

IRONWOOD LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CARRIAGE CROSSING SUBDIVISION UNIT 1 PHASE 2B; THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 658.04 FEET TO THE SOUTH LINE OF THE NORTH 20 ACRES OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 31 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 1324.70 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 20 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 670.78 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 88 DEGREES 31 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1324.94 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00 DEGREES 19 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 670.54 FEET TO THE POINT OF BEGINNING.

[illegible]

NOT TO SCALE

880.650 SQUARE FEET (20.217 ACRES)

PROPERTY ADDRESS

PIN

45-19-27-253-017,000-038
ATTN:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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IN ACCORDANCE WITH TITLE 86A, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS TO ESTABLISH THIS SURVEY AS A RESULT OF THE AVAILABILITY OF THE REFERENCE MONUMENTS, OCCUPATION OR POSSESSION LINES, CLARITY OF AMBIGUITY IN RECORD DESCRIPTIONS AND PLATS, AND THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. THERE MAY ALSO BE UNWITTING MISTAKES ASSOCIATED WITH THESE UNCERTAINTIES.

THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION. THE BEARINGS ARE BASED ON THE INDIANA COORDINATE SYSTEM OF 1983, WEST ZONE. THE FOLLOWING MONUMENTATION WAS FOUND AND HELD AS NOTED.

(2) AN IRON ROD WAS FOUND AND HELD AT THE NORTH QUARTER CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1/4 E-40.

(3) AN IRON ROD WAS FOUND AND HELD AT THE NORTHEAST CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1/4 E-40.

(4) A BRASS DISC WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1-40.

(5) A BRASS DISC WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1-40.

(6) AN IRON PIPE WAS FOUND AND HELD AT THE SOUTH QUARTER CORNER OF SECTION 27. THE LOCATION IS APPROXIMATELY 30 FEET SOUTH OF THE COORDINATES SHOWN PER LAKE COUNTY RECORD 1/4 E-41.

(7) A COBBLER MONUMENT WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1/4 E-40.

(8) AN IRON ROD WAS FOUND AND HELD AT THE WEST QUARTER CORNER OF SECTION 27 PER LAKE COUNTY RECORD 1/4 E-40.

[illegible]

(1) THE WEST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY CASH FIELD AND A HIGH FENCE. THE FENCE IS LOCATED 10.0 FEET EAST OF THE WEST LINE AT THE SOUTHWEST CORNER AND 22.3 FEET WEST OF THE WEST LINE AT THE NORTHEAST CORNER.

(2) THE NORTH LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY IMPROVEMENTS IN CAROUSE CROSSING.

(3) THE EAST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY IMPROVEMENTS IN MEADOWBROOK SUBDIVISION. SEE SHEET 2 FOR TEXT.

(4) THE SOUTH LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY ONGOING CONSTRUCTION FOR KINGSTON RIDGE SUBDIVISION. SEE SHEET 2 FOR TEXT.

(C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADDENDUM'S DESCRIPTIONS

A) LAKE COUNTY COURIER RECORDS AS NOTED ABOVE.

[illegible]

100-2000

OLTHOF HOMES, INC.
8051 WICKER AVENUE
ST. JOHN, IN 46373

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS
180968-00237E AND 8095-0024HE WITH AN EFFECTIVE DATE OF JANUARY 18, 2012, INDICATES
THAT THE ABOVE DESIGNATED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X
AND ZONE Y UNDER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT
NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL
PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE
THAT THE DERIVED PROPOSED PROJECT WILL OR WILL NOT FLOOD.

SHEET 1:	CERTIFICATES, TITLE NOTES, LEGAL DESCRIPTION
SHEET 2:	BOUNDARY AND IMPROVEMENTS

FIDELITY TITLE INSURANCE COMPANY COMMITMENT NO. FNRW2501525, REVISIONS 1 WITH AN EFFECTIVE DATE OF JUNE 30, 2025 AND A REVISION DATE OF AUGUST 12, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

SCHEDULE E EXEMPTION TABLE					
EXEMPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PAYMENT	LOCATED ON PROPERTY	NOTED
1	1	PROPERTY ON LANDS OF WATER IN POSSESSION	NO	NO	NOT ASSESSED BY SURVEY
2	N/A	SAGAMONTS NOT SHOWN ON PUBLIC RECORDS	NO	N/A	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTHEWS ESCHEWED BY AN ACCOUNTANT'S DEED	NO	N/A	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY JEN FOR ESCHEWED, LARSON ON MATERIAL	NO	NO	NOT ASSESSED BY SURVEY
5	N/A	THIRD ON SPECIAL ASSASSINATIONS	NO	N/A	NOT ASSESSED BY SURVEY
6	N/A	NOTE REGARDING TITLE ASSURANCE COVERAGE	NO	N/A	NOT ASSESSED BY SURVEY
7	N/A	PROPRIETARY FIELDS FOR THE YEAR 2014	NO	N/A	NOT ASSESSED BY SURVEY
8	N/A	PROPRIETARY FIELDS FOR THE YEAR 2015	NO	N/A	NOT ASSESSED BY SURVEY
9	N/A	GENERAL SHOWN ON MATERIAL	NO	N/A	NOT ASSESSED BY SURVEY
10	N/A	GENERAL SHOWN ON MATERIAL	NO	N/A	NOT ASSESSED BY SURVEY
11	N/A	NOTE ON INFORMATION BASED ON COUNTY TAX	NO	N/A	NOT ASSESSED BY SURVEY
12	N/A	HOTEL COMPANY ADVISES NO LIABILITY FOR TAX	NO	N/A	NOT ASSESSED BY SURVEY
13	N/A	ANY PROPERTY OWNERS FOR BENTLEY PARK PLAZA ONLY	NO	N/A	NOT ASSESSED BY SURVEY
14	N/A	NOTE: LOCATES FOR BENTLEY PARKS ONLY	NO	N/A	NOT ASSESSED BY SURVEY
15	2002-00525	AGREEMENT FOR BENTLEY PARKS EXCISEMENT	YES	NO	NOT ASSESSED BY SURVEY
16	N/A	NOTE: ANY PROPERTY OWNERS FOR BENTLEY PARK PLAZA ONLY	YES	YES	SHOWN ON SURVEY
17	N/A	NOTE: ANY PROPERTY OWNERS FOR BENTLEY PARK PLAZA ONLY	YES	NO	IMPROVEMENTS SHOWN ON SURVEY
18	N/A	CHIEF, CHIEF, CHIEF AND CHIEF'S ANY	NO	NO	NOT ASSESSED BY SURVEY
19	N/A	THINGS AND PERFORMANCE OF THE TEST UNDER WHICH	NO	N/A	NOT ASSESSED BY SURVEY
20	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
21	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
22	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
23	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
24	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
25	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
26	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
27	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
28	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
29	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
30	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
31	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
32	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
33	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
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40	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
41	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
42	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
43	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
44	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
45	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
46	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
47	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
48	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
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50	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
51	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
52	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
53	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
54	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
55	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
56	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC.	NO	N/A	NOT ASSESSED BY SURVEY
57	N/A	AGREEMENT EXCISEMENT VERSUS LAND ACQUISITION, INC			

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (455.67') ARE RECORD OR USED VALUES, NOT FIELD MEASURED.

[illegible]

STATE OF ILLINOIS }
COUNTY OF LAKE } SS
CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
AND: JAMES W. HAWK, TRUSTEE OF THE JAMES W. HAWK 2004 TRUST DATED
FEBRUARY 9, 2004

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, AND 14 OF TABLE A THEREOF. THE FIELD WORK
WAS COMPLETED ON SEPTEMBER 10, 2025.

NOTED THIS 5TH DAY OF NOVEMBER, A.D., 2025.

Jacob I. Dunham

JACOB I. DUNHAM, P.L.S.
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS22300011
LICENSE EXPIRES JULY 31, 2026

INDIANA
REGISTERED
LAND
SURVEYOR
LS-22300011

AND SURVIVAL

