

NO.	1	
REVISION:		DATE:
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PART OF THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 23 NORTH, RANGE 4 WEST,
FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY,
INDIANA

QUATRO DEVELOPMENT
1100 JORIE BLVD., SUITE 238
OAK BROOK, IL, 60523
ALTA/CSM LAND TITLE SURVEY
AMBROSE TEAL PLAZA, LLC PROPERTY

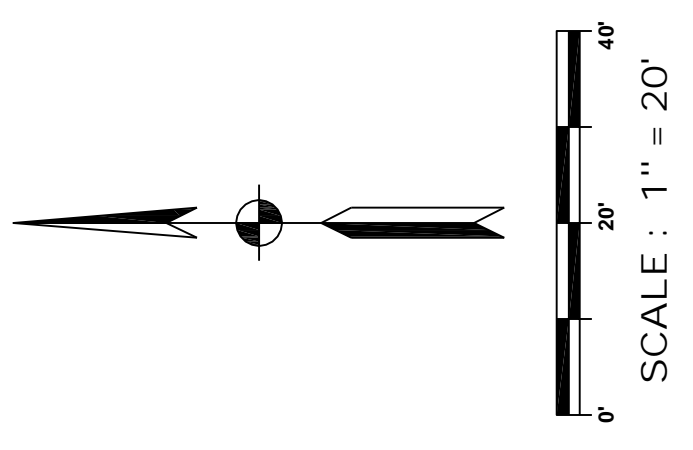
OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 742-5271
FAX: (765) 742-5271
http://www.wester.com



JOB NO. SHEET:	12054
1 OF 2	
PROJECT INFORMATION:	PROJECT: 12054 (12054.dwg) DRAWING DATE: Aug. 08, 2012 DESIGN BY: JLM CHECKED BY: JDH, PNC FIELD BOOK: SB 649

LEGEND

- = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED WITH "W" AND "CSM" OR "DOM" SET AT 45 DEGREE ANGLE. OTHERWISE NOTED
- = RAILROAD SPIKE FOUND
- ⊙ = EXISTING AUTOMATIC SIGNAL POST
- ⊞ = EXISTING TRAFFIC SIGNAL BOX
- ⊞ = EXISTING ELECTRIC TRANSFORMER
- ⊞ = EXISTING UTILITY POST
- ⊞ = EXISTING DRIVE-THRU CLEARANCE POLE
- ⊞ = EXISTING BOLLARD
- ⊞ = EXISTING GAS METER
- ⊞ = EXISTING GAS LINE MARKER
- ⊞ = EXISTING CATCH BASIN
- ⊞ = EXISTING GREASE TRAP MANHOLE (WATER)
- ⊞ = EXISTING VALVE ACCESS MANHOLE (WATER)
- ⊞ = EXISTING SANITARY SEWER
- ⊞ = EXISTING STORM SEWER
- ⊞ = EXISTING EASEMENT (AS LABELED)
- ⊞ = EXISTING EASEMENT (AS LABELED)
- ⊞ = EXISTING CENTERLINE
- ⊞ = EXISTING BUILDING SETBACK LINE
- ⊞ = EXISTING GAS LINE
- ⊞ = EXISTING CONCRETE WHERE APPLICABLE
- ⊞ = EXISTING BUILDING OVERHANG
- ⊞ = DECIDUOUS TREE (TRUNK SIZE AS NOTED)
- ⊞ = SHRUB ROW

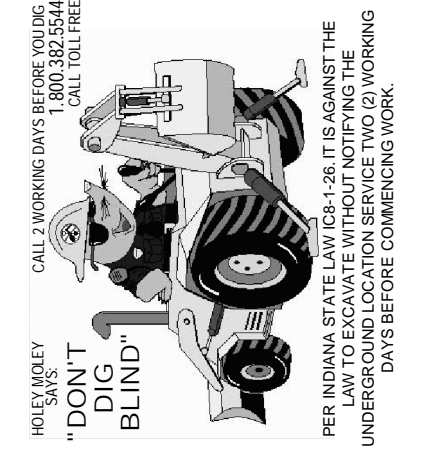


BENCHMARKS:
1) Benchmark No. 1: "X" located on south side of lightbase #4 which is in the island that is northwest of Breakers Hook Restaurant and south of the Recorder's Office of Tippecanoe County, more particularly described as follows, to-wit:
Elevation = 663.02, NAVD 1988
2) Benchmark No. 2: Mag nail set in asphalt.
Elevation = 660.30, NAVD 1988

PROPOSED LOT 1 DESCRIPTION:
A part of the South half of the Northeast Quarter of Section 34, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, being a part of the Simon Property Group, L.P. property described in Document No. 93-28612 (less exceptions) in the Recorder's Office of Tippecanoe County, more particularly described as follows, to-wit:
Commencing at an iron pin in concrete at the Southwest corner of the Northeast Quarter of said Section 34, Township 23 North, Range 4 West, thence along the South line thereof, North 87°30'37" East (Slate Plane Bearing) 433.85 feet to the Southwest corner of the Simon Property Group, L.P. property described in Document No. 93-28612, dated December 29, 1993, said point of beginning being a 2" diameter iron pin in concrete at the Southwest corner of the Northeast Quarter of said Section 34, Township 23 North, Range 4 West, thence along the South line thereof, North 19°26'29" West (Slate Plane Bearing) 433.85 feet to the Northwest corner of said Document No. 93-28612, thence continue along said arc a distance of 102.50 feet subtended by a long chord of North 18°47'46" West, 1102.30 feet to the Point of Beginning of the herein described property, thence continue along said arc a distance of 304.51 feet (subtended by a long chord of North 16°48'20" West, 304.47 feet, thence North 87°41'35" East, 203.79 feet to the Point of Beginning of the herein described property, thence South 71°58'16" East, 124.04 feet to the Point of Beginning, containing 1.038 acres more or less.

Subject to all easements, rights-of-way and restrictions of record;
TO BE KNOWN AS UPON RECORDING OF FINAL PLAT:
LOT 1 TEAL PLAZA MINOR SUBDIVISION, AS PER PLAT THEREOF RECORDED AS DOCUMENT NO. _____ IN THE RECORDER'S OFFICE OF TIPPECANOE COUNTY, INDIANA.

- NOTES:**
1. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground conduits or facilities that may affect the use or development of these tracts, except as depicted on maps as furnished by Public Utility.
 2. This drawing does not represent a boundary survey of the property depicted.
 3. No attempt was made as part of this survey to obtain or show data concerning evidence, size, depth, condition, capacity, or location of any utility, public service facility, or utility services to the property.
 4. No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
 5. The locations of underground and above ground utilities are based on above ground structures, marking paint provided by the utility companies, and other available information. The locations of underground storm and sanitary sewers are based on available pipe size and depth information from the appropriate agencies, where available.
 6. The vertical survey data represented on this plat is based on benchmark B.M.1 of local Vertical Datum.
 7. Survey data shown hereon is a local ground coordinate system.
 8. Since the date of this survey, conditions may have occurred, but are beyond the knowledge or control of the undersigned Surveyor and may have altered the validity and circumstances shown or noted hereon.
 9. Proposed easements and setbacks are shown in addition to those which exist on the parent tract.



SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Tippecanoe County Auditor and the Tippecanoe County Highway Department. Research was conducted at the office of the Tippecanoe County Auditor and the Tippecanoe County Highway Department. The purpose of the survey is to establish the boundary of the proposed AMBROSE TEAL PLAZA SUBDIVISION located in the Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana. The subject property is located on the Southeast Quarter of Section 34, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana. Survey data shown herein is a local ground coordinate system based on the Indiana State Plane Coordinate System, West Zone, as derived from static observations, with the basis of bearings being grid North (the South line of the Northeast Quarter of Section 34 being North 89°24'41" East). (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown on this map. It is the responsibility of the landowner to verify the accuracy of the dimensions. The survey is based on the following report and less than the uncertainty identified for the reference monumentation discussed in the following report. The differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may signify vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

- Tippecanoe County Highway Department; County Road Right-of-way plans, as applicable
 - Tippecanoe County Surveyor's Office; Section Corner Perpetuation Project Dossiers, Surveyor's Record Books.
 - Tippecanoe County Auditor's Office; Survey, parcelization, and subdivision plat files
 - Tippecanoe County Recorder's Office; Recorded surveys, parcelizations, and subdivision plats
 - Indiana Department of Transportation, Division of Land Acquisition; State road right-of-way and associated plans (as necessary)
 - Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.
- I. Parcelization P85-23, Document No. 8612754, Misc Rec. 85, PG. 562, in the office of the Tippecanoe County Recorder.
 - II. Trecan Surveying, Job No. 99.11R, Dated 6/1989, Recorded as Document No. 9928272 in the Tippecanoe County Surveyors Office.
 - III. Retraiment Survey by Vester & Associates, Inc., Job No. 12054, Document No. 201212016688, dated 7/31/2012, in the Tippecanoe County Recorder's Office.
 - IV. Section Corner Dossiers; AA-23, AA-25, Z-24, AA-24, Y-24, Y-23, Z-23
 - V. Ancient County Survey Record;

THEORY OF LOCATION

The boundary of the subject tract was established from existing survey monumentation found per the Tippecanoe County Section Corner Perpetuation Project. These monuments were found and held.

Additional record monuments were found along the various lines of the referenced surveys per Deed Description and held in most cases (see surveyor's report below for variations). The survey reference documents listed above were used in recovering these record monuments.

The right-of-way line of US 52 (Sagamore PKWY) is defined from an existing iron rod near the northwest corner of the subject tract and at the point defined per the deed of the same. The radius was held per previous recorded survey (Parcelization P85-23) cited above.

The bounds of proposed LOT 1 were established per client/owner instructions.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

- 1) **Variance caused by the availability and condition of record monuments:**

The section corners found and held or mathematically established per Tippecanoe county Surveyors Office references as prima facie evidence of the corners. No uncertainties are associated with these corners.

- 2) **The existing deeds and plats of record;**

No uncertainties are associated with the south and southeast adjoining deeds as they are parts of the parent tract of this survey and their lines are senior to the parent description.

- 3) **The occupation or possession lines (fences, etc) as related to the surveyed lines;**

No uncertainties exist with the North adjoiner as the subject and adjoining deed are coincident at that location.

- 4) **The Relative Positional Accuracy of measurements;**

A) The Relative Positional Accuracy of position of the lines and corners of this survey due to measurements is within the specifications for a Urban Survey (0.07 foot plus 50 parts per million).

- 1) **Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.**

- 2) **No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.**

- 3) **No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.**

- 4) **This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, this survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.**

- 5) **Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.**

- 6) **Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.**

FLOOD STATEMENT

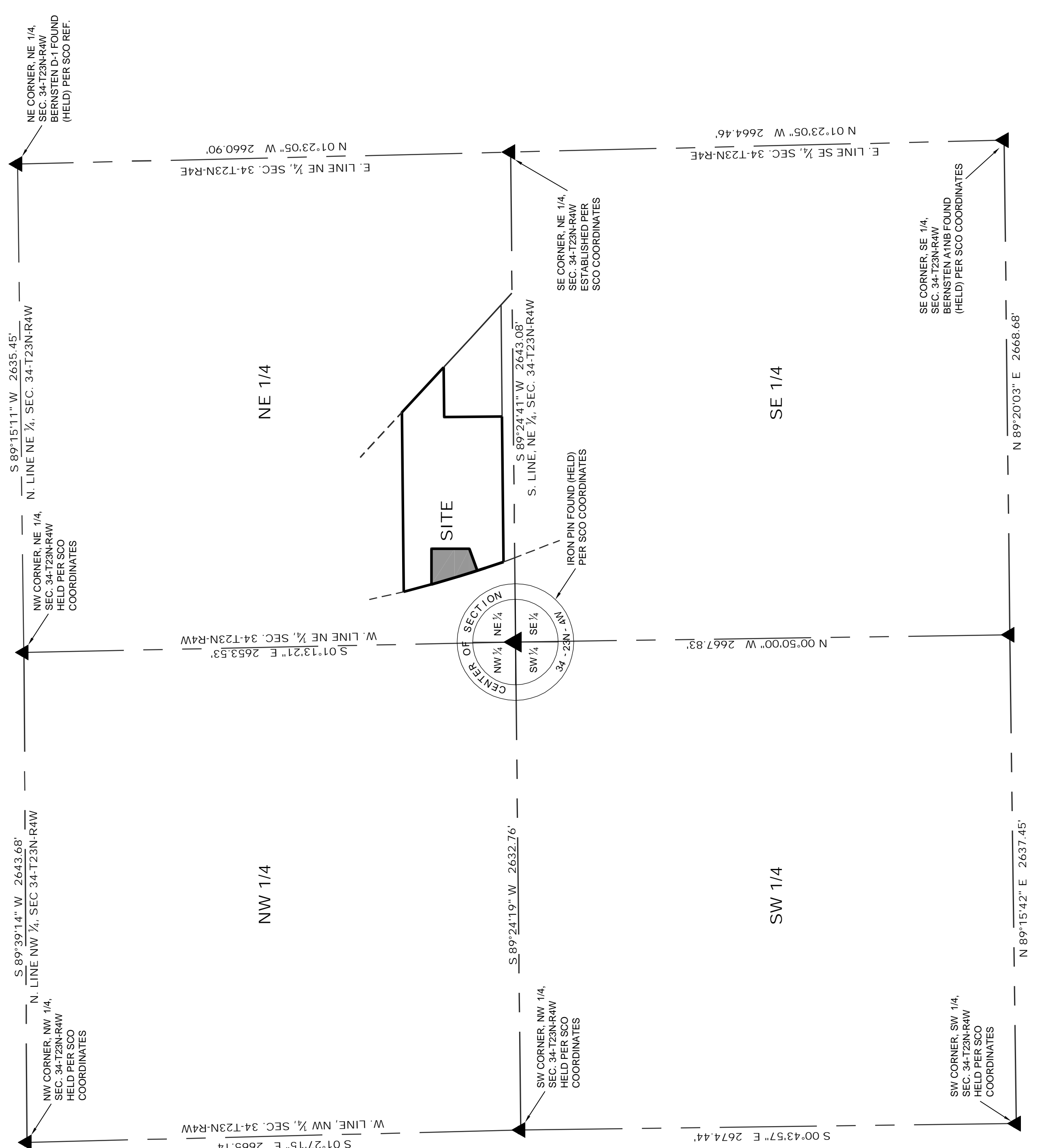
By graphic plotting only, this property is located in Zone X (Areas of minimal flooding) of the Flood Insurance Rate Map, Community Panel No. 18157C0163D, which bears an effective date of SEPTEMBER 25, 2008 and is partially in a Special Flood Hazard Area.

PARENT DESCRIPTION (AS DEFINED IN RECORDED SURVEY DOCUMENT NO. 201212016688)

A part of the South half of the Northeast Quarter of Section 34, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, being the Simon Property Group, L.P., property described in Document No. 93-29812 (less exceptions) in the Recorder's Office of Tippecanoe County, more particularly described as follows, to-wit:

Commencing at an iron pin in concrete at the Southwest corner of the Northeast Quarter of said Section 34, Township 23 North, Range 4 West; thence along the South line thereof, North 89°24'41" East (State Plane Bearing) 453.85 feet to the Southwest corner of the Simon Property Group, L.P., property described in Document No. 93-29813, dated December 29, 1993, said point being on the Easery right-of-way of US Highway 52 and a north-south line containing a right-of-way easement, with a radius of 1687.60 feet (said curve to the West, 63.50 feet); thence along that right-of-way line to the center of said curve (said curve to the East, 63.50 feet); thence along a line parallel to the Point of Beginning, North 89°24'41" East, a distance of 652.63 feet (subtended by a long chord of North 16°57'20" East, 652.39 feet to the Northwest corner of said Simon Property Group, L.P., property described in Document No. 93-29812; thence along the North line thereof, North 89°24'41" East, 957.91 feet to a point on the West right-of-way line of State Road 38; thence along said right-of-way line, South 47°11'13" East, 331.89 feet to the Northeast corner of the S & E Realty Company, Inc. property described in Document No. 94-03016, dated February 8, 1994; thence along the North line thereof, South 89°24'41" West, 269.17 feet; thence along the West line thereof, South 00°35'16" East, 312.00 feet to a point on the north line of the Simon Property Group, L.P., property described in Document No. 93-29813; thence parallel to the South line of said Quarter section and along the North line of said Document No. 93-29813, South 89°24'41" West 794.45 feet to the Point of Beginning, containing 11.525 acres, more or less.

Subject to all easements, rights-of-way and restrictions of record.



NO.										
REVISION:										
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PART OF THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 23 NORTH, RANGE 4 WEST,
FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY,
INDIANA

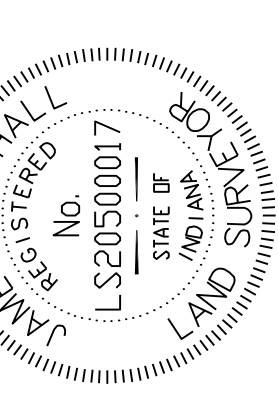
QUATTRO DEVELOPMENT
1100 JOHIE BLVD., SUITE 238
OAK BROOK, IL 60523
ALTA/ACSM LAND TITLE SURVEY
AMBROSE TEAL PLAZA, LLC PROPERTY

OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 742-5271
FAX: (765) 742-5271
http://www.vester.com



PROJECT: 1200CX12054DWG1
DRAWING BY: JMW
DESIGN BY: RJS
CHECKED BY: JDH, PNC
FIELD BOOK # 848
DATE: Aug. 08, 2012

2 OF 2
12054



CERTIFIED BY: 
DATE: 8/02/2012
JAMES D. HALL, LS20500017

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Prepared by: **JAMES D. HALL**

FIELD WORK COMPLETION DATE: May 24, 2012

PREPARED FOR: Kevin Barnes
AUDITOR'S KEY NUMBER: 158-15700-1598