



Abbreviation Legend

SRF	STEEL REBAR FOUND (SIZE NOTED)
SRS	STEEL REBAR SET (W/L.D. CAP)
IPF	IRON PIPE FOUND (SIZE NOTED)
PIPF	PINCHED IRON PIPE FOUND (SIZE NOTED)
IPNF	IRON PIN FOUND
BPNF	BRASS PIN FOUND
MONBOX	MONUMENT BOX
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET (W/L.D. WASHER)
PKF	PK NAIL FOUND
RRSF	RAILROAD SPIKE FOUND
RRSS	RAILROAD SPIKE SET
SCP	STEEL CORNER POST (SIZE NOTED)
WCP	WOOD CORNER POST (SIZE NOTED)
#	DIAMETER
±	PLUS OR MINUS
APPX.	APPROXIMATE
APP.	APPARENT
R/W	RIGHT-OF-WAY
POB	POINT OF BEGINNING
(M)	MEASURED
(C)	CALCULATED
(R)	RECORD
CL	CENTER LINE
T/L	TITLE LINE
T/C	TITLE CORNER
W/C	WITNESS CORNER
INST.	INSTRUMENT
D.R.	DEED RECORD
BK	BOOK
PG	PAGE
C.S.	COUNTY SURVEYOR
REF.	REFERENCES
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF TANGENT INTERSECTION

Symbol Legend

	DECIDUOUS TREE (SIZE AS NOTED)
	CONIFEROUS TREE (SIZE AS NOTED)
	ELECTRIC MANHOLE
	HYDRANT
	WATER VALVE
	STORM SEWER MANHOLE
	STORM INLET
	CURB INLET
	SANITARY SEWER MANHOLE
	POWERPOLE
	BRACE POLE
	GUY WIRE
	LIGHT POLE (SINGLE LUMINARY)

Linetype Legend

	CHAIN LINK FENCE (AS NOTED)
	WOOD FENCE (AS NOTED)
	WIRE FENCE (AS NOTED)
	GRASS/VEGETATION LINE (AS NOTED)
	TREE/BUSH LINE (AS NOTED)

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RMA
Surveyors • Engineers • Consultants

RANDALL D. MILLER
No. LS-80880001
STATE OF INDIANA
LAND SURVEYOR

Randall Miller

JOB NO: 21-0169
CREW: MG TR
DRAWN BY: RM
CHECKED BY: PM
DATE: August 27, 2021

TALL PAUL
PROPERTIES
SEC13-TWP 24N-R 7 E

ALTA SURVEY
SIRLOIN STOCKAID
3148 SOUTH WESTERN
AVENUE
MARION INDIANA
46953

HORIZONTAL SCALE
20
VERTICAL SCALE

SHEET

PLAT

Schedule A Description AND
HISTORIC DESCRIPTION: (Per Instrument# 200409341)

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of the aforesaid Section Thirteen (131) thence North 89° 06' 14" East a distance of one hundred ninety-four and six-tenths (191.1-.6) feet or to the centerline of Valley Avenue; thence North 27° 37' 14" East on said centerline a distance of four hundred forty-six and seventy-three hundredths (446.73) feet to an established property corner; thence North 88° 59' 06" East on an established property line a distance of two hundred thirty-three and one hundred seventy-seven and forty-three hundredths (257.43) feet to an established property corner; thence North 00° 29' 06" West on an established property line a distance of two hundred twenty-six and ninety-six hundredths (226.96) feet to an established property corner; thence North 89° 11' 20" East on an established property line a distance of three hundred ninety-three and sixty-five hundredths (393.65) feet to the place of beginning; thence North 89° 11' 20" East of said established property line a distance of one hundred ninety and D-hundredths (190.00) feet to the Westerly right-of-way line of State Road 99; thence South 00° 35' 00" East on said Westerly right-of-way line a distance of two hundred and seven and twelve hundredths (200.05) feet to the place of beginning; thence South 00° 05' 00" East on a curved line having a radius of sixty-seven thousand four hundred five and fifty-six hundredths (67405.56) feet; thence South 00° 37' 50" East on said Westerly right-of-way line with said curve a distance of seventy-seven and forty-hundredths (77.40) feet; thence South 43° 59' 00" West a distance of thirteen and forty-one hundredths (13.41) feet; thence South 88° 59' 00" West a distance of two hundred five and no-hundredths (205.00) feet; thence North 01° 01' 00" West a distance of two hundred twenty-two and one-eighth hundredths (222.125) feet to the place of beginning; thence East a distance of twenty-six and ninety-three hundredths (26.93) feet to the place of beginning; Containing in said tract of land one and four hundred thirty-three thousandths (1.433) acres, more or less.

A NEW DESCRIPTION IS HEREBY RECOMMENDED TO ACCURATE DESCRIBE THE LINES AND CORNERS

I, Randall Miller, hereby certify that a survey was made by me and under my direct supervision on August 27, 2021 for Quattro Development LLC. The survey was completed to the best of my knowledge and belief and complies with the rules and regulations governing land surveyors specifically those listed under Title 865 I.A.C. 1.1-12 et seq. The field work was completed on August 25, 2021. The attached plat of survey shows the above ground improvements, if any. The attached plat of survey is according to the recorded plat and deeds in the office of the Grant County Recorder.

The above real estate is situate at:
3148 S Western SAve, Marion, Indiana 46953

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

3 Easements With Covenants and Restrictions Affecting Land, between Wal-Mart Properties, Inc., a Delaware corporation and Horne Properties, Inc., dated July 25, 1988 and recorded August 2, 1988, in Miscellaneous Micro [Record 88, Page 785](#). This document described reciprocity agreements typical of a developed area including but not limited to flowage of water, utilities, parking ingress egress etc.

Amendment to Easements With Covenants and Restrictions Affecting Land, dated March 2, 1989 and recorded March 20, 1989, in Miscellaneous Micro [Record 89, Page 254](#). This is a easement with Indiana Gas as shown on the survey

4 Survey of Natural Gas Pipeline Easement by John Wesley Bauer, Registered Land Surveyor No. S0457, dated June 28, 1990 and recorded July 30, 1990 in Survey Micro [Record 90, Page 99](#). This is a easement with Indiana Gas as shown on the survey

5 Gas Line Easement, between Horne Properties, Inc., and Indiana Gas Company, Inc., an Indiana corporation, its successors and assigns, dated December 16, 1988 and recorded January 9, 1989 in Deed Micro [Record 89, Page 23](#). This is a easement with Indiana Gas as shown on the survey

6 Agreement for Sewer Extension, by and between Horne Properties, Inc., and Marion Utility Service Board, Marion, Indiana, dated January 5, 1989 and recorded February 28, 1989 in Miscellaneous Micro [Record 89, Page 190](#). This easement is not on the subject property but may be an appertenant use for the sanitary sewer outlet.

7 Survey of Natural Gas Pipeline Easement, by John Wesley Bauer, Registered Land Surveyor No. S0457, dated June 28, 1990 and recorded March 15, 1991 in Survey Micro [Record 91, Page 48](#). This is a easement with Indiana Gas as shown on the survey

8 Limited Access Restrictions Permanently Extinguishing Rights and Easements of Ingress and Egress, as set out in Warranty Deed from Horne Properties, Inc., to the State of Indiana, dated April 24, 1989 and recorded June 7, 1989, in Deed Micro [Record 89, Page 999](#). As shown on the survey

9 Subject to a Public Utility Easement across the North 12 feet, a Building Line across the East 40 feet, a Right of Way across the East 30 feet and a Master Plan Right of Way across the East 60 feet as set out on Deed of Easement and Plat of excluded Division of Land, recorded April 16, 1990 in Miscellaneous Micro [Record 90, Page 454](#)

As shown on the survey

(C.S. REF. = COUNTY SURVEYOR'S REFERENCES)

A prior survey performed by RMA, JC Horner were utilized as a reference for this survey.

- 1) Measurements of this survey are based on Real Time Kinematic (RTK) GPS and robotic total station traverse measurements.
- 2) No title commitment or other form of title information was supplied to R.M.A. for use on this survey.
- 3) No county regulated drains in the form of open ditches or drainage tiles were observed on or near the subject parcel, unless otherwise shown, upon visual inspection of the premises. No warranty is explicit or implied. The county surveyor should be consulted.
- 4) This survey plat has been prepared for use on this particular project and for the exclusive use of the person(s) or entity herein named and is not certified to or to be used by any other party. The evidence, possession, ownership, conditions, etc. change constantly and, therefore, the surveyor's warranty is limited to the above.
- 5) Any possible US Army Corps of Engineers (USACOE) flowage easement or other USACOE easement affecting the subject property is not shown on this survey. A search was not completed for any such easement nor was the property inspected for visible signs of such easement. The USACOE should be consulted to identify whether any flowage or other easements exist. This survey is subject to any documents identifying any flowage or other easements related to the USACOE.

REPORT