

LEGAL DESCRIPTION

East Perry Street LLC
Corporate Warranty Deed Instrument No. 201019342
Parcel ID 32-16-07-102-001.000-012

A part of the East Half of the Northwest Quarter of Section 7, Township 14 North, Range 2 East located in Hendricks County, Indiana, and being Lot 2, Plainfield Business Park South, as per plat thereof recorded as instrument #200821557 in Plat Cabinet 7, Side 62, Pages 1A and 1B, Hendricks County, Indiana Recorder's Office, more particularly described as follows:

BEGINNING at the Northwest Corner of the East Half of the Northwest Quarter of Section 7, Township 14 North, Range 2 East; thence North 87 degrees 59 minutes 10 seconds East (assumed bearing) 801.89 feet along the North Line of the East Half of said Northwest Quarter to the northwest corner of Plainfield Business Park South Lot 1 as per plat thereof recorded as instrument #2008002571 in Plat Cabinet 6, Side 141, page 2A and 2B by the Recorder of Hendricks County, Indiana; thence South 02 degrees 00 minutes 50 seconds East 227.94 feet along the western boundary of said Plainfield Business Park South Lot 1 to its southeastern corner of the southeastern boundary of the 13.2 acre tract of land described in the Corporate Warranty Deed recorded as instrument #20080023758 by said Recorder; thence South 62 degrees 43 minutes 56 seconds West 898.11 feet along the southwestern boundary of said 13.2 acre tract of land to the West Line of the East Half of said Northwest Quarter; thence North 01 degree 12 minutes 24 seconds West 611.20 feet along the West Line of the East Half of said Northwest Quarter to the POINT OF BEGINNING containing 7.750 acres, more or less.

TITLE COMMITMENT NOTES

- No title commitment for the subject real estate or adjoining parcels was provided; therefore, items such as easements or other exceptions commonly found in title commitments or policies, which may or may not affect the property, are not shown. Should additional information be required to be shown on the survey, please advise and provide the appropriate documents.
- Line (a) All matters as disclosed by a survey of the Property prepared by Structuresort Inc., dated May 20, 2008 as Job No. IN2008.03.19. Affects subject property and is blanked in nature with easements being shown per Structuresort survey being also shown herein.
- Line (b) Roadway Access Easement in favor of Duke Realty Limited Partnership, an Indiana limited partnership recorded July 8, 2004 as Instrument No. 200400021574 in Book 524, Page 309-317, Hendricks County, Indiana Recorder's Office. Affects subject property and is shown herein north of subject tract and leads to Perry Road (a public dedicated street).
- Line (c) Drainage Easement in favor of Duke-Realty Limited Partnership recorded February 3, 2000 as Instrument No. 20000002577 in Book 161, Pages 1048-1056, Hendricks County, Indiana Recorder's Office. Affects subject property and is shown herein.
- Line (d) Easement contained in Corporate Special Warranty Deed recorded August 8, 2005 as Instrument No. 200500023758, Hendricks County, Indiana Recorder's Office. Affects subject property and is shown herein.
- Line (e) Declaration of Development Standards, Covenants and Restrictions for Plainfield Business Park recorded July 20, 1999 as Instrument No. 99-22340, as amended by Supplement to the Declaration of Development Standards, Covenants, and Restrictions of Plainfield Business Park recorded April 29, 2005 as Instrument No. 2005-12271, and as last amended by the Second Supplement to the Declaration of Development Standards, Covenants and Restrictions for Plainfield Business Park recorded August 6, 2008 as Instrument No. 200818790. Affects subject property and is blanked in nature in regards to the rights and restrictions as shown on the document sheet.
- Line (f) Covenants, Restrictions, Easements and Building Set-Back Lines as depicted upon the plat of Plainfield Business Park South Lot 2 as recorded September 15, 2008 as Instrument No. 200821557, Hendricks County, Indiana Recorder's Office. Affects subject property and is shown herein per plat.
- Line (g) Terms and provisions of an easement for Storm Drainage as created by an Access and Drainage Easement recorded August 6, 2008 as Instrument No. 2008-18790. Affects subject property and is shown herein to the east of subject property.

SURVEYORS REPORT

The planimetric & topographic data was gathered using standard radial surveying techniques with an electronic instrument with data collector. Elevations on most surfaces or structures are accurate to within 0.05 feet; elevations on natural surfaces are accurate to within 0.1 feet on the date on which the elevations were obtained; however, changes in elevations can occur due to soil and subsidence, freeze thaw cycles, and wind and water erosion. The magnitude of these changes depends upon soil types, seasonal changes, and the frequency and intensity of wind, rain, and snow events. It is recommended that if the topographic data is to be used for planning or design purposes that a check of elevations be performed prior to any construction activity. Contours are plotted based upon interpolation of the spot elevations shown herein and are generally accurate to within one-half of the contour interval depicted. The following paragraphs are observations and cautions regarding the uncertainties in the locations of monuments (found and set) record documents, and the deed lines as established by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed (relative positional accuracy). The survey may show differences between the deed (D) or plat (P) dimensions and the measured (M) dimensions along the deed lines. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey.

Monuments were set or found flush with the surface, unless otherwise noted during the course of this survey. There may be 5/8" rebar with orange plastic caps stamped "REFERENCE POINT" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Monuments were not set in those cases where the deed agreement was not in exact agreement with this survey, and within the tolerances required for the survey, because the difference is deemed insignificant. The difference may be shown on the survey to accrete the uncertainty of that corner. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements along the lines affected. Those uncertainties considered to be significant are discussed below.

The monuments at the corners of the subject real estate established this survey are within the acceptable relative positional specifications for a Suburban Survey, 0.13 feet + 100 ppm, as defined in 865 IAC 1-12-7.

The purpose of this survey was to retracement and monument the boundary of the tract of land described in the above "Description".

The subject real estate is described by metes and bounds. These types of descriptions make "calls", which are references to record, natural or artificial monuments at the corners, and record, natural or cultural boundary lines. The most common method is to recite the direction and length of each line as one would walk around the perimeter of the property. The following paragraphs are observations relative to those controlling monuments and calls as referenced in the description.

The following are the monuments found or re-established marking the corners common to the East Half of the Northwest Quarter of Section 7, Township 14 North, Range 2 East.

Northwest Corner - Rebar found per Hendricks County Record of Corner lie sheet.

Northeast Corner - Rebar found per Hendricks County Record of Corner lie sheet.

Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others.

A comparison was made between the deed calls of the subject real estate and those adjoining parcels with common lines with the surveyed parcel and no discrepancies were found.

LINES OF OCCUPATION

Occupation means some observable improvement other than man made or a natural barrier manipulated by man to delineate the boundary line. It should be noted that not all fences are erected to define boundary lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land underlying them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

BASIS OF BEARING

The basis of bearing for this survey is North 87 degrees 59 minutes 10 seconds East along the north line of the East Half of said Northwest Quarter of Section 7, Township 14 North, Range 2 East per subject deed.

FLOOD ZONE NOTE

The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map for the Town of Plainfield, Hendricks County, Map Number 18063C02860 dated September 25, 2009, the described real estate lies within the Unshaded Zone "X", which area is determined to be outside 500-year floodplains, by graphic plotting only. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the federal management agency.

UTILITY NOTE

The locations of utilities shown hereon are based on above ground structures and/or locations as marked by others. No excavations were made during the progress of this survey to locate buried utilities/structures. AXIS Surveying encourages the use of the Indiana Underground Utility Protection Services, IUPPS, a.k.a. "Holey Moley." Their services are available by telephone at 1-800-382-5544 or through the internet at www.iupps.org.

ZONING NOTE

According to the Town of Plainfield Zoning Map dated May 21, 2020 for Hendricks County, Indiana, the subject real estate is in an area designated as having a PUD (Planned Unit Development) zoning. There may be a need for an interpretation of certain restrictions and requirements that can only be given by the Zoning Administrator. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Set back requirements for PUD zoning can be variable, transitional, and subject to legal interpretation; therefore, setback lines are not depicted on the survey.

GENERAL NOTES

- Table A Item Notes:
 - Item 16 - There is no evidence of earth moving on the subject tract.
 - Item 17 - There is no visible evidence of recent street or sidewalk construction or repairs.
- Direct access to the site is provided from Burdall Parkway (a public dedicated street).

SURVEYORS CERTIFICATE

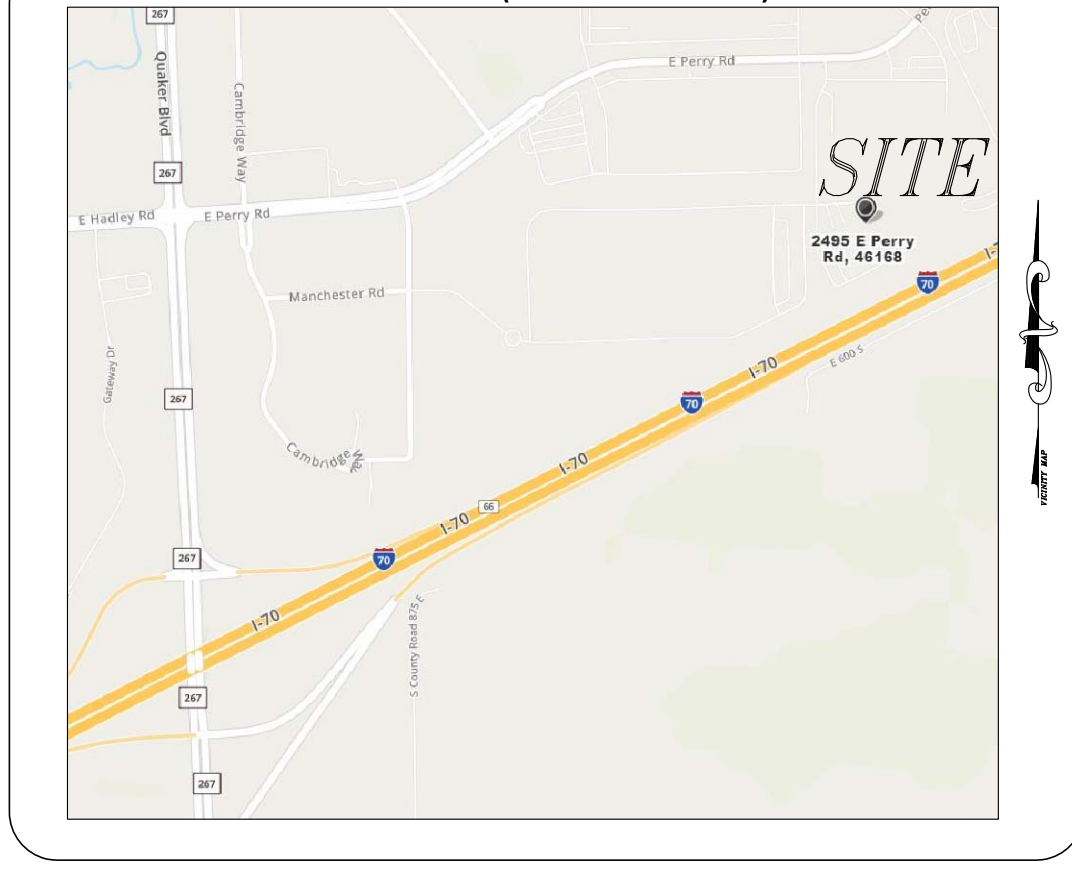
Certificate of Survey
ALTA/NSPS Land Title Survey
To: Paradigm Design

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, and 10 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I further certify that to the best of my professional knowledge, information, and belief, the within plat represents the results of an Urban Survey, as defined in 865 IAC 1-12-7, completed, in the field, under my direct supervision on October 11, 2021.

Professional Seal for Don M. Scotten, Registered Professional Land Surveyor #50510, State of Indiana, dated October 15, 2021.

VICINITY MAP (NOT TO SCALE)



AERIAL MAP (NOT TO SCALE)



SITE PHOTO



LOT 2 PLAINFIELD BUSINESS PARK SOUTH

2495 PERRY ROAD
PLAINFIELD, INDIANA

ALTA/NSPS LAND TITLE SURVEY

PROJECT LOCATED IN:
NORTHWEST QUARTER
OF SECTION 7
TOWNSHIP 14 NORTH
RANGE 2 EAST
GUILFORD TOWNSHIP
HENDRICKS COUNTY

PREPARED FOR:
Paradigm Design



Complete Surveying Services for Commercial - Residential - Construction - Indianapolis, IN 46260
(317) 841-1506 - www.AXISIndy.com P.O. BOX 502369 - Indianapolis, IN 46260



DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 10-15-2021

Table with 2 columns: Revision #, Date, Remarks and revision descriptions.

PROJECT NUMBER
1-24253

SHEET
1 OF 1

SCALE 1" = 40'
ASSUMED NORTH

PARKING COUNT

REGULAR SPACES	89
HANDICAP SPACES	04
TOTAL SPACES	93

LAND AREA

7.75 ACRES
337,592 SQUARE FEET

DRAWING LEGEND

- WOOD-TYPE FENCE
- GAS = UNDERGROUND GAS LINES
- REAL ESTATE BOUNDARY LINE
- LOT LINE
- SECTION LINE
- B.S.L. = BUILDING SETBACK LINE
- EASEMENT LINE (AS NOTED)
- MAJOR CONTOUR INTERVAL = FIVE (5) FEET
- MINOR CONTOUR INTERVAL = ONE (1) FOOT
- WATER VALVE, LIGHT POLE, MANHOLE, TELEPHONE PEDESTAL, FIRE HYDRANT, GROUND LIGHT, STOP SIGN, TRANSFORMER, BEEHIVE INLET, DRAINAGE INLET, UTILITY BOX, GAS METER, GAS MARKER, CLEAN OUT, LIFT STATION, TELEPHONE PEDESTAL, ELECTRIC METER, HANDICAP SPACE, SOIL BORING, FIRE MAIN, MONUMENT SET OR FOUND, SIGN, ALARM CONTROL BOX, WATER PRESSURE VALVE

HOLEY MOLEY SAYS "DON'T DIG BLIND" logo and "IT'S THE LAW" logo.