

Town of Munster Plan Commission Petition Application **OWNER INFORMATION:**

Petition PC
Date:
Application Fee: \$
Sign Fee: \$
-

Name of Owner		Phone Number	Phone Number	
reet address, City, ST, ZIP Code		Email address		
APPLICANT OR PETITI	ONER INFORMATION (if different than	above):		
Name of Applicant/Petitior	er	Phone Number		
Street address, City, ST, ZIP	t address, City, ST, ZIP Code		Email address	
PROPERTY INFORMAT	TION:			
Business or Development N	lame (if applicable)			
Address of Property or Legal Description		Current Zoning		
APPLICATION INFORM	IATION:			
Please select what this	Application is for:			
Subdivision	If yes, select one of the following:	Preliminary Plat F	inal Plat	
Development Plan	Review			
	g Planned Unit Development) – Propos			

Brief Description of Project:

Name of Registered Engineer, Architect or Land Surveyor

Phone Number

Street address, City, ST, ZIP Code



25	008
Petition PC	

Town of Munster Plan Commission Application Signature Page

Munster MOB I LLC I hereby authorize______to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

Jesse Ostrow, Authorized Signatory

Signature of Owner

April 15, 2025 Date

OBASSO (Apr 15, 2025 17:56 EDT)

Signature of Applicant Manager

Munster MOB I. LLC

April 15, 2025

Date

REQUIRED ATTACHMENTS



Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project		
Property owner consent (Signature page)		
Proof of Ownership (e.g. copy of tax bill)		
Current ALTA Survey		
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)		

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
Single-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Report		
Commercial or Multi-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Reports		
Preliminary Development Plan containing:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		

PC25-008SUBDIVISION - FINAL PLATIncludedN/AFinal PlatEngineering PlansStormwater reportSpecial Studies as required – see Site Plan Review Committee minutes

REZONING (including PLANNED UNIT DEVELOPMENT amendments) Included N/A Preliminary Development Plan containing at a minimum: Boundary Identification Fire hydrant locations Accessory structures Parking lot design Utility location Building footprints Proposed curb cuts Drainage/detention plans Traffic circulation Ingress/egress locations Major topographic information Proposed Use table Stormwater report Special Studies as Required- see Site Plan Review Committee minutes

DEVELOPMENT PLAN	Included	N/A
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		

	PC25-	008
Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required- see Site Plan Review Committee minutes		

NOTE: If you checked any exhibits "N/A", please explain:

Midwest Orthopaedics at Rush New Ambulatory Building 9260 Calumet Avenue Munster, IN 46321

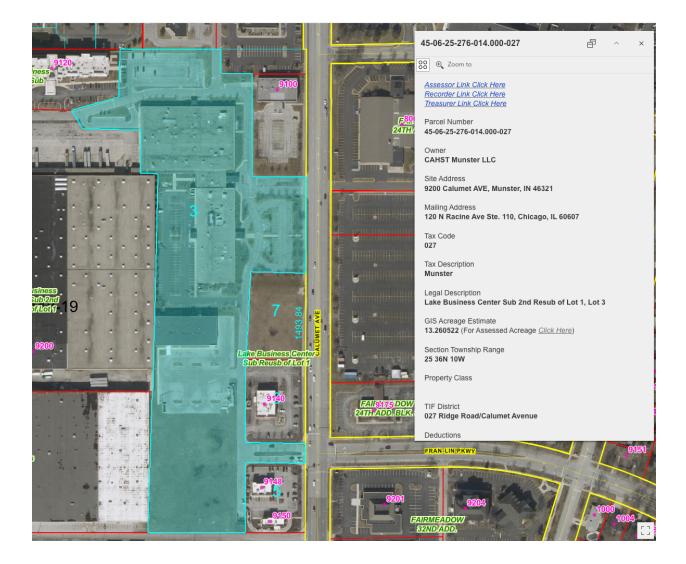
Project Description / Preliminary Code Review

The project is a two-story, 30,000 square foot medical office building on a 2.5-acre site for Munster MOB | LLC within the Lake Business Center of Munster, Indiana. The first floor includes a waiting area, physical therapy and occupational therapy and advanced imaging suite including MRI and CT. The second floor includes retail durable medical equipment shop, clinic, x-ray and fluoroscopy imaging equipment, offices and staff support functions such as conferencing and staff lounges. The project also includes related parking and infrastructure requirements. This orthopaedic outpatient building will be crucial in enabling Midwest Orthopaedics at Rush to provide top level care to patients in Indiana, ensuring they have access to high-quality medical services close to home.

The project is Business occupancy and building construction Type IIB under IBC 2012.







COUNTY, INDIANA. REFERENCED DOCUMENTS

- PLAT OF SUBDIVISION OF LAKE BUSINESS CENTER SUBDIVISION • SECTION CORNER CARDS FROM THE COUNTY SURVEYOR'S OFFICE FOR THE NORTH AND EAST QUARTER CORNERS, AND THE NORTHEAST CORNER OF SECTION 7-36N-5W ALTA/ACSM LAND TITLE SURVEY PERFORMED BY TORRENGA ENGINEERING, INC. ON THE PARENT PARCEL • PLATS AND DEEDS OF THE SUBJECT PARCEL AND ADJOINING PARCELS, AS NOTED ON SURVEY.
- TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, NCS NO. CCHI2101228NT, REVISED DATE OF 05/04/2021, • TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, CO. NO. 17-010143/999102956, REVISION A, EFFECTIVE DATE OF 01/24/2018.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF SECTION 25-36-10. THE BEARING BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE SAID SECTION WAS ESTABLISHED BY HOLDING THE LINE BETWEEN THE FOUND MONUMENTS AT SOUTH 01 DEGREES 54 MINUTES 55 SECONDS WEST. THE BEARING WAS ESTABLISHED IN AN ALTA SURVEY OF THE PARENT PARCEL BY TORRENGA ENGINEERING, INC. DATED JULY 16, 2002

A. AVAILABILITY AND CONDITION OF REFERENCED MONUMENTS: THE FOLLOWING MONUMENTS WERE FOUND AND HELD AT THEIR SURVEYED LOCATION BASED ON COUNTY RECORDS: 1. NE CORNER OF 25-36-10. BRASS DISC.

2. SE CORNER OF 25-36-10. BRASS DISC. UNLESS OTHERWISE STATED HEREON, FOUND MONUMENTS ARE IN GOOD CONDITION, UNDISTURBED, AT OR NEAR GRADE, AND OF UNKNOWN ORIGIN.

SCHEDULE B NOTES:

SURVEYOR'S NOTE: NONE FOUND.

B. OCCUPATION AND POSSESSION LINES: THERE ARE NO APPARENT OCCUPATION OR POSSESSION LINES.

C. CLARITY AND AMBIGUITY OF RECORD DESCRIPTION: THERE ARE NO APPARENT GAPS OR OVERLAPS IN THE RECORD DESCRIPTIONS.

D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS:

THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY PERFORMED MET THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY WHICH IS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS AS: 0.07 FEET (2 CENTIMETERS) PLUS 50 PARTS PER MILLIO

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED UTILIZING A TITLE COMMITMENT ISSUED BY CHICAGO TITLE, NCS NUMBER CCHI2101228NT, WITH A REVISED DATE OF MAY 4, 2021. THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT ARE SURVEY RELATED ITEMS AND ARE EXPLAINED OR SHOWN ON THIS PLAT. ITEM 13. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND/OR THE MUNICIPALITY, AND OTHERS THERETO, IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES. SURVEYOR'S NOTE: THIS AFFECTS PARCELS 1, 2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 14. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

ITEM 15. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING LINES SET OUT ON PLAT OF LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT NO. 2013-019681 AND RE-SUBDIVISION OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT NO. 2013-063067. OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. SURVEYOR'S NOTE: THIS AFFECTS PARCELS 1,2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 16. EASEMENT IN FAVOR OF MONON RAILROAD, RECORDED SEPTEMBER 16, 1960 IN BOOK 784, PAGES 137-143. (AFFECTS PARCEL 2) SURVEYOR'S NOTE: THIS DOES NOT AFFECT THE SUBJECT PROPERTY

ITEM 17. TERMS. PROVISIONS AND EASEMENTS SET OUT IN GRANT OF EASEMENT CONVEYED TO THE TOWN OF MUNSTER, INDIANA, RECORDED NOVEMBER 17, 1998 AS INSTRUMENT NO. 98090848 AND RE-RECORDED JANUARY 14, 1999 AS INSTRUMENT NO. 99003407. SURVEYOR'S NOTE: THIS AFFECTS PARCELS 1, 2, AND 3 AND IS SHOWN ON THE PLAT HEREON.

ITEM 18. TERMS, PROVISIONS AND EASEMENTS SET OUT IN INGRESS AND EGRESS EASEMENT CONVEYED TO ATG DEVELOPMENT COMPANY, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-036836. ASSIGNED TO THE CAMBRIDGE CENTER COMMERCIAL ASSOCIATION BY ASSIGNMENT OF INGRESS AND EGRESS EASEMENT, RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-048018. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 19. TERMS, PROVISIONS AND EASEMENT SET OUT IN BERM EASEMENT GRANTED TO ATG DEVELOPMENT COMPANY, LLC, RECORDED APRIL 10, 2003 AS INSTRUMENT NO. 2003-036834. ASSIGNED AND ASSUMED BY MUNSTER INN, LLC BY ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED MARCH 30, 2006 AS INSTRUMENT NO. 2006-025984; AMENDED BY AMENDMENT TO BERM EASEMENT, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046437. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

TERMS, PROVISIONS AND EASEMENT SET OUT IN AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT BY AND BETWEEN MUNSTER DEVELOPMENT LLC AND THE TOWN OF MUNSTER, INDIANA, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046438. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 21. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN DECLARATION OF EASEMENT AND RESTRICTIVE COVENANT BY MUNSTER DEVELOPMENT LLC, RECORDED JULY 16, 2012 AS INSTRUMENT NO. 2012-046440. OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 22. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET OUT IN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS BY MUNSTER DEVELOPMENT LLC, RECORDED NOVEMBER 5, 2013 AS INSTRUMENT NO. 2013-081770. OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 23. FINANCING AND COVENANT AGREEMENT MADE AMONG MUNSTER DEVELOPMENT, LLC AND LAKE BUSINESS CENTER, INC. AND TOWN OF MUNSTER DATED AS OF APRIL 1, 2011 AND RECORDED AUGUST 25, 2011 AS DOCUMENT NUMBER 2011 046474, AND RE-RECORDED ON JUNE 20, 2012 AS DOCUMENT NUMBER 2012 040598. SURVEYOR'S NOTE: THE DOCUMENT COULD NOT BE PLOTTED. ITEM 24. TERMS, PROVISIONS AND EASEMENT SET OUT IN ELECTRIC AND GAS FACILITIES EASEMENT GRANTED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, RECORDED APRIL

21, 2017 AS INSTRUMENT NO. 2017-024758. SURVEYOR'S NOTE: THIS ITEM IS LOCATED ON PARCEL 2 AND IS SHOWN ON THE PLAT HEREON.

ITEM 25 COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN DECLARATION OF RESTRICTIVE COVENANT, RECORDED JULY 16, 2012 AS DOCUMENT NUMBER 2012 046439. OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. SURVEYOR'S NOTE: THE DOCUMENT COULD NOT BE PLOTTED.

ITEM 29. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 16, 2012 AS INSTRUMENT NUMBER 2012 046441. OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. SURVEYOR'S NOTE: THIS DOCUMENT COULD NOT BE PLOTTED.

ITEM 30. RECIPROCAL GRANT OF INGRESS/EGRESS AND PARKING EASEMENT RECORDED MARCH 15, 2018 AS INSTRUMENT NUMBER 2018 016797. SURVEYOR'S NOTE: THIS AFFECTS PARCEL 2 AND IS SHOWN ON THE PLAT HERON

SURVEYOR'S NOTES:

THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ORDER NO. CCHI2101228NT ISSUED BY CHICAGO TITLE, WITH AN REVISED DATE OF MAY 4, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR LOCATION ON THE SUBJECT

- 2. ACCORDING TO THE FLOOD RATE INSURANCE MAP (F.I.R.M.) NUMBER 18089C0117E, PANEL 117 OF 480 WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X - UNSHADED". ZONE "X - UNSHADED" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3. UTILITIES SHOWN ARE FROM VISIBLE OBSERVATIONS OF STRUCTURES AND EXISTING PAINT MARKS AND FLAGS FROM THE UTILITY COMPANIES. FOR MORE ACCURATE LOCATIONS AND BEFORE DIGGING "INDIANA 811" AT 1-800-382-5544 OR 811.
- 4. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- 5. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CALUMET AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY. FRAN LIN PARKWAY AND BRADEN WAY ARE CONNECTED BY THE INGRESS/EGRESS EASEMENT PER LAKE BUSINESS CENTER SUBDIVISION, PLAT BOOK 106, PAGE 20.
- 6. THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR MEASUREMENT ON THE PLAT HEREON.
- 7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 456, INCLUDING 22 DESIGNATED HANDICAP SPACES.
- 8. THE CURRENT ZONING CLASSIFICATION, AS PROVIDED BY THE INSURER IS "PUD" PLANNED UNIT DEVELOPMENT.
- 9. GAS, ELECTRIC, WATER, TELEPHONE AND SEWER UTILITIES ACCESS THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR AN EASEMENT LEADING TO A PUBLIC RIGHT-OF-WAY 10. CURRENT ZONING CLASSIFICATION AND BUILDING REQUIREMENTS:
- FRONT YARD SETBACK:

PUD - PER DEVELOPMENT PLAN - NO SPECIFIC REQUIREMENT NOTED SURVEYOR'S NOTE: EXISTING BUILDING DIMENSIONED

REAR/SIDE YARD SETBACK(S):

PUD - PER DEVELOPMENT PLAN - NO SPECIFIC REQUIREMENT NOTED BUILDING HEIGHT RESTRICTIONS:

PUD - PER DEVELOPMENT PLAN - NO SPECIFIC REQUIREMENT NOTED SURVEYOR'S NOTE: EXISTING BUILDING DIMENSIONED

11. THERE IS NO EVIDENCE ON THE DATE ON THIS SURVEY OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12. THERE IS NO EVIDENCE ON THE DATE OF THIS SURVEY OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES ON THIS SURVEYED PARCEL. 13. THERE EXISTS EVIDENCE AN OFF-SITE UTILITY EASEMENT THAT BENEFITS THE SURVEYED PROPERTY EXITING THE NORTHWEST CORNER OF THE PROPERTY, THE EXACT LOCATION COULD NOT BE LOCATED DUE TO THE FACT NO RECORDED DOCUMENT WAS PROVIDED.

SURVEYOR'S CERTIFICATE

CERTIFY TO: CA MOB ACQUISITION, LLC, ITS SUCCESSORS AND ASSIGNS CHICAGO TITLE INSURANCE COMPANY

STATE OF INDIANA) COUNTY OF LAKE) SS:

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, 6(B), 7(A), 7(B)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 03/19/2021 DATE OF PLAT OR MAP: 08/09/202

Spain -1 11011

JASON 2. SPAIN REGISTRATION/LICENSE NO. LS21000202



