

SURVEYOR'S REPORT

1) In accordance with Title 865 IAC, Article 1, Chapter 12, Section 1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various accuracies in the locations of the lines and corners established on this survey as a result of:

- a) Variance in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in line of occupation;
- d) Random errors in measurement (Relative Positional Accuracy);

This is a Retracement Survey to establish the Corners of 3 Parcels of land situated in Resurvey of the Second Addition Fairfield as recorded in Plat Book 4 Page 91. The accompanying Plat of Survey shows the geometry of said parcels, which includes a part of Lot 25, Lot 5, and Lot 6 of said Addition.

I found an iron pins marking the corners between Lot 6 and 7 and the SE cor of Lot 12. I connected the iron pin at the SE Cor of Lot 6 and the SE Cor of Lot 12 and extended that to the Easterly line of Pine Lake Ave. I made the Northerly line of Lots 5 thru 12 parallel to that. The remainder of Lot 25 I layed out from the geometry shown on the recorded Plat of said Second Addition to Fairfield and on a survey done for The City of LaPorte by Keil and Associates, Inc dated April 17, 1979. I also found two Iron Pins Set by Hendricks as shown on the Plat. There are no improvements on referenced property or any easements of record per Title Insurance. However, there is a 7200v electric line across the Southerly line of Tract B as shown on Plat of Survey. I did not show deed record numbers of the parcels since I had the title work with descriptions.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on the survey are as follows:

Due to Variances in referenced monuments: None  
Due to Discrepancies in the record description: Shown on Plat  
Due to Inconsistencies in lines of occupation: None

CERTIFICATION

"To: FIRST AMERICAN TITLE INSURANCE COMPANY  
its successors and assigns;

This is to certify that this map or plat and the survey on which it is based were 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 no items of Table A thereof. The fieldwork was completed on November 4, 2022.

Date of Plat or Map \_\_\_\_\_

James H. Keil  
Registered Professional Land Surveyor No 80040125  
First American Title Insurance Company Commitment No 4041-186552 on Lot No 6  
First American Title Insurance Company Commitment No 4041-81415 on Lot 5 and Tract B.

This is to certify that to the best of my knowledge and ability, this map or plat and the survey on which it is based was made in accordance with the final adapted version of the rules and regulations of Title 865 IAC 1-12, 1-30 of the Board of Registration of Professional Engineers and Land Surveyors under authority of Indiana Code 25 Article 21.5 Chapter 1 through 13 and further state that this is an Urban Survey with a Relative Positional Accuracy (RPA) not to exceed 0.13' plus 100 parts per million.

REGISTRATION NUMBER 800400125  
JAMES H. KEIL

MINIMUM STANDARD DETAIL ALTA/NSPS LAND TITLE SURVEY  
A Portion of Lot 25 and Lots 5 and 6 of Resurvey of The Second Addition Fairfield  
As recorded in Plat Book 4 Page 91



KEIL AND ASSOCIATES, INC.  
LAND SURVEYORS

2340 N US# 35, LaPorte, Indiana 46350 219.362.3341

DATE: NOVEMBER 7, 2022

DRAWN BY: JHK

CHECKED BY: JHK

SCALE: 1"=50'

PROJECT ALTA NSPS/SURVEY FOR  
RORY BUNCE

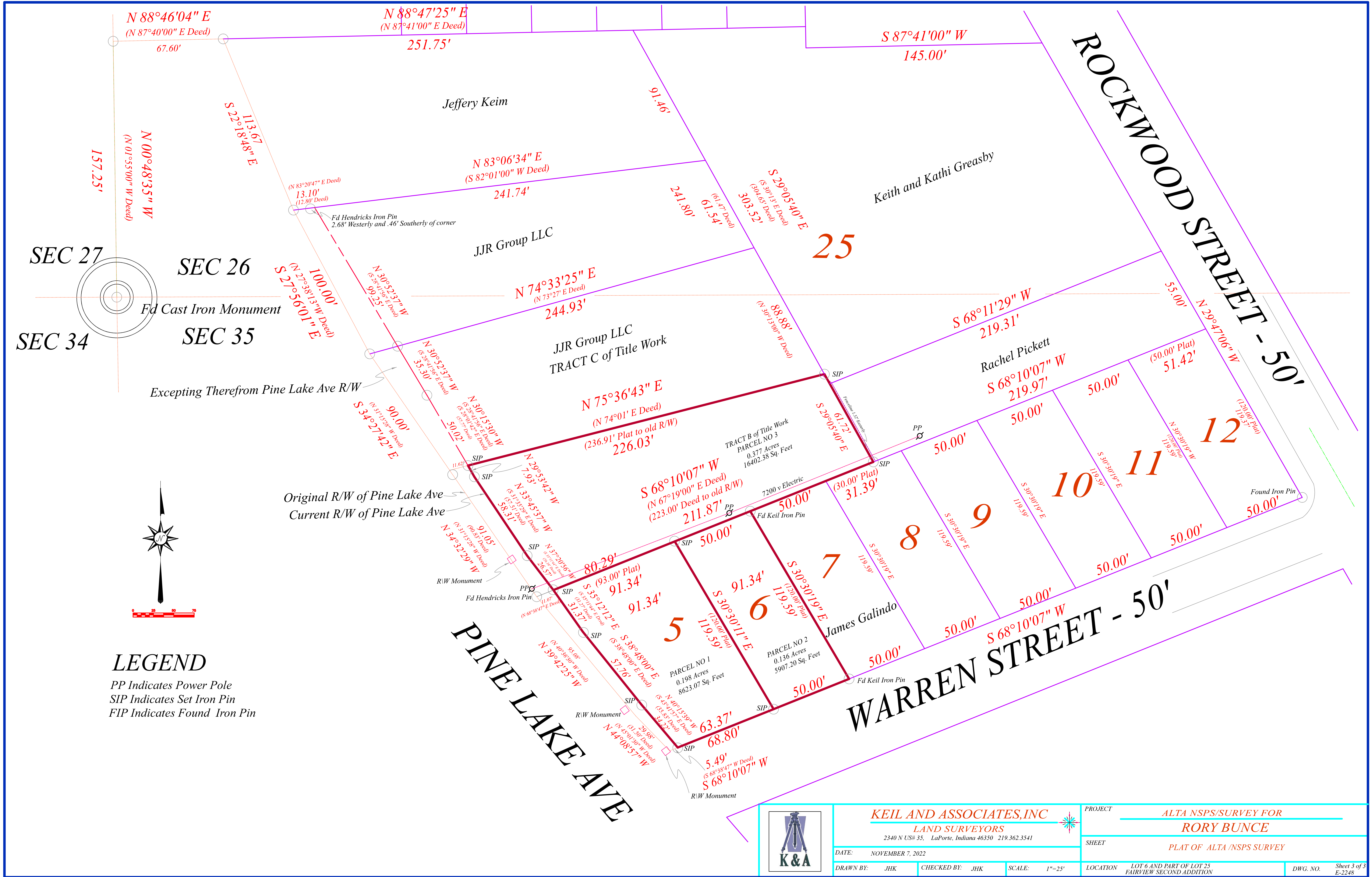
SHEET PLAT OF ALTA /NSPS SURVEY

LOCATION LOT 6 AND PART OF LOT 25  
FAIRVIEW SECOND ADDITION

DWG. NO.

Sheet 1 of 3  
E-2248





## LEGEND

PP Indicates Power Pole  
SIP Indicates Set Iron Pin  
FIP Indicates Found Iron Pin



**KEIL AND ASSOCIATES, INC.**  
LAND SURVEYORS  
2340 N US# 35, LaPorte, Indiana 46350 219.362.3341

DATE: NOVEMBER 7, 2022

DRAWN BY: JHK

CHECKED BY: JHK

SCALE: 1"=25'

PROJECT		ALTA NSPS/SURVEY FOR RORY BUNCE	
SHEET		PLAT OF ALTA /NSPS SURVEY	
LOCATION	LOT 6 AND PART OF LOT 25 FAIRVIEW SECOND ADDITION	DWG. NO.	Sheet 3 of 3 E-2248



PARCEL 1

Lot Numbered Five (5), as shown on the Plat of the "Resurvey of the 2nd Addition to Fairview", Recorded in Plat Book 4, Page 91, in the Office of the Recorder of LaPorte County, Indiana.

EXCEPTING THEREFROM the following Legal Description conveyed to the State of Indiana in Warranty Deed 98-24450, and being described as follows:

A part of Lot 5 in the "Resurvey of the 2nd Addition to Fairview", an addition to the City of LaPorte, Indiana, the Plat of which is recorded in Plat Book 4, Page 91, in the Office of the Reorder of LaPorte County, Indiana, and being described as follows:

Beginning in the South Corner of said Lot 5;

- Thence: N 45° 01' 30" W, a distance of 31.50' along the Southwestern Line of said Lot 5;
- Thence: N 40° 36' 30" W, a distance of 95.08' along said Southwestern Line, to the West Corner of said Lot 5;
- Thence: N 68° 38' 47" E, a distance of 11.07' along the Northern Line of said Lot 5;
- Thence: S 35° 11' 44" E, a distance of 31.27';
- Thence: S 38° 48' 00" E, a distance of 57.76';
- Thence: S 43° 41' 57" E, a distance of 35.83' to the Southern Line of said Lot 5;
- Thence: S 68° 38' 47" W, a distance of 5.49' along said Southern Line, to the point of beginning;

PARCEL 2

Lot Numbered Six (6), as shown on the Plat of the "Resurvey of the 2nd Addition to Fairview" to the City of LaPorte, Indiana, recorded October 28, 1912, in the Office of the Recorder of LaPorte County, Indiana, in Plat Book 4, Pages 91-92.

PARCEL 3

A part of Lot 25 in Fairview Second Addition to the City of LaPorte, Indiana, being described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of Section 26, Township 37 North, Range 3 West;

- Thence: N 1° 55' W, a distance of 157.25';
- Thence: N 87° 40' E, a distance of 67.60';
- Thence: N 87° 41' E, continuing along the same course, a distance of 251.75' to an iron pin;
- Thence: S 30° 13' E, a distance of 304.65' to the place of beginning;
- Thence: S 67° 19' W, a distance of 223.00' to the East Line of Pine Lake Avenue;
- Thence: N 35° 32' W, a distance of 90.83';
- Thence: N 74° 01' E, a distance of 236.91';
- Thence: S 30° 13' E, a distance of 61.72' to the place of beginning;

EXCEPTING THEREFROM PARCEL 3 - A PORTION OF THE FOLLOWING:

A part of Lot 25, in the "Resurvey of the 2nd Addition to Fairview" an addition in the City of LaPorte, Indiana, the Plat of which is recorded in Plat Book 4, Page 91, in the Office of the Recorder of LaPorte County, Indiana, and being described as follows:

- Beginning at the Southwest Corner of said Lot 25;
- Thence: N 31° 15' 28" W, a distance of 177.98' along the Southwestern Line of said Lot 25, (180.83' deduced from Deed Record 232, Page 253);
- Thence: N 27° 38' 13" W, a distance of 100.00' along said Southwestern Line, to the Northwest Corner of the Owners' Land;
- Thence: N 83° 20' 47" E, a distance of 12.80' along the Northern Line of the Owners' Land;
- Thence: S 28° 41' 56" E, a distance of 132.99';
- Thence: S 28° 01' 42" E, a distance of 57.77';
- Thence: S 31° 35' 29" E, a distance of 57.51';
- Thence: S 35° 11' 44" E, a distance of 26.36' to the Southern Line of said Lot 25;
- Thence: S 68° 38' 47" W, a distance of 11.07' along said Southern Line, to the point of beginning;


All being more particularly described as follows:

A parcel of land situated in the "Resurvey of the 2nd Addition of Fairfield" as recorded in Plat Book 4, Page 91, and in the Northwest Quarter of the Northwest Quarter of Section 35, Township 37 North, Range 3 West, Center Township, LaPorte County, Indiana;

Commencing at a cast iron monument marking the Northwest Corner of Section 35, Township 37 North, Range 3 West, Center Township, LaPorte County, Indiana;

- Thence: N 00° 48' 35" W, (N 01° 55' 00" W, Deed), a distance of 157.25';
- Thence: N 88° 46' 04" E, (N 87° 40' 00" E, Deed), a distance of 67.60';
- Thence: N 88° 47' 25" E, (N 87° 41' 00" E, Deed), a distance of 251.75';
- Thence: S 29° 05' 40" E, (S 30° 13' 00" E, Deed), a distance of 241.80' to an iron pin, for the point of beginning;
- Thence: S 29° 05' 40" E, (S 30° 13' 00" E, Deed), a distance of 61.72' to an iron pin, on the Northerly Line of Lots 5-12, of the "Resurvey of the 2nd Addition of Fairfield";
- Thence: S 68° 10' 07" W, along said Northerly Line, a distance of 81.39' to an iron pin, marking the Corner of Lots 6 and 7 of said Addition;
- Thence: S 30° 30' 19" E, along the Easterly Line of Lot 6 of said Addition, a distance of 119.59' (120.00' Plat), to an iron pin;
- Thence: S 68° 10' 07" W, along the Southerly Line of said Lot 5 and 6, and the Northerly Line of Warren Street, a distance of 113.37' to an iron pin;
- Thence: N 40° 15' 39" W, (N 43° 41' 57" W, Deed), along the Easterly Line of Pine Lake Avenue, a distance of 34.22' to an iron pin;
- Thence: N 38° 48' 00" W, (N 38° 48' 00" W, Deed), continuing along said Easterly Line, a distance of 57.76' to an iron pin;
- Thence: N 35° 12' 12" W, (N 35° 11' 44" W, Deed), continuing along said Easterly Line, a distance of 31.37' to an iron pin;
- Thence: N 37° 20' 56" W, (S 35° 11' 44" E, Deed), continuing along said Easterly Line, a distance of 26.57' (26.36' Deed), to an iron pin;
- Thence: N 33° 45' 37" W, (S 31° 35' 29" E, Deed), continuing along said Easterly Line, a distance of 58.31' (57.51' Deed), to an iron pin;
- Thence: N 29° 53' 42" W, (S 28° 41' 56" E, Deed), continuing along said Easterly Line, a distance of 7.93', to an iron pin;
- Thence: N 75° 36' 43" E, a distance of 226.03' to the point of beginning;

Containing in all 0.711 Acres, and subject to all legal easements.

	KEIL AND ASSOCIATES, INC. LAND SURVEYORS 2340 N US# 35, LaPorte, Indiana 46350 219.362.3541			PROJECT	ALTA NSPS/SURVEY FOR RORY BUNCE	
	DATE: NOVEMBER 7, 2022			SHEET	PLAT OF ALTA /NSPS SURVEY	
	DRAWN BY:	JHK	CHECKED BY:	JHK	SCALE:	1"=50'
	LOCATION			LOT 6 AND PART OF LOT 25 FAIRVIEW SECOND ADDITION		DWG. NO. Sheet 2 of 3 E-2248