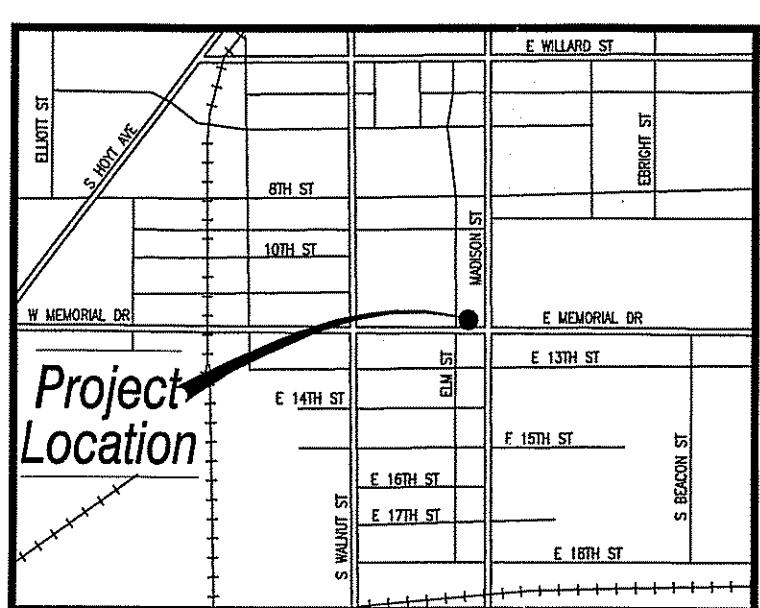


# *Current Lot Configuration of 1.95 Ac. Site*



## Vicinity Map

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### Symbol Legend

●	PROPERTY PIN FOUND	○	TREE
■	POWER POLE	○	LIGHTPOLE
→	GUY ANCHOR	○	WATER METER
(S)	MANHOLE	○	FIRE HYDRANT
(C)	CLEAN-OUT	○	TELEPHONE MAN-HOLE
■■■	STORM INLET	○	GAS STOP
—X—	FENCE	○	GAS METER
○	BOLLARD	○	SPRINKLER HEAD

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## General Notes

BUILDING SETBACK:

FRONT (MEMORIAL)	- BLDG. 25'	- PARKING 10'
SIDE (ELM)	- BLDG. 25'	- PARKING 10'
SIDE (MADISON)	- BLDG. 25'	- PARKING 10'
REAR	- BLDG. 25'	- PARKING 5'

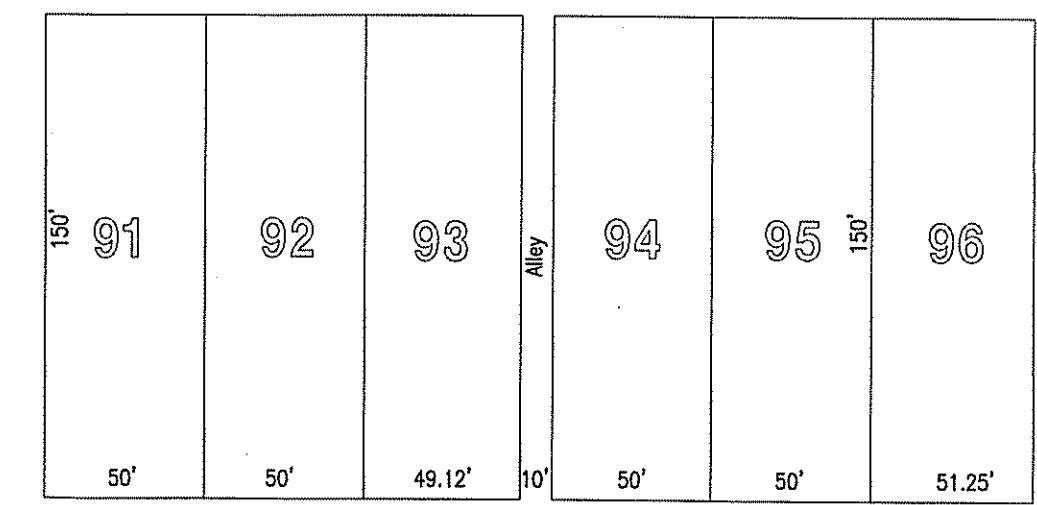
GRAPHIC SCALE

0 15 30 60

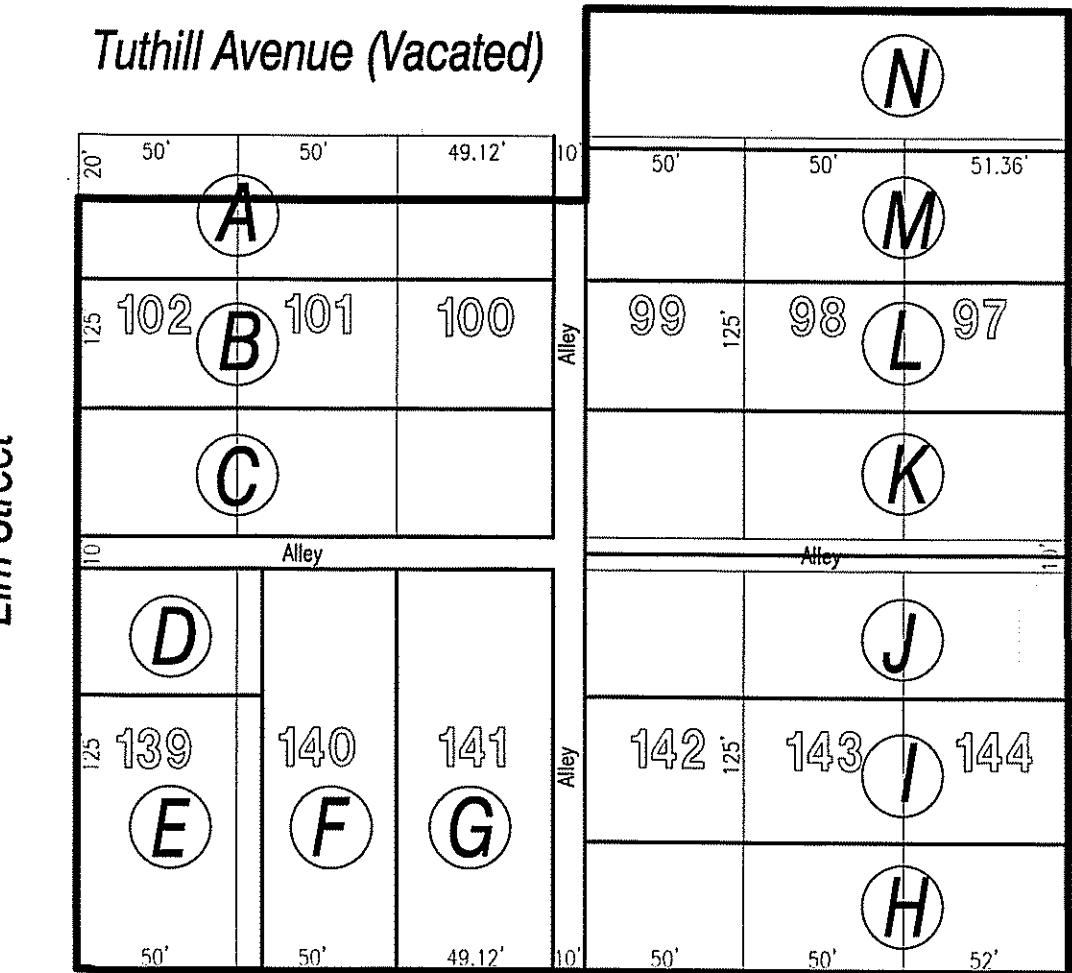
( IN FEET )

1 inch = 30 ft.

INDEX	PROPERTY OWNER/DEED RECORD
<b>A</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>B</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>C</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>D</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>E</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>F</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>G</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>H</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>I</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>J</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>K</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>L</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>M</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS
<b>N</b>	ANCHOR INDIANA, LLC RECORDING IN PROGRESS



*Tuthill Avenue (Vacated)*



# *Original Plat of Gray's Addition*

RECORDED IN PLAT BOOK 2, PAGE 69, IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, INDIANA  
NOT TO SCALE

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### *Legal Description*

Lots Numbered 97-102, and 139-144, and part of the vacated Tuthill Avenue, in Gray's Addition to the City of Muncie, Indiana, as recorded in Plat Book 2, Page 69, in the Office of the Recorder of Delaware County, Indiana, being more particularly described as follows:

Beginning at the southwest corner of Lot Numbered 139 in the abovementioned Gray's Addition to the City of Muncie, Indiana, said point also being the intersection of the east right-of-way line of Elm Street and the north right-of-way line of Memorial Drive; thence North 00 degrees 03 minutes 57 seconds East (assumed bearing), a distance of 239.62 feet (240.00' Plat), along said east right-of-way line of Elm Street, to a point 20.00 feet south of the northwest corner of Lot Numbered 102 in said Gray's Addition; thence South 89 degrees 42 minutes 29 seconds East, a distance of 159.27 feet (159.12' Plat), along a line 20.00 feet south of and parallel with the north line of Lots Numbered 100, 101, and 102 to a point 20.00 feet south of the northwest corner of Lot Numbered 99 in said Gray's Addition; thence North 00 degrees 04 minutes 58 seconds East, a distance of 59.71 feet (60.00' Deed); thence South 89 degrees 42 minutes 13 seconds East, a distance of 155.34 feet (151.36' Deed), parallel with the north line of Lots Numbered 97, 98, and 99 in said Gray's Addition, to a point on the west right-of-way line of Madison Street; thence South 00 degrees 12 minutes 47 seconds East, a distance of 299.82 feet (300.00' Plat), along said west right-of-way line of Madison Street, to a point on the north right-of-way line of said Memorial Drive; thence North 89 degrees 37 minutes 14 seconds West, a distance of 316.08 feet (311.12' Plat), along said north right-of-way line to the Point of Beginning, containing 1.95 acres more or less and being subject to all rights of way and appurtenances of record.

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### *Surveyor's Report*

ALL PARTS OF LOTS 97-102, & 139-144, &  
PART OF THE VACATED TUTHILL AVE., IN THE  
ORIGINAL PLAT OF GRAY'S ADDITION, AS  
DESCRIBED IN THE LEGAL DESCRIPTION  
DELAWARE COUNTY, MUNCIE, INDIANA

A. In accordance with Title 865, IAC (Rule 12) of the Indiana Administrative Code, the following observations and opinions are recorded regarding the various uncertainties in the location of the property lines and corners determined on this survey as a result of:

Theoretical uncertainty  
Reference Monuments  
Report Description

THEORETICAL UNCERTAINTY:  
The survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

**REFERENCE MONUMENTS:**  
There are six corners that comprise the boundary of this survey. All six of these corners were found, and are noted on the Certificate of Survey. These monuments were then checked against platted dimensions for accuracy of location. The monuments along the east property line did not appear to agree with the Recorded Plot of Gray's Addition, as recorded in

Plat Book 2, Page 69, in the Office of the Recorder of Delaware County, Indiana. These discrepancies are noted on the Certificate of Survey.

**RECORD DESCRIPTIONS:**

The adjoining parcels of land adjacent to this survey have no overlaps or gaps. The north line of the surveyed parcel is also a line 20.00 feet south of the north line of Lots 100-102, which is the south line of a relocated alley, and a line 40 feet north of and parallel with Lots 97-99 of Gray's Addition to the City of Muncie, Indiana, as recorded in Plat Book 2, Page 69, in the Office of the Recorder of Delaware County, Indiana. The south, east, and west lines are along rights-of-way of Memorial Drive, Madison Street, and Elm Street, respectively. Said Plat and rights-of-way are shown on the Certificate of Survey.

**LINES OF OCCUPATION:**  
This survey shows, that along the east, south, and west lines a concrete sidewalk appears to be a line of occupation, which appears to encroach on the southeastern corner of the survey, also a wooden fence seems to follow the north line of this survey, these being the only apparent lines of occupation, and are shown on the Certificate of Survey.

B. This survey is within Zone "C" as defined by the Flood Insurance Rate Map for the City of Muncie, Indiana, Community No. 1800530011C, effective date: December 3, 1987, as prepared by the Federal Emergency Management Agency. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainty and to any uncertainty in location or elevation of the referenced flood insurance map.

C. Ownership shown on the Certificate of Survey is per County or Township records or as indicated in title work provided by others.

D. After verifying the reference monuments, the existing improver

# Walgreens

Prepared By:

## BONAR GROUP

ENGINEERS ARCHITECTS PLANNERS SURVEYORS

FORT WAYNE • INDIANAPOLIS • VALPARAISO

616 South Harrison Street  
Fort Wayne, Indiana 46802  
(219) 424-0318  
Fax: (219) 424-0410

### PROJECT TYPE

#### DRAWINGS/SPECIFICATIONS BY:

WALGREENS' CONSULTANT  
 LANDLORD'S CONSULTANT

#### ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR  
 LANDLORD'S CONTRACTOR

STORE	BUILDING
NEW.....	<input checked="" type="checkbox"/>
REMODELING....	<input type="checkbox"/>
RELOCATION....	<input type="checkbox"/>
OTHERS.....	<input type="checkbox"/>
	NEW..... <input checked="" type="checkbox"/>
	EXISTING..... <input type="checkbox"/>
	NEW SHELL ONLY . <input type="checkbox"/>

NO.	DATE	BY	DESCRIPTION	CONST.
REVISIONS				
CERTIFICATION AND SEAL				
2	03/22/01	MAL	No field work, Changed Bank & Title Co. in Cert., Revised acreage from 2.02.	
1	12/05/00	CAW	Revisions per owners comments.	

DATE	11/15/00	STORE NO.	DRAWING NO.
DRAWN BY:	CAW		
CADD PLOT:	—	SCALE: 1"=30'	
REVIEWED		RELEASED TO CONSTRUCTION	X0.0