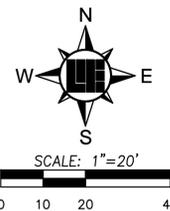


BENCHMARK DATA

PROJECT BM: A STANDARD DISK STAMPED HAM G11 SET IN THE TOP OF THE SOUTHWEST CONCRETE WING OF A CULVERT ALONG STATE ROAD 32 ABOUT 0.37 MILES EAST OF U.S. 31. ELEVATION=876.19 (NAVD 88)

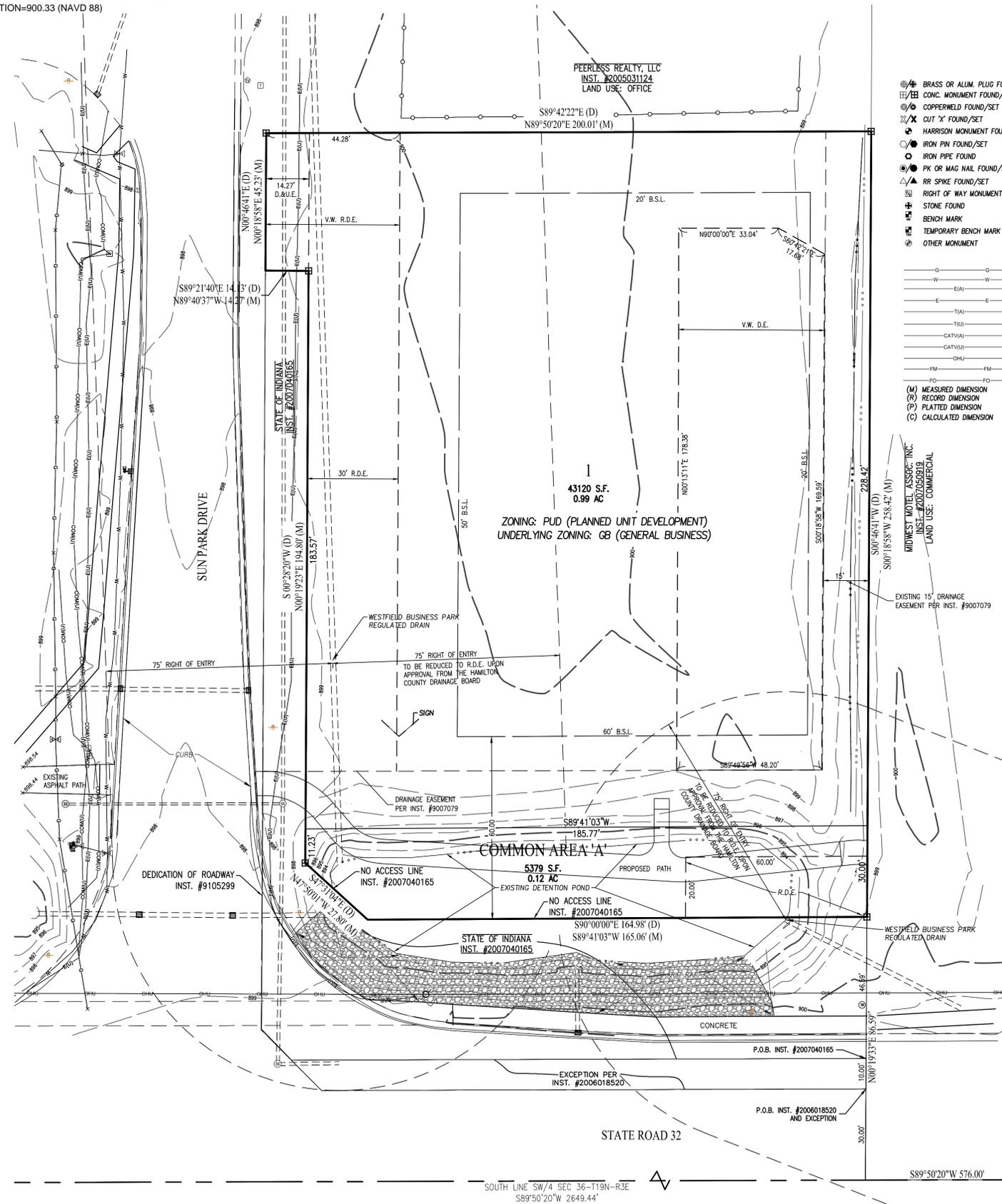
SITE TBM: CUT "X" ON EAST BONNET BOLT OF FIRE HYDRANT AT THE NORTHWEST INTERSECTION OF STATE ROAD 32 AND SUN PARK DRIVE. ELEVATION=900.33 (NAVD 88)

CULVER'S SUN PARK PRIMARY PLAT



LEGEND

- D.&U.E. DRAINAGE & UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - R.D.E. REGULATED DRAIN EASEMENT
 - V.W. VARIABLE WIDTH BUILDING SETBACK LINE
 - ROW RIGHT-OF-WAY
 - 4"x4"x30" CONCRETE MONUMENT TO BE SET
 - EXISTING CONTOUR ELEVATION
- TELEPHONE JUNCTION BOX
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - TELEPHONE RISER
 - STORM CLEANOUT
 - BEEHIVE INLET
 - CURB INLET
 - ROUND INLET
 - SQUARE INLET
 - STORM JUNCTION BOX
 - STORM MANHOLE
 - SANITARY SEWER CLEANOUT
 - LIFT STATION
 - SANITARY SEWER MANHOLE
 - SANITARY STUB MARKER
 - CATV PEDESTAL
 - CATV JUNCTION BOX
 - CLEANOUT (OTHER)
- TRAFFIC CONTROL JUNCTION BOX MANHOLE (OTHER OR UNIDENTIFIED)
 - TRAFFIC CONTROL MANHOLE
 - MONITORING WELL
 - PETROLEUM PIPELINE MARKER
 - FIBER OPTIC MARKER
 - TRAFFIC SIGNAL POLE
 - BOLLARD
 - FLAG POLE
 - MAIL BOX
 - POST
 - SIGN
 - PARKING WHEEL STOP
 - AIR CONDITIONER
 - HANDICAPPED SPACE
 - SOIL BORING
 - GATE POST
- RIGHT OF WAY LINE
 - CHAIN LINK FENCE
 - BOARD FENCE
 - WROUGHT IRON FENCE
 - FARM FENCE
 - QUARD RAIL
 - FLOW LINE
- UNDERGROUND GAS
 - UNDERGROUND WATER
 - AERIAL ELECTRIC
 - UNDERGROUND ELECTRIC
 - AERIAL TELEPHONE
 - UNDERGROUND TELEPHONE
 - AERIAL CABLE TELEVISION
 - UNDERGROUND CABLE TELEVISION
 - MIXED OR UNIDENTIFIED UTILITY
 - FORCE MAIN
 - FIBER OPTIC CABLE
 - CMP CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - VCP VITRIFIED CLAY PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - DIP DUCTILE IRON PIPE



- BRASS OR ALUM. PLUG FOUND/SET
- CONC. MONUMENT FOUND/SET
- COPPER WELD FOUND/SET
- CUT "X" FOUND/SET
- HARRISON MONUMENT FOUND
- IRON PIN FOUND/SET
- IRON PIPE FOUND
- PK OR MAG NAIL FOUND/SET
- RR SPIKE FOUND/SET
- RIGHT OF WAY MONUMENT FOUND
- STONE FOUND
- BENCH MARK
- TEMPORARY BENCH MARK
- OTHER MONUMENT

- FIRE HYDRANT
- WATER HAND HOLE
- INDICATOR POST & VALVE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER
- STAND PIPE
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS PIPELINE MARKER
- GAS MANHOLE
- ELECTRIC CONTROL BOX
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC RISER
- FLOOD LIGHT
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- ORNAMENTAL LIGHT
- LIGHT POLE
- LIGHT STAND
- ELECTRIC MANHOLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANS.
- TRANSFORMER

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (P) PLATTED DIMENSION
- (C) CALCULATED DIMENSION



Map Unit Legend

Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	46.8	51.2%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	43.5	47.6%
Or	Orthents	0.9	0.9%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.2	0.3%
Totals for Area of Interest		91.4	100.0%

SOILS MAP
SCALE: 1"=300'

CURRENT OWNER OF RECORD: JAMES W. SWAN
SPECIAL WARRANTY DEED NO. 2015049486

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

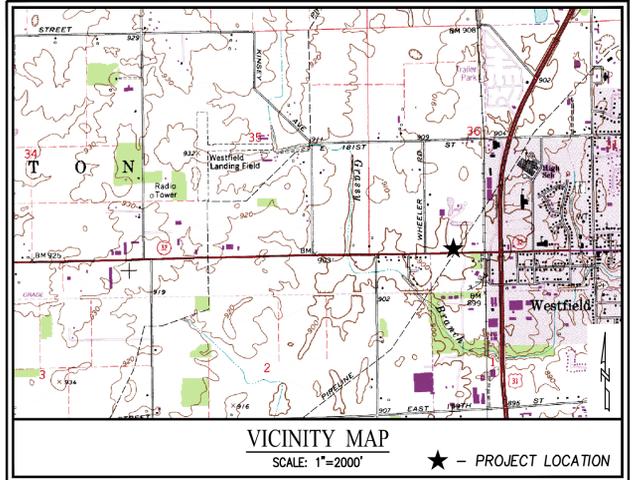
COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01 FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.



THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED.
DATED: _____

JOSHUA DAVID WERNER, P.S.

This instrument prepared for:
CUSTARD KINGS
P.O. BOX 1478
MARION, INDIANA 46952
TELEPHONE: (765) 206-0050
CONTACT PERSON: MR. JIM SWAN
EMAIL: JIM.SWAN@MARIONSTELFAB.COM

This instrument prepared by: Joshua David Werner, P.S.
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