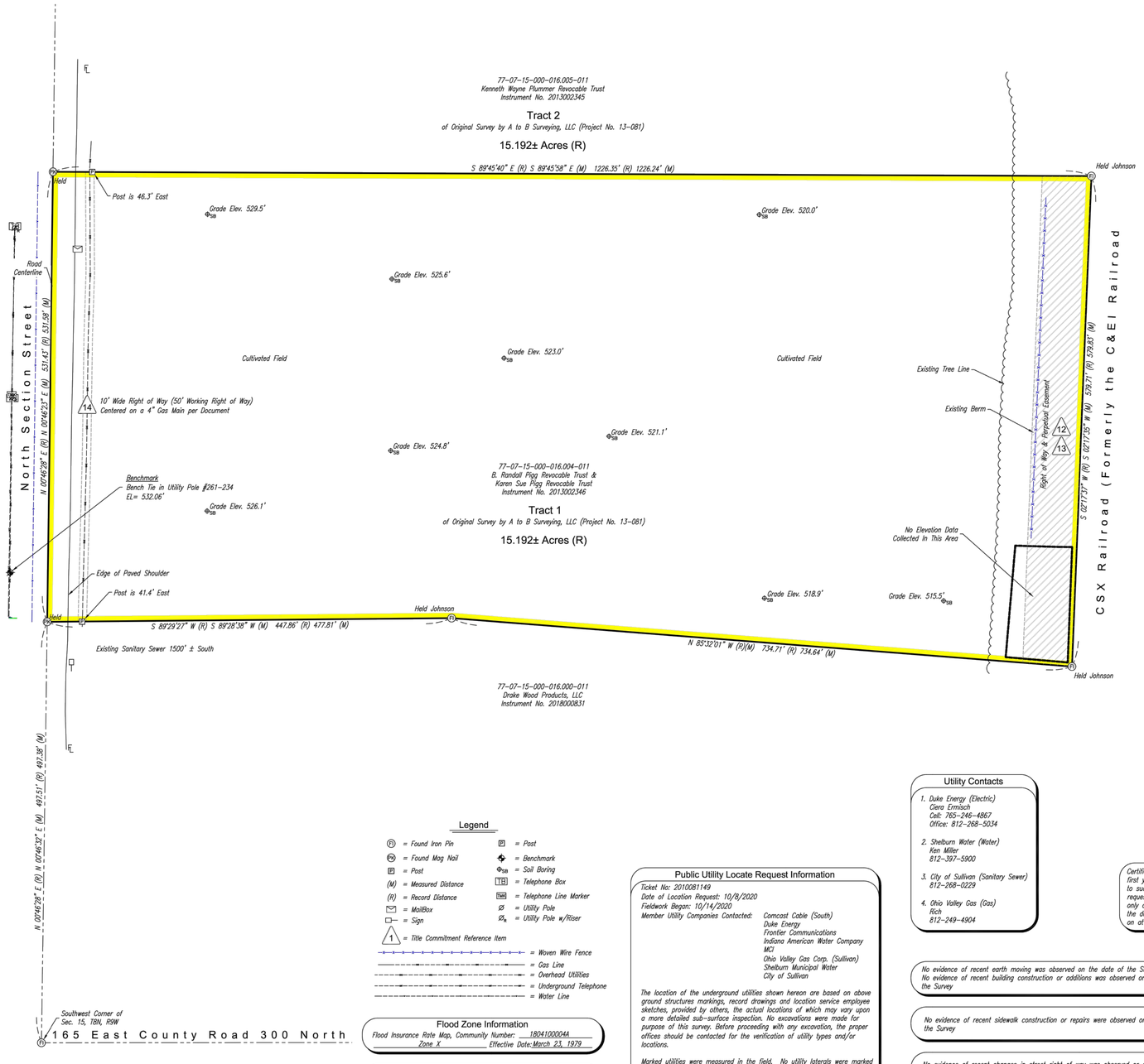



## Boundary Description From Exhibit A of the Title Commitment

*A part of the Southwest Quarter of Section 15, Township 8 North, Range 9 West situated in Hamilton Township, Sullivan County, Indiana, being more particularly described as follows:*

*Commencing at a one inch brass pin in concrete marking the Southwest Corner of said Section 15; thence along the West line of the Southwest Quarter of said section, North 00 degrees 46 minutes 28 seconds East, 497.51 feet to a mag nail through a washer stamped "Johnson 20000002", hereon called a "mag nail", marking the* ***Point of Beginning****; thence continuing along said West line, North 00 degrees 46 minutes 28 seconds East, 531.43 feet to a "mag nail"; thence South 89 degrees 45 minutes 40 seconds East 1226.35 feet to a 5/8 inch iron pin bearing a plastic cap inscribed "Johnson 20000002", hereon called an "iron monument", on the Western right-of-way of the CSX Railroad (formerly the C&E I Railroad); thence along said right-of-way, South 02 degrees 17 minutes 37 seconds West, 579.71 feet to an "iron monument"; thence North 85 degrees 32 minutes 01 second West, 734.71 feet to an "iron monument"; thence South 89 degrees 29 minutes 27 seconds West, 477.86 feet to the* ***Point of Beginning****. Containing 15.192 acres, more or less.*

## Surveyor's Report

*This survey was performed wholly under the direction of the registered land surveyor, and to the best of the registered land surveyor's knowledge and belief was executed according to the survey requirements in 865 IAC 1-12 (Rule 12)*

*In accordance with 865 IAC 1-12, the following information is presented concerning evidence used to establish this survey because of the following:*
*A. Availability and condition of reference monuments.*
*B. Occupation or possession lines.*
*C. Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with the adjoiners' lines.*
*D. The relative positional accuracy of the measurements.*

*The relative positional accuracy of the lines and corners established on this survey is within the specifications for an Urban Survey as defined in 865 IAC 1-12.*

*This is a Retracement Survey to establish the property described hereon and platted as Tract 1 by A to B Surveying, LLC, June 25, 2013.*

*THEORY OF LOCATION, CONTROLLING ELEMENTS OF SURVEY:*
- *A mag nail was found at the Northwest Corner of Tract 1.*
- *A mag nail was found at the Southwest Corner of Tract 1.*
- *An iron pin with a plastic "Johnson" cap was found at the Northeast Corner of Tract 1.*
- *An iron pin with a plastic "Johnson" cap was found at the Southeast Corner of Tract 1.*
- *An iron pin with a plastic "Johnson" cap was found at the bearing break on the South line of Tract 1.*

*REFERENCE MONUMENT UNCERTAINTIES:*
- *None were found.*

*OCCUPATION / POSSESSION LINE UNCERTAINTIES:*
- *None were found.*

*REFERENCE DOCUMENT UNCERTAINTIES:*
- *The width of the easement along the East side of Tract 1 is not stated in Deed Record 143, Page 560. The width is shown to be 55 feet wide on the A to B Surveying, LLC plat.*

*Basis of bearings is the Indiana State Plane Coordinate System West Zone, Grid North.*
*Evidence of easements has not been located in the field and is not shown on this survey plat.*
*There may be unwritten rights associated with this survey.*
*This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.*
*I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.*

*Survey Based Upon Title Commitment Number: S21253079 SULLIVANCO*
*Effective Date: January 12, 2022 at 7:00 a.m.*
*Issued By: Fidelity National Title Insurance Company*
*The Following Items From Said Commitment Schedule B, Section II Were Reviewed, The Results of Which Are As Follows:*

| Item No. | Comment |
|---|---|
| 12 | Deed Record 143, Page 559. Quitclaim deed from corporations to individuals. Location as shown. |
| 13 | Deed Record 143, Page 560. Easement for transmission line from individuals to corporation. Location as shown. |
| 14 | Deed Record 108, Page 32. Gas main right of way. Location as shown. |
| 15 | Deed Record 121, Page 289. Waterline easement. Waterline was located West of the surveyed land. |

## Utility Contacts

1. Duke Energy (Electric)
   Clera Ermisch
   Cell: 765-246-4867
   Office: 812-268-5034
2. Shelburn Water (Water)
   Ken Miller
   812-397-5900
3. City of Sullivan (Sanitary Sewer)
   812-268-0229
4. Ohio Valley Gas (Gas)
   Rich
   812-249-4904

*Certification to successors & assigns is extended only during the first year, as measured from the date of the survey. Certifications to successors & assigns beyond the first year will be extended on request, at a negotiated rate per party. All such certifications will only cover the statutory period of contract liability as measured from the date of the original survey, and only the contract terms agreed on at that time.*

*To: Sullivan County Commissioners:*

*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), 8, 11(b), 13, 14, 15, 16, 17, and 18, of Table A thereof. The field work was completed on 10/21/2020.*

*Date of Plat or Map: 2/02/2022*

## Legend

- Ⓕ = Found Iron Pin
- Ⓜ = Found Mag Nail
- Ⓟ = Post
- (M) = Measured Distance
- (R) = Record Distance
- = MailBox
- = Sign
- 1 = Title Commitment Reference Item
- Ⓟ = Post
- = Benchmark
- = Soil Boring
- TB = Telephone Box
- = Telephone Line Marker
- Ø = Utility Pole
- = Utility Pole w/Riser
- = Woven Wire Fence
- = Gas Line
- = Overhead Utilities
- = Underground Telephone
- = Water Line

## Flood Zone Information

*Flood Insurance Rate Map, Community Number: 18041C0004A*
*Zone X Effective Date: March 23, 1979*

## Zoning & Setbacks

*No Zoning or Setbacks Given For Surveyed Land.*

*Per 865 IAC 1-12-13 (14) Zoning Use Shown on This Plat is Limited to Those Facts That Can Be Counted or Measured*

## Public Utility Locate Request Information

*Ticket No: 2010081149*
*Date of Location Request: 10/8/2020*
*Fieldwork Began: 10/14/2020*
*Member Utility Companies Contacted:* Comcast Cable (South), Duke Energy, Frontier Communications, Indiana American Water Company, MCI, Ohio Valley Gas Corp. (Sullivan), Shelburn Municipal Water, City of Sullivan

*The location of the underground utilities shown hereon are based on above ground structures markings, record drawings and location service employee sketches, provided by others, the actual locations of which may vary upon a more detailed sub-surface inspection. No excavations were made for purpose of this survey. Before proceeding with any excavation, the proper offices should be contacted for the verification of utility types and/or locations.*

*Marked utilities were measured in the field. No utility laterals were marked on the surveyed land.*

*Paint markings found on the ground and shown hereon as evidence of possible (or probable) underground utilities are consistent with typical utility markings. However, no utility report was provided to authenticate these markings – their source is unknown. The user of this plat/map should rely upon such markings at their own risk.*

*No evidence of recent earth moving was observed on the date of the Survey*
*No evidence of recent building construction or additions was observed on the date of the Survey*

*No evidence of recent sidewalk construction or repairs were observed on the date of the Survey*

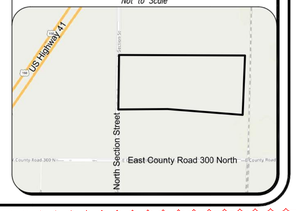
*No evidence of recent changes in street right of way was observed or discovered when researching the public records.*

*Elevations are referenced to the Trimble VRS Now GPS Network (NAVD88 Datum). No offsite easements were provided or located on the date of the Survey.*

0' 60' 120'
SCALE: 1"=60'

## Location Map

*Not to Scale*





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Greencastle, IN 46135
765.653.6710
5357 W. Honey Creek Drive
Terre Haute, IN 47802
812.238.9731
ALIGNCEC.COM
espires@aligncec.com



*Signed and sealed hard copy is the instrument of service. This drawing may not be reproduced without the written permission of Align Civil Engineering Consultants*


*Section 15, Township 8 North, Range 9 West of the Second Principal Meridian, Hamilton Township, Sullivan County, Indiana*

Street Address
165 East County Road 300 North

| No. | Date | Revisions | By | Checked |
|---|---|---|---|---|

EARL D. SPIRES JR. REGISTERED 29900015 STATE OF INDIANA 2021 LAND SURVEYOR
2/16/2022

Client
Sullivan County Commissioners

Record Owner
B. Randall Pigg Revocable Trust & Karen Sue Pigg Revocable Trust

| | |
|---|---|
| Project Number: | 22-022 |
| Date: | 2/2/2022 |
| Drawn By: | EDS |
| Checked By: | CRW |
| Approved By: | EDS |
| Scale: | 1"=60' |
| File Name: | 22-022.dwg |
| Drawing Name: | ALTA Survey |

# Sullivan County Jail

# ALTA/NSPS Land Title Survey

Sheet No.
1 of 1

Field Work Completed
10/21/2020


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DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES
DLZ INDIANA, LLC


| NO. | REVISION | DATE |
|---|---|---|
| A3 | ADDENDUM 3 | 02/16/22 |

DRAWN:
CHK'D:
DESIGNED:
APPROVED:
DATE: DECEMBER 20, 2021

PROJECT NUMBER
2063-1048-90

SULLIVAN COUNTY SHERIFFS OFFICE AND CORRECTIONAL FACILITY
2357 NORTH SECTION STREET SULLIVAN, INDIANA 47882

ALTA/NSPS EXISTING SITE CONDITIONS

DRAWING NUMBER
C0.0

SITE DEVELOPMENT

NOTE: SURVEY DRAWING AND SITE DATA WAS PROVIDED BY AN OUTSIDE CONSULTANT DIRECTLY HIRED BY THE CLIENT (SULLIVAN COUNTY). DLZ ASSUMES NO RESPONSIBILITY FOR THE WORK OR THE ACCURACY OF DATA PROVIDED BY MYERS ENGINEERING, INC.

IF THIS NOTE IS NOT RED, THIS DRAWING IS NOT IN COLOR AND NEEDS TO BE REPRINTED IN COLOR.

A3