

LEGAL DESCRIPTION
 Lots #88, #93, #94, #95, and #96 in the Original Plat of Bluffton, as recorded in the plat thereof in the Office of the Recorder of Wells County, Indiana.

NOTE:

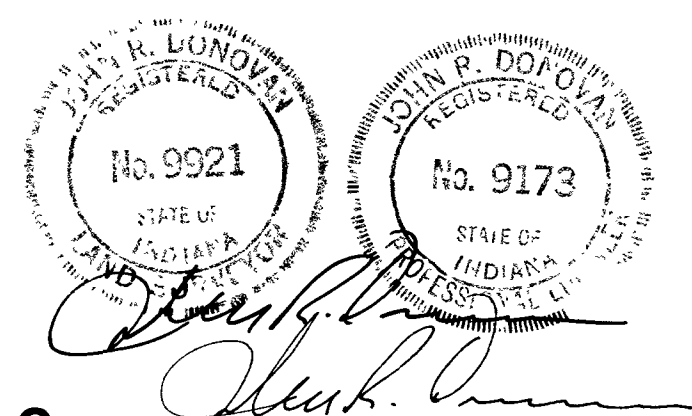
- 1) The Benchmark located on the hydrant near Washington St. and Johnson St. was established from the standard disk, stamped "M 38 1934", located on the east face of the county courthouse.
- 2) A 3 in. gas main is located in Walnut St. as shown. A 2 in. gas main is located in Elm St. as shown. The gas mains are 24 in. below the surface and have a pressure of 30psi.
- 3) A 6 in. water main is located in Washington St. as shown. The main is approximately 4 ft. below the pavement and has a pressure of 50psi.
- 4) The sanitary sewers and storm drains are located within street right of ways as shown.
- 5) The Utility Companies are as follows:
 NIPSCO 426-7511 (gas)
 City of Bluffton 824-4310 (water)
 City of Bluffton 824-5430 (sanitary & storm)
 Indiana Bell 556-300 (telephone)
 Indiana & Michigan 800-552-3702 (electric)
 Cable TV Co. 824-0077 (cable)
- 6) This site and adjacent sites are zoned B-1.
- 7) According to the Flood Insurance Rate Map (FIRM) number 180289 0001B, dated July 18, 1983, the herein described real estate is located in Zone "C", and is not in a flood hazard area.
- 8) It is recommended that the contractor call INDIANA UNDERGROUND (1-800-362-5544) prior to construction for the exact location of underground utilities.
- 9) Lots 95 and 96 are vacant and may contain old buried foundations that are not visible evident.

LEGEND

- GAS MAIN & TAPS
- WATER MAIN & TAPS
- OVERHEAD ELECTRIC AND TELEPHONE
- UNDERGROUND ELECTRIC AND TELEPHONE
- SANITARY SEWER
- STORM DRAIN
- BUILDING
- CONCRETE PAVEMENT
- POWER POLES
- ELEVATION
- TREE

1" = 20'

The undersigned civil engineer and land surveyor hereby certifies that he has made a survey of the real estate shown herein and described above. Measurements were made and corners perpetuated as shown in accordance with the true and established lines of the property described and also in conformity with the records in the Office of the Recorder of Allen County, Indiana. No encroachments existed except as noted on said survey.



DONOVAN ENGINEERING
 2030 INWOOD DR.
 EXECUTIVE PARK
 FORT WAYNE, IN.
 (219) 424-7418

A1.2		
TOPOGRAPHICAL SURVEY		
200 BK WASHINGTON STREET, BLUFFTON, IN	1" = 20'	CLR.
BLUFFTON-WELLS CO. PUBLIC LIBRARY		