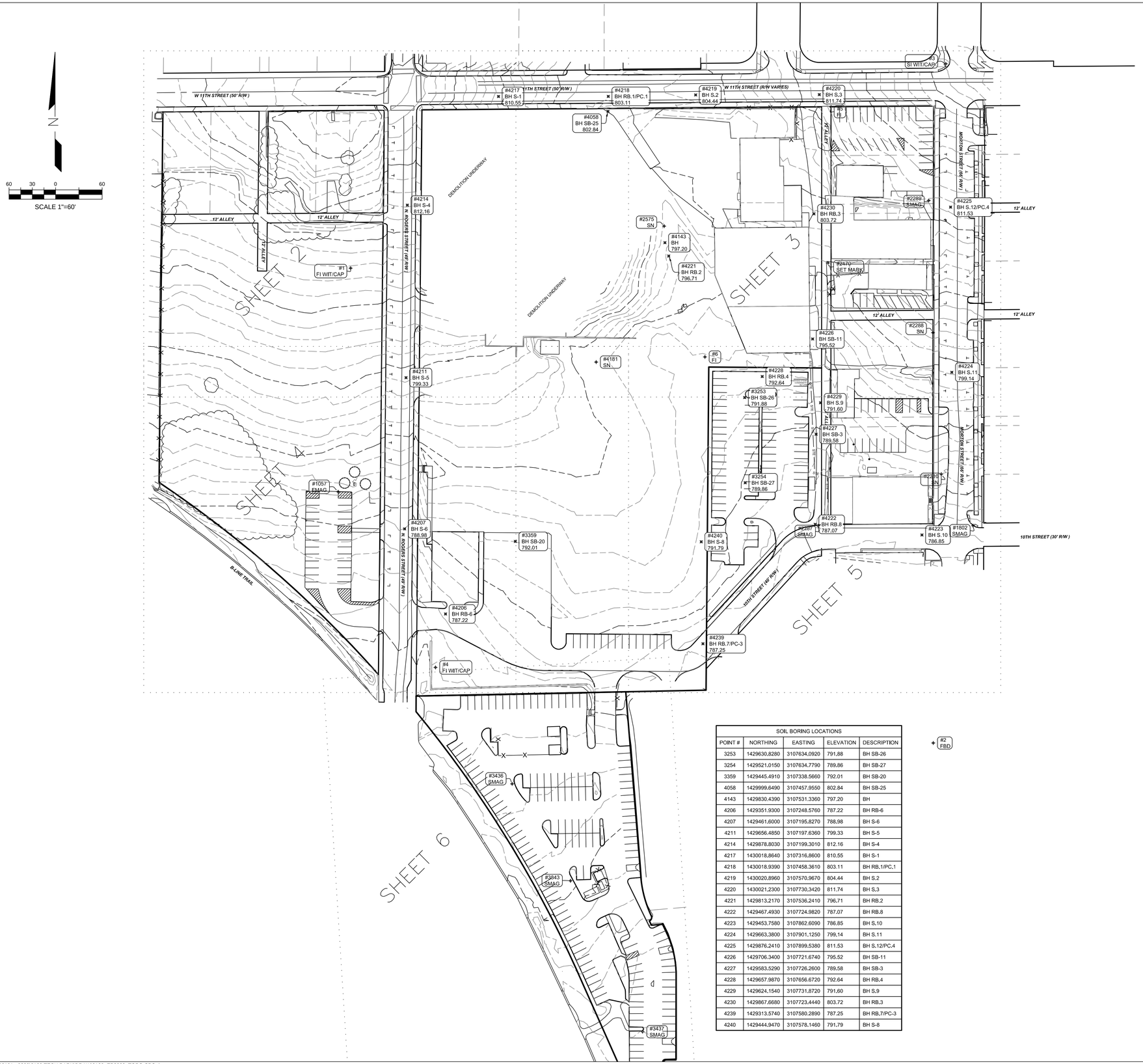
TOPOGRAPHIC SURVEY

A PART OF
SECTIONS 32 AND 33 T9N, R1W
MONROE COUNTY, INDIANA.



SOIL BORING LOCATIONS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3253	1429630.8280	3107634.0920	791.88	BH SB-26
3254	1429521.0150	3107634.7790	789.86	BH SB-27
3359	1429445.4910	3107338.5660	792.01	BH SB-20
4058	1429999.6490	3107457.9550	802.84	BH SB-25
4143	1429830.4390	3107531.3360	797.20	BH
4206	1429351.9300	3107248.5760	787.22	BH RB-6
4207	1429461.6000	3107195.8270	788.98	BH S-6
4211	1429656.4850	3107197.6360	799.33	BH S-5
4214	1429878.8030	3107199.3010	812.16	BH S-4
4217	1430018.8640	3107316.8600	810.55	BH S-1
4218	1430018.9390	3107458.3610	803.11	BH RB.1/PC.1
4219	1430020.8960	3107570.9670	804.44	BH S.2
4220	1430021.2300	3107730.3420	811.74	BH S.3
4221	1429813.2170	3107536.2410	796.71	BH RB.2
4222	1429467.4930	3107724.9820	787.07	BH RB.8
4223	1429453.7580	3107862.6090	786.85	BH S.10
4224	1429663.3800	3107901.1250	799.14	BH S.11
4225	1429876.2410	3107899.5380	811.53	BH S.12/PC.4
4226	1429706.3400	3107721.6740	795.52	BH SB-11
4227	1429583.5290	3107726.2600	789.58	BH SB-3
4228	1429657.9870	3107656.6720	792.64	BH RB.4
4229	1429624.1540	3107731.8720	791.60	BH S.9
4230	1429867.6680	3107723.4440	803.72	BH RB.3
4239	1429313.5740	3107580.2890	787.25	BH RB.7/PC-3
4240	1429444.9470	3107578.1460	791.79	BH S-8

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED MARCH 18, 2014 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.

2. CONTOUR INTERVAL = 1'. ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS DATED MARCH 18, 2014. ELEVATIONS ARE TO NAVD88.

3. FIELD WORK PERFORMED MARCH THROUGH JUNE, 2014.

4. ALL REBAR SET ARE 5/8" WITH YELLOW PLASTIC CAP STAMPED "BRG INC 6892" AND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

5. UTILITIY LINES SHOWN IN GRAY ARE PER GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED.

CONTROL POINTS:

HORIZONTAL DATUM: Reference Frame NAD 83(2011) Epoch 2010.0000, Indiana State Plane Coordinates Zone 1302 West, U.S. Survey Feet.
VERTICAL DATUM: NAVD88 (Computed using Geoid 12A), U.S. Survey Feet.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1429797.5120	3107126.2519	807.54	FI WIT/CAP
3	1430060.9108	3107893.2669	821.49	SI WIT/CAP
4	1429283.0244	3107235.6396	786.67	FI WIT/CAP
5	1430005.3438	3107745.4609	812.08	FI
6	1429683.1400	3107582.9265	793.27	FI
1057	1429509.3375	3107110.2378	792.27	fmag
1802	1429465.7366	3107928.5044	787.28	SMAG
2210	1429532.1309	3107887.5429	791.83	SN
2287	1429465.6787	3107728.7264	786.86	SMAG
2288	1429714.4887	3107876.8207	802.27	SN
2289	1429884.7855	3107871.3090	811.83	SMAG
2470	1429804.2467	3107741.3684	801.13	SET MARK
2575	1429851.7497	3107530.3384	797.74	SN
3436	1429132.9054	3107334.3928	782.43	SMAG
3843	1429008.0751	3107409.6614	780.28	SMAG
4181	1429676.5250	3107442.7326	794.34	SN

Revision	By	Date
REVISED PER COMMENTS	RAO	7/24/2014
REVISED PER COMMENTS	RAO	8/26/2014
REVISED PER COMMENTS	RAO	9/4/14
ADDED TITLE INFO TO LOT 4 (SHEET 6)	RAO	10/23/14

RACHEL A. OSER REGISTERED No. 21100022 STATE OF INDIANA LAND SURVEYOR

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 4th day of September, 2014

Rachel Oser

Rachel A. Oser
Professional Surveyor No. 21100022
State of Indiana

Bledsoe Riggert Guerrettaz
LAND SURVEYING • CIVIL ENGINEERING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-6277
F: 812-336-0817
E: ben@brgcivil.com

TECH PARK
BLOOMINGTON, INDIANA
FOR
CITY OF BLOOMINGTON

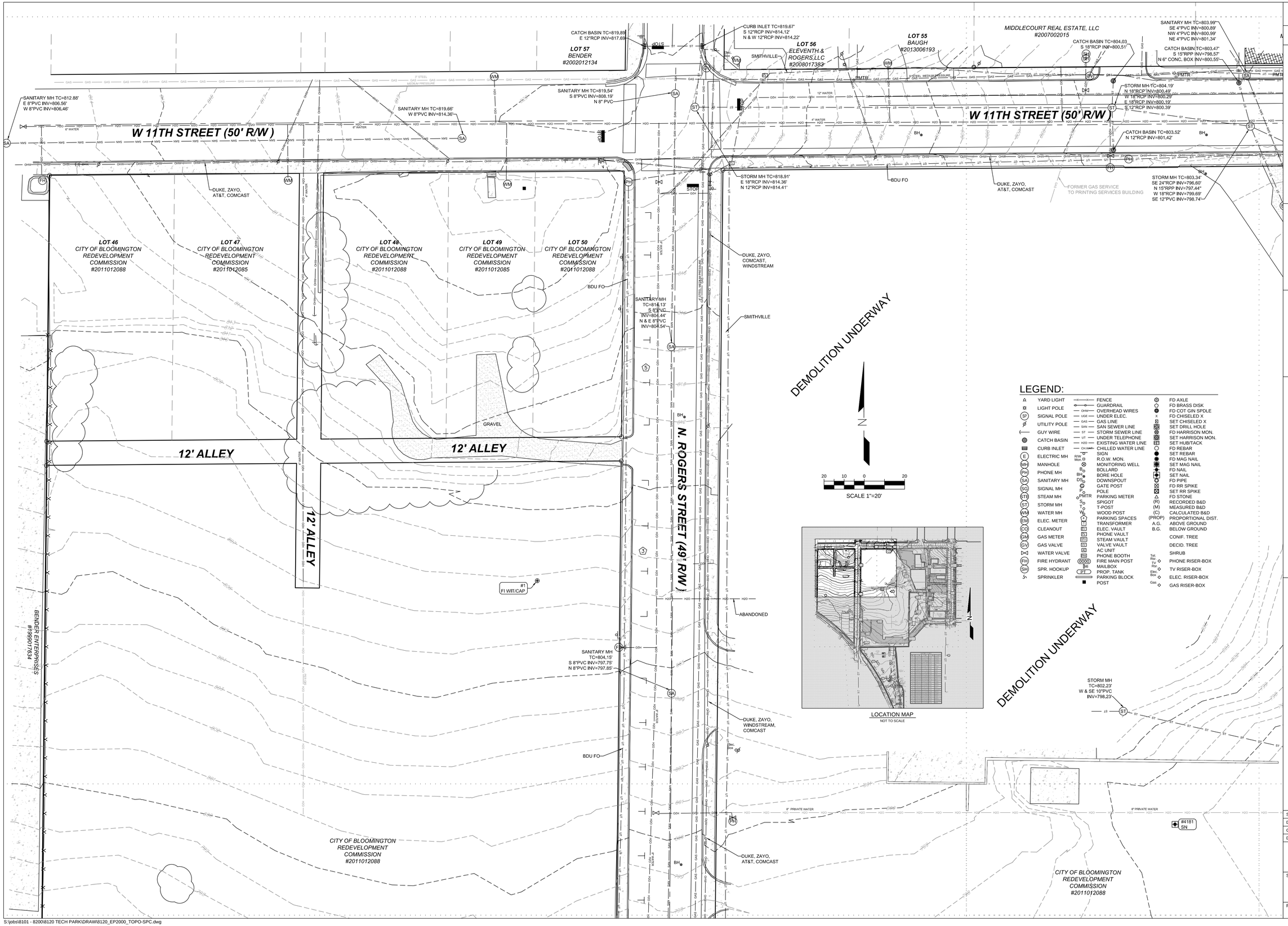
SURVEYED BY : B.H. &
DRAWN BY : R.S.I.
CHECKED BY : B.E.B.
DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

SHEET 1 OF 6

PROJECT NO. 8120

S:\jobs\8101 - 8200\8120 TECH PARK\DRAW\8120_EP2000_TOPO-SPC.dwg



LEGEND:

	YARD LIGHT		FENCE		FD AXLE
	LIGHT POLE		GUARDRAIL		FD BRASS DISK
SP	SIGNAL POLE	OHW	OVERHEAD WIRES		FD COT GIN SPDLE
	UTILITY POLE	UGE	UNDER ELEC.	x	FD CHISELED X
	GUY WIRE	GAS	GAS LINE		SET CHISELED X
	CATCH BASIN	SAN	SAN SEWER LINE		SET DRILL HOLE
	CURB INLET	ST	STORM SEWER LINE		FD HARRISON MON.
E	ELECTRIC MH	UT	UNDER TELEPHONE		SET HARRISON MON.
MH	MANHOLE	H2O	EXISTING WATER LINE		SET HUB/TACK
PH	PHONE MH	CH.WAT.	CHILLED WATER LINE		FD REBAR
SA	SANITARY MH		SIGN		SET REBAR
SG	SIGNAL MH	RW Mon.	R.O.W. MON.		FD MAG NAIL
STE	STEAM MH		MONITORING WELL		SET MAG NAIL
ST	STORM MH	B	BOLLARD		FD NAIL
WM	WATER MH	BH	BORE HOLE		SET NAIL
EM	ELEC. METER	DS	DOWNSPOUT		FD PIPE
CO	CLEANOUT		GATE POST		FD RR SPIKE
GM	GAS METER	P	POLE		SET RR SPIKE
GV	GAS VALVE	PMTR	PARKING METER		FD STONE
	WATER VALVE	S	SPIGOT	(R)	RECORDED B&D
FH	FIRE HYDRANT	T	T-POST	(M)	MEASURED B&D
SH	SPR. HOOKUP	W	WOOD POST	(C)	CALCULATED B&D
	SPRINKLER		PARKING SPACES	(PROP)	PROPORTIONAL DIST.
		T	TRANSFORMER	A.G.	ABOVE GROUND
		E	ELEC. VAULT	B.G.	BELOW GROUND
		P	PHONE VAULT		CONIF. TREE
		ST	STEAM VAULT		DECID. TREE
		V	VALVE VAULT		
		AC	AC UNIT		SHRUB
		PB	PHONE BOOTH	Tel. Riser	PHONE RISER-BOX
		0000	FIRE MAIN POST	TV Riser	TV RISER-BOX
			MAILBOX	Elec. Box	ELEC. RISER-BOX
		PT	PROP. TANK	Gas	GAS RISER-BOX
			PARKING BLOCK		
			POST		

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Bledsoe Riggert Guerrettaz
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TECH PARK
BLOOMINGTON, INDIANA
FOR
CITY OF BLOOMINGTON

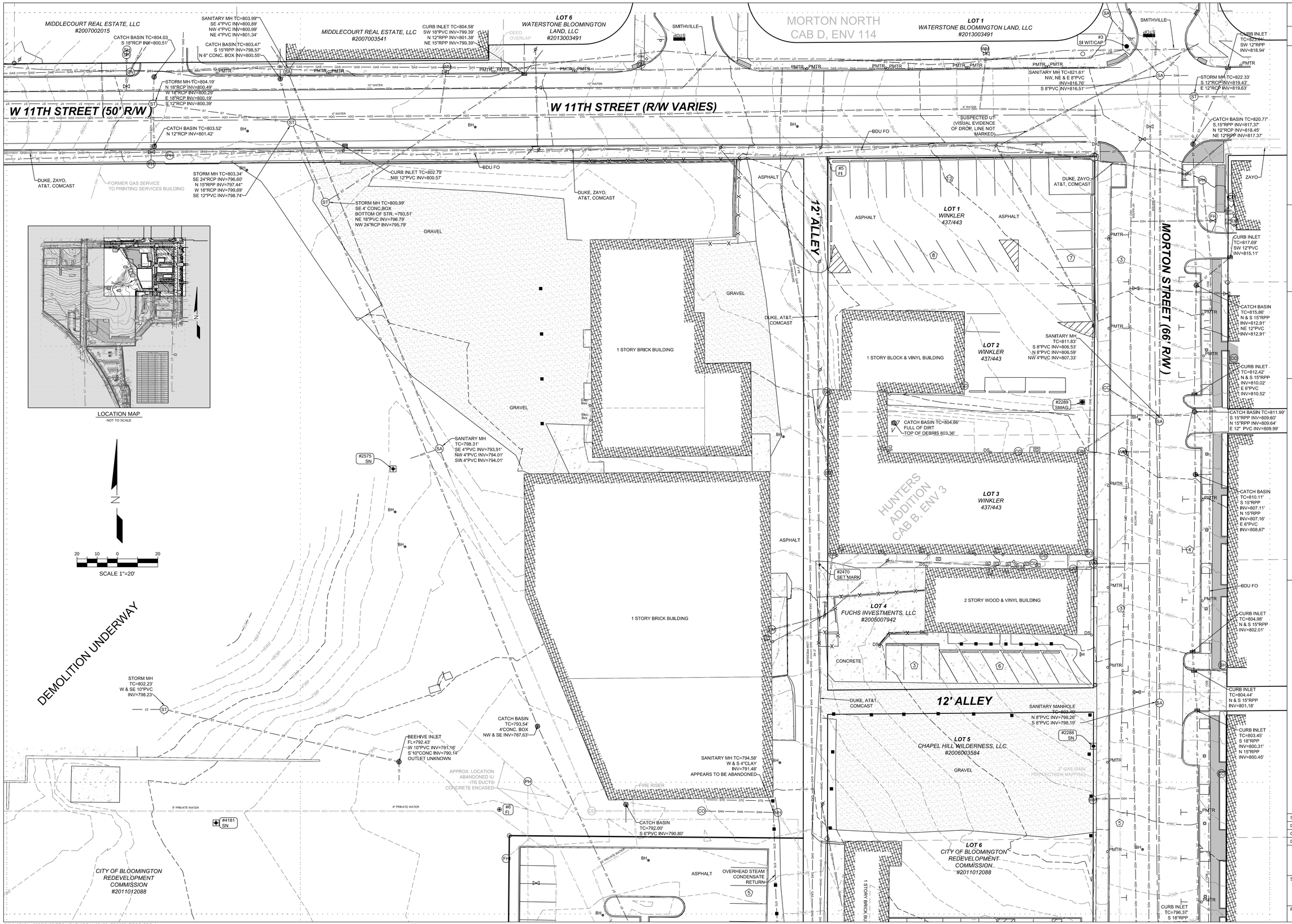
SURVEYED BY : B.H. &
DRAWN BY : R.S.I.
CHECKED BY : B.E.B.
DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

SHEET 2 OF 6

PROJECT NO. 8120

S:\jobs\8101 - 8200\8120 TECH PARK\DRAW\8120_EP2000_TOPO-SPC.dwg



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CITY OF BLOOMINGTON

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DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

SHEET 3 OF 6

PROJECT NO. 8120

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CITY OF BLOOMINGTON
REDEVELOPMENT
COMMISSION
#2011012088

CITY OF BLOOMINGTON
REDEVELOPMENT
COMMISSION
#2011012088

8" PRIVATE WATER

8" PRIVATE WATER

#4181
SN

DUKE, ZAYO,
AT&T, COMCAST

SMITHVILLE

DUKE, ZAYO,
AT&T, COMCAST,
WINDSTREAM

#1057
fmag

ASPHALT

ASPHALT

ASPHALT

SANITARY MH
TC=788.99'
N 8"PVC
INV=783.87'
S 8"PVC
INV=783.77'

STORM MANHOLE
TC=788.55'
NW & SE 36" CMP
INV=781.87'

N. ROGERS STREET (49' R/W)

B-LINE TRAIL

SMITHVILLE

END OF GAS
MARKINGS
(MAY NOT
REPRESENT
END OF GAS
LINE)

CONCRETE

CONCRETE

CURB INLET
TC=787.04'
E 6"CLAY
INV=784.54'

BDU FO

HC

ASPHALT

CONCRETE

SMITHVILLE

CURB INLET
TC=786.74'
FULL OF DIRT
TOP OF DIRT=786.24'

DUKE, ZAYO,
AT&T, COMCAST

#4
FI WIT/CAP

18" RCP
INV = 781.11'

CATCH BASIN TC=783.88'
NW 18" RCP INV=780.68'
SE 24" VCP INV=780.48'

CURB INLET TC=783.65'
S 12"RCP INV=781.10'

BDU FO

N 88°40'31" E 373.71' (M)

N

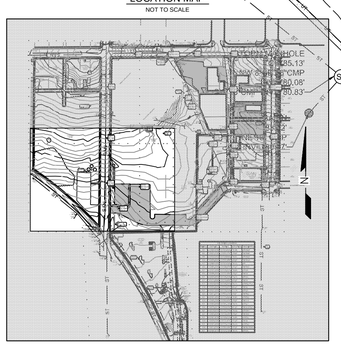
20 10 0 20

SCALE 1"=20'

LEGEND:

YARD LIGHT	FENCE		FD AXLE
LIGHT POLE	GUARDRAIL		FD BRASS DISK
SIGNAL POLE	OVERHEAD WIRES		FD COT GIN SPDLE
UTILITY POLE	UNDER ELEC.		FD CHISELED X
GUY WIRE	GAS LINE		SET CHISELED X
CATCH BASIN	SAN SEWER LINE		SET DRILL HOLE
CURB INLET	STORM SEWER LINE		FD HARRISON MON.
ELECTRIC MH	UNDER TELEPHONE		SET HARRISON MON.
MANHOLE	EXISTING WATER LINE		SET HUBITACK
PHONE MH	CHILLED WATER LINE		FD REBAR
SANITARY MH	SIGN		SET REBAR
SIGNAL MH	R.O.W. MON.		FD MAG NAIL
STEAM MH	MONITORING WELL		SET MAG NAIL
STORM MH	BOLLARD		FD NAIL
WATER MH	BORE HOLE		SET NAIL
ELEC. METER	DOWNSPOUT		FD PIPE
CLEANOUT	GATE POST		FD RR SPIKE
GAS METER	POLE		SET RR SPIKE
GAS VALVE	PARKING METER		FD STONE
WATER VALVE	SPIGOT	(R)	RECORDED B&D
FIRE HYDRANT	T-POST	(M)	MEASURED B&D
SPR. HOOKUP	WOOD POST	(C)	CALCULATED B&D
SPRINKLER	PARKING SPACES	(PROP)	PROPORTIONAL DIST.
	TRANSFORMER	A.G.	ABOVE GROUND
	ELEC. VAULT	B.G.	BELOW GROUND
	PHONE VAULT		CONIF. TREE
	STEAM VAULT		
	VALVE VAULT		DECID. TREE
	AC UNIT		SHRUB
	PHONE BOOTH	Tel. Riser	PHONE RISER-BOX
	FIRE MAIN POST	TV Riser	TV RISER-BOX
	MAILBOX	Elec. Box	ELEC. RISER-BOX
	PROP. TANK	Gas	GAS RISER-BOX
	PARKING BLOCK		
	POST		

LOCATION MAP
NOT TO SCALE



Revision	By	Date
REVISED PER COMMENTS	RAO	7/24/2014
REVISED PER COMMENTS	RAO	8/26/2014
REVISED PER COMMENTS	RAO	9/4/14
ADDED TITLE INFO TO LOT 4 (SHEET 6)	RAO	10/23/14

Bledsoe Riggert Guerrettaz
LAND SURVEYING CIVIL ENGINEERING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-0817
E: ben@brgcivil.com

TECH PARK
BLOOMINGTON, INDIANA
FOR
CITY OF BLOOMINGTON

SURVEYED BY : B.H. &
DRAWN BY : R.S.I.
CHECKED BY : B.E.B.
DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

SHEET 4 OF 6

PROJECT NO. 8120

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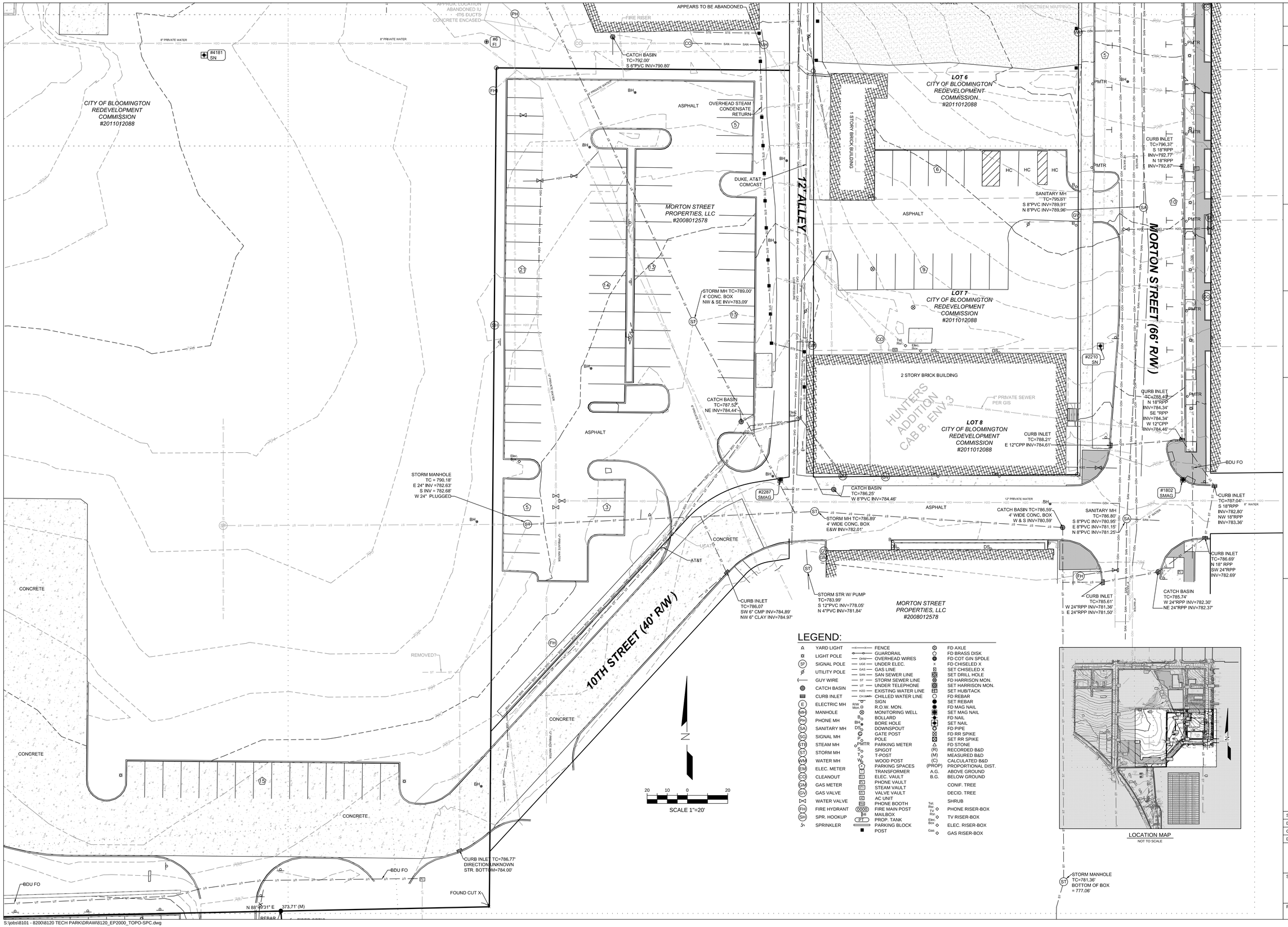

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	LIGHT POLE		GUARDRAIL		FD BRASS DISK
SP	SIGNAL POLE	OHW	OVERHEAD WIRES		FD COT GIN SPDLE
	UTILITY POLE	UGE	UNDER ELEC.	x	FD CHISELED X
	GUY WIRE	GAS	GAS LINE		SET CHISELED X
	CATCH BASIN	SAN	SAN SEWER LINE		SET DRILL HOLE
	CURB INLET	ST	STORM SEWER LINE		FD HARRISON MON.
		UT	UNDER TELEPHONE		SET HARRISON MON.
		H2O	EXISTING WATER LINE		SET HUB/TACK
		CH WTR	CHILLED WATER LINE		FD REBAR
E	ELECTRIC MH	R/W Mon.	SIGN		SET REBAR
MH	MANHOLE		R.O.W. MON.		FD MAG NAIL
PH	PHONE MH		MONITORING WELL		SET MAG NAIL
SA	SANITARY MH	B	BOLLARD		FD NAIL
SG	SIGNAL MH	BH	BORE HOLE		SET NAIL
STB	STEAM MH	DS	DOWNSPOUT		FD PIPE
ST	STORM MH		GATE POST		FD RR SPIKE
WM	WATER MH	P	POLE		SET RR SPIKE
EM	ELEC. METER	PMTR	PARKING METER		FD STONE
CO	CLEANOUT	S	SPIGOT	(R)	RECORDED B&D
GM	GAS METER	T	T-POST	(M)	MEASURED B&D
GV	GAS VALVE	WP	WOOD POST	(C)	CALCULATED B&D
	WATER VALVE		PARKING SPACES	(PROP)	PROPORTIONAL DIST.
FH	FIRE HYDRANT		TRANSFORMER	A.G.	ABOVE GROUND
SH	SPR. HOOKUP		ELEC. VAULT	B.G.	BELOW GROUND
	SPRINKLER		PHONE VAULT		CONIF. TREE
			STEAM VAULT		DECID. TREE
			VALVE VAULT		SHRUB
			AC UNIT	Tel. Riser	PHONE RISER-BOX
			PHONE BOOTH	TV Riser	TV RISER-BOX
			FIRE MAIN POST	Elec. Box	ELEC. RISER-BOX
			MAILBOX	Gas	GAS RISER-BOX
			PROP. TANK		
			PARKING BLOCK		
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SURVEYED BY : B.H. &
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TOPOGRAPHIC SURVEY

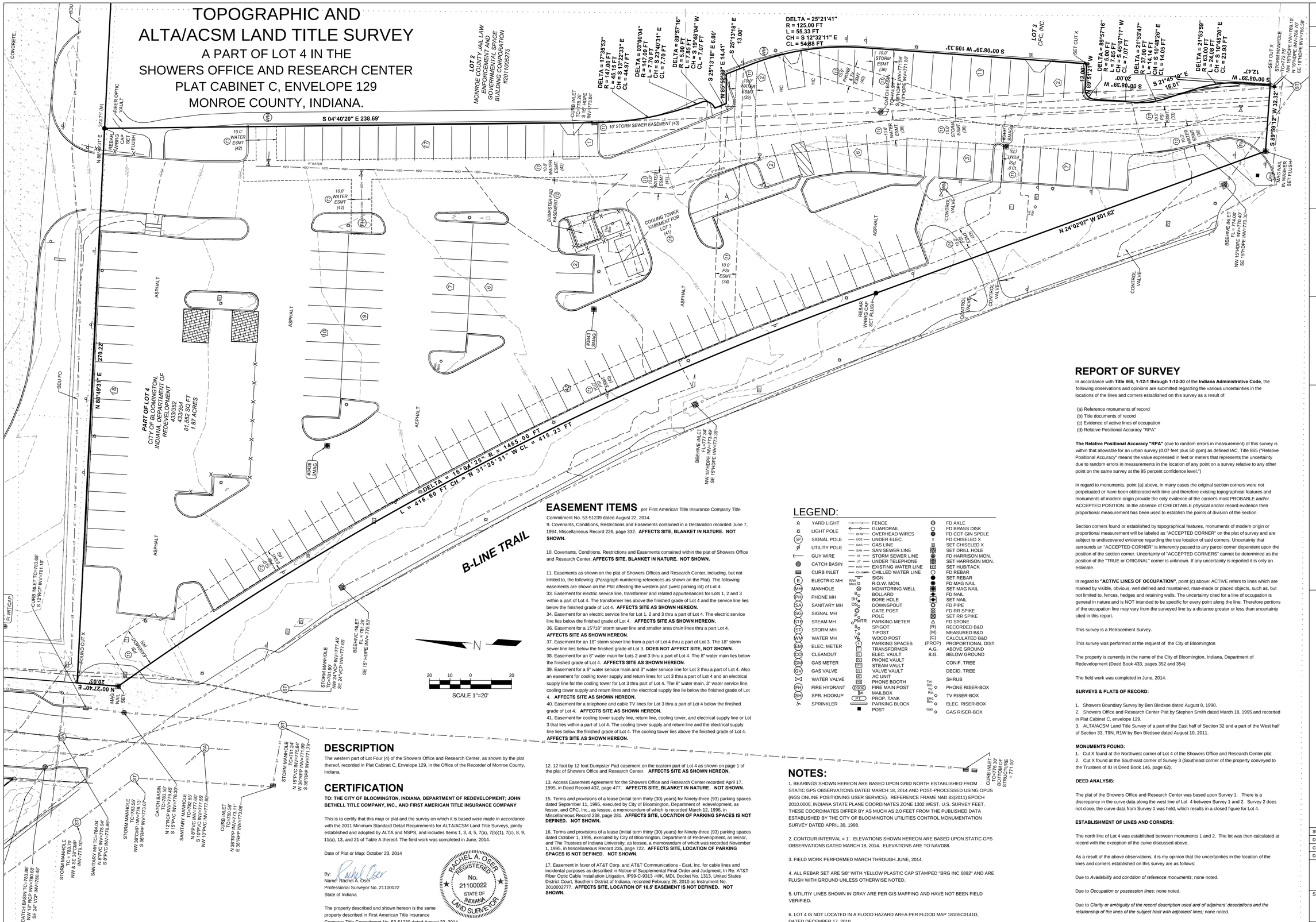
SHEET 5 OF 6

PROJECT NO. 8120

S:\jobs\8101 - 8200\8120 TECH PARK\DRAW\8120_EP2000_TOPO-SPC.dwg

TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

A PART OF LOT 4 IN THE SHOWERS OFFICE AND RESEARCH CENTER PLAT CABINET C, ENVELOPE 129 MONROE COUNTY, INDIANA.



EASEMENT ITEMS

per First American Title Insurance Company Title Commitment No. 53-51239 dated August 22, 2014.

9. Covenants, Conditions, Restrictions and Easements contained in a Declaration recorded June 7, 1994, Miscellaneous Record 226, page 332. **AFFECTS SITE, BLANKET IN NATURE. NOT SHOWN.**

10. Covenants, Conditions, Restrictions and Easements contained within the plat of Showers Office and Research Center. **AFFECTS SITE, BLANKET IN NATURE. NOT SHOWN.**

11. Easements as shown on the plat of Showers Offices and Research Center, including, but not limited to, the following: (Paragraph numbering references as shown on the Plat) The following easements are shown on the Plat affecting the western part (west parking lot) of Lot 4:
33. Easement for electric service line, transformer and related appurtenances for Lots 1, 2 and 3 within a part of Lot 4. The transformer lies above the finished grade of Lot 4 and the service line lies below the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
34. Easement for an electric service line for Lot 1, 2 and 3 thru a part of Lot 4. The electric service line lies below the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
36. Easement for a 15"/18" storm sewer line and smaller area drain lines thru a part Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
37. Easement for an 18" storm sewer line from a part of Lot 4 thru a part of Lot 3. The 18" storm sewer line lies below the finished grade of Lot 3. **DOES NOT AFFECT SITE, NOT SHOWN.**
38. Easement for an 8" water main for Lots 2 and 3 thru a part of Lot 4. The 8" water main lies below the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
39. Easement for a 6" water service main and 3" water service line for Lot 3 thru a part of Lot 4. Also an easement for cooling tower supply and return lines for Lot 3 thru a part of Lot 4 and an electrical supply line for the cooling tower for Lot 3 thru part of Lot 4. The 6" water main, 3" water service line, cooling tower supply and return lines and the electrical supply line lie below the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
40. Easement for a telephone and cable TV lines for Lot 3 thru a part of Lot 4 below the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**
41. Easement for cooling tower supply line, return line, cooling tower, and electrical supply line or Lot 3 that lies within a part of Lot 4. The cooling tower supply and return line and the electrical supply line lies below the finished grade of Lot 4. The cooling tower lies above the finished grade of Lot 4. **AFFECTS SITE AS SHOWN HEREON.**

12. 12 foot by 12 foot Dumpster Pad easement on the eastern part of Lot 4 as shown on page 1 of the plat of Showers Office and Research Center. **AFFECTS SITE AS SHOWN HEREON.**

13. Access Easement Agreement for the Showers Office and Research Center recorded April 17, 1995, in Deed Record 432, page 477. **AFFECTS SITE, BLANKET IN NATURE. NOT SHOWN.**

15. Terms and provisions of a lease (initial term thirty (30) years) for Ninety-three (93) parking spaces dated September 11, 1995, executed by City of Bloomington, Department of edevelopment, as lessor, and CFC, Inc., as lessee, a memorandum of which is recorded March 12, 1996, in Miscellaneous Record 238, page 281. **AFFECTS SITE, LOCATION OF PARKING SPACES IS NOT DEFINED. NOT SHOWN.**

16. Terms and provisions of a lease (initial term thirty (30) years) for Ninety-three (93) parking spaces dated October 1, 1995, executed by City of Bloomington, Department of Redevelopment, as lessor, and The Trustees of Indiana University, as lessee, a memorandum of which was recorded November 1, 1995, in Miscellaneous Record 235, page 722. **AFFECTS SITE, LOCATION OF PARKING SPACES IS NOT DEFINED. NOT SHOWN.**

17. Easement in favor of AT&T Corp. and AT&T Communications - East, Inc. for cable lines and incidental purposes as described in Notice of Supplemental Final Order and Judgment, In Re: AT&T Fiber Optic Cable Installation Litigation, IP99-C-9313 -H/K, MDL Docket No. 1313, United States District Court, Southern District of Indiana, recorded February 26, 2010 as Instrument No. 2010002777. **AFFECTS SITE, LOCATION OF 16.5' EASEMENT IS NOT DEFINED. NOT SHOWN.**

LEGEND:

YARD LIGHT	FENCE		FD AXLE
LIGHT POLE	GUARDRAIL		FD BRASS DISK
SIGNAL POLE	OHW OVERHEAD WIRES		FD COT GIN SPDLE
UTILITY POLE	UGE UNDER ELEC.	x	FD CHISELED X
GUY WIRE	GAS GAS LINE		SET CHISELED X
CATCH BASIN	SAN SAN SEWER LINE		SET DRILL HOLE
CURB INLET	ST STORM SEWER LINE		FD HARRISON MON.
ELECTRIC MH	UT UNDER TELEPHONE		SET HARRISON MON.
MANHOLE	HYD EXISTING WATER LINE		SET HUB/TACK
PHONE MH	CHW CHILLED WATER LINE		FD REBAR
SANITARY MH	SIGN		SET REBAR
SIGNAL MH	R/W Mon. R.O.W. MON.		FD MAG NAIL
STEAM MH	MONITORING WELL		SET MAG NAIL
STORM MH	BOLLARD		FD NAIL
WATER MH	BORE HOLE		SET NAIL
ELEC. METER	DOWNSPOUT		FD PIPE
CLEANOUT	GATE POST		FD RR SPIKE
GAS METER	POLE		SET RR SPIKE
GAS VALVE	PMTR PARKING METER		FD STONE
WATER VALVE	SPIGOT	(R)	RECORDED B&D
FIRE HYDRANT	T-POST	(M)	MEASURED B&D
SPR. HOOKUP	WOOD POST	(C)	CALCULATED B&D
SPRINKLER	PARKING SPACES	(PROP)	PROPORTIONAL DIST.
	TRANSFORMER	A.G.	ABOVE GROUND
	ELEC. VAULT	B.G.	BELOW GROUND
	PHONE VAULT		CONIF. TREE
	STEAM VAULT		DECID. TREE
	VALVE VAULT		SHRUB
	AC UNIT		
	PHONE BOOTH	Tel. Riser	PHONE RISER-BOX
	FIRE MAIN POST	TV Riser	TV RISER-BOX
	MAILBOX	Elec. Box	ELEC. RISER-BOX
	PROP. TANK	Gas	GAS RISER-BOX
	PARKING BLOCK POST		

DESCRIPTION

The western part of Lot Four (4) of the Showers Office and Research Center, as shown by the plat thereof, recorded in Plat Cabinet C, Envelope 129, in the Office of the Recorder of Monroe County, Indiana.

CERTIFICATION

TO: THE CITY OF BLOOMINGTON, INDIANA, DEPARTMENT OF REDEVELOPMENT; JOHN BETHELL TITLE COMPANY, INC., AND FIRST AMERICAN 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, and 21 of Table A thereof. The field work was completed in June, 2014.

Date of Plat or Map: October 23, 2014

By: Rachel Oser

Name: Rachel A. Oser
Professional Surveyor No. 21100022
State of Indiana

RACHEL A. OSER REGISTERED No. 21100022 STATE OF INDIANA LAND SURVEYOR

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment No. 53-51239 dated August 22, 2014.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED MARCH 18, 2014 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.

2. CONTOUR INTERVAL = 1'. ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS DATED MARCH 18, 2014. ELEVATIONS ARE TO NAVD88.

3. FIELD WORK PERFORMED MARCH THROUGH JUNE, 2014.

4. ALL REBAR SET ARE 5/8" WITH YELLOW PLASTIC CAP STAMPED "BRG INC 6892" AND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

5. UTILITIY LINES SHOWN IN GRAY ARE PER GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED.

6. LOT 4 IS NOT LOCATED IN A FLOOD HAZARD AREA PER FLOOD MAP 18105C0141D, DATED DECEMBER 17, 2010.

REPORT OF SURVEY

In accordance with **Title 865, 1-12-1 through 1-12-30** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

(a) Reference monuments of record
(b) Title documents of record
(c) Evidence of active lines of occupation
(d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.")

In regard to monuments, point (a) above, in many cases the original section corners were not perpetuated or have been obliterated with time and therefore existing topographical features and monuments of modern origin provide the only evidence of the corner's most PROBABLE and/or ACCEPTED POSITION. In the absence of CREDITABLE physical and/or record evidence then proportional measurement has been used to establish the points of division of the section.

Section corners found or established by topographical features, monuments of modern origin or proportional measurement will be labeled as "ACCEPTED CORNER" on the plat of survey and are subject to undiscovered evidence regarding the true location of said corners. Uncertainty that surrounds an "ACCEPTED CORNER" is inherently passed to any parcel corner dependent upon the position of the section corner. Uncertainty of "ACCEPTED CORNERS" cannot be determined as the position of the "TRUE or ORIGINAL" corner is unknown. If any uncertainty is reported it is only an estimate.

In regard to **"ACTIVE LINES OF OCCUPATION"**, point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement Survey.

This survey was performed at the request of the City of Bloomington

The property is currently in the name of the City of Bloomington, Indiana, Department of Redevelopment (Deed Book 433, pages 352 and 354)

The field work was completed in June, 2014.

SURVEYS & PLATS OF RECORD:

1. Showers Boundary Survey by Ben Bledsoe dated August 8, 1990.
2. Showers Office and Research Center Plat by Stephen Smith dated March 18, 1995 and recorded in Plat Cabinet C, envelope 129.
3. ALTA/ACSM Land Title Survey of a part of the East half of Section 32 and a part of the West half of Section 33, T9N, R1W by Ben Bledsoe dated August 10, 2011.

MONUMENTS FOUND:

1. Cut X found at the Northwest corner of Lot 4 of the Showers Office and Research Center plat
2. Cut X found at the Southeast corner of Survey 3 (Southeast corner of the property conveyed to the Trustees of IU in Deed Book 146, page 62).

DEED ANALYSIS:

The plat of the Showers Office and Research Center was based upon Survey 1. There is a discrepancy in the curve data along the west line of Lot 4 between Survey 1 and 2. Survey 2 does not close, the curve data from Survey 1 was held, which results in a closed figure for Lot 4.

ESTABLISHMENT OF LINES AND CORNERS:

The north line of Lot 4 was established between monuments 1 and 2. The lot was then calculated at record with the exception of the curve discussed above.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *Availability and condition of reference monuments*; none noted.

Due to *Occupation or possession lines*; none noted.

Due to *Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines*; none noted.

Revision	By	Date
REVISED PER COMMENTS	RAO	7/24/2014
REVISED PER COMMENTS	RAO	8/26/2014
REVISED PER COMMENTS	RAO	9/4/14
ADDED TITLE INFO TO LOT 4 (SHEET 6)	RAO	10/23/14

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TECH PARK BLOOMINGTON, INDIANA FOR CITY OF BLOOMINGTON

SURVEYED BY : B.H. &
DRAWN BY : R.S.I.
CHECKED BY : B.E.B.
DATE: JUNE 30, 2014

ALTA SURVEY

SHEET 6 OF 6

PROJECT NO. 8120

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