

EXHIBIT "A"

Sheet 1 of 1

Project: ST-089-1(A)

Code: 1752

Parcel: Utility & Drainage Corridor (A.P.O. Parcels 56, 57, 58)

Form:

Parcel ID: N.A.

A part of the East Half of the Southwest Quarter of Section 20, Township 35 North, Range 5 West, Porter County, Indiana, and being that part of the grantor's land lying within the utility and drainage corridor lines depicted on the attached Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southwest corner of Lot 1 in the Secondary Plat of Porter's Vale Shopping Center, the plat of which subdivision is recorded in Plat File 51-D-1, Instrument 2007-033196 in the Office of the Recorder of said county, which point of beginning is also on the northern boundary of a local service road and designated as point "501" on said Parcel Plat; thence South 85 degrees 43 minutes 33 seconds East (bearings based on the Location Control Route Survey Plat recorded in Instrument 2021-007137) 442.14 feet along the southern line of Lots 1 through 3 in said subdivision and the northern boundary of said local service road to the east line of said quarter section and to point "712" designated on said Parcel Plat; thence South 00 degrees 12 minutes 48 seconds East 78.67 feet along the east line of said quarter section to the north limitation of access control line of S.R. 2 (formerly known as LaPorte Road) and point "711" designated on said Parcel Plat; thence along said access control line Westerly 296.58 feet (296.39 feet by Deed Book 358, page 539) along a curve to the left and having a radius of 3,537.75 feet and subtended by a long chord having a bearing of North 87 degrees 42 minutes 05 seconds West and a length of 296.50 feet to point "504" designated on said Parcel Plat; thence South 89 degrees 53 minutes 49 seconds West 196.62 feet along said access control line to an existing fence and point "509" designated on said Parcel Plat; thence North 34 degrees 19 minutes 07 seconds West 120.93 feet along said fence to point "508" designated on said Parcel Plat; thence North 89 degrees 53 minutes 49 seconds East 119.85 feet to the point of beginning and containing 1.067 acres, more or less.



This description was prepared for the
Indiana Department of Transportation
on the 17th day of September, 2024.

Kelly D. Marley

Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016

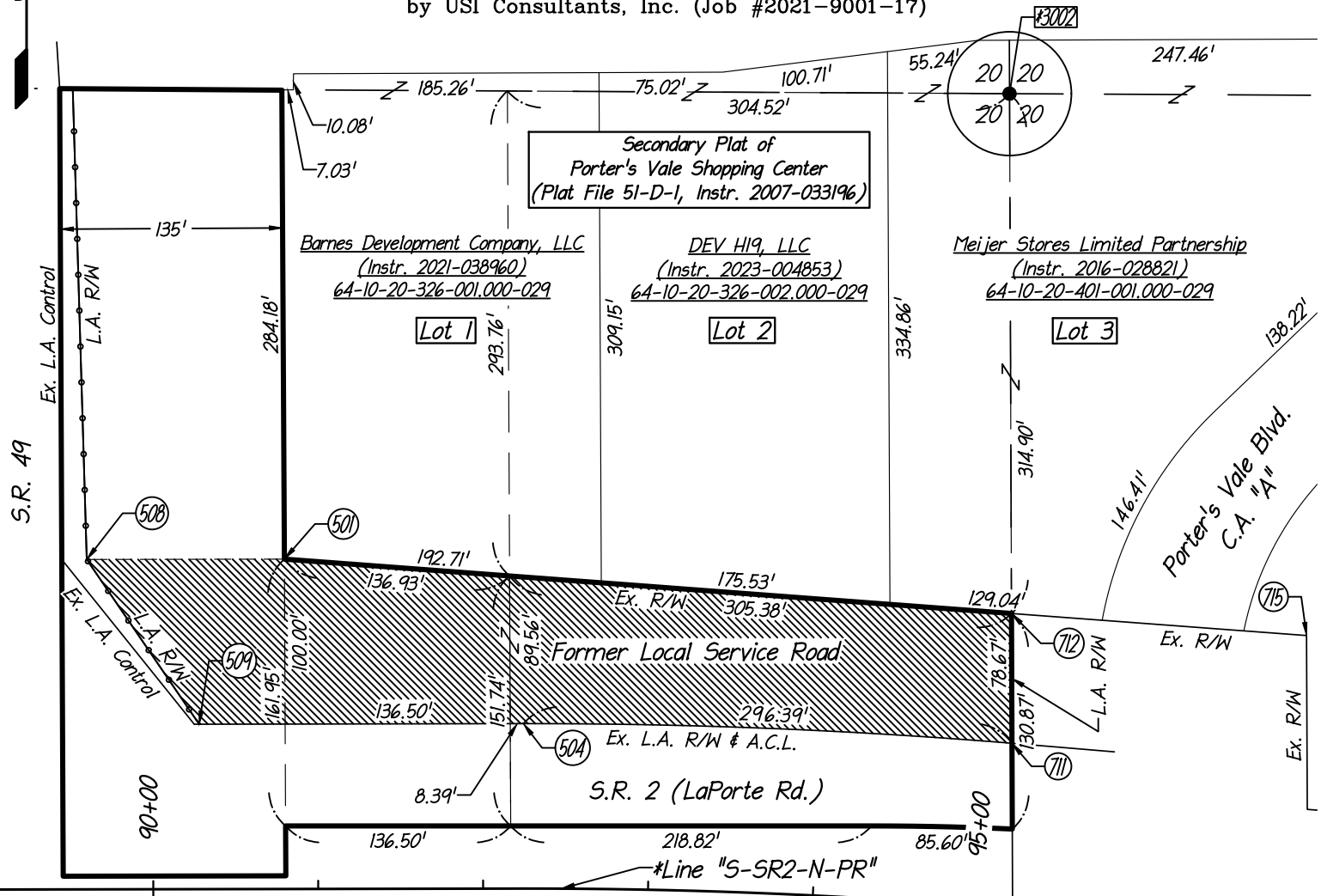


EXHIBIT "B" PARCEL PLAT

SHEET 1 OF 1

Prepared for the Indiana Department of Transportation
by USI Consultants, Inc. (Job #2021-9001-17)

0' 25' 50' 100'
SCALE 1" = 100'

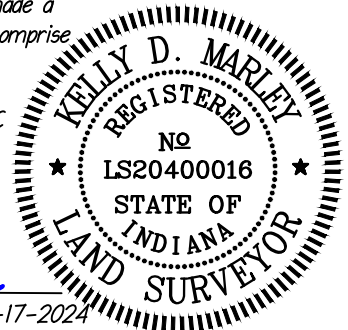


Parcel Coordinate Chart (feet)

Point	Line	Station	Offset	Northing	Easting
501	S-SR2-N-PR	+EXRW 90+79.85	EXRW 200.00' Lt.	398711.8538	809592.7672
504	S-SR2-N-PR	+EX ACL 92+24.62	EX ACL 100.00' Lt.	398612.1140	809737.7131
508	S-SR2-N-PR	+FCE 89+60.00	FCE 200.00' Lt.	398711.6385	809472.9139
509	S-SR2-N-PR	+FCE 90+28.00	EX ACL 100.00' Lt.	398611.7608	809541.0934
711	S-SR2-N-PR	+SEC 95+12.82	EX ACL 100.00' Lt.	398600.2220	810033.9718
712	S-SR2-N-PR	+SEC 95+06.41	R 178.40' Lt.	398678.9023	810033.6788
715	S-SR2-N-PR	+EXRW 96+85.21	EXRW 180.00' Lt.	398665.5303	810212.6031

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 2021-007137 in the Office of the Recorder of PORTER County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").



Stations & offsets control over both north & east coordinates and bearings & distances For alignments and points designated "*" see the Location Control Route Survey recorded in Instrument 2021-007137

Kelly D. Marley
Dated 9-17-2024
Reg. Land Surveyor No. LS20400016
State of Indiana

PARCEL: UTILITY & DRAINAGE
CODE: 1752
PROJECT: ST-089-1(A)
ROAD: S.R. 49
COUNTY: PORTER
SECTION: 20
TOWNSHIP: 35 N.
RANGE: 5 W.

OWNER: STATE OF INDIANA



HATCHED AREA IS THE
APPROXIMATE UTILITY &
DRAINAGE CORRIDOR



DRAWN BY: K.D. MARLEY 9-16-2024
CHECKED BY: K.T. SOLLARS 9-17-2024
DES. NO.: N.A.

D.B. 342 ,PAGE 291 ,DATED 2-17-1982
D.B. 358 ,PAGE 539 ,DATED 6-4-1984
D.B. 358 ,PAGE 544 ,DATED 6-6-1984

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

SECONDARY PLAT OF
PORTER'S VALE SHOPPING CENTER
(Plat File 51-D-1, Instr. 2007-033196)

Barnes Development Company, LLC
(Instr. 2021-038960)
64-10-20-326-001.000-029

Lot 1

Lot 2

Melzer Stores Limited Pa
(Instr. 2016-028821)
64-10-20-401-001.000-02

Lot 3

DEV HI9, LLC
(Instr. 2023-004853)
64-10-20-326-002.000-029

56 ER

57 ER

58 ER

58 ER2

58 ER3

UTILITY CORRIDOR REV
Area : 1.067 acres

N89° 53' 49"E
119.85

S85° 43' 33"E
442.14

N34° 19' 07"W
140.83

196.62'
S89° 53' 49"W

L=296.58' R=3637.75'

S00° 12' 48"E
18.68

SP12-N-PR

89+00

90+00

91+00

92+00

93+00

94+00

95+00

96+00

- CODE 1752, LINE "S-SR2-N-PR" - Points Report - 9/17/2024

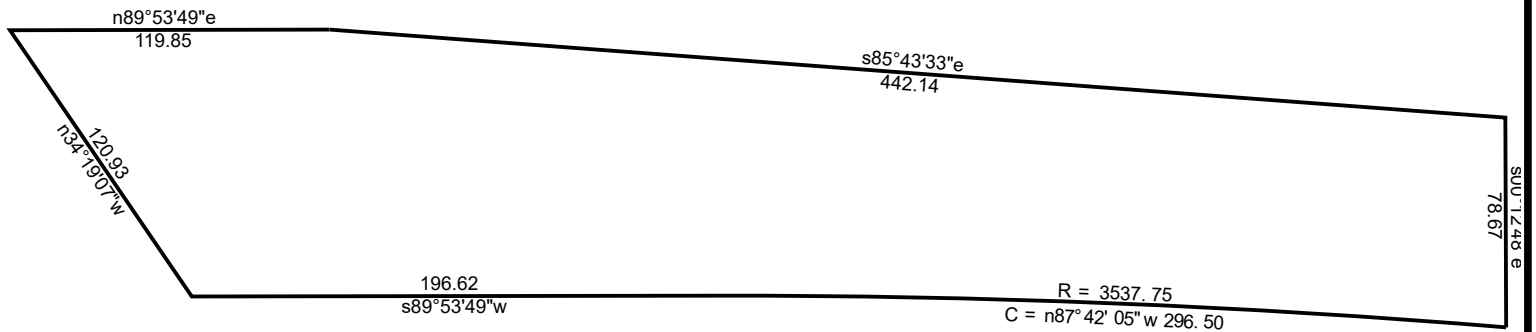
Pt Num	Northing	Easting	Station	Offset	Raw Desc
501	398711.8538	809592.7672	90+79.85	-200.00	S-SR2-N-PR
504	398612.1140	809737.7131	92+24.62	-100.00	S-SR2-N-PR
505	398599.7502	810039.6538	95+18.36	-100.00	
506	398595.0180	810096.0945	95+75.00	-100.00	S-SR2-N-PR
507	398997.0610	809464.4237	89+52.02	-485.44	N
508	398711.6385	809472.9139	89+60.00	-200.00	S-SR2-N-PR
509	398611.7608	809541.0934	90+28.00	-100.00	S-SR2-N-PR
510	398605.5032	809960.3407	94+41.09	-100.00	S-SR2-N-PR
511	398684.4099	809959.9831	94+36.16	-178.74	S-SR2-N-PR
512	398611.8792	809785.3292	92+70.89	-100.00	
513	398697.4917	809784.9413	92+69.58	-185.60	
701	398997.1030	809456.4801	89+44.08	-485.49	
702	398711.6112	809457.7669	89+44.85	-200.00	
703	398611.8544	809593.2179	90+80.12	-100.00	
704	398701.6489	809729.3146	92+16.38	-189.55	
705	398612.0997	809729.7182	92+16.63	-100.00	
706	398519.6125	809458.6323	89+45.37	-8.00	
707	398519.8550	809593.6326	90+80.37	-8.00	
708	398550.0970	809593.4963	90+80.29	-38.24	
709	398550.1001	809729.9977	92+16.79	-38.00	
710	398548.2287	810034.1654	95+17.21	-48.20	
711	398600.2220	810033.9718	95+12.82	-100.00	S-SR2-N-PR
712	398678.9023	810033.6788	95+06.41	-178.40	S-SR2-N-PR
713	398995.6678	809727.9894	92+15.59	-483.57	
714	398560.1246	810213.0481	96+94.46	-75.00	
715	398665.5303	810212.6031	96+85.21	-180.00	S-SR2-N-PR
1000	398561.9010	810212.1235	96+93.39	-76.69	PCON
1001	398666.9586	810212.1685	96+84.66	-181.39	PCON
1002	398668.9540	810174.3971	96+46.85	-180.22	PPKN D YOUNG 2 400034 DISC FLUSH
1003	398768.8230	810227.9857	96+91.91	-284.22	PPKN D YOUNG 2 400034 DISC FLUSH
1004	398850.6016	810311.3155	97+68.11	-372.67	PMAG
1005	398684.4814	809959.8037	94+35.99	-178.80	PRE IRON REB AR W/CAP CANNO T READ FLUSH
1006	398697.6464	809784.7366	92+69.38	-185.75	PRE CECINOLS 2 800124 DOWN 3"
1323	398711.9831	809592.5950	90+79.68	-200.13	PRE IRON REB AR WITH W M. AR DEN JR. S0360 CAP DOWN 1"
1324	398713.3842	809600.0542	90+87.14	-201.52	PCON
1390	398996.8771	809456.1745	89+43.77	-485.27	PRE SCHNIEDER
1392	398996.9374	809458.6720	89+46.27	-485.32	PRE ARDEN
1393	398996.9306	809465.1731	89+52.77	-485.31	PRE ARDEN
1394	398995.6473	809464.7533	89+52.35	-484.02	PCON
1395	398995.5401	809599.0245	90+86.62	-483.67	PCON
1396	398996.0475	809598.1537	90+85.75	-484.18	PRE
1397	398996.1705	809591.2231	90+78.82	-484.32	PRE ARDEN
1398	399007.0839	809858.4893	93+30.79	-496.63	PRE CEC
1399	399006.8533	809783.5506	92+65.31	-494.93	PMAG CEC
3002	398994.0581	810032.5051	94+83.31	-492.54	STIRON REBAR W ITH F.A . WAL SKO LS20700105 CAP FLUSH

USI Consultants, Inc.

Parcel Inverse Report

Project Name: S:\2021Proj\2021-9001 ROW Excess and ENV assignments\Assignment 17 (Code 1752 SR 49 Porter Co. P 57-59)\DWG\2021-9001 Assignment 17.dwg

Parcel UTILITY CORRIDOR REV		
Point whose Northing is 398711.8538 and whose Easting is 809592.7672		
	Bearing: S 85-43-33 E	Length: 442.14
Point whose Northing is 398678.9023 and whose Easting is 810033.6788		
	Bearing: S 0-12-48 E	Length: 78.68
Point whose Northing is 398600.2220 and whose Easting is 810033.9718		
	Curve	
	Direction P.C. to Radius:	S 4-42-1 W
	Radius Length:	3537.75
	Delta:	04° 48' 12"
	Curve Length:	296.58
	Chord Length:	296.50
	Chord Direction:	N 87-42-5 W
	Direction Radius to P.T.:	N 0-6-11 W
Point whose Northing is 398612.1140 and whose Easting is 809737.7131		
	Bearing: S 89-53-49 W	Length: 196.62
Point whose Northing is 398611.7608 and whose Easting is 809541.0934		
	Bearing: N 34-19-7 W	Length: 120.93
Point whose Northing is 398711.6385 and whose Easting is 809472.9139		
	Bearing: N 89-53-49 E	Length: 119.85
Area		
	Square feet	46462.598
	Acres	1.067



UTIL AND DRAIN

9/18/2024

Scale: 1 inch= 72 feet

File:

Tract 1: 1.0666 Acres (46460 Sq. Feet), Closure: $s37.3851e$ 0.01 ft. (1/99530), Perimeter=1255 ft.

01 $s85.4333e$ 442.14

02 $s00.1248e$ 78.67

03 Lt, $r=3537.75$, chord= $n87.4205w$ 296.50

04 $s89.5349w$ 196.62

05 $n34.1907w$ 120.93

06 $n89.5349e$ 119.85