

ALTA/ACSM LAND TITLE SURVEY
COMMITMENT 38446

PROPERTY DESCRIPTION
COMMITMENT 38446

Outlot Number 2 in WHITEHALL CROSSING SUBDIVISION AMENDMENT THREE as shown by the plat recorded in Plat Cabinet C, Envelope 256, in the office of the Recorder of Monroe County, Indiana.

NOTES CORRESPONDING TO SECTION B - SCHEDULE II
EXCEPTIONS
COMMITMENT 38446

10. An Overhead Line Easement from Whitehall Crossing, LLC to P51 Energy, Inc. recorded October 23, 1997, in Deed Record 464, page 583 in the office of the Recorder of Monroe County, Indiana. This easement is 50 feet wide and runs along the south end of the Property.

11. A 15-foot sanitary easement and 12-foot gas and drainage easement as shown on the recorded plat. The 15-foot sanitary easement runs on along the west line of the Property and through the northerly one-third of the Property. The 12-foot gas easement is also a utility easement and runs on and along the north side of the Property. The drainage easement is 15 feet wide. It overlaps the gas easement and a part of its south boundary is the north boundary line of the Property.

SURVEYOR'S NOTE'S

16. No evidence of current earth moving work, building construction or building additions were observed.

17. No observed evidence of recent street or sidewalk construction or repairs were observed. Interstate 69 will be constructed near the subject property in the near future, but no evidence of proposed changes in street right of way lines has been noted or observed for the subject property.

18. No evidence of the subject property being used as a solid waste dump, sump or sanitary landfill were observed.

FLOOD NOTE

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0137D, Map Revised: December 17, 2010 subject Property is in Zone X, an area determined to be outside the 500-year floodplain. Source: FEMA

ZONING

3257 W. Jacob Drive is zoned as Planned Unit Development (PUD).

See PUD approval for Whitehall Crossing for setback information. Outlot Number 2 is part of Whitehall Crossing Subdivision.

Source: Bloomington Unified Development Ordinance having an Effective Date of February 12, 2007.

City of Bloomington Planning Department: 401 N. Morton St., Suite 160, P.O. Box 100, Bloomington, IN 47402 (Phone: 812-349-3423)

ALTA/ACSM LAND TITLE SURVEY

TITLE REPORT/COMMITMENT NO.
38446
CHICAGO TITLE INSURANCE COMPANY
bearing an effective date of APRIL 3, 2014

SURVEYOR'S CERTIFICATION

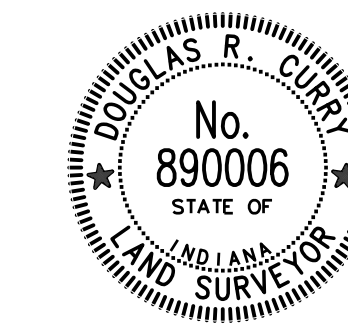
TO: QUATTRO DEVELOPMENT, L.L.C.; Chicago Title Insurance Company; and TitlePlus

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 29, 2014.

Douglas R. Curry
Douglas R. Curry

Registration No. 890006
within the State of Indiana
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May 1, 2014
Date of Map
July 29, 2014
Date of Last Revision



LEGEND	
PROPERTY LINE	---
EASEMENT LINE	- - - -
FENCE	- X - X -
OVERHEAD UTILITIES	- - OHU - -
OVERHEAD ELECTRIC LINE	- - E - -
UNDERGROUND ELECTRIC LINE	- - UGE - -
UNDERGROUND GAS LINE	- - GAS - -
UNDERGROUND TELEPHONE LINE	- - UGT - -
WATER LINE	- - W - -
SANITARY SEWER LINE	- - S - -
DEED RECORD BOOK AND PAGE	XXX/XXX
PLAT CABINET & ENVELOPE	D/114
5/8" REBAR WITH CAP SET	o S
MAG NAIL SET	o MN
RECORD	R
MEASURED	M
RIGHT-OF-WAY	ROW
UTILITY POLE	Q
FIRE HYDRANT	Q
ELECTRIC METER	□
WATER METER	□
TELEPHONE RISER	□
ELECTRIC TRANSFORMER	□
STORM BASIN	□
WATER VALVE	□
SIGN	□
AREA LIGHT	□
SANITARY SEWER CLEAN OUT	□
CABLE T.V. BOX	□
GAS METER	□
LANDSCAPE AREA	L.S.
INGRESS AND EGRESS EASEMENT	I. & E.
DRAINAGE AND UTILITY EASEMENT	D. & E.
UTILITY POLE ANCHOR	△
ANTENNA	△
MAIL BOX	□
AIR CONDITIONING PAD	□
GENERATOR	□
L.P. GAS TANK	□
HANDICAP PARKING SPACE	□
CONCRETE	C
CONCRETE WALK	CW
CONCRETE STOOP	CS
CONCRETE RETAINING WALL	RW
BIKE RACK	BR
DECIDUOUS 2" TREE	△
CONIFEROUS 2" TREE	△
PRIVATE IRRIGATION VALVE	IV



LOCATION MAP

PROJECT LOCATION

S.R. 48/W. THIRD STREET

3257 W. JACOB DRIVE
OUTLOT 2
WHITEHALL CROSSING SUBD.
AMENDMENT THREE
ALTA/ACSM
LAND TITLE SURVEY

DRAWING NO. 5014047
SHEET 1 OF 1