SCALE : 1'' = 20'

LEGEND

- = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- = RAILROAD SPIKE FOUND
- = EXISTING AUTOMATIC SIGNAL POST
- = EXISTING TRAFFIC SIGNAL BOX
- = EXISTING ELECTRIC TRANSFORMER
- = EXISTING UTILITY POLE
- = EXISTING LIGHT POST
- = EXISTING DRIVE-THRU CLEARANCE POLE
- = EXISTING BOLLARD
- = EXISTING GAS METER
- = EXISTING GAS LINE MARKER
- EX. CB = EXISTING CATCH BASIN
- EX. MH = EXISTING GREASE TRAP MANHOLE
- *EX. MH = EXISTING VALVE ACCESS MANHOLE (WATER)
- SS = EXISTING SANITARY SEWER
- ST = EXISTING STORM SEWER
- ESMT = EXISTING EASEMENT (AS LABELED)
- = EXISTING EASEMENT (AS LABELED)
- = EXISTING CENTERLINE
- = EXISTING BUILDING SETBACK LINE
- G = 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 northeast of Breakfast Nook Resteaurant and south of elephant statue at put-put golf course.
Elevation = 663.02; NAVD 1988

2.) Benchmark No. 2:
Mag nail set in asphalt.
Elevation = 660.50; 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. 93-29812 (less exceptions) in the Recorders 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°30'30" 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 Easterly right-of-way of US Highway 52 and a non tangent curve to the right with a radius of 5857.60 feet (said curve being subtended by a chord of North 19°36'29" West, 63.50 feet); thence along said curve an arc distance of 63.50 feet to the Northwest corner of said Document No. 93-29813; thence continue along said arc a distance of 102.50 feet (subtended by a long chord of North 18°47'46" West, 102.50 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 89°41'33" East, 203.78 feet; thence South 00°29'35" East, 254.11 feet; thence South 71°56'16" 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 RECORDERS 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 containers or facilities that may affect the use or development of these tracts, except as depicted on maps as furnished by Purdue University.
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 existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines 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 various companies contacted by Indiana Underground Plant Protection Services (Holey Moley); Dig Ticket No. 0812021826. The locations of underground storm and sanitary sewers are based on available pipe size and pipe material information between successive structures, where available.

   Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may exist. No excavations were made during the course of this survey to locate underground utilities/structures. Before design or construction is begun, locations that are more precise should be obtained from the appropriate agencies.
6. The vertical survey data represented on this plat is based on benchmark BM-1 of local Vertical Datum.

   Local project benchmarks were determined by differential leveling methods and are depicted hereon. The vertical survey data represented on this plat was gathered by means of trigonometric leveling methods.
7. Survey data shown hereon is a local ground coordinate system.
8. 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.
9. Proposed easements and setbacks are shown in addition to those which exist on the parent tract.

HOLEY MOLEY SAYS "DON'T DIG BLIND"
CALL 2 WORKING DAYS BEFORE YOU DIG 1.800.382.5544 CALL TOLL FREE

PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		

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 JORIE 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) 742-4478
FAX: (765) 742-5271
http://www.vester.com

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

OFFICE INFORMATION:	F:\PROJECTS\12X2X\12054\dwg\12054-altis.dwg
DRAWING DATE:	Aug. 08, 2012
DESIGN BY:	JJW
DRAWN BY:	KJS
CHECKED BY:	JDH, PNC
FIELD BOOK#	SB 849
SHEET:	1 OF 2
JOB NO:	12054