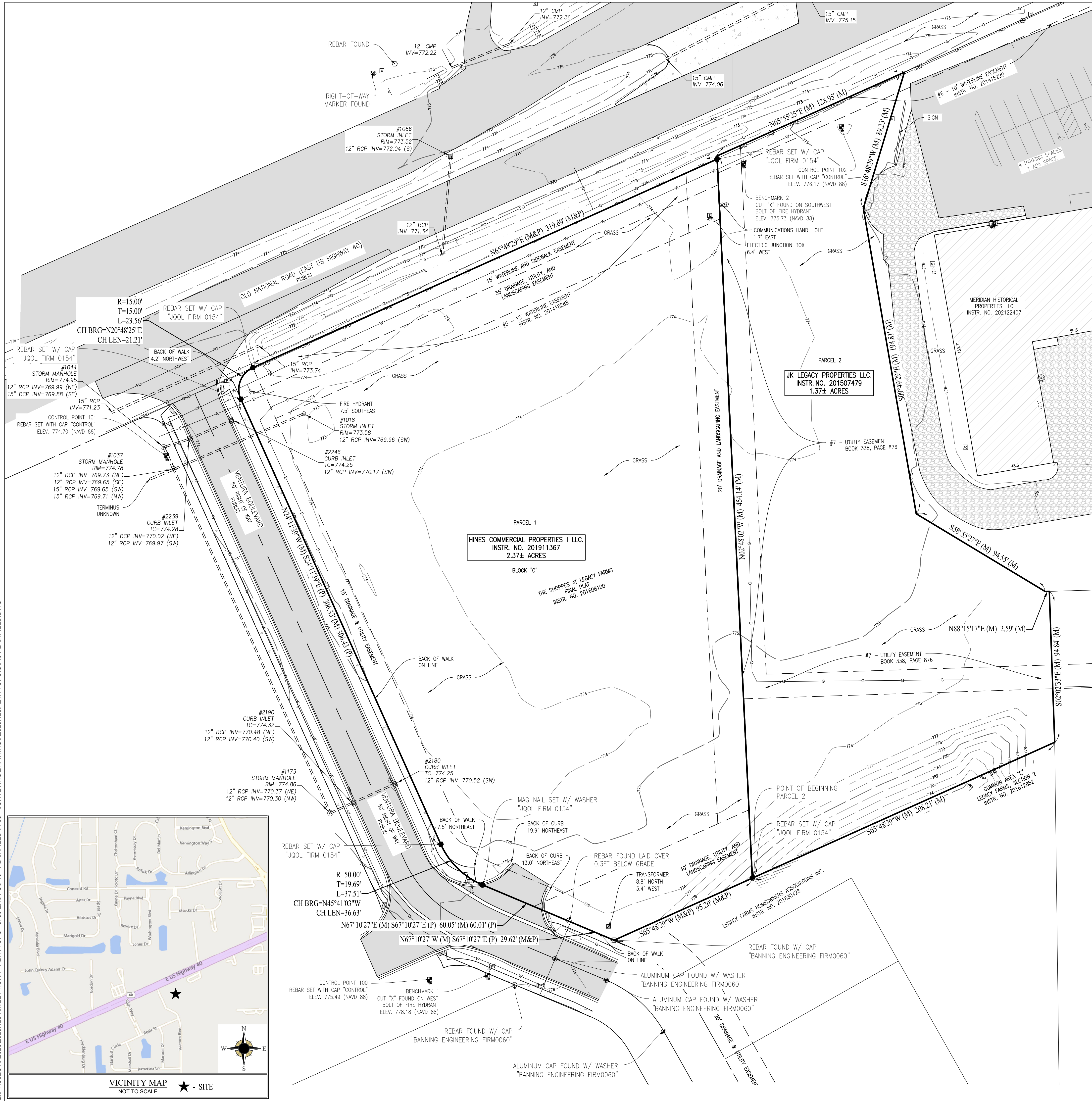
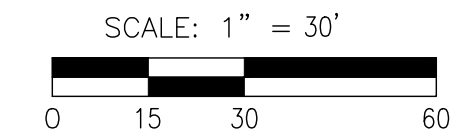
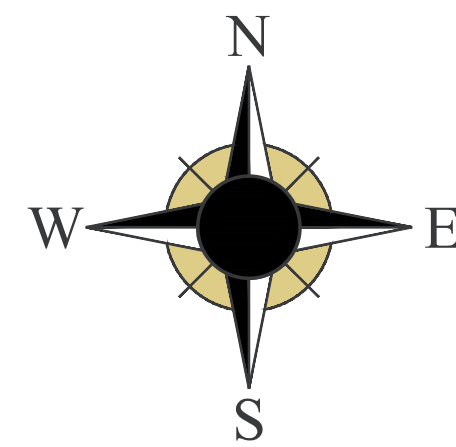


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C:\PROJECTS\2025\2025-125 ALTA TOPO - 5750 EAST US 40 - PLAINFIELD IN 08 - SURVEYING\DRAWINGS\2025.125 ALTA TOPO US 40 PLANFIELD.DWG



THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE TRIMBLE VRS NETWORK. THE BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83 (2011) EPOCH 2010.0. THE VERTICAL DATUM IS BASED UPON NAVD 88.



LEGEND

LINE TYPES	
---	UNDERGROUND GAS
---	UNDERGROUND WATER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FIBER OPTIC CABLE
---	MIXED OR UNIDENTIFIED OVERHEAD UTILITY
---	STORM SEWER
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	CENTERLINE
---	FLOW LINE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
UTILITIES	
○	WATER VALVE
○	FIRE HYDRANT
○	UTILITY POLE
○	TRANSFORMER
○	ELECTRIC JUNCTION BOX
○	COMMUNICATIONS HANDHOLE
○	CURB INLET
○	SQUARE INLET
○	ROUND INLET
○	STORM MANHOLE
ABBREVIATIONS	
(M)	MEASURED DIMENSION
(P)	PLATTED DIMENSION
RCP	REINFORCED CONCRETE PIPE
INV	INVERT
ASPHALT	
CONCRETE (CONC)	
ADA DETECTABLE WARNING SURFACE	
GRAVEL	
BUILDING	

VERTICAL CONTROL INFORMATION

BENCHMARKS:
 CONTROL POINT 100 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 27.2 FEET SOUTHWEST FROM THE CURB OF VENTURA BOULEVARD AND APPROXIMATELY 462.7 FEET SOUTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40. ELEV. 775.49 (NAVD 88)

CONTROL POINT 101 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 16.8 FEET WEST FROM THE WESTERN BACK OF CURB OF VENTURA BOULEVARD AND APPROXIMATELY 100.4 FEET SOUTH FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40. ELEV. 774.70 (NAVD 88)

CONTROL POINT 102 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 47.0 FEET SOUTHEAST FROM THE SOUTHEASTERN EDGE OF PAVEMENT OF US HIGHWAY 40 AND APPROXIMATELY 445.0 FEET NORTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40. ELEV. 776.17 (NAVD 88)

BENCHMARK 1 IS A CUT "X" FOUND ON THE WESTERN BOLT OF A FIRE HYDRANT FOUND APPROXIMATELY 11.6 FEET SOUTHWEST FROM THE SOUTHWESTERN BACK OF CURB OF VENTURA BOULEVARD AND APPROXIMATELY 475.0 FEET SOUTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40. ELEV. 778.18 (NAVD 88)

BENCHMARK 2 IS A CUT "X" FOUND ON THE SOUTHWESTERN BOLT OF A FIRE HYDRANT FOUND APPROXIMATELY 38.4 FEET SOUTHEAST FROM THE SOUTHEASTERN EDGE OF PAVEMENT OF US HIGHWAY 40 AND APPROXIMATELY 379.9 FEET NORTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40. ELEV. 775.73 (NAVD 88)

UTILITY INFO

THE WITHIN SURVEY MAP REFLECTS VISIBLE ABOVE GROUND INDICATIONS OF BURIED UTILITIES TOGETHER WITH INFORMATION FROM PLANS AND MARKINGS PROVIDED BY THE CLIENT AND UTILITY OWNERS TO DEVELOP A VIEW OF PROBABLE UNDERGROUND UTILITY LOCATIONS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR HAS NOTED ON THE WITHIN SURVEY MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION WAS REQUIRED TO COMPLETE THE INVESTIGATION OR RESOLVE AMBIGUITIES, THE CLIENT WAS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE SERVICE MAY BE NECESSARY.

INDIANA 811 WAS CONTACTED ON 06/05/2025 FOR LOCATES UNDER TICKET NUMBERS 25060501867, 25060501928, & 25060501939.

UTILITY MEMBERS

- COMCAST CABLE (INDIANAPOLIS)
- DUKE ENERGY
- CENTERPOINT ENERGY (SOUTH)
- DUKE ENERGY TELECOM
- TOWN OF PLAINFIELD
- CLAY CO. RURAL TEL DBA ENDEAVOR COMM (MIR)
- WINDSTREAM
- ZAYO BANDWIDTH
- HENDRICKS POWER COOPERATIVE
- TIME WARNER CABLE
- EVERSTREAM, LLC (SOUTH)
- AT&T - DISTRIBUTION

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THIS SURVEY PREPARED FOR:
Kimley-Horn
 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 250 EAST 96TH STREET, SUITE 580,
 INDIANAPOLIS, IN 46240
 PHONE: 317-218-9560
 WWW.KIMLEY-HORN.COM

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY FOR
CREW CAR WASH
 EAST HIGHWAY US-40 AND VENTURA BOULEVARD
 PLAINFIELD, INDIANA

REVIEWED: JT	DATE: 09/29/2025
DRAWN: NW	DATE: 09/29/2025
SCALE: 1" = 30'	SHEET: 1 OF 2
PROJECT: 2025.125	

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE DEED LINES OF THE SURVEYED PROPERTY ON THE GROUND AND TO REPORT THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) AS WELL AS THE DESCRIPTIONS OF ADJOINING LANDS AND THEIR RELATIONSHIPS TO OCCUPATION OR POSSESSION LINES. THE SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY (EFFECTIVE FEBRUARY 23, 2021) AS WELL AS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS IN INDIANA PER 865 IAC 12.1.

CURRENT OWNER OF RECORD: HINES COMMERCIAL PROPERTIES I LLC,
LLC. WARRANTY DEED
INSTRUMENT NO. 201911367

RECORD DESCRIPTION

PARCEL 1:

BLOCK "C" IN THE SHOPPES AT LEGACY FARMS, FINAL PLAT, AN ADDITION TO THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED SEPTEMBER 9, 2014 AS INSTRUMENT NO. 201418769 IN PLAT CABINET 8, SLIDE 24, PAGE 2A. CERTIFICATE OF CORRECTION RECORDED APRIL 21, 2016 AS INSTRUMENT NO. 201608100, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

PARCEL 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HENDRICKS, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST, OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN GULFDORF TOWNSHIP, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY STANDARD DISK FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 729.89 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF THE REPLAT OF MINOR PLAT NO. 275 AS PER PLAT THEREOF RECORDED IN PLAT CABINET 2, SLIDE 94, PAGE 1, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 597.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 752.13 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 15 SECONDS EAST 34.30 FEET; THENCE SOUTH 67 DEGREES 46 MINUTES 56 SECONDS WEST, (SOUTH 67 DEGREES 39 MINUTES 15 SECONDS WEST BY DEED) PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40 A DISTANCE OF 207.00 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 15 SECONDS WEST 453.83 FEET (451.98 FEET BY DEED) TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 67 DEGREES 46 MINUTES 56 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE (NORTH 67 DEGREES 39 MINUTES 15 SECONDS EAST), 618.02 FEET TO THE NORTHWEST CORNER OF THE LAND OF KATHLEEN R. GILLEY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 348, PAGE 486; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID LAND 328.31 FEET (326.00 FEET BY DEED) TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND 234.17 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LAND 123.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN MINOR PLAT 275 AS PER PLAT THEREOF RECORDED IN PLAT CABINET 1, SLIDE 35, PAGE 2, IN THE HENDRICKS COUNTY RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SAID REPLAT OF MINOR PLAT NO. 275; THENCE SOUTH 01 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID REPLAT 366.33 FEET TO THE POINT OF BEGINNING, CONTAINING 8.875 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY STANDARD DISK FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREE 04 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 729.89 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF THE REPLAT OF MINOR PLAT NO. 275 AS PER PLAT THEREOF RECORDED IN PLAT CABINET 2, SLIDE 94, PAGE 1, IN THE HENDRICKS COUNTY RECORDER'S OFFICE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 597.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF THE LAND OF GILLEY'S REAL ESTATE DEVELOPMENT, INC., AS DESCRIBED IN DEED RECORD 348, PAGES 484-485 IN THE OFFICE OF THE RECORDER OF SAID COUNTY TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE LAND OF KATHLEEN R. GILLEY AS DESCRIBED IN DEED RECORD 348, PAGE 486 IN SAID COUNTY RECORDS; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION 369.62 FEET TO A POINT BEING 0.3 FEET WEST OF A 5/8 INCH REBAR WITH CAP STAMPED "LEWIS ENG" FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 48 MINUTES 41 SECONDS WEST 155.48 FEET TO A 5/8 INCH REBAR STAMPED "BANNING ENG LS29890001" SET (HEREIN REFERRED TO AS "MONUMENT SET"); THENCE NORTH 18 DEGREES 01 MINUTES 57 SECONDS WEST 163.15 FEET TO A MONUMENT SET ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40 PER PLANS FOR ISHC STATE HIGHWAY F.A. PROJECT NO. 15 SEC. B (3/1940); THENCE NORTH 67 DEGREES 46 MINUTES 56 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 219.38 FEET TO A MONUMENT SET AT THE NORTHWEST CORNER OF SAID LAND OF KATHLEEN R. GILLEY; THENCE SOUTH 00 DEGREES 10 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE 205.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.768 ACRES, MORE OR LESS.

LESS AND EXCEPTING THAT PART CONVEYED TO MERIDIAN HISTORICAL PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY AS PER WARRANTY DEED RECORDED JULY 8, 2021 AS DOCUMENT 202122407 AND FURTHER DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, GULFDORF TOWNSHIP, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HENDRICKS COUNTY STANDARD DISK LOCATED AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 22 MINUTES 59 SECONDS WEST (ASSUMED BEARING) 605.24 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTH RIGHT-OF-WAY LINE OF US 40; THENCE SOUTH 65 DEGREES 47 MINUTES 02 SECONDS WEST 634.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65 DEGREES 48 MINUTES 29 SECONDS WEST 269.37 FEET; THENCE SOUTH 16 DEGREES 41 MINUTES 34 SECONDS WEST 89.23 FEET; THENCE SOUTH 09 DEGREES 56 MINUTES 24 SECONDS EAST 194.81 FEET; THENCE SOUTH 59 DEGREES 02 MINUTES 22 SECONDS EAST 94.55 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 22 SECONDS EAST 412.54 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 38 SECONDS WEST 186.03 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 37 SECONDS WEST 40.00 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 22 SECONDS WEST 123.05 FEET; THENCE SOUTH 75 DEGREES 57 MINUTES 03 SECONDS WEST 155.48 FEET; THENCE NORTH 19 DEGREES 53 MINUTES 35 SECONDS WEST 162.18 FEET TO THE POINT OF BEGINNING, CONTAINING 166411 SQ FT, 3.8203 ACRES.

LESS AND EXCEPTING THAT PART CONVEYED TO MBL REALTY COMPANY, LLC AS PER WARRANTY DEED RECORDED DECEMBER 29, 2023 AS DOCUMENT 202322860 AND FURTHER DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BEING THAT 2.904 ACRE TRACT OF LAND SHOWN ON THE PLAT OF AN ORIGINAL SURVEY OF SAID TRACT CERTIFIED BY KEVIN W. ROWLAND, PS # LS29600015, AS BANNING ENGINEERING'S PROJECT NUMBER 23273, DATED SEPTEMBER 15, 2023 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 43 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 673.39 FEET TO THE SOUTH LINE OF THE LAND OF MERIDIAN HISTORICAL PROPERTIES, LLC BEING THE POINT OF BEGINNING (THE FOLLOWING TWO (2) CALLS FOLLOW ALONG THE SOUTH AND EAST LINE OF SAID LAND OF MERIDIAN HISTORICAL PROPERTIES, LLC. 1) THENCE NORTH 88 DEGREES 07 MINUTES 52 SECONDS EAST 409.33 FEET; 2) THENCE NORTH 01 DEGREE 52 MINUTES 08 SECONDS WEST 185.28 FEET TO THE SOUTH LINE OF THE LAND OF KATHLEEN R. GILLEY RECORDED AS INSTRUMENT NUMBER 199606237 IN SAID RECORDER'S OFFICE (THE FOLLOWING TWO (2) CALLS FOLLOW ALONG THE SOUTH AND EAST LINES OF SAID LAND OF KATHLEEN R. GILLEY); 1) THENCE NORTH 88 DEGREES 56 MINUTES 25 SECONDS EAST 194.35 FEET; 2) THENCE NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST 123.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF MINOR PLAT NO. 275 RECORDED AS INSTRUMENT NUMBER 1989272 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 13 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THE REPLAT OF LOT NO. 2 & 3 IN MINOR PLAT NO. 275 RECORDED AS INSTRUMENT NUMBER 199323822 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 50 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF SAID REPLAT OF LOT NO. 2 & 3 IN MINOR PLAT NO. 275 A DISTANCE OF 366.05 FEET; THENCE SOUTH 88

DEGREES 07 MINUTES 54 SECONDS WEST 750.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 43 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE 60.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2.904 ACRES, MORE OR LESS.

AS-SURVEYED DESCRIPTION (PARCEL 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, SAID PART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK C OF THE SHOPPES AT LEGACY FARMS, RECORDED AS INSTRUMENT NUMBER 201608100 IN THE OFFICE OF THE RECORDER OOF HENDRICKS COUNTY, INDIANA; THENCE NORTH 02 DEGREES 48 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK C, 454.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF US 40; THENCE NORTH 65 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 128.95 FEET TO THE NORTHWEST CORNER OF INSTRUMENT NUMBER 202122407; THENCE ALONG THE PERIMETER OF SAID INSTRUMENT NUMBER 202122407 FOR THE SUBSEQUENT FOUR (4) CALLS: 1) THENCE SOUTH 16 DEGREES 48 MINUTES 29 SECONDS WEST, 89.23 FEET; 2) THENCE SOUTH 09 DEGREES 49 MINUTES 29 SECONDS EAST, 194.81 FEET; 3) THENCE SOUTH 58 DEGREES 55 MINUTES 27 SECONDS EAST, 94.55 FEET; 4) THENCE NORTH 88 DEGREES 15 MINUTES 17 SECONDS EAST, 2.59 FEET TO THE SOUTHERLY EAST LINE OF INSTRUMENT NUMBER 201507479; THENCE SOUTH 02 DEGREES 02 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY EAST LINE, 60.33 FEET TO THE NORTHEAST CORNER OF COMMON AREA "E" OF LEGACY FARMS SECTION RECORDED AS INSTRUMENT NUMBER 201612652; THENCE SOUTH 65 DEGREES 48 MINUTES 29 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID COMMON AREA "E", 208.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.37 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

THE TOPOGRAPHIC DATA WAS GATHERED USING SURVEY GRADE GPS AND STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC INSTRUMENT WITH DATA COLLECTOR. ELEVATIONS ON HARD 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 SOILS SWELL AND SUBSIDENCE, FREEZE THAW CYCLES, AND WIND AND WATER EROSION. THE MAGNITUDE OF THESE CHANGES DEPENDS UPON SOILS 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 HEREON AND ARE GENERALLY ACCURATE TO WITHIN ONE-HALF OF THE CONTOUR INTERVAL DEPICTED. THE FOLLOWING PARAGRAPHS ARE OBSERVATIONS AND OPINIONS REGARDING THE UNCERTAINTIES IN THE LOCATIONS OF MONUMENTS BOTH FOUND AND SET, RECORD DOCUMENTS AND THE DEED LINES AS ESTABLISHED OR REESTABLISHED 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

MONUMENTS WERE SET OR FOUND DURING THE COURSE OF THIS SURVEY. THOSE SET IN THE GROUND ARE 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "JQOL FIRM 0154", UNLESS OTHERWISE NOTED. MONUMENTS SET IN HARD SURFACED AREAS, SUCH AS ASPHALT, ARE AS INDICATED ON THE DRAWING AND HAVE A WASHER STAMPED "JQOL FIRM 0154" WHERE POSSIBLE. THERE MAY BE 5/8" REBAR WITH RED PLASTIC CAPS STAMPED "TRAVERSE", WOODEN STAKES, OR SPIKE NAILS FOUND ON OR NEAR THE SUBJECT REAL ESTATE. THESE ARE WORKING POINTS AND SHOULD NOT BE CONFUSED WITH 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. BECAUSE THE DIFFERENCE IS DEEMED INSIGNIFICANT, MONUMENTS WERE NOT SET IN THOSE CASES WHERE A FOUND MONUMENT WAS NOT IN EXACT AGREEMENT WITH THIS SURVEY, BUT WITHIN THE TOLERANCES REQUIRED FOR A CERTAIN CLASS OF SURVEY. THE DIFFERENCE MAY BE SHOWN ON THE SURVEY TO ACCENTUATE THE UNCERTAINTY OF THAT MONUMENT. 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 ESTABLISHED AT THE CORNERS OF THE SUBJECT REAL ESTATE ARE WITHIN THE ACCEPTABLE RELATIVE POSITIONAL SPECIFICATIONS FOR AN URBAN SURVEY, 0.07 FEET + 50 PPM AS DEFINED IN 865 IAC 1-12-7.

BASES OF BEARINGS

BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OBSERVATIONS PROCESSED BY THE TRIMBLE VRS NETWORK. THE BEARINGS SHOWN ARE DERIVED FROM COORDINATES BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83 (2011) EPOCH 2010.0).

THEORY OF LOCATION

THE SUBJECT REAL ESTATE IS DESCRIBED AS A PLATTED LOT OR LOTS WITHIN A SUBDIVISION. LOTS WITHIN PLATTED SUBDIVISIONS ARE CREATED SIMULTANEOUSLY; THEREFORE, TYPICALLY THERE ARE USUALLY NO SENIOR/JUNIOR RIGHTS. LOT LINES AND BOUNDARY LINES OF PLATTED SUBDIVISIONS ARE USUALLY CONTROLLED BY MONUMENTS ALONG THE PERIMETER OF THE SUBDIVISION AND AT CHANGES OF THE ALIGNMENT OF THE CENTERLINES OF THE STREETS. THE MONUMENTS SHOWN AS FOUND WERE CONSIDERED AS ORIGINAL AND USED TO CONTROL THE LOT LINES OF THE SUBJECT REAL ESTATE.

THE SUBJECT REAL ESTATE IS ALSO 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.

COMMON TITLE LINES

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.

OCCUPATION ALONG DEED LINES

OCCUPATION MEANS SOME OBSERVABLE IMPROVEMENT EITHER MAN MADE OR A NATURAL BARRIER MANIPULATED BY MAN TO DELINEATE THE PROPERTY LINE. IT SHOULD BE NOTED THAT NOT ALL FENCES ARE ERRECTED TO DEFINE PROPERTY 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 BETWEEN 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.

FLOOD HAZARD INFORMATION

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 OF THE TOWN OF PLAINFIELD, INDIANA, MAP #18063C0258D DATED SEPTEMBER 25, 2009, THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X," WHICH ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

TITLE COMMITMENT/EASEMENTS

THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #NCS-1263994-INDY, DATED MAY 15, 2025. SOME OF THE ITEMS DISCLOSED IN SCHEDULE BII OF SAID COMMITMENT HAVE BEEN SHOWN ON THE SURVEY, IF POSSIBLE, AND ARE IDENTIFIED BY THEIR RECORD INFORMATION. IF THERE IS A NEED FOR ADDITIONAL ITEMS TO BE SHOWN ON THE SURVEY, PLEASE ADVISE ME AND PROVIDE THE APPROPRIATE INFORMATION.

- COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE RECORDED JULY 29, 2013 AS DOCUMENT NO. 201320863. (THE SURVEYED REAL ESTATE IS INCLUDED IN THIS DESCRIPTION, BUT THERE IS NO PLOTTABLE DATA.)
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN FUTURE TRAFFIC SIGNAL COVENANT RECORDED FEBRUARY 07, 2014 AS DOCUMENT NO. 201402380. (THE SURVEYED REAL ESTATE IS INCLUDED IN THIS DESCRIPTION, BUT THERE IS NO PLOTTABLE DATA.)
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN GRANT OF EASEMENT IN FAVOR OF THE TOWN OF PLAINFIELD INDIANA, A MUNICIPAL CORPORATION RECORDED SEPTEMBER 03, 2014 AS DOCUMENT NO. 201418288. (AS SHOWN ALONG THE NORTH LINE OF THE SURVEYED REAL ESTATE.)
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN TEMPORARY GRANT OF EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF ARBOR INVESTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY RECORDED JULY 02, 2014 AS DOCUMENT NO. 201413245. (THE AREAS DESCRIBED ARE THE SAME AS THE DEDICATED RIGHT OF WAYS FOR VENTURA BOULEVARD AND EDDY WAY AS SHOWN ON THE FINAL PLAT FOR THE SHOPPES AT LEGACY FARMS.)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE SHOPPES AT LEGACY FARMS – FINAL PLAT, AS RECORDED IN INSTRUMENT NO. 201418769 IN PLAT CABINET 8, SLIDE 24, PAGE 2A. CERTIFICATES OF CORRECTION RECORDED APRIL 21, 2016 AS INSTRUMENT NO. 201608100, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AS SHOWN ALONG THE NORTH, EAST, SOUTH, AND WEST LINES OF THE SURVEYED REAL ESTATE.)

THIS SURVEY WAS PREPARED UTILIZING INFORMATION CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #NCS-1268524-INDY, DATED JULY 07, 2025. SOME OF THE ITEMS DISCLOSED IN SCHEDULE BII OF SAID COMMITMENT HAVE BEEN SHOWN ON THE SURVEY, IF POSSIBLE, AND ARE IDENTIFIED BY THEIR RECORD INFORMATION. IF THERE IS A NEED FOR ADDITIONAL ITEMS TO BE SHOWN ON THE SURVEY, PLEASE ADVISE ME AND PROVIDE THE APPROPRIATE INFORMATION.

- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN DAN H. GILLEY, LESSOR, AND UNIVERSAL OUTDOOR II, INC., A DELAWARE CORPORATION, LESSEE, DATED NOVEMBER 20, 1992 AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 13, 1993 AS BOOK 134 PAGE 10, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (THE SURVEYED REAL ESTATE IS INCLUDED IN THIS DESCRIPTION, BUT THERE IS NO PLOTTABLE DATA.)
- NOTE: SAID LEASE IS FOR A TERM OF 7 YEARS.
- NOTE: SAID LEASE PROVIDES THE RIGHT AND OPTION TO EXTEND THE LEASE FROM YEAR TO YEAR AFTER THE INITIAL TERM, THE TOTAL OF SUCH EXTENSIONS NOT TO EXCEED TEN YEARS.

- NON-EXCLUSIVE INGRESS/EGRESS EASEMENT BY AND BETWEEN GILLEY'S REAL ESTATE DEVELOPMENT, INC. AND KATHLEEN R. GILLEY AND TO HER SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 21, 1999 IN BOOK 147 PAGE 355, AND TERMS AND CONDITIONS THEREIN. (AS SHOWN ALONG THE NORTH LINE OF THE SURVEYED REAL ESTATE.)
- NON-EXCLUSIVE INGRESS/EGRESS EASEMENT BY AND BETWEEN KATHLEEN R. GILLEY AND GILLEY'S REAL ESTATE DEVELOPMENT, INC., AND TO ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 21, 1999 IN BOOK 147 PAGE 357, AND TERMS AND CONDITIONS THEREIN. (AS SHOWN ALONG THE EAST LINE OF THE SURVEYED REAL ESTATE.)
- WATERLINE EASEMENT AGREEMENT FOR THE RIGHT, PRIVILEGE, EASEMENT AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, OPERATE, MAINTAIN, REPLACE, RELOCATE AND REMOVE MAINS, DRAINS, LINES AND DITCHES, RECORDED SEPTEMBER 3, 2014 AS DOCUMENT 201418290, AND TERMS AND CONDITIONS THEREIN. (AS SHOWN ALONG THE NORTH LINE OF THE SURVEYED REAL ESTATE.)
- UTILITY EASEMENT FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES, TOGETHER WITH THE RIGHT TO REASONABLE INGRESS AND EGRESS, RECORDED OCTOBER 31, 1994 AS BOOK 144 PAGE 219, AND TERMS AND CONDITIONS THEREIN. UTILITY EASEMENT (CORRECTIVE) RECORDED DECEMBER 27, 1994 AS BOOK 338 PAGE 876. (AS SHOWN ALONG THE SOUTH AND WEST LINE OF THE SURVEYED REAL ESTATE.)
- RIGHT-OF-WAY EASEMENT BY AND BETWEEN EDWARD T.S. BROWN AND IDRENE BROWN AND HENDRICKS COUNTY REMC, A CORPORATION, RECORDED JANUARY 26, 1976 AS BOOK 70 PAGE 249, AND TERMS AND CONDITIONS THEREIN. (THE SURVEYED REAL ESTATE IS INCLUDED IN THIS DESCRIPTION, BUT THERE IS NO PLOTTABLE DATA.)
- RIGHT OF WAY GRANT BY AND BETWEEN OLIVER W. BROWN AND ALICE J. BROWN AND THE STATE OF INDIANA, RECORDED JANUARY 11, 1940 AS BOOK 147 PAGE 124, AND TERMS AND CONDITIONS THEREIN. (THE SURVEYED REAL ESTATE IS INCLUDED IN THIS DESCRIPTION, BUT THERE IS NO PLOTTABLE DATA.)

ZONING INFORMATION

ACCORDING TO THE COMPREHENSIVE ZONING MAPS FOR THE TOWN OF PLAINFIELD, INDIANA, THE SUBJECT REAL ESTATE IS IN AN AREA DESIGNATED AS HAVING A PUD 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

AS USED IN THIS SURVEY, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED. INTERPRETATIONS ARE NOT A PART OF ANY CERTIFICATION.

NO WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON UNDERGROUND UTILITIES, FLOOD HAZARD ZONES, FLOODWAY ZONES, WETLANDS, RECORDING INFORMATION, ZONING, AND REGULATED DRAINS. IN NO EVENT WILL JQOL, ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

ACCORDING TO THE HENDRICKS COUNTY GIS, NO REGULATED DRAINS ADJOIN OR CROSS THE SURVEYED REAL ESTATE.

ALTA/NSPS TABLE ITEMS

- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**CERTIFICATE OF SURVEY
ALTA/NSPS LAND TITLE SURVEY**

TO: HINES COMMERCIAL PROPERTIES I LLC.; CARLYSLE PARTNERS, LLC.; FIRST AMERICAN TITLE INSURANCE COMPANY; KIMLEY HORN; CREW GARWASH;

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, 5, 7(A), 8, 9, 11, 13, AND 16 OF TABLE A THEREOF. I FURTHER CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE HEREIN SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS AS SET FORTH IN 865 IAC 1-12-7, AND THE WITHIN PLAT AND REPORT REPRESENTS THE RESULTS OF AN URBAN SURVEY, AS DEFINED THEREIN. THE FIELDWORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON JUNE 05, 2025.



PRO FORMA

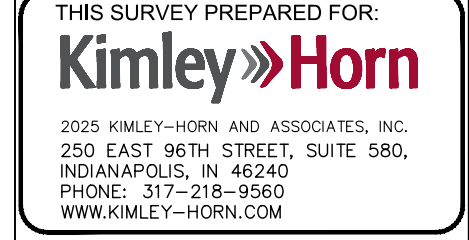
JOSEPH TRTAN
PROFESSIONAL SURVEYOR #LS21500003
SEPTEMBER 29, 2025
JTRTAN@JQOLUSA.COM

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. - JOSEPH TRTAN

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN



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REVISIONS:

ALTA/NSPS LAND TITLE SURVEY FOR
CREW CARWASH
EAST HIGHWAY US-40 AND VENTURA BOULEVARD
PLAINFIELD, INDIANA

REVIEWED: JT	DATE: 09/29/2025
DRAWN: N/A	DATE: 09/29/2025
SCALE: N/A	SHEET: 2 OF 2
PROJECT: 2025.125	