

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

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

(Assumed Bearing Basis)
North Line of NW 1/4
N89°10'52" E 265.99' ±

Vacated South 1/2 of R/W
917.74' ±

Vacated South 1/2 of R/W
0.01 Acres ±

20' Wide Road Dedication
Placed in Instr. #2016R44437
then Vacated Per Speedy Reference No. 1 (2013)
Vocated by Public Way 1.59 Acres Rec.
N89°10'52" E 538.30' ±

Wabash County Section Corner Monument
SCM 1 (4' Deep)
NE Cor. of the NW 1/4
NW Cor. of the NE 1/4
Sec. 36 1mp28N R6E

Vacated South 1/2 of R/W
N89°10'52" E 538.30' ±

Vacated South 1/2 of R/W
N89°10'52" E 538.30' ±

Special Ordinance No. 1 (2013)
1.59 Acres Rec.
Way

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

Vacated South 1/2 of R/W
N89°10'52" E 538.30' ±

Tract #1
86.482 Acres ± m'd
Part Of:
Parcel #85-10-36-100-001-000-008
Instr. #2009Q47757
City of Wabash
9125 Address (Wabash Co. GIS)

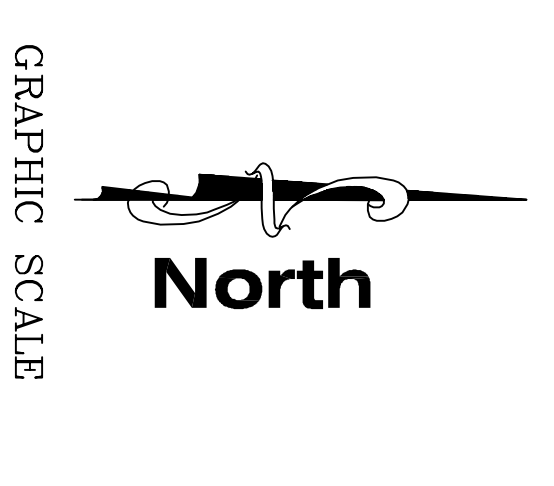
Tract #2
48.66 Acres ±
Part Of:
Wabash Northeast Business Complex
Instr. #2016R44437
City of Wabash
9429 Address (Plot)

Lot #4
45.68 ± Acres
Instr. #2016R44437
Oral Manufacturing, LLC
#20 Ringel Avenue

Previously
Lot #5
6.48 ± Acres

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)
20' Apparent R/W



Farmland Only
No Buildings

Farmland Only
No Buildings

NW 1/4 of Section 36

Outlot "A" 2.50 ± Acres
Non-Buildable Due To Floodway
Parcel #85-10-36-100-028.000-008
N176°08' E 221.42' Plat
N02°17'15" W 175.78' Plat
N01°28'14" E 184.71' Plat

Outlot "B" 1.61 ± Acres
Non-Buildable Due To Floodway
Parcel #85-10-36-100-022.000-008
N150°20' E 421.65' Plat
N15°07'05" W 105.74' Plat

Outlot "C" 0.16 ± Acres
Parcel #85-10-36-100-023.000-008
N07°23'39" E 80.75' Plat

Lot #12
4.08 ± Acres
Common Area
Parcel #85-10-36-100-026.000-008
N07°46'59" E 137.69' Plat
N02°09'46" E 109.79' Plat

Lot #11
4.75 ± Acres
Parcel #85-10-36-100-025.000-008
S01°05'37" E 605.11' Plat
N01°06'37" W 605.11' Plat

Lot #10
6.46 ± Acres
Parcel #85-10-36-100-024.000-008
S01°05'37" E 449.60' Plat

Lot #9
5.79 ± Acres
Common Area
Parcel #85-10-36-100-021.000-008
N27°30'19" E 50.47' Plat
N29°38'13" E 53.51' Plat

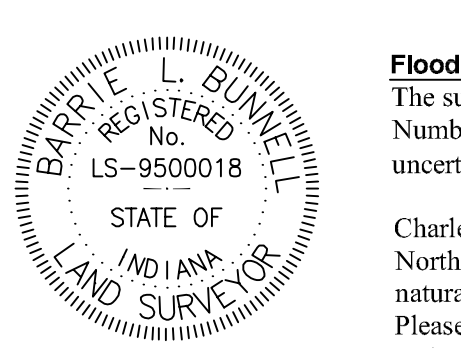
Lot #8
7.63 ± Acres
Parcel #85-10-36-100-020.000-008
S01°05'37" E 491.63' Plat
N01°06'37" W 491.63' Plat

Lot #5
5.60 ± Acres
Parcel #85-10-36-100-023.000-008
S01°05'37" E 449.60' Plat

Lot #6
7.63 ± Acres
Parcel #85-10-36-100-020.000-008
S01°05'37" E 491.63' Plat
N01°06'37" W 491.63' Plat

Lot #2
10.48 ± Acres
(Included Within Tract #3)
Parcel #85-10-36-200-003.000-008
N89°10'52" E 538.30' Plat

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



Flood Zone Designation:
The subject tracts to lie 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 ties 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 - CORNER
STEEL REBAR FOUND	PCP - POWERPOLE
WOODEN CORNER POST	CONC - CONCRETE
RRCP - RAILROAD IRON CORNER POST	CC - CORNER CEMENT
SIGN - SECTION CORNER MONUMENT	WFS - WIRE FLAG SET
X-X - WIRE FARM TYPE FENCE	WSS - WOOD SIK SET
POINT OF BEGINNING	POINT OF COMMENCEMENT
RECEIVED	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

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	

ADDITIONAL LEGEND:

Blue line	Buried Television Lines	Fiber Optic Manhole or Marker
Red line	Buried Electric	8" Wood Corner Post
Blue dashed line	Overhead Electric	Concrete R/W Monument
Blue dashed line with 'x'	Water Valves & Lines	Traffic Signs
Blue dashed line with 'h'	Fire Hydrant	Handicap Accessible Parking Space
Blue dashed line with 's'	Storm Manhole (STM)	Sanitary Sewer Line
Blue dashed line with 'sm'	Sanitary Manhole (SMH)	Storm Line
Blue dashed line with 'sc'	Sanitary Sewer Cleanout	PP - POWER POLE
Blue dashed line with 'g'	Gas Lines	ECB - Electric Control Box
Blue dashed line with 't'	Underground Telephone	

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
Ph: (260) 563-9110
File: C:\Land Projects\2Sections\28-6\36\Bus Park ALTA 2016.dwg

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 and NW 1/4 of Section 36, Twp. 28N, R6E
In Noble Township, Wabash County, Indiana

See Page 1 of 5