

### Signs

SN-1	Dead End	No Outlet
SN-2	Living Essentials Employee/Visitors	
SN-3	Living Essentials- #20 Ringel & #22 Ringel	
SN-4	Ringel Avenue State Road #13	
SN-5	Divided Entrance	
SN-6	Speed Limit 30	

### Utilities Servicing Wabash County

<b>Electric Service:</b> Duke Energy #1500 Manchester Avenue Wabash, IN 46992 266-563-1146	<b>Telecommunications:</b> AT&T Distribution #518 Harrison Ct. Noblesville, IN 46060 317-513-3923	<b>Gas:</b> NPS&D #1202 W. Main Street Peru, IN 46970 765-475-6469	<b>TV Services:</b> COMCAST #533 E. 65th St. Indianapolis, IN 46220 317-275-6370
<b>Telephone Services:</b> Frontier Communications #8901 W. Jefferson Blvd. Fort Wayne, IN 46804 260-201-1035	<b>Water:</b> Heartland REMC #338 W. 23rd Core Avenue Wabash, IN 46992 266-563-2146	<b>Wastewater Treatment:</b> City of Wabash Wastewater Treatment Plant 700 S. Carroll Street Wabash, IN 46992 266-563-2941	<b>County Highway:</b> Wabash County Highway 800 Manchester Avenue Wabash, IN 46992 John Martin 266-563-2091

### Sign Information

Instrument #20206839133  
Agreement for Sewer Main Extension  
To the City of Wabash  
#17 Acres (Wabash County GIS)  
R/W of State Road #13 R/W

### ADDITIONAL LEGEND:

-TV- Buried Television Lines	○ Fiber Optic Manhole or Marker
-E- Buried Electric	○ 8" Wood Corner Post
-OE- Overhead Electric	○ Concrete R/W Monument
Water Valves & Lines	○ Tree
Fire Hydrant	○ Street Lights
Storm Manhole (SMH)	○ Handicap Accessible Parking Space
Sanitary Manhole (SMH)	○ Sanitary Sewer Line
Sanitary Sewer Cleanout	○ Storm Line
Gas Lines	○ PP POWER POLE
-T- Underground Telephone	○ ECB Electric Control Box

### IUPPS

Indiana Underground Protection Services Inc. (IUPPS) was contacted on July 19, 2016, July 20, 2016, and July 25, 2016. The utility location identification number/ticket numbers assigned to the project are as follows: #1607194089, #1607194097, #1607194109, #1607194119, #1607194136, #1607194148, #1607194149, #1607194155, #1607201527, #1607201550, #1607214433, #1607214434, #1607201600, #1607201614, #1607214441, #1607214445, #1607201647, and #1607201665. The overhead and underground electric lines, and telecommunications distribution lines were located within this survey from above ground evidence only. Markers were placed sparsely by IUPPS marking some of the utility lines during the time that fieldwork was performed for this project. The locations of the aforementioned utilities are subject to the interpretation of utility plans and the physical location of structures together with the sparsely distributed flags and markers placed by IUPPS.

### Surveyor's Certificate

I Barrie L. Bunnell, a Professional Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

To Economic Development Group (EDG) of Wabash County, First American Title Insurance Company, and the City of Wabash:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 8, 11, 13, 14, 16, 17, 18, and 20 of Table "A" thereof. The fieldwork was completed on August 18, 2016.

Date of Plat or Map: August 24, 2016

CERTIFIED BY: *Barrie L. Bunnell*  
Barrie L. Bunnell, P.L.S. #9500018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signed BY: *Barrie L. Bunnell*  
Barrie L. Bunnell, August 24, 2016

Barrie L. Bunnell  
REGISTERED  
No. LS-9500018  
LAND SURVEYOR

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<b>Telephone Services:</b> Frontier Communications #8901 W. Jefferson Blvd. Fort Wayne, IN 46804 260-201-1035	<b>Water:</b> Heartland REMC #338 W. 23rd Core Avenue Wabash, IN 46992 266-563-2146	<b>Wastewater Treatment:</b> City of Wabash Wastewater Treatment Plant 700 S. Carroll Street Wabash, IN 46992 266-563-2941	<b>County Highway:</b> Wabash County Highway 800 Manchester Avenue Wabash, IN 46992 John Martin 266-563-2091

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SN-6	Speed Limit 30	

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Fire Hydrant	○ Street Lights
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Sanitary Sewer Cleanout	○ Storm Line
Gas Lines	○ PP POWER POLE
-T- Underground Telephone	○ ECB Electric Control Box

### ALTA / NSPS Land Title Survey

#### Retracement Survey

#### Wabash Northeast Business Complex

Part of the NE 1/4 and NW 1/4 of Section 36,  
Township 28 North, Range 6 East  
Noble Township, Wabash County, Indiana

**Bunnell Land Surveying & Engineering**  
JOB#2016-052  
DATE: 08/24/2016  
Drawn By- BLB      Field By- BLB & DCS  
DWG: Wabash Northeast Business Complex ALTA 2016.dwg  
File: C:\Land Projects\2Sections\28-6\36\Bus Park ALTA 2016.dwg

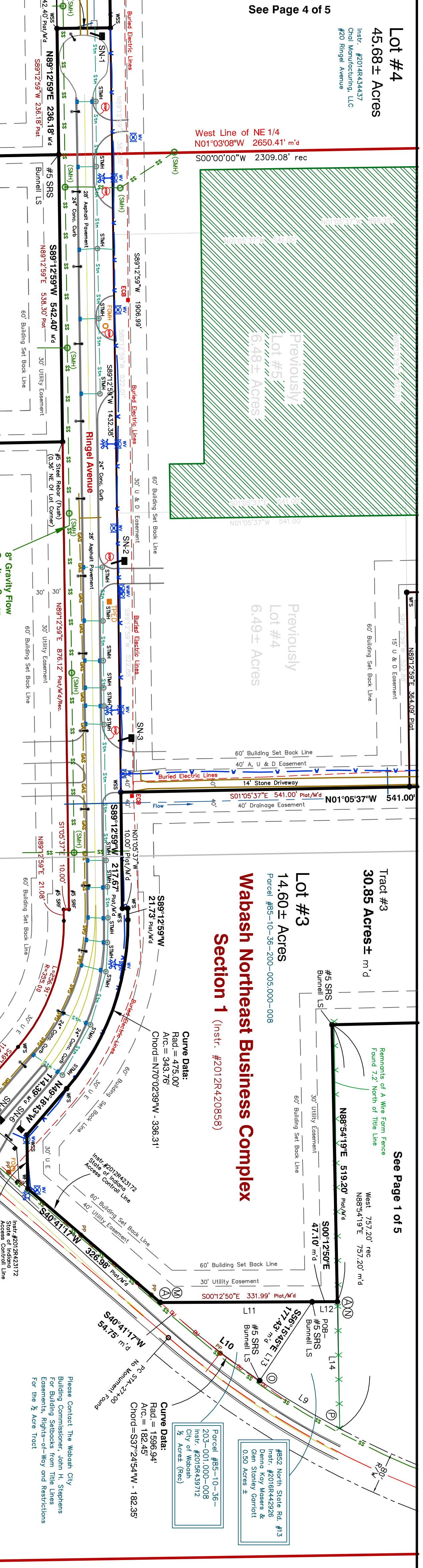
10 West Hill Street  
WABASH, INDIANA 46992  
Ph: (260) 563-9110

FIELD WORK COMPLETION DATE - August 18, 2016  
CERTIFICATION DATE- August 24, 2016  
PREPARED FOR- Banning Engineering  
TITLE HOLDERS- City of Wabash  
ADDRESS- Wabash Northeast Business Complex,  
State Road #13, Wabash, IN

**ALTA / NSPS Land Title Survey**  
**Wabash Northeast Business Complex**  
**Section 1, Section 2, And**  
**86.482 Acres Future Development**  
Part of the NE 1/4 & NW 1/4 of Section 36, Twp. 28N, R6E  
In Noble Township, Wabash County, Indiana

Lot #4  
45.68± Acres  
Instr. #201844337  
Chis Manufacturing, LLC  
420 Ridge Avenue

See Page 4 of 5



ALTA / NSPS Land Title Survey  
Retracement Survey  
Wabash Northeast Business Complex  
Part of the NE 1/4 and NW 1/4 of Section 36,  
Township 28 North, Range 6 East  
Noble Township, Wabash County, Indiana

Lot #6  
7.63± Acres  
Instr. #85-10-36  
100-030.000-008

Lot #5  
5.60± Acres  
Instr. #85-10-36  
100-030.000-008

Lot #2  
10.48± Acres  
Instr. #85-10-36-200-003.000-008

Lot #1  
20.00± Acres  
Instr. #2018420115  
Ag Realizations, LLC  
#15 Ringel Avenue

**ADDITIONAL LEGEND:**

- Fiber Optic Member or Marker
- Buried Electric
- Water Mains
- Sanitary Sewer
- Storm Sewer
- Gas Lines
- Underground Telephone

**Signs**

SN-1	Dead End	NO Omit
SN-2	Living Essential Employee/Volunteer	
SN-3	Living Essential - 40' Buffer & 2'2" Ringel	
SN-4	Ringel Avenue State Road #13	
SN-5	Ringel Avenue State Road #13	
SN-6	Speed Limit 30	

**Record Deed Calls**

L1=	South 200' rec
L2=	89°44'E 207' rec
L3=	North 200' rec
L4=	North 200' rec
L5=	North 200' rec
L6=	89°44'W 207' rec
L7=	89°44'W 207' rec
L8=	89°44'W 207' rec
L9=	89°44'W 207' rec
L10=	89°44'W 207' rec
L11=	89°44'W 207' rec
L12=	89°44'W 207' rec
L13=	89°44'W 207' rec
L14=	89°44'W 207' rec

**Measured Dimensions**

L1=	501'03.37'E 200.00' m/d
L2=	89°44'E 207.00' m/d
L3=	North 200.00' m/d
L4=	North 200.00' m/d
L5=	North 200.00' m/d
L6=	89°44'W 207.00' m/d
L7=	89°44'W 207.00' m/d
L8=	89°44'W 207.00' m/d
L9=	89°44'W 207.00' m/d
L10=	89°44'W 207.00' m/d
L11=	89°44'W 207.00' m/d
L12=	89°44'W 207.00' m/d
L13=	89°44'W 207.00' m/d
L14=	89°44'W 207.00' m/d

**Monument Table**

Monument	Age	Location
1" Iron Pipe Found (3" Up)	15-25 Yrs Old	0.6' East of Title Line
1" Iron Pipe Found (4" Up)	15-25 Yrs Old	0.6' South of Title Line
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.22' Northeast of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.44' Southeast of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	Head in East/West Direction for State Rd R/W
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	Under Stationary Monument - Under a Cap
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.30' North of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.14' North of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.33' South of Title Corner

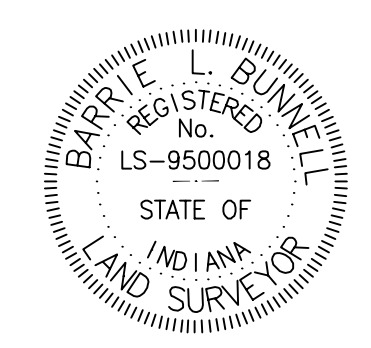
**Monument Table**

Monument	Age	Location
1" Iron Pipe Found (3" Up)	15-25 Yrs Old	0.20' East of 1/4 Section Line
1" Iron Pipe Found (4" Up)	15-25 Yrs Old	Found 0.27' Northeast of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	20.0' North of Sec. Line. On East Title Line
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.52' North of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.48' East of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	2" from Pole Found (15" Up)
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	200' Southeast of Title Corner
1" Iron Pipe Found (14" Deep)	15-25 Yrs Old	0.65' East of Title Corner

**Surveyor's Certificate**  
I Barrie L. Bunnell, a Professional Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 86.5, Article 1, Rule 12 of the Indiana Administrative Code.

To Economic Development Group (EDG) of Wabash County, First American Title Insurance Company, and the City of Wabash:  
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Date of Plat or Map: August 24, 2016  
CERTIFIED BY: *Barrie L. Bunnell*  
Barrie L. Bunnell, P.L.S. #9500018



**Bunnell Land Surveying & Engineering**  
JOB#2016-052  
DATE: 08/24/2016  
Drawn By: BLB  
Field By: BLB & DCS  
DWG: Wabash Northeast Business Complex ALTA 2016.dwg  
File: C:\Land Projects\2Sections\28-6\36\Bus Park ALTA 2016.dwg

**LEGEND:**  
SRS - SET AS STEEL REBAR/CAP  
MAG NAL SET  
RAILROAD SPOKE FOUND  
STEEL REBAR FOUND  
WOOD CORNER POST  
SECTION CORNER MONUMENT  
WIRE FARM TYPE FENCE  
POINT OF COMMENCEMENT  
IRON CORNER POST  
STEEL CORNER POST  
NO MONUMENT FOUND

FIELD WORK COMPLETION DATE - August 18, 2016  
CERTIFICATION DATE- August 24, 2016  
PREPARED FOR- Banning Engineering  
TITLE HOLDERS- City of Wabash  
ADDRESS- Wabash Northeast Business Complex,  
State Road #13, Wabash, IN

**ALTA / NSPS Land Title Survey**  
Wabash Northeast Business Complex  
Section 1, Section 2, and  
86.482 Acres Future Development  
Part of the NE 1/4 & NW 1/4 of Section 36, Twp. 28N, R6E  
In Noble Township, Wabash County, Indiana

Page 2 of 5

Block Full Width of  
Right-of-Way 10' to 14'

West Line of NW 1/4  
S01°05'37"E 2648.79' m'd  
(Assumed Bearing Basis)  
N00°02'16"W 2448.76' rec  
S01°05'37"E 2448.79' m'd

# ALTA / NSPS Land Title Survey

## Retracement Survey Wabash Northeast Business Complex

Part of the NE 1/4 and NW 1/4 of Section 36,  
Township 28 North, Range 6 East  
Noble Township, Wabash County, Indiana

See Page 4 of 5

### NW 1/4 of Section 36

Lot #4  
45.68± Acres  
Tract #2  
48.66 Acres±  
Wabash Northeast Business Complex  
Section #2012R424624  
City of Wabash  
94.25 Acres± (Total)

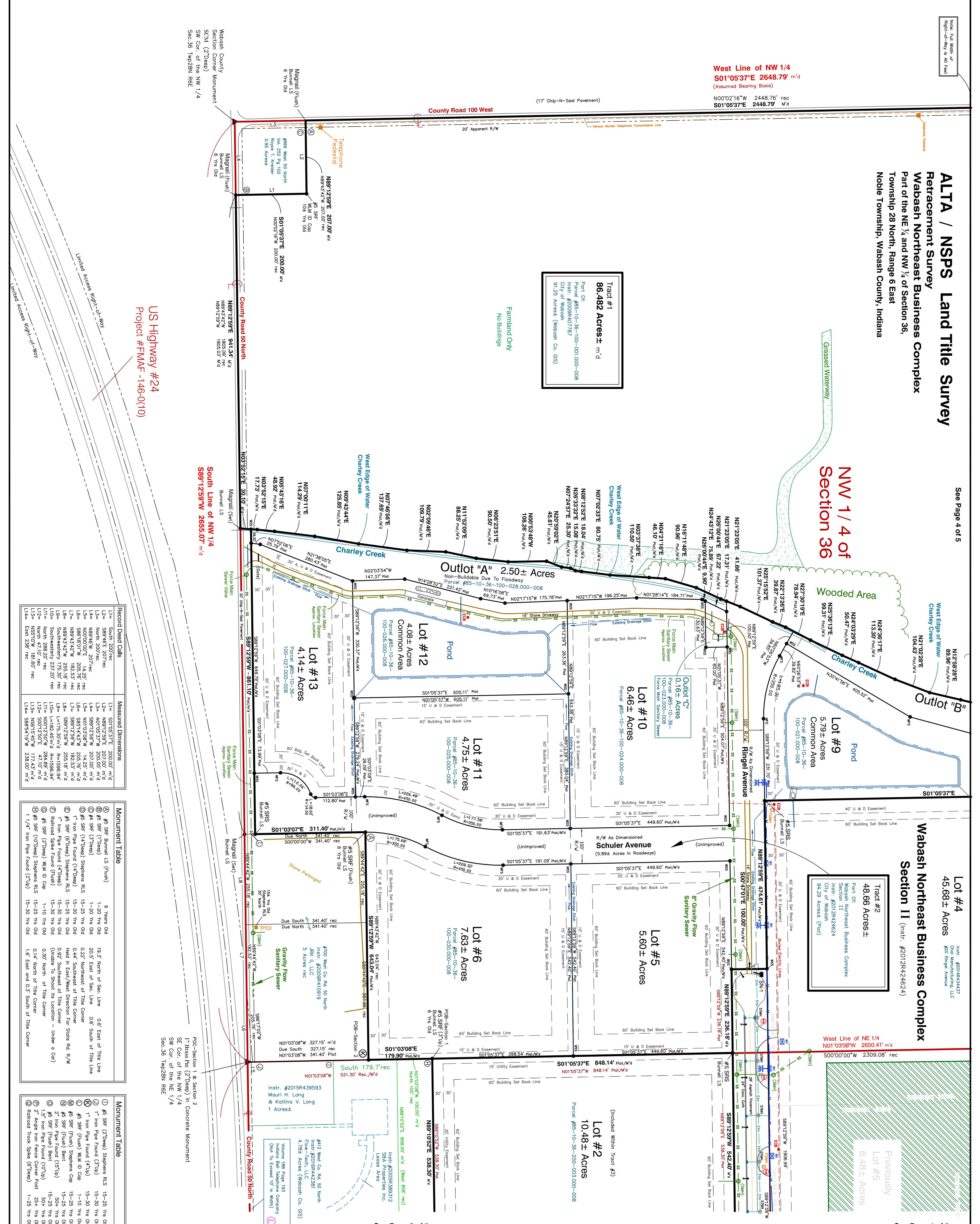
Wabash Northeast Business Complex  
Section II (Instr. #2012R424624)

Previously  
Lot #5  
6.48± Acres

Tract #1  
86.482 Acres± m'd  
Part Of:  
Parcel #85-10-36-100-001-000-008  
Parcel #205R40787  
City of Wabash  
91.25 Acres (Wabash Co. GIS)

Farmstead Only  
No Buildings

US Highway #24  
Project #FMAF-146-0(10)



See Page 2 of 5

See Page 1 of 5

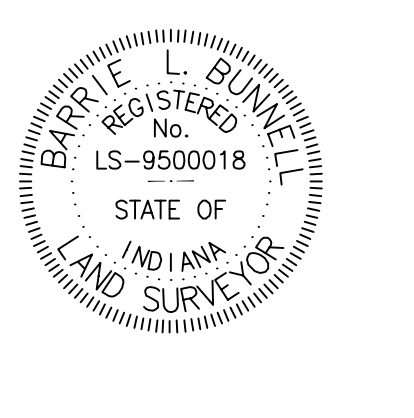
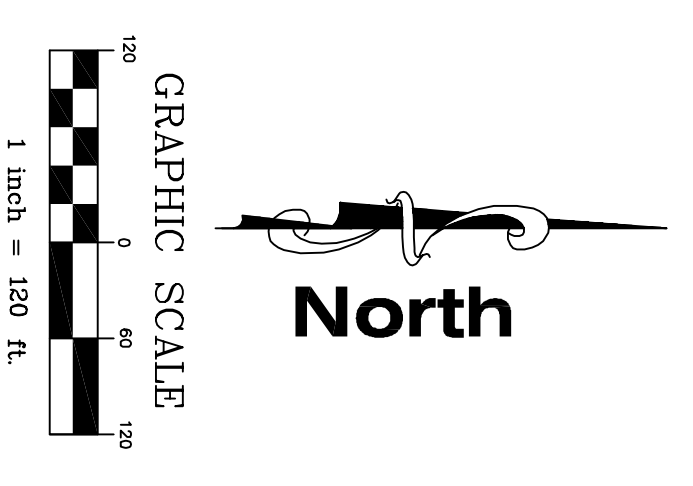
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Barrie L. Bunnell, P.L.S. #9500018



ADDITIONAL LEGEND:	
TV	Buried Television Lines
BE	Buried Electric
OE	Overhead Electric
WV	Water Valves & Lines
FD	Fire Hydrant
SM	Storm Manhole
SMH	Sanitary Manhole
SS	Sanitary Sewer Cleanout
GS	Gas Lines
UT	Underground Telephone
FM	Fiber Optic Manhole or Marker
WC	8" Wood Corner Post
CM	Concrete R/W Monument
T	Tree
SL	Street Lights
HAP	Handicap Accessible Parking Space
SSL	Sanitary Sewer Line
SSL	Storm Line
PP	POWER POLE
ECB	Electric Control Box

LEGEND:	
SR	SET AS STEEL REBAR/CAP
SR	MAG NAIL SET
SR	RAILROAD SPOKE FOUND
SR	STEEL REBAR FOUND
SR	WOOD CORNER MONUMENT
SR	WOOD CORNER MONUMENT
SR	WIRE FARM TYPE FENCE
SR	POINT OF COMMENCEMENT
SR	STEEL CORNER POST
SR	NO MONUMENT FOUND
M'D	MEASURED
REC	RECORDED
PP	POWER POLE
CON	CONCRETE
CP	CORNER POST
W	WIRE
WSS	WOOD SIK SET

FIELD WORK COMPLETION DATE - August 18, 2016  
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PREPARED FOR - Banning Engineering  
TITLE HOLDERS - City of Wabash  
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Section 1, Section 2, and  
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In Noble Township, Wabash County, Indiana

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Field By - BLB & DCS  
DWC: Wabash Northeast Business Complex ALTA 2016.dwg  
File: C:\Land Projects\2Sections\28-6\36\Bus Park ALTA 2016.dwg  
10 West Hill Street  
WABASH, INDIANA 46992  
Ph: (260) 563-9110

# ALTA / NSPS Land Title Survey

## Retracement Survey

### Wabash Northeast Business Complex

Part of the NE 1/4 and NW 1/4 of Section 36,  
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Noble Township, Wabash County, Indiana

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Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Wabash County Section Corner Monument  
POB-SCM (37Dep)  
NW Cor. of the NW 1/4  
Sec. 36 Twp28N R6E

Volume 225 Page 274  
Jayce W. Delvecchia & Eva Wilson  
7/22/2016

(Assumed Bearing Basis)  
North Line of NW 1/4  
N89°10'52" E 265.89' ±

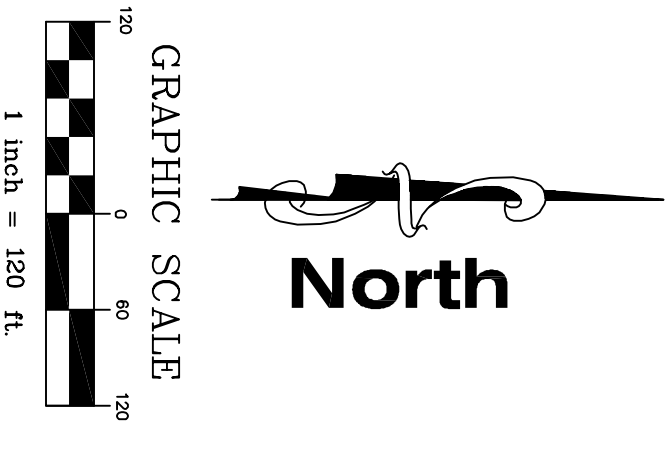
Volume 225 Page 274  
Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Volume 225 Page 274  
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7/22/2016

Wabash County Section Corner Monument  
SCM1 (47Dep)  
NE Cor. of the NW 1/4  
NW Cor. of the NE 1/4  
Sec. 36 Twp28N R6E

West Line of NW 1/4  
S01°05'37" E 2648.79' ± m'd  
(Assumed Bearing Basis)  
N00°02'16" W 2448.76' ± rec  
S01°05'37" E 2448.79' ± m'd

County Road 100 West  
(17' Chip-N-Seal Pavement)



NW 1/4 of Section 36

Tract #1  
86.482 Acres ± m'd  
Part Of:  
Parcel #85-10-36-100-001-000-008  
City of Wabash  
9125 Address (Wabash Co. GIS)

Indiana Municipal Power Agency  
Electric And/Or Telecommunications Easement  
104.43 Acres Rec.

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Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Volume 225 Page 274  
Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Volume 225 Page 274  
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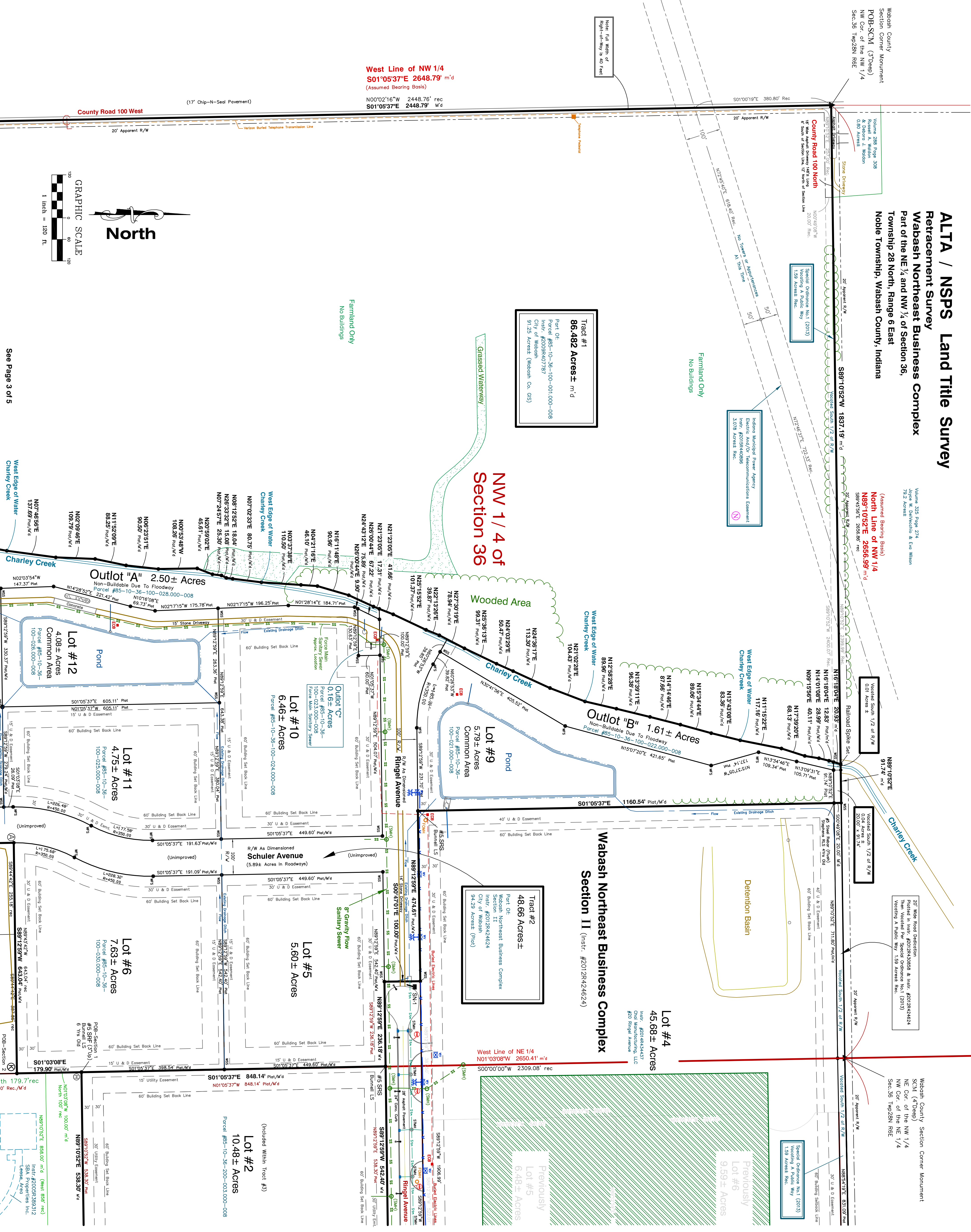
Volume 225 Page 274  
Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Volume 225 Page 274  
Jayce W. Delvecchia & Eva Wilson  
7/22/2016

Wooded Area

Detention Basin

Previously  
Lot #5  
6.48 ± Acres

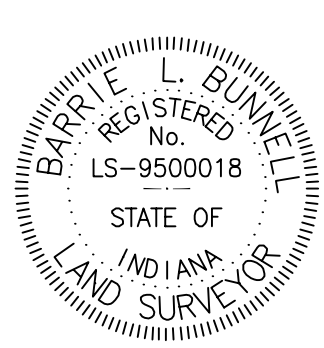


See Page 1 of 5

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CERTIFIED BY: *Barrie L. Bunnell*  
Barrie L. Bunnell, P.L.S. #9500018



**Flood Zone Designation:**  
The subject tracts to be within Zone "X" as defined by FIRM (Flood Insurance Rate Map) Map Number 18169C0183 E, panel 183 of 295 Dated September 18, 2013. This depiction is subject to map scale uncertainties and should not be utilized beyond this survey to interpret the designated flood areas.  
Charley Creek is depicted on the within survey traversing the northwest quarter of Section 36 from South to North. The FIRM (Flood Insurance Rate Map) considers this area to be in Zone "X". It is apparent that a natural creek such as Charley Creek can be associated with flooding situations now and in the future. Please contact the Wabash County Surveyors Office for verification and the location of any and all county maintained ditches emptying into Charley Creek and any drainage maintenance easements on Charley Creek not shown on the plat of survey. Drainage maintenance easements may exist for Charley Creek and tributary ditches not shown on the plat of survey.

**LEGEND:**

SET AS STEEL REBAR/CAP	M'D - MEASURED
MAG NAIL SET	REC - RECORDED
RAILROAD SPOKE FOUND	CR - COUNTERLINE
STEEL REBAR FOUND	PCP - POWERPOLE
WOODEN CORNER POST	CONC - CONCRETE
RRCP - RAILROAD CORNER POST	CP - CORNER POST
SECTION CORNER MONUMENT	WFS - WIRE FLAG SET
X-X - WIRE FARM TYPE FENCE	WSS - WOOD SIK SET
POINT OF BEGINNING	
POINT OF COMMENCEMENT	
RECORDED INSTRUMENT	
STEEL CORNER POST	
NO MONUMENT FOUND	

FIELD WORK COMPLETION DATE - August 18, 2016  
CERTIFICATION DATE - August 24, 2016  
PREPARED FOR - Banning Engineering  
TITLE HOLDERS - City of Wabash  
ADDRESS - Wabash Northeast Business Complex,  
State Road #13, Wabash, IN

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SN-6	Speed Limit 30	

**ADDITIONAL LEGEND:**

—	Buried Electric Lines	○	Fiber Optic Manhole or Marker
—	Overhead Electric	□	8" Wood Corner Post
—	Water Valves & Lines	■	Concrete R/W Monument
—	Fire Hydrant	⊕	Iron
—	Storm Manhole (SMH)	⊕	Street Lights
—	Sanitary Manhole (SMH)	⊕	Handicap Accessible Parking Space
—	Sanitary Sewer Cleanout	⊕	Sanitary Sewer Line
—	Gas Lines	⊕	Storm Line
—	Underground Telephone	⊕	PP - POWER POLE
		⊕	ECB - Electric Control Box

Page 4 of 5

**Bunnell Land Surveying & Engineering**  
JOB#2016-052  
DATE: 08/24/2016  
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10 West Hill Street  
WABASH, INDIANA 46992  
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**ALTA / NSPS Land Title Survey**  
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**Section 1, Section 2, And**  
**86.482 Acres Future Development**  
Part of the NE 1/4 & NW 1/4 of Section 36, Twp. 28N, R6E  
In Noble Township, Wabash County, Indiana

