

PATH: \\SAMINC\ELK\PROJECTS\1024091990\1001\SURVEY\02BASE\91990-BASE.DWG

MONUMENT TABLE	
239	5/8" Rebar with Illegible Cap Found, Up 3"
1500	MAG Nail with "FIRM 112" Washer Set, Flush
1501	MAG Nail with "FIRM 112" Washer Set, Flush
1502	MAG Nail with "FIRM 112" Washer Set, Flush
1503	5/8" Rebar Set, Flush
1504	5/8" Rebar Set, Flush
1505	5/8" Rebar Set, Flush
1506	5/8" Rebar Set, Flush
1507	Railroad Spike Found, Down 3"
1508	MAG Nail with "FIRM 112" Washer Set, Flush
1509	5/8" Rebar Set, Flush
1510	5/8" Rebar Set, Flush
2600	Harrison Monument Found, Flush
2605	5/8" Rebar in Monument Box Found, Down 2"
2606	5/8" Rebar in Monument Box Found, Down 2"
2607	Aluminum Monument "BOONE COUNTY SURVEYOR" Found, Flush

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 36, Township 19 North, Range 2 West of the Second Principal Meridian, located in Jefferson Township, Boone County, Indiana, being more particularly described as follows:

Commencing at a MAG nail stamped "FIRM 112" marking the Northeast Corner of the Northeast Quarter of said Section 36; thence South 0°09'27" East along the East line of the Northeast Quarter of said Section 36, a distance of 242.00 feet to a railroad spike marking the Southeast corner of land conveyed to Boone County REMC by Deed Record 194 Page 972 in the Office of the Recorder of Boone County, Indiana, said point also being the Point of Beginning of this description; thence continuing South 0°09'27" East along the East line of the Northeast Quarter of said Section 36, a distance of 280.00 feet to a MAG nail stamped "FIRM 112"; thence South 89°54'52" West, a distance of 451.18 feet to a 5/8 inch rebar; thence North 0°09'27" West, a distance of 522.00 feet to a MAG nail stamped "FIRM 112" on the North line of the Northeast Quarter of said Section 36; thence North 89°54'52" East, along said North line, a distance of 271.18 feet to a MAG nail stamped "FIRM 112" marking the northwest corner of said Boone County REMC land; thence South 0°09'27" East, along the West line of said Boone County REMC land, a distance of 242.00 feet to a 5/8 inch rebar marking the southwest corner of said Boone County REMC land; thence North 89°54'52" East, along the South line of said Boone County REMC land, a distance of 180.00 feet to the Point of Beginning.

Containing 4.407 acres of land, 3.871 acres excluding road right-of-way, more or less.

TABLE A ITEMS

- Monuments are shown on survey.
- Address of subject is St. Rd. 32, Lebanon, IN 46052
- Flood Statement:** According to the F.E.M.A. Map No. 18011C0165E, dated 1/18/2012 the subject property shown hereon does not lie within special flood hazard areas inundated by 100-year flood. This statement is for insurance purposes only and is not a guarantee that the property will or will not flood.
- Gross Land area: 4.407 Acres more or less
- Vertical relief and elevations show are from the field survey. Vertical data is based on a solution derived from Global Positioning System (GPS) observations processed by INDOT continuously operating reference stations. Ground elevations are based upon said INDOT solution and are on the 1988 North American Vertical Datum (NAVD88).
- Substantial features observed in the process of conducting the fieldwork are shown.
- (a). Evidence of underground utilities existing on or servicing the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv. as determined by 11(a) No plans and/or reports were provided by the client.
Utility Note: Indiana 811 was contacted on September 30, 2024, requesting the location of buried utilities for this project. Ticket numbers 2409302214 and 2409302254 were issued. All buried utilities marked as a result of the contact were located in the field and are shown. Other buried utilities may exist on this site that were not marked.

SCHEDULE B, PART II - EXCEPTIONS

- Easement and associated rights granted to Public Service Company of Indiana, Inc., an Indiana corporation by Ira J. Shockley and Maycile Shockley in an instrument dated January 11, 1957 and recorded January 31, 1957 in Book 44, page 343 in the Office of the Recorder of Boone County, Indiana.
Surveyor's Comments: 15' tree trimming easement is shown.
- Easement and associated rights granted to Boone County Rural Electric Membership Corporation by Loren B. Mitchell and Carolyn Sue Mitchell in an instrument dated April 25, 1995 and recorded July 17, 1995 in Book 255, page 7 in the Office of the Recorder of Boone County, Indiana.
Surveyor's Comments: 20' easement for underground electric service line is not on and does not touch the surveyed property.
- Easement and associated rights granted to Dennis D. Mitchell and Karl L. Mitchell by Loren B. Mitchell and Carolyn Sue Mitchell in an instrument dated March 20, 1997 and recorded March 21, 1997 in Instrument No. 9702521 in the Office of the Recorder of Boone County, Indiana.
Surveyor's Comments: 10' septic system easement is not on and does not touch the surveyed property.
- Right of Way granted to Boone County, Indiana by Carolyn Sue Mitchell, Trustee of the Carolyn Mitchell Trust in an instrument dated April 23, 2019 and recorded May 29, 2019 as Instrument No. 2019004491 in the Office of the Recorder of Boone County, Indiana.
Surveyor's Comments: 40' wide Right of Way easement is shown. The Grantor only has a half interest in the subject property.

LEGEND

SYMBOL	DESCRIPTION
•	DISK MONUMENT FOUND
⊙	REBAR FOUND
⊗	REBAR SET
⊙	MAG NAIL SET
⊙	RAILROAD SPIKE SET
⊙	BENCHMARK SET
•	WOODEN FENCE POST
⊙	POLE
⊙	GUY WIRE ANCHOR
⊙	ELECTRIC PEDESTAL
⊙	FIBER OPTIC PULL BOX

LINE TYPE	DESCRIPTION
---	SECTION LINE
-X-X-	WOVEN-WIRE FENCE
-O-O-	CHAIN LINK FENCE
-OE-	OVERHEAD ELECTRIC
-FO-	UNDERGROUND FIBER OPTIC
-ST-ST-ST-	STORM CULVERT PIPE
- - -	EDGE OF FIELD LINE
- - -	WATER FLOW LINE

BEARING BASIS:

Bearings are based on the Indiana State Plane Coordinate System, West Zone, NAD 1983 (CORS).

BENCHMARKS

BM-91990-1
Gear Spike set in the West face of a wooden utility pole 14' East of the centerline of County Road 600 West and 111' South of the centerline of State Road 32.
Elevation = 920.86 (NAVD88)

SURVEYOR'S REPORT

This is a retracement survey of land conveyed to Boone County REMC in Deed, Record 194 Page 972 in the Office of the Recorder of Boone County, Indiana. This is also an original survey for a new parcel containing about 4.4 acres in the northeast corner of land conveyed to Loren B. Mitchell, Trustee of the Loren Mitchell Trust, dated February 25, 1998 (1/2 interest) and Carolyn Sue Mitchell, Trustee of the Carolyn Mitchell Trust, dated February 25, 1998 (1/2 interest) in Documents 0104647 and 0104648 in the Office of the Recorder of Boone County, Indiana.

Reference Documents:
County Section Corner Reference Ties
1938 INDOT Plans Project No. 626 Sec. "A"
Owner's deeds
Adjoining deeds

Basis of Bearings: Bearings are based on the Indiana State Plane Coordinate System, West Zone, NAD 1983(CORS).

I have located the lines and corners of the subject parcel based on the following theory of location:

The NW corner and the SW corner of the NE 1/4 of Section 36 T19N R2W and the NW corner of Section 31 T19N R1W (#2606) were found and agreed with the section corner ties provided by the county. These three points were accepted and held per the county record.

The NE corner of the NE 1/4 of Section 36 was not recovered, however, the corner was re-established from information shown on the section corner tie sheet for the NW corner of said Section 31. Using points numbered 2606 and 2605 the corner was reset 30.36 feet north of 2606 per the tie sheet.

Per the Boone County REMC deed the dimensions were 242' north-south and 180' east-west. The west and south lines were established at these distances and parallel with the section lines.

Per the client the east line of the new parcel was established 280 feet south of the SE corner of the existing REMC parcel. The remaining new parcel lines we set parallel with the section lines and contain 4 acres, excluding the road right-of-ways.

Inconsistencies in lines of occupation:

- A woven wire fence along the south line of the REMC parcel ranges from 4.6 feet to 9.6 feet south of the south parcel line. This creates an inconsistency of 9.6 feet in this line of occupation.
- A woven wire fence along the west line of the REMC parcel ranges from 1.3 feet to 1.8 feet east of the west parcel line. This creates an inconsistency of 1.8 feet in this line of occupation.
- There are no other lines of occupation for the new parcel.

The relative positional accuracies due to random errors in measurement are within the specifications for an urban survey (0.07 feet plus 50 parts per million) as defined in IAC 865.

I am a professional surveyor licensed in the State of Indiana, and this survey was conducted under my direct supervision.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.



ALTANS/SPS Land Title Survey Certificate

To: Wabash Valley Power Alliance, Chicago Title Insurance Company

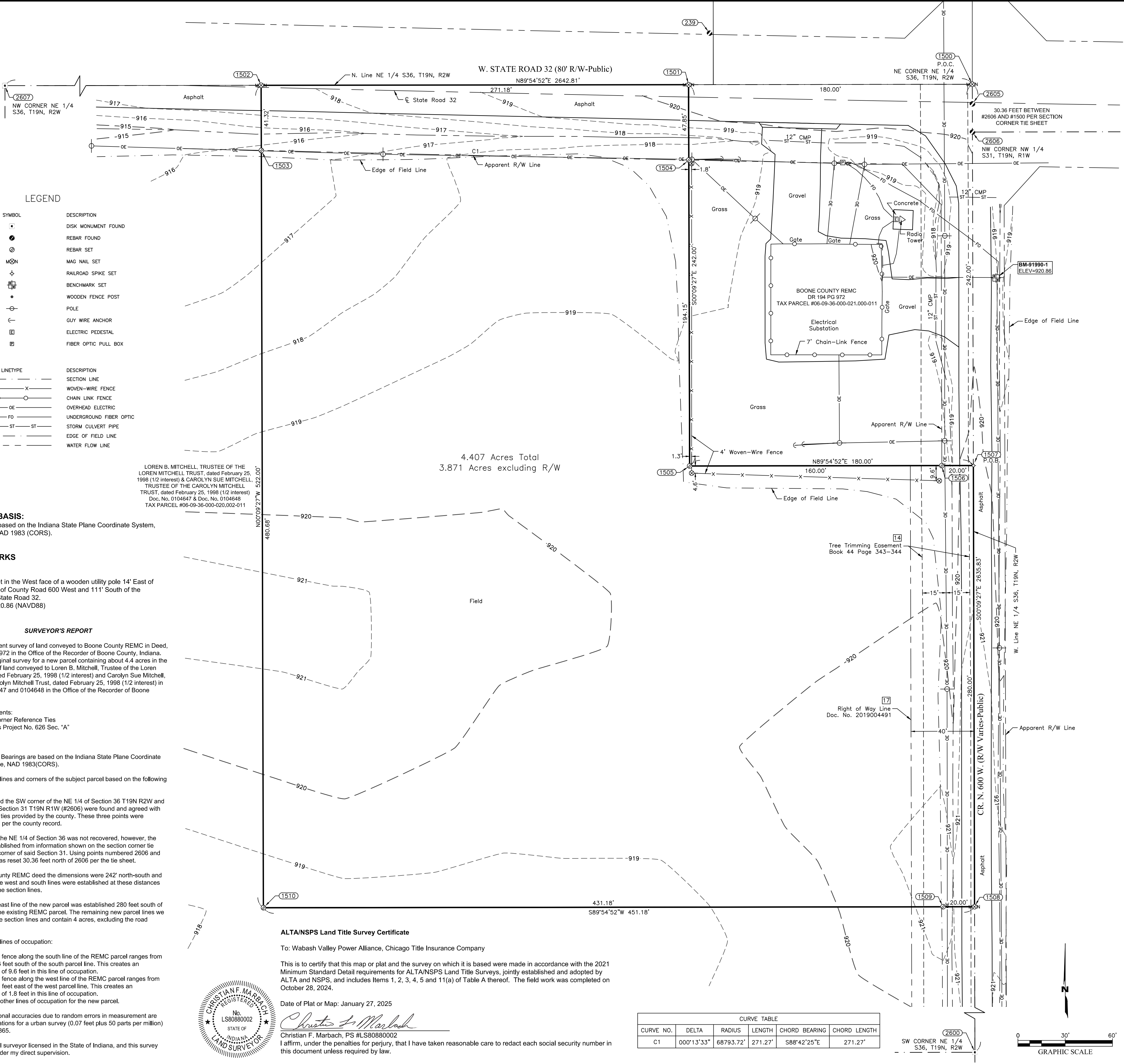
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for ALTANS/SPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5 and 11(a) of Table A thereof. The field work was completed on October 28, 2024.

Date of Plat or Map: January 27, 2025

Christian F. Marbach, PS #LS0680002

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.

Reference Title Commitment No.: Chicago Title Insurance Company, Commitment Number 25-1050
Dated December 20, 2024



ALTANS/SPS Land Title Survey
New Dover Substation Boone Co. IN.
Part of Parcel #06-09-36-000-020-002-011
Center Township, Boone County, Indiana

PROJECT: WVPA - New Dover Substation
JOB NUMBER: 1024091990
DATE: 1/27/2025
SCALE: 1"=50'
SURVEYOR: Christian F. Marbach, PS
TECHNICAL: Chris Marbach
DRAWING: 91990-Base.dwg
TRACT ID: 06-09-36-000-020-002-011
PARTY/CHIEF: CLF, KWS
FIELDBOOKS:

2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz



SHEET 1
OF 1