ALTA Table $\sum_{i=1}^{n}$ Requirements

with Bunnell ID caps in unpaved areas

3) Flood Zone Classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map graphic plotting only. The subject tracts lie within Zone "X" as defined by FIRM (Flood Insurance Rate Map) Community-Panel Number 18169C0183 E, Dated Sept. 18, 2013. 2) Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or location loc

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 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 tiles not shown on the plat of

if specified by the client). Tract #1 $\,$ 86.482 Acres± Tract #2 $48.66~\mathrm{Acres} \pm$ #3 30.85 Acı

8) Substantial features observed in the process of conducting the fieldwork (in addition to parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse

11) Location of utilities existing on or serving the surveyed property as determined by:
* Observed evidence collected pursuant to Section 5.E.iv
* Evidence from plans requested by the surveyor and obtained from utility compa
* Markings requested by the surveyor pursuant to an 811 utility locate or similar r

Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Overhead electric service lines, power poles and guy wires (Duke Energy) and (REMC), were located in the field by Bunnell Land Surveying. Buried gas lines were located by NIPSCO within this survey as shown on the plat of Survey. No paint or the plat of Survey. No paint or the plat of Survey fieldwork. Representative examples of such utilities include, but are not limited to:

* Manholes, catch basins, valve vaults and other surface indications of subterranean uses;

* Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions or all or overhangs; and

* Utility company installations on the surveyed property.

than one owner, identify the first owner's name listed in the tax records followed by

13) Names of adjoining owners according to current tax records. If more Title holders names are shown on the plat of survey.

14) As specified by the client, distance to the nearest intersecting street. Ringel Ave (unimproved) intersects with Wabash County Road 50 North as shown on the plat enue inters of survey. with State Road #13 as sho

16) Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

* Several concrete manhole castings and concrete cleanout castings were noticed setting on the top of the ground generally along the south line of Lot #3, north of the curbing for Ringel Avenue. Wood stakes demarking the locations of the proposed cleanouts, manholes and the route for a force main sanitary sewer were found within the 30 foot and 40 foot utility easements along the south and east lines of Lot #3. A representative of "CAT" Excavating explained that a sanitary sewer force main was being installed from Troxell John Deere to the city sewer lines.

17) Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. *Additional right-of-way was obtained by the State of Indiana for State Road #13 as described in Instrument #2012R423171 for a roadway access (Ringel Avenue) and the placement of limited access right-of-way. The areas of limited access right-of-way and the right-of-way grant are shown on the plat of survey generally at the entrance to the Wabash Northeast Business Complex.

18) If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation in the process of conducting the field work and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state. (approximately 0.75 acres) was designated by Alt & Witzig Consulting Services on July 29, 2016. No markers delineating the boundaries of the deswere found while doing fieldwork within this survey.

20) Professional Liability Insurance policy obtained by the Certificate of Insurance has been be furnished to the client e surveyor in the strong t for this project o e minimum amount of (XXXXXXXXX) to be in on June 14, 2016.

Schedule ₫ Items First American Title Insurance **Company Policy** #MTC 076771

and Restrictions for Wab: Number 2012R424624,

The Company insures that a violation thereof will not result in forfeiture or reversion of title.

L) Right of way easement to bury cable along the north ten (10) feet of the s recorded June 11, 1960, in Deed Record 188, page 193. (See Plat of Survey) subject parcel in favor of Indiana Bell Telephone Company

of The City of Wab City of Wabash Pla

Surveyor's Notes:

Right of way easement to construct, install, mai recorded 07-02-98, in Deed Record 302, page 4 ent Grant in favor of India rican Water Company, ıry 9, 1998, ın orded July 2, 1998, in Deed Reco 01-20-98,

The Metropolitan School District of Wabash County, Indiana

First American Title Insurance Policy

* Verizon underground telephone transmission lines, located by IUPPS together with telephone pedestals were found within the east right of way of County Road 100 West, generally along the west boundary of the 86.482 acre tract. The telephone lines appear to be entirely within the apparent 20 foot right of way of County Road 100 West. Although no written easements were found, the physical location of the transmission lines and telephone pedestals create possible unwritten title rights, such as acquiesce and/or prescriptive easement rights. No recorded easements were found on file at the Wabash County Recorder's Office and or listed within Schedule "B" in #MTC 076771363, for the following items listed:

* An 18 foot wide asphalt driveway, approximately 148 feet long, was located at the northwest corner of the 86.482 acre tract, as shown on the plat of survey. A portion of the driveway, 6 feet in width, was found to be south of the north line of the subject tract. The asphalt driveway is currently being utilized as a private driveway to a 0.80 acre tract of land current titled to Russell A. Waldon and found in Volume 288 Page 308. A stone driveway extends northeasterly from the aforementioned asphalt driveway. The stone and asphalt portions of the driveway lie within the 40 foot apparent right of way of (unimproved) Count Road 100 North.

* County Road 100 North has stone pavement starting at State Road #13 and running west approximately 1500 feet to its terminus. County Road 100 North is considered unimproved west of the terminus of that stone pavement. The north half of County Road #100 (having an apparent R/W 20' in Width) running along the south line of the southeast and southwest quarters of Section 25 Twp 28N, R6 East appears to be remain a roadway and in place. The south half of the right-of-way of County Road #100 was vacated by Wabash County per "Special Ordinance No. 1 (2013)" Vacating a Public Way. The vacation of the south "half" of the right-of-way begins 257.00 feet east of Wabash County Road 100 West as shown on the Plat of Survey.

* Cinergy power poles, guy wires, and electric transmission lines, were located within the west right of way of State Road #13, as Although no written easements were found, the physical location of the electric transmission lines and power poles and guy wires, rights, such as acquiescence and/or prescriptive easement rights. shown on the plat of survey. create possible unwritten title

Record documents may become available thorough additional title searches, improvements listed. An attorney is suggested to clarify the conditions of the the subject tract and the possible title rights of adjoining titleholders. asements to the aforementioned above and other unwritten title

Historic Description of Real Estate:

Instrument #2009R407787

Survey <u>O</u> Survey

S

1 NW ½ of

Surveyor's Reports and Opinions

ALTA / NSPS Land Title Survey

86.482 Acres Future Development

Section 1, Section 2, And

Wabash Northeast Business Complex

Part of the NE $\frac{1}{4}$ & NW $\frac{1}{4}$ of Section 36, Twp. 28N, R6E In Noble Township, Wabash County, Indiana

the remaining portion of the 155.56 ID washers, railroad track spikes. and

- SET #5 STEEL REBAR/CAP - MAG NAIL SET - RAILROAD SPIKE FOUND - STEEL REBAR FOUND - WOODEN CORNER POST

- SECTION CORNER MONOME!
- WIRE FARM TYPE FENCE
- RIGHT OF WAY
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- STEEL CORNER POST

- RAILROAD IRON CORNER POST
- SECTION CORNER MONUMENT

M'D - MEASURED - RECORDED - CENTERLINE - POWERPOLE

CORNER POS

WFS - Wire Flag Set

10 West Hill Street

WABASH, INDIANA 46992

Ph: (260) 563-9110

Wak County Ortho-photography

(GIS)

Bunnell Land Surveying & Engineering

Field By-BLB & DCS

File: C: \Land Projects\2Sections\28-6\36\Bus Park ALTA 2016.dwg

DWG: Wabash Northeast Business Complex ALTA 2016.dwg



JOB#2016-052

Drawn By-BLB

DATE: 08/24/2016

Page

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of

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