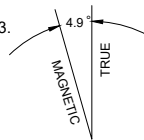


**LATITUDE & LONGITUDE**

LATITUDE AND LONGITUDE OF SITE ARE BASED ON NAD 83.  
 LATITUDE: 39°44'39.40"N 39.744277°  
 LONGITUDE: 86°20'07.56"W -86.335434°  
 GROUND ELEVATION AT TOWER BASE: 795' AMSL



**SITE INFORMATION**

**SITE ADDRESS:** 1201 S. COUNTY RD. 1050E INDIANAPOLIS, IN 46231  
**PROPERTY OWNER:** BLUE GRASS FARMS INC. 1915 W. 53RD S. ANDERSON, IN 46013

**PARCEL ID**

25-1-17-521-200-006

**PARENT PARCEL DESCRIPTION (AS PROVIDED)**

TRACT 1  
 PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 2 EAST, WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER OF SAID SECTION 17; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 1050 EAST AND THE QUARTER SECTION LINE, NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST 910.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE APPROXIMATE CENTER LINE OF SAID COUNTY ROAD 1050 EAST AND THE QUARTER SECTION LINE, NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST 738.24 FEET; THENCE ALONG THE SOUTH DESCRIBED LINE OF THE MICHAEL LEE GIBBS AND DOUGLAS EDGAR GIBBS PROPERTY RECORDED AS INSTRUMENT NUMBER 200500038982, HENDRICKS COUNTY RECORDER'S OFFICE, SOUTH 89 DEGREES 44 MINUTES 52 SECONDS EAST 880.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 23 SECONDS EAST 738.24 FEET; THENCE ALONG THE NORTH DESCRIBED LINE OF BRENTWOOD PARK, SECTION 6, RECORDED AS INSTRUMENT NUMBER 2005-32329, NORTH 89 DEGREES 44 MINUTES 52 SECONDS WEST 880.00 FEET TO THE POINT OF BEGINNING.  
 PARCEL ID 32-09-17-200-006.000-027  
 THIS BEING THE SAME PROPERTY CONVEYED TO BLUE GRASS FARMS, INC., AN INDIANA CORPORATION FROM 3P'S PROPERTIES, LLC IN A LIMITED WARRANTY DEED DATED OCTOBER 3, 2018 AND RECORDED OCTOBER 5, 2018 IN INSTRUMENT 201822881 IN HENDRICKS COUNTY, INDIANA.

**LEASE AREA DESCRIPTION**

PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 15 NORTH, RANGE 2 EAST, WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS: COMMENCING AT A FOUND REMON MONUMENT AT THE NORTHWEST CORNER OF THE THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 00°58'06" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION A DISTANCE OF 1463.54 FEET; THENCE NORTH 87°07'36" EAST A DISTANCE OF 15.01 FEET TO THE EAST RIGHT OF WAY OF S. COUNTY ROAD 1050 E (VARIABLE WIDTH, PUBLIC); THENCE CONTINUING NORTH 87°07'36" EAST A DISTANCE OF 269.82 FEET; THENCE SOUTH 01°28'37" EAST A DISTANCE OF 240.00 FEET; THENCE SOUTH 46°14'34" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00°29'22" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89°30'38" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°29'22" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.  
 DESCRIBED LEASE CONTAINS 4,000 SQUARE FEET OR 0.092 ACRES.

**ACCESS/UTILITY EASEMENT DESCRIPTION**

AN EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 15 NORTH, RANGE 2 EAST, WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS: COMMENCING AT A FOUND REMON MONUMENT AT THE NORTHWEST CORNER OF THE THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 00°58'06" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION A DISTANCE OF 1463.54 FEET; THENCE NORTH 87°07'36" EAST A DISTANCE OF 15.01 FEET TO THE EAST RIGHT OF WAY OF S. COUNTY ROAD 1050 E (VARIABLE WIDTH, PUBLIC) AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°07'36" EAST A DISTANCE OF 269.82 FEET; THENCE SOUTH 01°28'37" EAST A DISTANCE OF 240.00 FEET; THENCE SOUTH 46°14'34" WEST A DISTANCE OF 70.81 FEET TO THE SOUTHEAST CORNER OF A LEASE AREA; THENCE NORTH 00°29'22" WEST ALONG THE EAST LINE OF SAID LEASE AREA A DISTANCE OF 22.84 FEET; THENCE NORTH 45°29'19" EAST A DISTANCE OF 43.77 FEET; THENCE NORTH 01°28'37" WEST A DISTANCE OF 214.43 FEET; THENCE SOUTH 87°07'36" WEST A DISTANCE OF 249.99 FEET TO SAID RIGHT OF WAY; THENCE NORTH 00°58'06" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

**UTILITY EASEMENT DESCRIPTION**

AN EASEMENT FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWN 15 NORTH, RANGE 2 EAST, WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS: COMMENCING AT A FOUND REMON MONUMENT AT THE NORTHWEST CORNER OF THE THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 00°58'06" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION A DISTANCE OF 1716.85 FEET; THENCE NORTH 89°01'54" EAST A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY OF S. COUNTY ROAD 1050 E (VARIABLE WIDTH, PUBLIC) AND THE POINT OF BEGINNING; THENCE NORTH 49°59'19" EAST A DISTANCE OF 25.98 FEET; THENCE NORTH 89°30'38" EAST A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF A LEASE AREA; THENCE SOUTH 00°29'22" EAST ALONG THE WEST LINE OF SAID LEASE AREA A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°30'38" WEST A DISTANCE OF 97.83 FEET; THENCE SOUTH 51°22'03" WEST A DISTANCE OF 28.13 FEET TO SAID RIGHT OF WAY; THENCE NORTH 00°58'06" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 10.84 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES**

- NO PROPOSED MUNICIPAL SEWER OR WATER UTILITIES ARE REQUIRED FOR THIS SITE.
- THERE WILL BE NO CHANGE IN DRAINAGE PATTERN DUE TO THE PROPOSED INSTALLATION.
- NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.
- NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.
- TOWER LIGHTING SHALL CONFORM TO FAA STANDARDS AS REQUIRED.
- ALL WORK SHALL CONFORM TO FAA & FCC REGULATIONS.

**ZONING INFORMATION**

SUBJECT SITE ZONING: AGRICULTURAL

ADJACENT ZONING:

NORTH: RESIDENTIAL  
 SOUTH: RESIDENTIAL  
 EAST: RESIDENTIAL  
 WEST: RESIDENTIAL

TOWER SETBACKS:

FRONT: MAX TOWER HEIGHT OF 120'  
 REAR: MAX TOWER HEIGHT OF 120'  
 SIDES: MAX TOWER HEIGHT OF 120'

**CERTIFICATION :**

I MATTHEW T. MOKANYK CERTIFY THAT I HAVE SURVEYED AND MARKED THE PROPOSED TELECOM INSTALLATION AND EXISTING FEATURES AND THAT THIS IS A TRUE REPRESENTATION THEREOF.

*Matthew T. Mokanyk*  
 Matthew T. Mokanyk, P.S., P.E.  
 Indiana P.S. No. LS20100015

12/22/23

Date

BEARINGS ARE BASED ON INDIANA STATE PLANE COORDINATES, WEST ZONE. NAD 83.

**FLOOD NOTE**

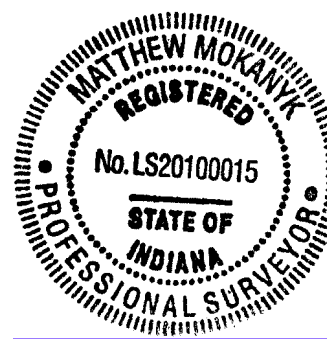
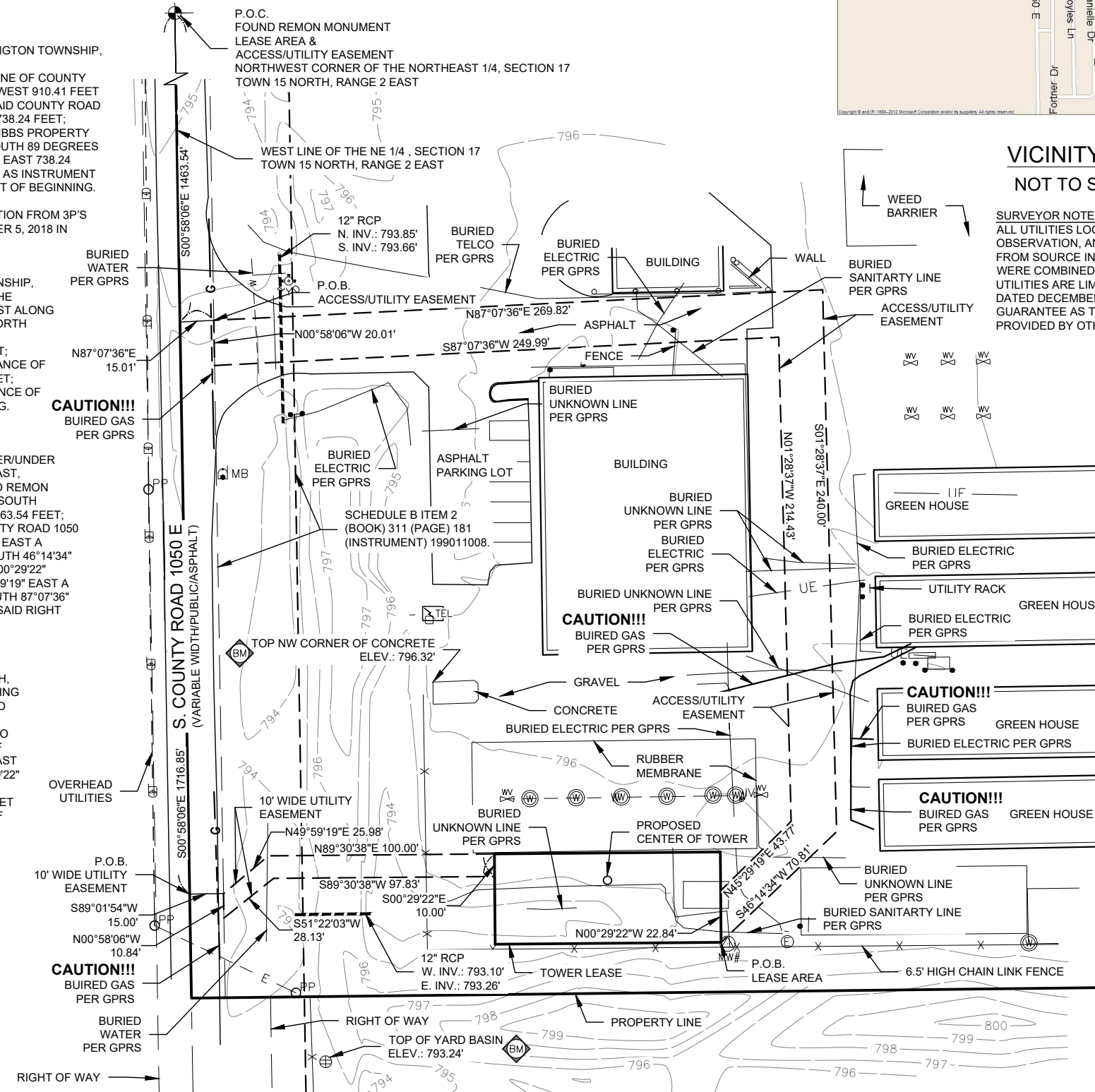
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 18063C0277D, which bears an effective date of 09/25/2009 and is NOT in a Special Flood Hazard Area.



**VICINITY MAP**  
 NOT TO SCALE



**SURVEYOR NOTE:**  
 ALL UTILITIES LOCATED ARE BASED ON ABOVE GROUND OBSERVATION, AND UNDERGROUND UTILITIES ARE LOCATED FROM SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED UTILITIES. UNDERGROUND UTILITIES ARE LIMITED TO GPRS LOCATE REQUEST 731262 DATED DECEMBER 02, 2024. SURVEYOR CAN MAKE NO GUARANTEE AS TO THE QUALITY OR COMPLETENESS OF DATA PROVIDED BY OTHERS.

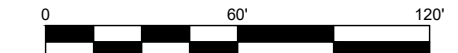


- LEGEND**
- IRON FOUND
  - IRON SET
  - P.K. NAIL FOUND
  - P.K. NAIL SET
  - ⊙ GPS MONUMENT
  - ⊙ MONUMENT BOX FOUND
  - ⊙ MONUMENT FOUND
  - ⊙ MONUMENT SET
  - (R) RECORD
  - (M) MEASURED
  - ⊙ STS STORM MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ SQUARE CATCH BASIN
  - ⊙ SANITARY MANHOLE
  - ⊙ SANITARY CLEAN-OUT
  - ⊙ MONITOR WELL
  - ⊙ TELCO. MANHOLE
  - E-PP POWER POLE
  - GUY GUY
  - ⊙ LIGHT POLE
  - ⊙ ELECTRIC TRANSFORMER
  - ⊙ ELECTRIC METER
  - ⊙ ELECTRIC HANDHOLE
  - ⊙ WATER VALVE
  - ⊙ HYDRANT
  - ⊙ GAS METER
  - ⊙ GAS MARKER
  - ⊙ GAS VALVE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ SIGN POST
  - FENCE LINE
  - ⊙ BENCHMARK

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

**SURVEY PLAN**

SCALE: 1"=60'



**TITLE RESOLUTION**

TO THE BEST OF MY KNOWLEDGE THE PROPOSED LEASE AREA DOES NOT INFRINGE ON, OR IN ANY WAY IMPACT, ANY EASEMENTS, RIGHTS OF WAYS OR OTHER INTERESTS IDENTIFIED ON TITLE COMMITMENT NUMBER HCL-161642-PR ISSUED BY TOWER TITLE AND BEARING AN EFFECTIVE DATE OF NOVEMBER 6, 2023.



LANDTECH PROJECT NUMBER: 23309018

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	12/22/23	PRELIMINARY DRAWINGS	MB	RJH
1	02/09/24	LEASE AREA MOVE AND ADDED UTILITY EASEMENT	MB	RJH
2	02/19/24	40'x100'	MB	RJH
3	03/04/24	TOWER LOCATION	MB	RJH
4	05/28/24	TITLE	MB	RJH
5	01/14/25	BURIED UTILITIES	MB	RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER, WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS. LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.



**GN HUNTWICK**

SITE ADDRESS:  
 1201 S. COUNTY ROAD  
 1050 EAST  
 INDIANAPOLIS, IN 46231  
 COUNTY: HENDRICKS

Sheet Title:  
**SURVEY PLAN**

Sheet Number:  
**S-1**

● IRON FOUND	○ STS STORM MANHOLE	⊠ LIGHT POLE	○ SIGN POST
○ IRON SET	⊠ CATCH BASIN	⊠ ELECTRIC TRANSFORMER	⊠ FENCE LINE
• P.K. NAIL FOUND	⊠ SQUARE CATCH BASIN	⊠ POWER POLE GUY	⊠ BENCHMARK
• P.K. NAIL SET	○ SANITARY MANHOLE	⊠ WATER VALVE	
○ GPS MONUMENT	○ SANITARY CLEAN-OUT	⊠ HYDRANT	
○ MONUMENT BOX FOUND	○ MONITOR WELL	⊠ GAS METER	
○ MONUMENT FOUND	⊠ TELCO MANHOLE	⊠ GAS MARKER	
⊠ MONUMENT SET	⊠ ELECTRIC METER	⊠ GAS VALVE	
(R) RECORD	⊠ ELECTRIC HANDHOLE	⊠ TELEPHONE PEDESTAL	
(M) MEASURED			

**LEGEND**

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

**NOTES CORRESPONDING TO SCHEDULE B**

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TOWER TITLE COMMITMENT NO. HCI-161642-PR WITH AN EFFECTIVE DATE OF NOVEMBER 06, 2023 CONTAINS THE FOLLOWING SURVEY RELATED ITEMS:

1. ELECTRIC LINE EASEMENT BETWEEN C.M HOBBS AND SONS INC., AN INDIANA CORPORATION; AND INDIANAPOLIS POWER & LIGHT COMPANY, AN INDIANA CORPORATION, OF INDIANAPOLIS, INDIANA, ITS SUCCESSORS AND ASSIGNS, DATED MARCH 4, 1988 AND RECORDED MAY 9, 1988 IN (BOOK) 299 (PAGE) 249 (INSTRUMENT) 198803012, IN HENDRICKS COUNTY, INDIANA. **[DOES NOT AFFECT SURVEYED PARCEL, NOT PLOTTED]**
2. UTILITY EASEMENT BETWEEN INDIANA BELL TELEPHONE COMPANY, INCORPORATED, ITS SUCCESSORS AND ASSIGNS; AND GORDON A. HOBBS AND NORMA LEE HOBBS, HUSBAND AND WIFE, DATED AUGUST 27, 1990 AND RECORDED SEPTEMBER 25, 1990 IN (BOOK) 311 (PAGE) 181 (INSTRUMENT) 199011008, IN HENDRICKS COUNTY, INDIANA. **[AFFECTS SURVEYED PARCEL, PLOTTED HEREON]**
3. "ALTA/ACSM LAND TITLE SURVEY" DATED MAY 20, 1999 AND RECORDED NOVEMBER 16, 1999 IN (BOOK) 151 (PAGE) 356, (INSTRUMENT) 199932966 IN HENDRICKS COUNTY, INDIANA. **[BLANKET IN NATURE, AFFECTS ENTIRE SURVEYED PARCEL, NOT PLOTTED]**
4. "FINAL PLAT OF BENTWOOD PARK SEC. 6" DATED AUGUST 24, 2005 AND RECORDED OCTOBER 17, 2005 IN (INSTRUMENT) 200532329 IN HENDRICKS COUNTY, INDIANA. **[DOES NOT AFFECT SURVEYED PARCEL, NOT PLOTTED]**



LANDTECH PROJECT NUMBER: 23309018

REV.	DATE	DESCRIPTION	REQ. BY	BY
0	12/22/23	PRELIMINARY DRAWINGS	MB	RJH
1	02/09/24	LEASE AREA MOVE AND ADDED UTILITY EASEMENT	MB	RJH
2	02/19/24	40'x100'	MB	RJH
3	03/04/24	TOWER LOCATION	MB	RJH
4	05/28/24	TITLE	MB	RJH
5	01/14/25	BURIED UTILITIES	MB	RJH

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER, WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, LANDTECH SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

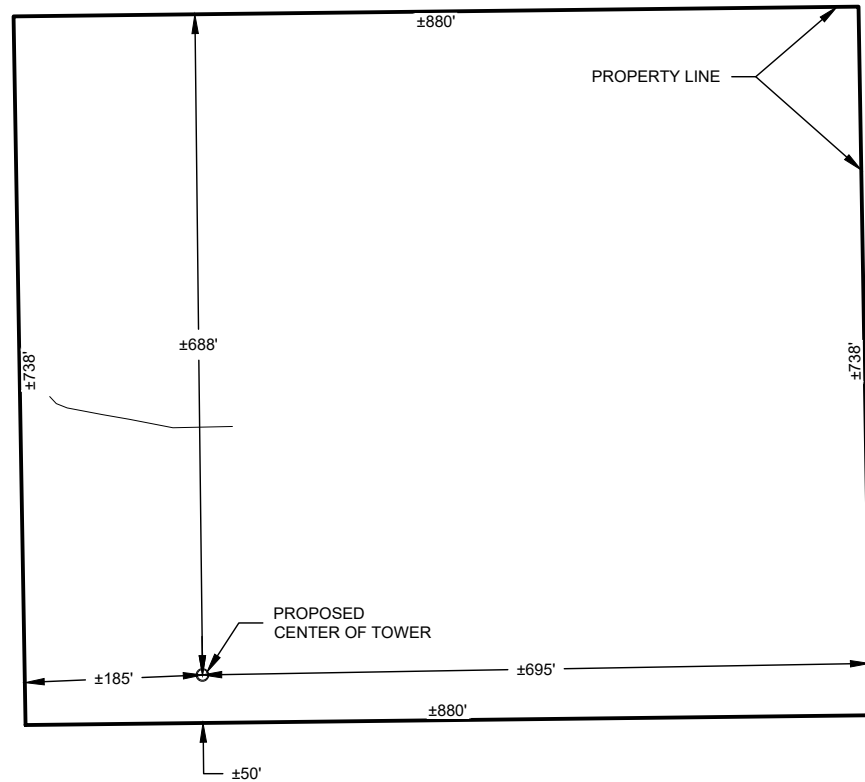


**GN HUNTWICK**

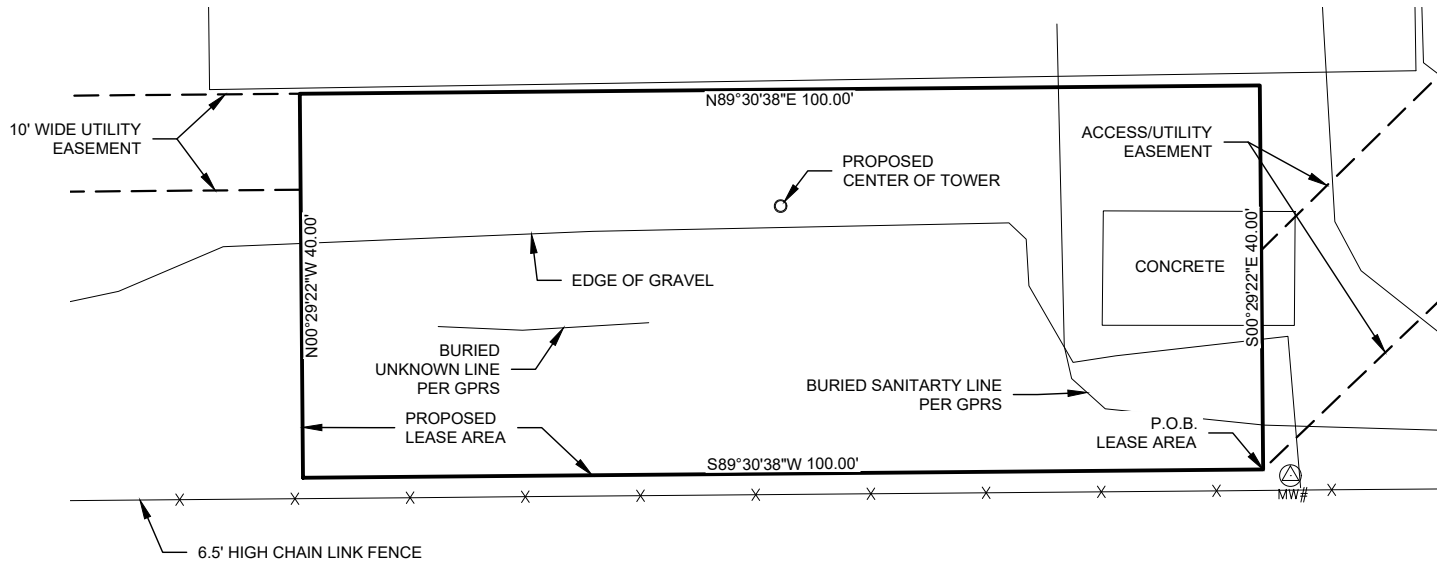
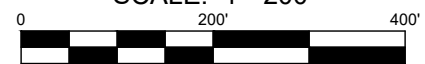
SITE ADDRESS:  
1201 S. COUNTY ROAD  
1050 EAST  
INDIANAPOLIS, IN 46231  
COUNTY: HENDRICKS

Sheet Title:  
**SURVEY PLAN**

Sheet Number:  
**S-2**



**PARENT PARCEL DETAIL**  
SCALE: 1"=200'



**LEASE DETAIL**  
SCALE: 1"=20'

