

SHEET 1

ALTA/NSPS Land Title Survey
New Dover Substation Boone Co. IN.

PROJECT: WVPA New Dover Subsite
JOB NUMBER: 1024091990
DATE: 1/27/2025

2810 Dexter Drive
Elkhart, IN 46514

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SB 341/46

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 872 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 herein 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 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 1888 North American Vertical Datum (NAVD88).
- Substantial features observed in the process of conducting the fieldwork are shown.
- 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.v. as determined by 11(e) 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.

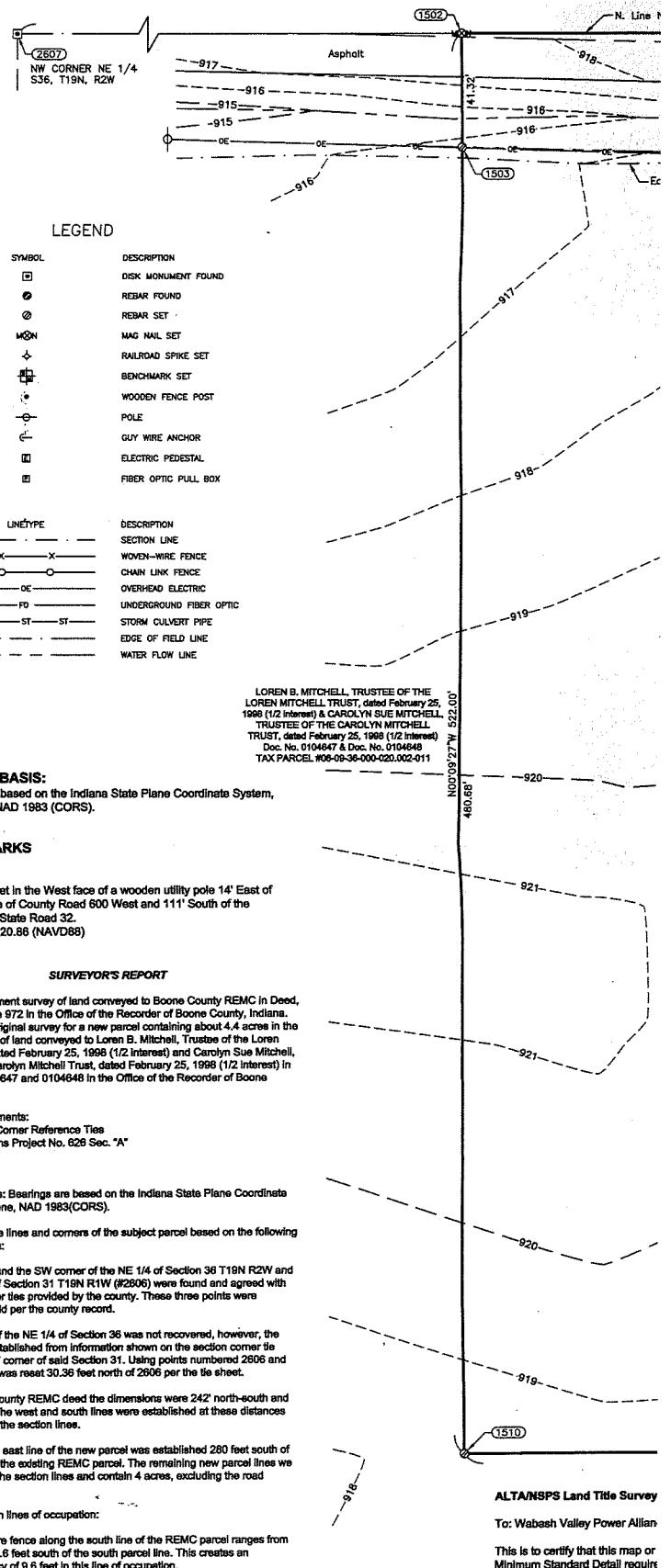
SCHEDULE B, PART II - EXCEPTIONS

- Easement and associated rights granted to Public Service Company of Indiana, Inc., an Indiana corporation by Ira J. Shockley and Maydelle 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 28, 2019 as instrument No. 2019004481 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.

This document was prepared by:

Christian F. Marbach

SB 34/416



ALTA/NSPS Land Title Survey

To: Wabash Valley Power Allian

This is to certify that this map or Minimum Standard Detail require ALTA and NSPS, and includes II. October 28, 2024.

Date of Plat or Map: January 27,



Christian F. Marbach, P.S. #LS80
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
Dated December 20, 2024