

# ALTA/NSPS LAND TITLE SURVEY

PART OF THE S.W. QUARTER OF SECTION 19

T 16 N, R 6 E

SECOND PRINCIPAL MERIDIAN

TOWNSHIP OF BUCK CREEK

COUNTY OF HANCOCK

STATE OF INDIANA

**TITLE DESCRIPTION:**

Part of the Southwest Quarter of Section 19, Township 16 North, Range 6 East of the Second Principal Meridian in Buck Creek Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 45 minutes 00 seconds West on and along the West line of said Southwest Quarter Section, 1076.70 feet to the Point of Beginning of the Legal Description, said Point of Beginning also being also Station 64 plus 60.00 on Line "S-11-B" as shown on Sheet No. 24 of Indiana State Highway Commission Plans No. I-70-3 (50) 92, dated 1964; thence continuing North 00 degrees 48 minutes 00 seconds West on and along said West line, said West line also being said Line "S-11-B", 300.00 feet; thence North 89 degrees 12 minutes 00 seconds East, 300.00 feet; thence South 00 degrees 48 minutes 00 seconds East, 300.00 feet; thence South 89 degrees 12 minutes 00 seconds West, 300.00 feet to the Point of Beginning, containing a Gross Area of 2.066 acres, more or less. Except however, the following described area for County Road 600 West (Also known as Mount Comfort Road) Right of Way purposes: Beginning at the aforementioned Point of Beginning; thence North 00 degrees 48 minutes 00 seconds West, on and along the West line of said Southwest Quarter Section, 300.00 feet to Station 61 plus 60.00 on the aforementioned Line "S-11-B"; thence North 89 degrees 12 minutes 00 seconds East, 65.00 feet to a point in the Easterly R/W line of said County Road 600 West; thence South 02 degrees 46 minutes 35 seconds West on and along said easterly R/W line, 240.47 feet; thence South 14 degrees 50 minutes 32 seconds West continuing on and along said Easterly W/W line, 62.31 feet to the Point of Intersection with the South line of the above described 2.066 acre tract; thence South 89 degrees 12 minutes 00 seconds West, 33.20 feet to the Point of Beginning containing 0.374 acres, more or less. Net area of the above described real estate exclusive of County Road 600 West R/W is 1.692 acres, more or less.

**EXCEPTING THEREFROM:**

That part of the above described property conveyed to the State of Indiana by Warranty Deed recorded October 16, 2007 as Instrument Number 070011949, in the Office of the Recorder of Hancock County, Indiana, described as follows:

A part of the Southwest Quarter of Section 19, Township 16 North, Range 6 East, Hancock County, Indiana, described as follows:

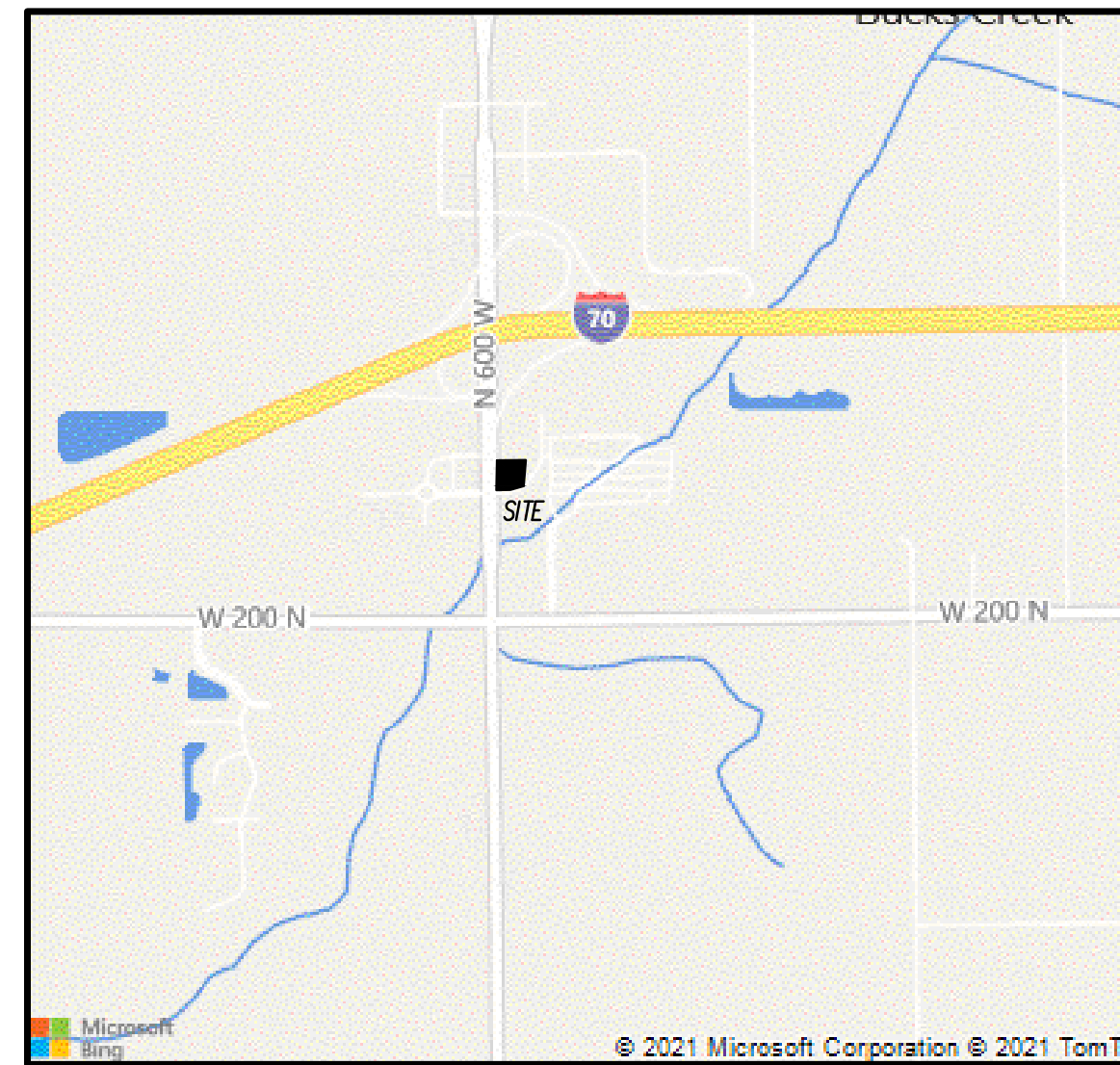
Commencing at the Southwest corner of said Southwest Quarter section; thence North 0 degrees 48 minutes 00 seconds West on and along the West line of said Southwest Quarter Section 1378.70 feet; thence North 89 degrees 12 minutes 00 seconds East 65.00 feet (the foregoing portion of this description beginning with the words "Commencing at" is taken from Instrument #02-04589) to the east boundary of Mt. Comfort Road, which point is the northwest corner of the Grantor's land and the Point of Beginning of this description; thence North 89 degrees 15 minutes 48 seconds East 70.00 feet along the north line of the Grantor's land and the boundary of Mt. Comfort Road to a corner of said boundary, which point is designated #353 on said plat; thence South 0 degrees 44 minutes 12 seconds East 200.50 feet to a point designated #358 on said plat; thence South 72 degrees 12 minutes 23 seconds East 56.59 feet to a point #359 designated on said plat; thence North 67 degrees 48 minutes 06 seconds East 119.64 feet to a point on the east line of the Grantor's land, which is designated as #350 on said plat; thence South 0 degrees 44 minutes 12 seconds East 125.29 feet along said east line to the southeast corner of the Grantor's land; thence South 89 degrees 18 minutes 12 seconds West 250.73 feet along the south line of the Grantor's land to the east boundary of said Mt. Comfort Road; thence North 0 degrees 01 minute 40 seconds West 59.85 (60.00 feet by Instrument #97-08103) along said east boundary; thence North 2 degrees 50 minutes 15 seconds East 240.45 feet (240.47 feet by Instrument #0204589) along said boundary to the Point of Beginning and containing 0.920 acres, more or less.

**FURTHER EXCEPTING THEREFROM:**

That part of the above described property conveyed to the Hancock County, Indiana by Warranty Deed recorded August 01, 1997 as Instrument Number 9708103, in the Office of the Recorder of Hancock County, Indiana, described as follows:

A part of the Southwest Quarter of Section 19, Township 16 North, Range 6 East, Hancock County, Indiana, described as follows:

Commencing at the Southwest corner of said section; thence North 0 degrees 36 minutes 07 seconds West 1,076.70 feet along the West line of said section to the Southwest corner of the owner's land; thence North 89 degrees 23 minutes 53 seconds East 43.97 feet along the South line of the owners' land to the Eastern boundary of County Road 600 West and the Point of Beginning of this description; thence North 4 degrees 19 minutes 14 seconds West 31.29 feet along the boundary of said County Road 600 West; thence North 15 degrees 02 minutes 25 seconds East 29.99 feet along said boundary; thence South 0 degrees 05 minutes 37 seconds West 60.00 feet to the South line of the owners' land; thence South 89 degrees 23 minutes 53 seconds West 5.30 feet along said South line to the Point of Beginning and containing 0.007 acres, more or less.



LOCATION MAP

**REFERENCES:**

- COUNTY TAX MAP.
- DEEDS AS REFERENCED ON SURVEY.
- TITLE REPORT

**SCHEDULE B - SECTION II:**

Chicago Title Insurance Company  
Commitment Number: CTN2109408  
Effective Date: August 12, 2021 at 08:00 am

12. Grant of Right of Way to Central Indiana Gas Company, Inc., recorded October 14, 1968 in Record 36, page 224.

Assigned to Indiana Gas Company, Inc. by Assignment recorded September 30, 1976 as Instrument No. 76-4669. (Plotted and shown)

13. Permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as I-70 and Mt. Comfort Road and as Project IM-70-3(215)), as set out in Warranty Deed recorded October 16, 2007 as Instrument No. 070011949. (Plotted and shown)

14. Terms, provisions and easement set out in Grant of Easement to Duke Energy Indiana, Inc., recorded April 30, 2009 as Instrument No. 090004447. (Plotted and shown)

**LEGEND:**

○	EXISTING IRON PIN FOUND AS NOTED	⊖	EXISTING GUY WIRE
⊕	EXISTING CAPPED IRON PIN FOUND AS NOTED	⊕	EXISTING MONITORING WELL
⊙	EXISTING IRON PIPE FOUND AS NOTED	⊕	EXISTING UNKNOWN WELL
⊖	EXISTING MAG NAIL FOUND AS NOTED	☀	EXISTING YARD LIGHT
Ⓜ	EXISTING MONUMENT BOX FOUND AS NOTED	⊕	EXISTING GAS PUMP
⊕	5/8" x 30" REBAR WITH CAP "GPD" SET	⊕	EXISTING MISCELLANEOUS UTILITY VALVE
⊕	EXISTING LIGHT POLE	⊕	EXISTING FILLER CAP
⊕	EXISTING POWER POLE	⊕	EXISTING SOIL BORING
⊕	EXISTING POWER & TELEPHONE POLE	---	EXISTING CURB
⊕	EXISTING LIGHT & TELEPHONE POLE	- P/L -	EXISTING PROPERTY LINE
⊕	EXISTING TELEPHONE POLE	- R/W -	EXISTING RIGHT OF WAY LINE
⊕	EXISTING POWER & LIGHT POLE	- C/L -	EXISTING CENTER LINE
⊕	EXISTING POWER, TELEPHONE & LIGHT POLE	- OH -	EXISTING OVERHEAD UTILITY LINES
⊕	EXISTING UNKNOWN POLE	- G -	EXISTING UNDERGROUND GAS LINES
⊕	EXISTING TRANSFORMER	- ST -	EXISTING UNDERGROUND STORM LINES
⊕	EXISTING ELECTRIC PULLBOX	- SAN -	EXISTING UNDERGROUND SANITARY LINES
⊕	EXISTING SIGNAL POLE	- W -	EXISTING UNDERGROUND WATER LINES
⊕	EXISTING CATCH BASIN	- E -	EXISTING UNDERGROUND ELECTRIC LINES
⊕	EXISTING CURB INLET	- T -	EXISTING UNDERGROUND TELEPHONE LINES
⊕	EXISTING STORM MANHOLE	- FO -	EXISTING UNDERGROUND FIBER OPTIC LINES
⊕	EXISTING UNKNOWN MANHOLE	⊕	BUSH/SHRUB
⊕	EXISTING SANITARY MANHOLE	⊕	DECIDUOUS TREE
⊕	EXISTING FIRE HYDRANT	⊕	EVERGREEN TREE
⊕	EXISTING WATER METER		
⊕	EXISTING WATER VALVE		
⊕	EXISTING WATER MANHOLE		
⊕	EXISTING WATER SERVICE VALVE		
⊕	EXISTING GAS VALVE		
⊕	EXISTING GAS METER		
⊕	EXISTING GAS SERVICE VALVE		
⊕	EXISTING POST OR BOLLARD		
⊕	EXISTING SIGN		
⊕	EXISTING CLEANOUT		

**GENERAL NOTES:**

- THE DESCRIBED REAL ESTATE IS IN A ZONE AE, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 18059C0116E, EFFECTIVE DATE OF 03/17/2014.
  - UTILITY, STORM, OR SANITARY LINES SHOWN HEREON THAT ARE NOT DRAWN TO AN APPROPRIATE APPURTENANCE OR BUILDING ARE AN INDICATION OF AN UNKNOWN UTILITY CONNECTION OR A UTILITY OUTSIDE OF THE PROJECT SCOPE THAT HAS NOT BEEN INVESTIGATED FURTHER, AND ARE PROVIDED TO SHOW THEIR APPROXIMATE DIRECTION ONLY.
- SUBSURFACE UTILITY INFORMATION PROVIDED IN THIS BASEMAP IS FROM A COMBINATION OF ONE CALL COORDINATION AND A PRIVATE UTILITY LOCATE (PUL) PERFORMED BY GPD GROUP. UNLESS OTHERWISE LABELED SUBSURFACE UTILITY LINES SHOWN HEREON ARE ASCE SUE QUALITY LEVEL (QL) D. SUBSURFACE UTILITY LINES LABELED AS QL-D CAN BE FROM ONE CALL 811 COORDINATION AS DESCRIBED IN THE PROJECT STATE'S CODIFIED LAWS AND THOSE SUBSURFACE UTILITY LINES SHOWN HEREON WERE MARKED ON THE GROUND OR DEPICTED IN RECORDS/MAPPING PROVIDED BY THIRD PARTIES OR OTHERS, THAT MAY OR MAY NOT PROVIDE ACCURATE HORIZONTAL LOCATION INFORMATION OF SUBSURFACE FACILITIES. THESE THIRD PARTIES AND OTHERS ARE NOT CONTRACTUALLY OBLIGATED OR LIABLE TO GPD GROUP OR CLIENT. GPD GROUP ASSUMES NO LIABILITY OR RESPONSIBILITY FOR QL-D LINES ARISING OUT OF ANY AND ALL SHOWN OR UNSHOWN SUBSURFACE UTILITIES RELATING TO THE DEVELOPED BASEMAP, THEREFORE NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED OF ANY AND ALL OF THESE SUBSURFACE UTILITIES.
- SUBSURFACE UTILITY LINES AND ANOMALIES LABELED AS QL-B, QL-C, "GPR ANOMALY QL-D", OR "PASSIVE EM QL-D" ARE FACILITIES INDICATED PRESENT BY OUR EQUIPMENT AND AT THE APPROXIMATE HORIZONTAL POSITION SHOWN HEREON BASED ON GPD GROUP'S PUL EFFORTS. OUR PUL MARKINGS ARE SUBJECT TO OUR SPECIFICATIONS OF PERFORMANCE AND ALL QUALITY LEVELS ARE FURTHER DESCRIBED IN ASCE MANUAL 38-02 "GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

**CERTIFICATION:**

TO 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b1), 8, 9, 11(b), 13, 18, 19 AND 20 (TACO BELL SURVEY REQUIREMENTS) OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON 10/11/2021.



*Steven L. Mullaney*  
STEVEN L. MULLANEY, INDIANA P.S. LS21100013  
02/22/2022  
DATE

REV.	DATE	DESCRIPTION

TACO BELL  
N 600 W  
GREENFIELD, INDIANA 46140

ISSUED FOR:	PERMIT
BID	CONSTRUCTION
RECORD	

PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.  
2021088.41

1 of 2

