' 50' 100'  
SCALE: 1" = 100'

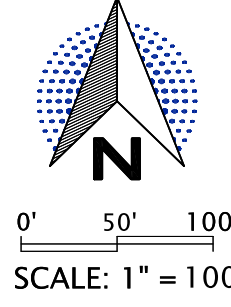


PLAT OF SURVEY  
SHEET 2 OF 3



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G.B.	7/9/25
SECTION	COUNTY
25 & 36-33-9	LAKE, IN
PROJECT NO.	
25-0015	

SCHILLING



PLAT OF SURVEY  
18572 CLARK (APPROXIMATE)  
LOWELL, IN 46356

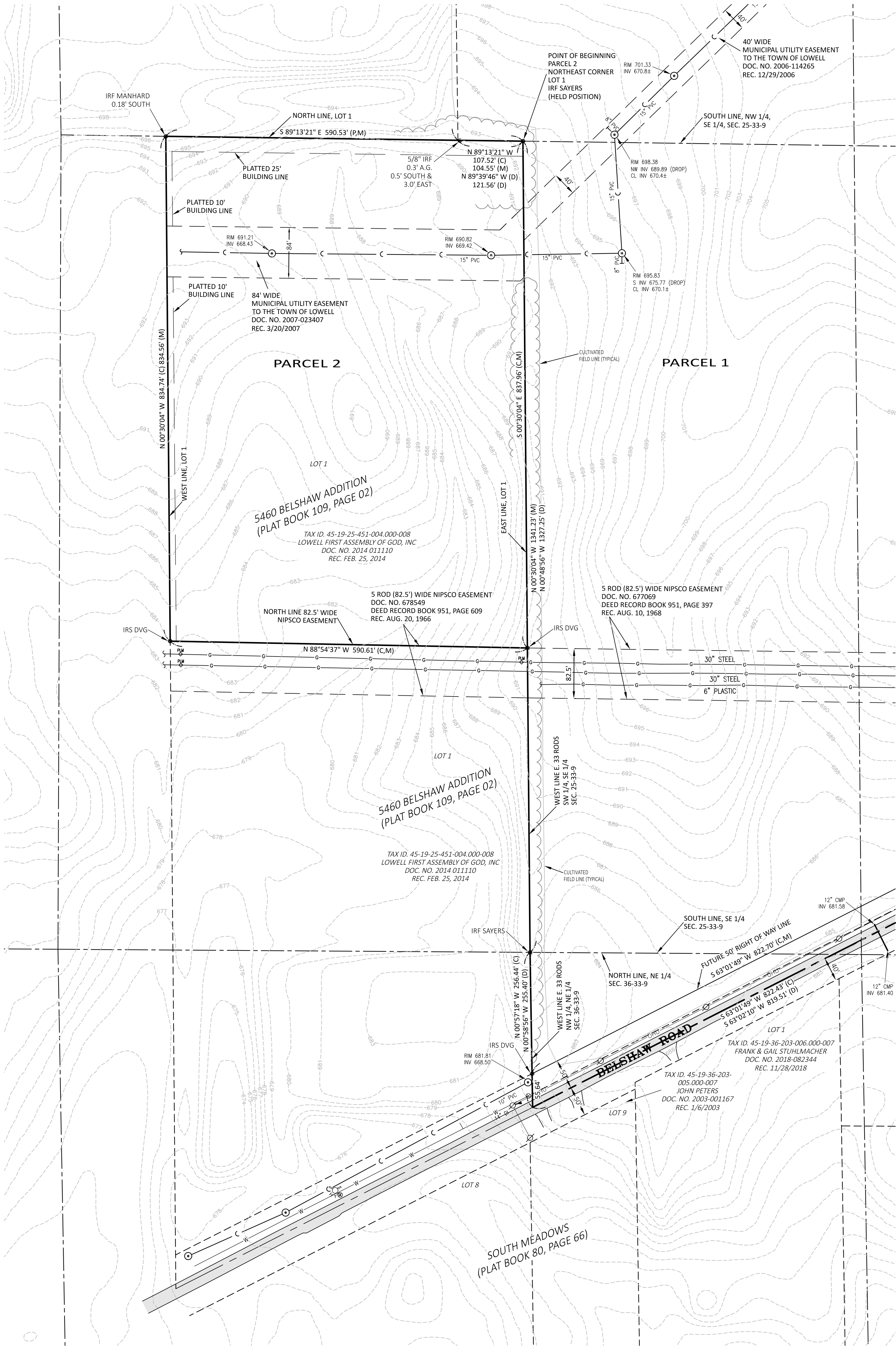
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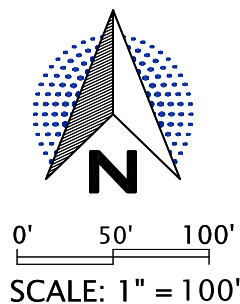
PLAT OF SURVEY  
SHEET 3 OF 3



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