

29, 2022 - 14:52 Dwg Name: P:\RIrinin01\dwg\Surv\Final Drawings\Alta Survey\01-RLRININ01-SA.dwg Updated By: pandersor

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOTS NUMBERED 30, 31, AND 32 IN PARK FLETCHER INDUSTRIAL AND RESEARCH CENTER, SECTION ONE, AS PER PLAT THEREOF RECORDED NOVEMBER 25, 1964 AS INSTRUMENT NO. 64–61621, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

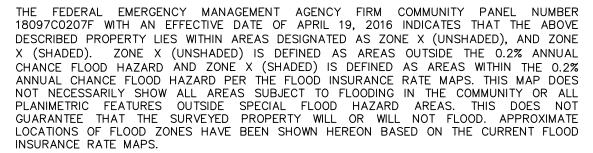


90,188 SQUARE FEET (2.070 ACRES)



2266 DISTRIBUTORS DRIVE INDIANAPOLIS, INDIANA 46241

FLOOD HAZARD NOTE:



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS TO ESTABLISH THIS SURVEY AS A RESULT OF THE AVAILABILITY OF REFERENCE MONUMENTS; OCCUPATION OR POSSESSION LINES; CLARITY OR AMBIGUITY IN RECORD DESCRIPTIONS AND PLATS; AND THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS. THERE MAY ALSO BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

(A) AVAILABILITY OF REFERENCE MONUMENTS AND THEORY OF LOCATION

THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION. THE BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). THE FOLLOWING MONUMENTATION WAS FOUND AND HELD AS NOTED:

(1) A 5/8" IRON ROD WITH A CAP WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY.

(2) A CUT CROSS WAS FOUND AND HELD AT THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY.

(3) A 1/2" IRON ROD WAS FOUND 0.22' NORTHWEST AND 0.31' SOUTHWEST OF THE NORTHWEST CORNER OF THE SURVEYED PROPERTY.

(4) A 5/8" IRON ROD WITH A CAP WAS FOUND AND HELD AT THE NORTHEAST CORNER OF THE SURVEYED PROPERTY.

(5) MULTIPLE MONUMENTS WERE FOUND AND HELD THROUGHOUT PARK FLETCHER INDUSTRIAL AND RESEARCH CENTER.

(B) OCCUPATION OR POSSESSION LINES

(1) THE SOUTHWEST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY A CURB LINE, CONCRETE, AND WOOD RETAINING WALLS. THE CURB LINE VARIES FROM ON LINE TO 4.5 FEET NORTHEAST OF THE PROPERTY LINE, THE EDGE OF CONCRETE VARIES FROM 8 FEET SOUTHWEST TO 1.1 FEET NORTHEAST OF THE PROPERTY LINE, AND THE WOOD RETAINING WALL VARIES FROM 4.4 FEET SOUTHWEST TO 2.4 FEET SOUTHWEST OF THE PROPERTY LINE.

(2) THE NORTHWEST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY DREXEL RUN. THE CENTERLINE OF DREXEL RUN IS APPROXIMATELY 2 FEET SOUTHEAST OF THE NORTHWEST CORNER OF THE SURVEYED PROPERTY AND APPROXIMATELY ON LINE AT THE NORTHEAST CORNER OF THE SURVEYED PROPERTY.

(3) THE NORTHEAST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY A DITCH ON THE WEST SIDE OF DISTRIBUTOR'S DRIVE.

(4)THE SOUTHEAST LINE OF THE SURVEYED PROPERTY IS OCCUPIED BY STEEL POSTS AND THE EDGE OF PAVEMENT AND AGGREGATE OF A PARKING LOT. THE BOLLARDS VARY FROM 14.3 FEET NORTHWEST TO 12.4 FEET SOUTHEAST OF THE PROPERTY LINE, AND THE PAVEMENT VARIES FROM 9.3 FEET NORTHWEST TO 8.7 FEET SOUTHEAST OF THE PROPERTY LINE.

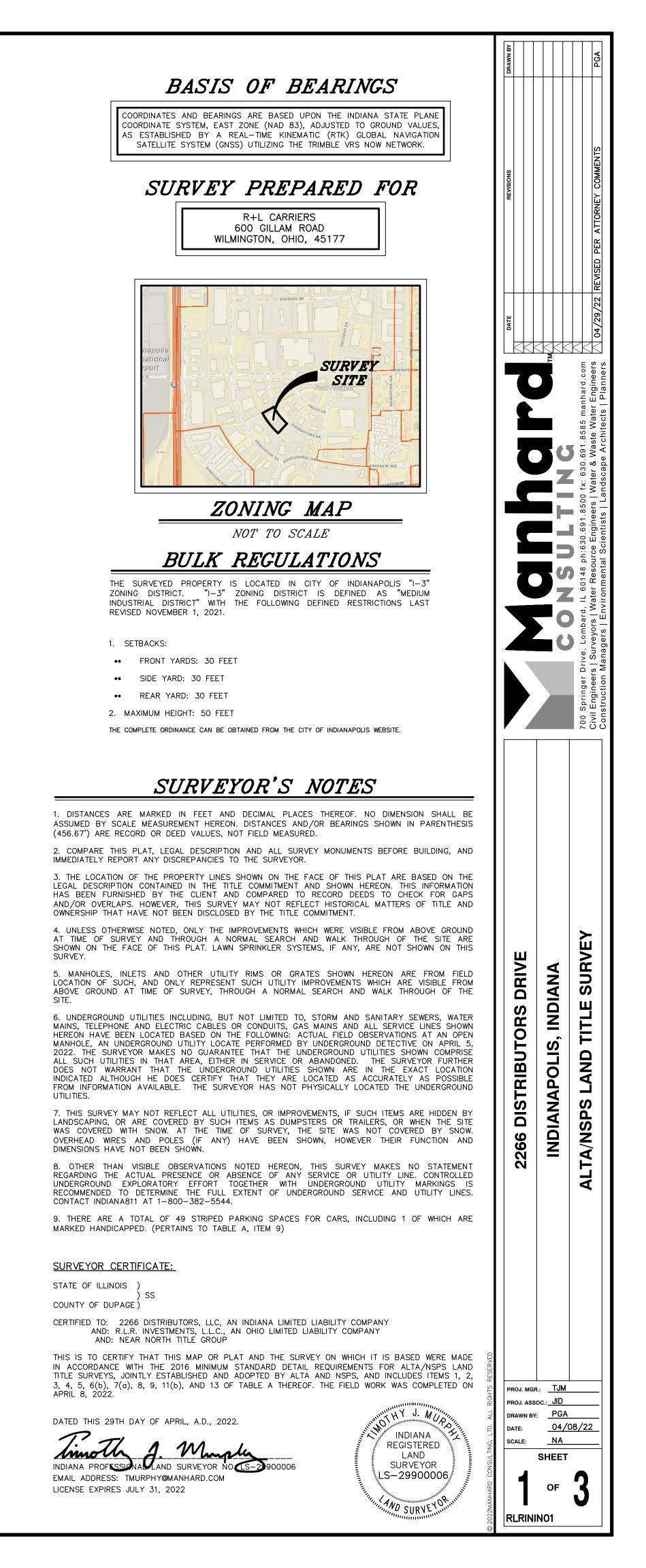
(C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS

(1) THE FOLLOWING RECORD DOCUMENTS WERE REVIEWED IN CONJUNCTION WITH THIS SURVEY:

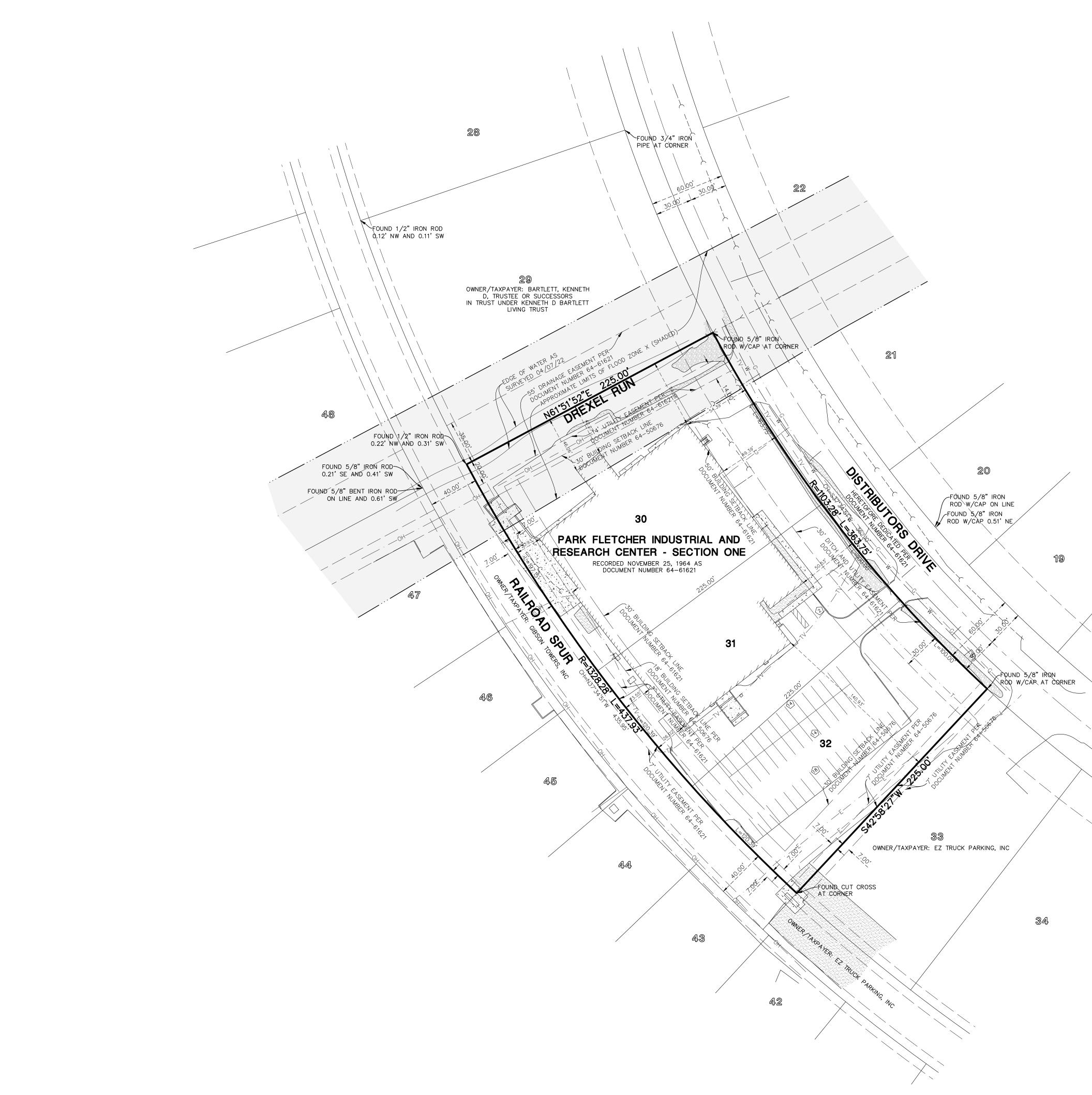
A) PARK FLETCHER INDUSTRIAL AND RESEARCH CENTER, SECTION ONE, RECORDED AS DOCUMENT NUMBER 64-61621
THERE ARE NO APPARENT GAPS, OVERLAPS, AMBIGUITIES OR UNCERTAINTIES BETWEEN THE RECORD PLATS FOR THE SURVEYED PROPERTY AND THE RECORD PLATS AND/OR DESCRIPTIONS FOR THE ADJOINERS.
(D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS OF THE CORNERS ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY (0.13 FEET PLUS 100 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-2-7.

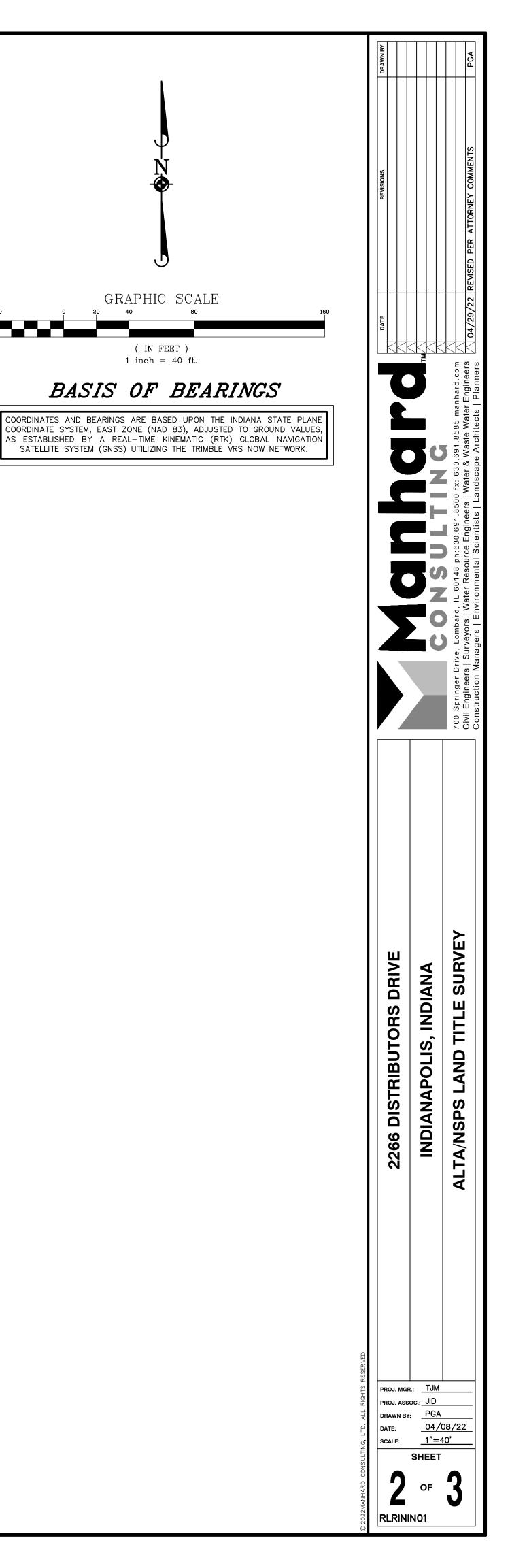
SHEET INDEX					
SHEET 1 OF 3:	TITLE NOTES, SURVEYOR'S NOTES, SURVEYORS REPORT				
SHEET 2 OF 3:	BOUNDARY AND EASEMENT DETAIL				
SHEET 3 OF 3:	TOPOGRAPHIC SURVEY				

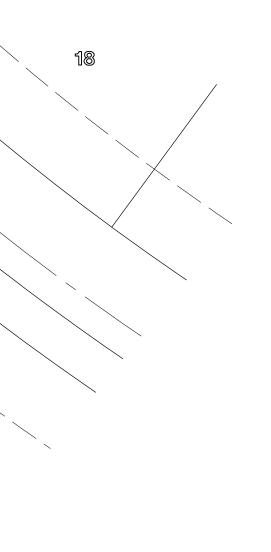






ALTA/NSPS LAND TITLE SURVEY





ABBREVIATIONS

- RCP = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE DIP = DUCTILE IRON PIPE
- CES = CONCRETE END SECTION
- MES = METAL END SECTION
- PES = PLASTIC END SECTIONFF = FINISHED FLOOR
- S = STOP HC = HANDICAP

LEGEND

	=	EX.	PROPERTY LINE		
	=	FΧ	EASEMENT LINE		
			SIDEWALK		
			CONCRETE CURB & GUTTER		
oo			CHAIN-LINK FENCE		
\prec $$	=	EX.	STORM LINE		
	=	EX.	SANITARY LINE		
— — w — —	=	EX.	WATERMAIN LINE		
— · — F — · —	=	FΧ	UNDERGROUND ELECTRIC		
			UNDERGROUND CABLE TELEVISION		
— · — T — · —	=	EX.	UNDERGROUND TELEPHONE		
— · — G — · —	=	EX.	UNDERGROUND GAS		
— · — OH — · —	=	EX.	OVERHEAD WIRES		
uuu	=	FX.	TREE/BRUSH LINE		
\sim \sim			FLOOD PLAIN LIMIT LINE		
-					
			WATER LINE		
780	=	EX.	1 FOOT CONTOURS		
\odot	=	EX.	STORM MANHOLE (MH)		
\bigcirc	=	EX.	STORM CATCH BASIN (CB)		
			STORM INLET (INL)		
			FLARED END SECTION (FES)		
S.S.	=	EX.	RIP-RAP		
\oplus	=	EX.	DRAIN		
DS	=	EX.	DOWN SPOUT		
STS	=	ЕX	STORM SERVICE POST		
STCOO			STORM SERVICE FOST		
↓ ∧					
<u></u>			STORM SEWER MARKER		
\sim	=	EX.	SANITARY MANHOLE (SMH)		
°20	=	EX.	SANITARY SERVICE POST		
SCO	=	EX.	SANITARY CLEANOUT		
Ś	=	FX	SANITARY SEWER MARKER		
\bigotimes			GREASE TRAP		
Q	=	EX.	FIRE HYDRANT/AUX. VALVE		
\otimes	=	EX.	VALVE BOX		
\otimes	=	EX.	WATER METER		
Φ		FΧ	BUFFALO BOX		
Wn N			WATER MARKER		
w _Q			WATER MARKER POST		
G	=	EX.	GAS VALVE		
(Ç)		EX.	GAS METER		
\odot^{O}	=	EX.	GAS MANHOLE		
			JULIE GAS MARKER		
G G					
Ĭ			GAS MARKER POST		
¢	=	EX.	ELECTRICAL METER		
φ	=	EX.	ELECTRICAL OUTLET		
Ē	=	EX.	JULIE ELECTRIC MARKER		
Ēņ			ELECTRIC MARKER POST		
Ī			TELEPHONE PEDESTAL		
\triangle			TELEPHONE MARKER		
T.V.	=	EX.	TELEVISION PEDESTAL		
\bigwedge	=	EX.	TELEVISION LINE MARKER		
τν _ឮ	=	EX.	TELEVISION MARKER POST		
· _^_			UTILITY POLE		
~					
×			UTILITY POLE WITH LIGHT		
- Φ			GUY WIRE		
	=	EX.	LIGHT STANDARD		
ģ		EX.	SIGN		
- <u> </u>	=	EX.	DOUBLE POLE SIGN		
			MAILBOX		
•			BOLLARD/STEEL POST		
\bigotimes	=		MONITORING WELL		
£. (8)	=	EX.	HANDICAPPED PARKING		
(8)	=	EX.	NUMBER OF PARKING STALLS		
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					
100	=	EX.	SPOT ELEVATION		
+		ΓY	DUCUES		
	=	сX.	BUSHES		
8" 5. 7	=	ĘΧ.	DECIDUOUS TREE WITH INK DIAMETER IN INCHES		
Eur		IRL	INK DIAMETER IN INCHES		
		_			
(756.00) (754.00)	=	EX. FX	RIM ELEVATION INVERT ELEVATION		
104.00		L7.			
		_			
	=	EX.	BITUMINOUS PAVEMENT		
	=	EX.	CONCRETE		
L					
	=	EX.	AGGREGATE		
		<b>.</b>	· ·		

29 OWNER/TAXPAYER: BARTLETT, KENNETH D, TRUSTEE OR SUCCESSORS IN TRUST UNDER KENNETH D BARTLETT LIVING TRUST

# PARK FLETCHER INDUSTRIAL AND RESEARCH CENTER - SECTION ONE RECORDED NOVEMBER 25, 1964 AS DOCUMENT NUMBER 64-61621

TRANK PARE

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