

VERTICAL CONTROL INFORMATION

THE BENCHMARK 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 VERTICAL DATUM IS BASED UPON NAVD 88.

TEMPORARY BENCHMARKS:

TBM #400
MAG SPIKE ON NORTH SIDE OF UTILITY POLE #60-963, NEAR THE NORTHWEST CORNER OF THE PROJECT SITE ALONG THE SOUTH SIDE OF US-40
ELEV. 764.19 (NAVD 88)

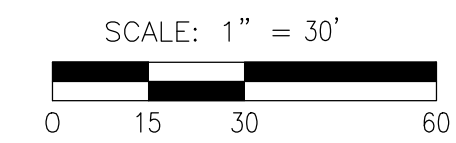
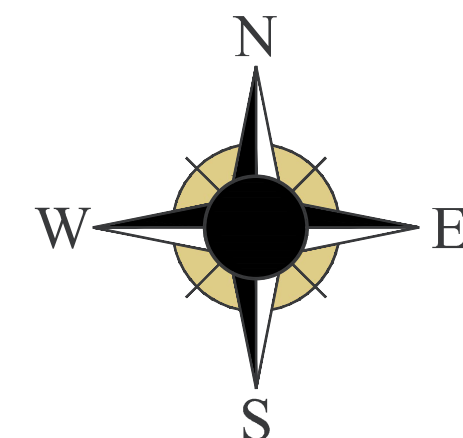
TBM #401

MAG SPIKE ON EAST SIDE OF UTILITY POLE #65A, LOCATED ALONG THE EAST SIDE OF OMEGA LANE APPROXIMATELY 175 FEET SOUTH OF THE INTERSECTION WITH LOCUST DRIVE
ELEV. 751.07 (NAVD 88)

TBM #102

MAG NAIL ON EAST SIDE OF PAVEMENT EDGE OF OMEGA LANE ±61' NORTHEAST OF THE OMEGA LANE AND LOCUST DRIVE INTERSECTION, ±16' EAST OF THE WEST PAVEMENT EDGE
ELEV. 756.58 (NAVD 88)

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

- | | | |
|--|------------------------------------|---------------------------|
| MONUMENTS | UTILITIES (CONT.) | TREES & BUSHES |
| ○ REBAR FOUND | ○ UTILITY POLE | ○ DECIDUOUS TREE |
| ● 5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "JQOL 0154" SET | ○ GUY ANCHOR | ○ DECIDUOUS BUSH |
| ● PK OR MAG NAIL FOUND | ○ ELECTRICAL RISER | ○ CONIFEROUS BUSH |
| ● MAG NAIL WITH WASHER STAMPED "JQOL 0154" SET | ○ ELECTRIC JUNCTION BOX | |
| ● OTHER MONUMENT | ○ ELECTRIC HANDLE | |
| ● TEMPORARY BENCH MARK | ○ ELECTRIC METER | OTHER |
| | ○ STREET LIGHT | ○ SIGN |
| UTILITIES | ○ UTILITY POLE W/ TRANSFORMER | ○ POST |
| ○ WATER VALVE | ○ COMMUNICATIONS MANHOLE | ○ MAIL BOX |
| ○ FIRE HYDRANT | ○ COMMUNICATIONS RISER | ○ PARKING WHEEL STOP |
| ○ WATER METER | ○ COMMUNICATIONS HANDHOLE | ○ ACCESSIBLE SPACE |
| ○ GAS METER | ○ FIBER OPTIC MARKER | ○ AIR CONDITIONER |
| | ○ TRAFFIC CONTROL MANHOLE | |
| | ○ CURB INLET | ■ ASPHALT |
| | ○ BEEHIVE INLET | ■ CONCRETE (CONC.) |
| | ○ ROUND INLET | |
| | ○ STORM MANHOLE | |
| | ○ SANITARY SEWER MANHOLE | |
| | ○ CLEANOUT (OTHER OR UNIDENTIFIED) | |

LINE TYPES

- | | |
|-----|--|
| --- | UNDERGROUND FIBER OPTIC CABLE |
| --- | MIXED OR UNIDENTIFIED OVERHEAD UTILITY |
| --- | SANITARY SEWER |
| --- | STORM SEWER |
| --- | RIGHT OF WAY LINE |
| --- | BOARD FENCE |
| --- | TREE LINE |
| --- | BOUNDARY LINE |
| --- | CENTERLINE |
| --- | SECTION LINE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR |

ABBREVIATIONS

- | | | | |
|-------|--------------------------------------|-----|--------------------------|
| (M) | MEASURED DIMENSION | CPP | CORRUGATED PLATIC PIPE |
| (R) | RECORD DIMENSION | RCP | REINFORCED CONCRETE PIPE |
| (C) | CALCULATED DIMENSION | PVC | POLYVINYL CHLORIDE PIPE |
| HCSO | HANCOCK COUNTY SURVEYOR'S OFFICE | VCP | VITRIFIED CLAY PIPE |
| INDOT | INDIANA DEPARTMENT OF TRANSPORTATION | FFE | FINISH FLOOR ELEVATION |
| AG | ABOVE GROUND | TC | TOP OF CURB |
| BG | BELOW GROUND | INV | INVERT |
| ROW | RIGHT OF WAY | | |

TYPE	NO. OF SPACES
ADA	1
REGULAR	27
TOTAL	28

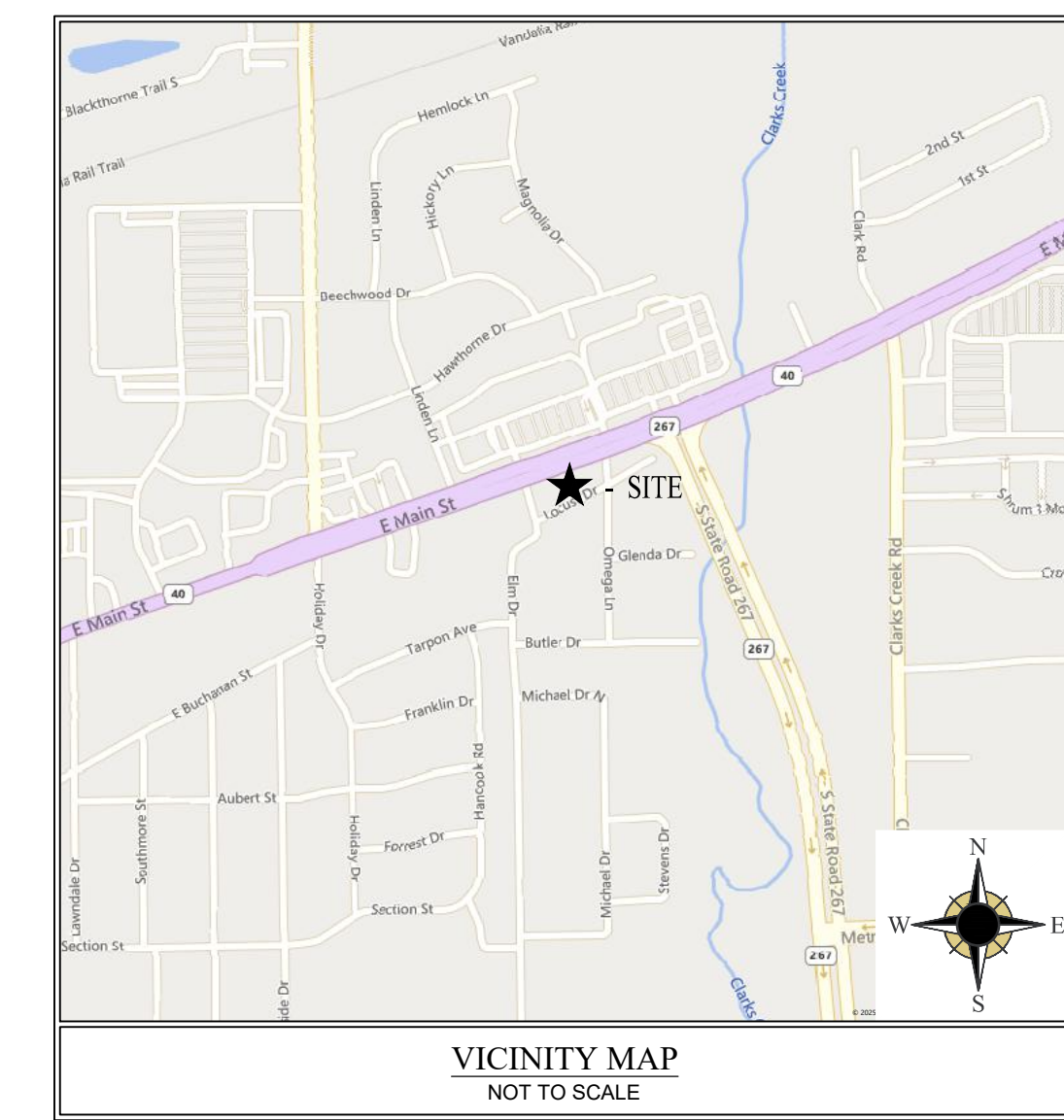
UTILITY INFO

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 6/3/2025 FOR LOCATES UNDER TICKET NUMBERS 25060306678, 25060306689, 25060306699, 25060306712, AND 25060306722.

UTILITY MEMBERS

- COMCAST CABLE (INDIANAPOLIS)-CABLE TV
- DUKE ENERGY-ELECTRIC
- CENTERPOINT ENERGY (SOUTH)-GAS
- MCI-FIBER OPTIC
- TOWN OF PLAINFIELD-SEWER, STORM, WATER
- WINDSTREAM-COMMUNICATIONS
- ZAYO BANDWIDTH-FIBER OPTIC
- EVERSTREAM, LLC (SOUTH)-COMMUNICATIONS, FIBER OPTIC
- LEVEL 3 NOW LUMEN-FIBER OPTIC
- AT&T DISTRIBUTION-COMMUNICATIONS



JQOL
QUALITY OF LIFE
8440 ALLISON POINTE BOULEVARD
SUITE 425
INDIANAPOLIS, IN 46250
WWW.JQOLUSA.COM
317.661.1964

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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
DUTCH BROS COFFEE
PLAINFIELD, INDIANA

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C:\PROJECTS\2025\2025.119 DUTCH BROS - PLAINFIELD IN-08 - SURVEYING\DRAWINGS\2025.119 DUTCH BROS PLAINFIELD.DWG

SOUTHWEST CORNER SECTION 25 TOWNSHIP 15 NORTH RANGE 1 EAST (CALCULATED)
POINT OF BEGINNING AS-SURVEYED
N88°36'43"E (M) 906.32' (M)

N01°20'17"W (M) 2088.71' (M)

#1544 SANITARY MANHOLE
RIM=763.18
8" RCP INV=758.22 (N)
8" VCP INV=758.54 (SE)
8" PVC INV=758.24 (SW)

- | | |
|--|-------------------------------|
| | FEMA - FLOOD HAZARD ZONE "AE" |
| | TRACT 1 - EXCEPTION 1 |
| | TRACT 2 - EXCEPTION 1 |
| | TRACT 2 - EXCEPTION 2 |

KLC REALTY, LLC.
INSTR. NO. 200718574

SURVEYED REAL ESTATE
2-COMMERCIAL BUILDINGS
0.84± ACRES

GOLDEN TEMPLE PLAINFIELD LLC
INSTR. NO. 202409900
0.41± ACRES

TBM #401
MAG SPIKE
751.07 (NAVD 88)

TBM #102
MAG NAIL
756.58 (NAVD 88)

TBM #400
MAG SPIKE
764.19 (NAVD 88)

#1513 CURB INLET
TC=760.25
12" CPP INV=756.28 (SE)

#1511 STORM MANHOLE
RIM=761.36
24" RCP INV=755.86 (NE)
4" PVC INV=757.52 (SE)
24" RCP INV=756.04 (SW)
12" CPP INV=756.16 (NW)

#1527 CURB INLET
TC=760.27
12" CPP INV=756.64 (SE)

#1523 CURB INLET
TC=760.53
12" CPP INV=756.52 (SE)

#1531 STORM INLET
RIM=759.35
12" RCP INV=756.53 (SE)

#1467 CURB INLET
TC=759.98
12" CPP INV=756.29 (SE)

#1459 CURB INLET
TC=759.73
12" CPP INV=756.09 (SE)

#1454 CURB INLET
TC=759.79
12" CPP INV=755.45 (SE)

#1517 STORM MANHOLE
RIM=762.00
24" RCP INV=757.33 (NE)
15" CPP INV=757.52 (SE)
24" RCP INV=757.72 (SW)
12" CPP INV=757.50 (NW)

#1522 STORM MANHOLE
RIM=762.00
24" RCP INV=757.33 (NE)
15" CPP INV=757.52 (SE)
24" RCP INV=757.72 (SW)
12" CPP INV=757.50 (NW)

#1544 SANITARY MANHOLE
RIM=763.18
8" RCP INV=758.22 (N)
8" VCP INV=758.54 (SE)
8" PVC INV=758.24 (SW)

#1544 SANITARY MANHOLE
RIM=762.06
8" RCP INV=757.51 (N)
8" PVC INV=757.51 (NE)
8" RCP INV=757.44 (W)
10" PVC INV=757.44 (S)

#1522 STORM MANHOLE
RIM=762.00
24" RCP INV=757.33 (NE)
15" CPP INV=757.52 (SE)
24" RCP INV=757.72 (SW)
12" CPP INV=757.50 (NW)

#1527 CURB INLET
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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: GOLDEN TEMPLE PLAINFIELD, LLC. (BOTH PARCELS)

TRACT 1 (EASTERN PARCEL)
WARRANTY DEED
INSTRUMENT NO. 202419950

TRACT 2 (WESTERN PARCEL)
SPECIAL WARRANTY DEED
INSTRUMENT NO. 202500571

DEED DESCRIPTIONS

TRACT 1 (INSTRUMENT NO.202419950)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 AND DUE THENCE NORTH 89 DEGREES 52 MINUTES EAST 906.18 FEET (EAST 17.73 CHAINS, DEED); THENCE NORTH 00 DEGREES 03 MINUTES EAST 1960.86 FEET (NORTH 29.71 CHAINS, DEED); THENCE NORTH 63 DEGREES 32 MINUTES EAST 239.84 (4.24 CHAINS, DEED) TO THE POINT OF BEGINNING; THENCE SOUTH 10 DEGREES 28 MINUTES EAST 52.02 FEET TO THE SOUTH LINE OF THE FORMER INDIANAPOLIS AND PLAINFIELD ELECTRIC RAILWAY AS DESCRIBED IN PREVIOUS DEEDS; THENCE NORTH 63 DEGREES 32 MINUTES 00 SECONDS EAST ON AND ALONG SAID SOUTH RIGHT OF WAY 179.68 FEET TO THE WEST RIGHT OF WAY OF OMEGA DRIVE AND ALSO THE WESTERLY RIGHT OF WAY OF U.S. 40; THENCE NORTH 02 DEGREES 34 MINUTES 25 SECONDS WEST ON AND ALONG SAID RIGHT OF WAY 70.75 FEET (SHOWN AS 75.00 FEET ON INDIANA STATE HIGHWAY COMMISSION DRAWING) TO THE SOUTHERLY RIGHT OF WAY OF U.S. 40; THENCE NORTH 78 DEGREES 51 MINUTES 53 SECONDS WEST ON AND ALONG SAID SOUTHERLY RIGHT OF WAY 67.64 FEET (SHOWN AS 75 FEET ON THE ABOVE MENTIONED DRAWING); THENCE SOUTH 68 DEGREES 34 MINUTES 11 SECONDS WEST ON AND ALONG SAID SOUTHERLY RIGHT OF WAY 121.51 FEET (THIS CALL PREVIOUSLY DESCRIBED AS NORTH 70 DEGREES 37 MINUTES EAST 1.66 CHAINS); THENCE SOUTH 73 DEGREES 50 MINUTES 00 SECONDS WEST 5.94 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES EAST 72.05 FEET TO THE NORTHERLY RIGHT OF WAY OF THE INDIANAPOLIS AND PLAINFIELD ELECTRIC RAILWAY; THENCE NORTH 63 DEGREES 32 MINUTES 00 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY 6.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

ALSO:
(SAME AS DESCRIBED IN TRACT 2 - EXCEPTION 2 BELOW)
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER AS BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. COMMENCING AT A 5/8 INCH REBAR FOUND MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 907.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2083.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40; THENCE NORTH 72 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 111.65 FEET TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 48A IN THE OFFICE OF THE RECORDER OF SAID COUNTY; SAID POINT LIES SOUTH 50 DEGREES 05 MINUTES 24 SECONDS WEST 0.27 FEET FROM A 1 INCH IRON PIPE FOUND IN CONCRETE; THENCE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 124.56 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND OF SANDRA K. DAVIS AS DESCRIBED IN DEED RECORD 314, PAGE 335 IN SAID COUNTY RECORDS; THENCE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 7.31 FEET TO THE CENTERLINE OF AN EXISTING CURB; THENCE SOUTH 18 DEGREES 04 MINUTES 48 SECONDS EAST ALONG SAID CENTERLINE AND ITS SOUTHERLY EXTENSION 121.19 FEET TO THE SOUTH LINE OF SAID LAND OF DAVIS; THENCE SOUTH 61 DEGREES 47 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE 18.91 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 12 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE WEST LINE THEREOF 124.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.020 ACRE, MORE OR LESS.

(TRACT 1 - EXCEPTION 1)
EXCEPT:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER AS BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. COMMENCING AT A 5/8 INCH REBAR FOUND MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 907.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2083.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40; THENCE NORTH 72 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 111.65 FEET TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 48A IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID POINT LIES SOUTH 50 DEGREES 05 MINUTES 24 SECONDS WEST 0.27 FEET FROM A 1 INCH IRON PIPE FOUND IN CONCRETE; THENCE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 124.56 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND OF SANDRA K. DAVIS AS DESCRIBED IN DEED RECORD 314, PAGE 335 IN SAID COUNTY RECORDS; THENCE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 7.31 FEET TO THE CENTERLINE OF AN EXISTING CURB; THENCE SOUTH 18 DEGREES 04 MINUTES 48 SECONDS EAST ALONG SAID CENTERLINE AND ITS SOUTHERLY EXTENSION 121.19 FEET TO THE SOUTH LINE OF SAID LAND OF DAVIS; THENCE SOUTH 61 DEGREES 47 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE 18.91 FEET TO THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 12 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE WEST LINE THEREOF 124.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.036 ACRE, MORE OR LESS.

TRACT 2 (INSTRUMENT NO.202500937)

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 25, RUN EAST, ALONG THE SECTION LINE 13.73 CHAINS; THENCE RUN NORTH 34.64 CHAINS TO THE CENTER LINE OF THE NATIONAL ROAD; THENCE RUN NORTH 69 DEGREES 15 MINUTES EAST ALONG SAID CENTER LINE 1 CHAIN TO THE BEGINNING POINT; FROM SAID BEGINNING POINT CONTINUE NORTH 69 DEGREES 15 MINUTES EAST ALONG SAID CENTER LINE A DISTANCE OF 2.29 CHAINS; THENCE RUN SOUTH 10 DEGREES 26 MINUTES EAST, A DISTANCE OF 4.23 CHAINS TO THE NORTH RIGHT-OF-WAY LINE OF THE FERRE HAUTE, INDIANAPOLIS AND EASTERN TRACTION COMPANY; THENCE RUNNING NORTH 13 DEGREES 32 MINUTES EAST ALONG SAID NORTH LINE, A DISTANCE OF 7.23 CHAINS; THENCE RUNNING NORTH 10 DEGREES 26 MINUTES WEST, A DISTANCE OF 4.50 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

(TRACT 2 - EXCEPTION 1)
EXCEPTING THEREFROM A STRIP OF LAND 0.09 CHAIN IN WIDTH OFF OF AND ACROSS THE ENTIRE EAST SIDE OF THE ABOVE DESCRIBED TRACT.

ALSO, A STRIP OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, STATE OF INDIANA, SAID STRIP OF LAND BEING 50 FEET IN WIDTH LYING SOUTH OF, PARALLEL TO AND ADJOINING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED TRACT OF LAND.

(TRACT 2 - EXCEPTION 2)
EXCEPT: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA; DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER AS BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. COMMENCING AT A 5/8 INCH REBAR FOUND MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 907.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2083.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 40; THENCE NORTH 72 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 111.65 FEET TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 48A IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID POINT LIES SOUTH 50 DEGREES 05 MINUTES 24 SECONDS WEST 0.27 FEET FROM A 1 INCH IRON PIPE FOUND IN CONCRETE; THENCE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 131.87 FEET TO THE CENTERLINE OF AN EXISTING CURB, SAID POINT BEING

THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71 DEGREES 34 MINUTES 35 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE 12.59 FEET TO A MAG NAIL WITH "LS29800001" TAG SET ON THE EAST LINE OF THE LAND OF DAVID AND TAMMY CAMPFIELD AS DESCRIBED IN DEED RECORDED AS INSTRUMENT NUMBER 2003-24487, BOOK 431, PAGE 1332 IN SAID COUNTY RECORDS; THENCE SOUTH 12 DEGREES 53 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 121.48 FEET TO A 5/8 INCH REBAR WITH "BANNING ENG LS29800001" CAP SET AT THE SOUTHEAST CORNER OF SAID LAND; THENCE SOUTH 61 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE THEREOF 1.63 FEET TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID CURB; THENCE NORTH 18 DEGREES 04 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE 121.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.020 ACRE, MORE OR LESS.

AS-SURVEYED DESCRIPTION

THE FOLLOWING DESCRIPTION WAS PREPARED BY SHAWN DONALDSON, P.S. - INDIANA #LS22300028 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2025.119, DATED 07/17/2025.

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF (THE BASIS BEARINGS BEING THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83 (2011) EPOCH 2010.0) NORTH 88 DEGREES 36 MINUTES 43 SECONDS EAST, 906.32 FEET TO THE SOUTHERLY PROJECTED WEST LINE OF CLARK'S CREEK ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 48 IN THE OFFICE OF THE HENDRICKS COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY PROJECTION NORTH 01 DEGREE 20 MINUTES 17 SECONDS WEST, 2088.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 40 PER STATE HIGHWAY PROJECT NUMBER SNFA-15 SEC. B(6), 1941; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 71 DEGREES 27 MINUTES 13 SECONDS EAST, 109.80 FEET TO THE EAST RIGHT OF WAY LINE OF ELM STREET, ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 71 DEGREES 27 MINUTES 13 SECONDS EAST, 10.89 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 70 DEGREES 12 MINUTES 57 SECONDS EAST, 256.42 FEET TO THE NORTHEASTERLY LINE OF THE LANDS CONVEYED IN INSTRUMENT NUMBER 202419950, THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTHEASTERLY AND EASTERLY LINES THEREOF: (1) THENCE SOUTH 81 DEGREES 59 MINUTES 25 SECONDS EAST, 52.57 FEET; (2) THENCE SOUTH 05 DEGREES 41 MINUTES 57 SECONDS EAST, 70.75 FEET TO THE NORTH RIGHT OF WAY LINE OF LOCUST DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 60 DEGREES 24 MINUTES 28 SECONDS WEST, 315.39 FEET TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 14 DEGREES 16 MINUTES 29 SECONDS WEST, 147.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 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.

THE FOLLOWING ARE THE MONUMENTS FOUND OR RE-ESTABLISHED MARKING THE CORNERS COMMON TO THE SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST.

SOUTHWEST CORNER - NO MONUMENT FOUND. CALCULATED USING FOUND MONUMENTS ON THE SURVEYED REAL ESTATE, DEEDS AND PLATS REFERENCING THIS CORNER.

BASIS 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 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 NORTH LINE OF THE SURVEYED REAL ESTATE IS BOUND TO THE SOUTH RIGHT OF WAY LINE OF U.S. 40/MAIN STREET. THE CENTER LINE OF WHICH WAS ESTABLISHED FROM FOUND MONUMENTS ALONG THE CENTER OF THE ROAD UTILIZING PLANS FROM STATE HIGHWAY PROJECT NO. 15 SEC. B(6), 1941, AND BN90-129-3(C), 1991. A REBAR FOUND ALONG THE NORTH LINE OF THE SURVEYED REAL ESTATE CHECKED REASONABLY WITH THE LINE AS ESTABLISHED. THE SOUTH LINE OF THE SURVEYED REAL ESTATE IS ESTABLISHED ALONG THE NORTH LINE OF LOCUST DRIVE AS ESTABLISHED FROM CLARKS CREEK ADDITION (P.B. 4, PG. 48). A REBAR FOUND ALONG THE LINE WAS HELD FOR LINE AND THE SOUTHEAST CORNER OF TRACT 2 - EXCEPTION 2. THE WEST LINE OF THE SURVEYED REAL ESTATE IS BOUND TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE. THIS WAS ESTABLISHED USING DATA FROM THE STATE HIGHWAY PROJ. NO. BN90-129-3(C), 1991 AND A ROAD RIGHT OF WAY PLAT RECORDED IN PLAT BOOK 4, PAGE 74. THERE MAY BE AS MUCH AS 1.22 FEET OF UNCERTAINTY IN THIS LINE BASED ON FOUND MONUMENTS. THE EAST AND NORTHEASTERLY LINES OF THE SURVEYED REAL ESTATE ARE ESTABLISHED BY HOLDING THE ANGULAR RELATIONSHIP OF THE 179.68', 70.75' AND 67.64' CALLS OF THE TRACT 1 DEED DESCRIPTION. ROTATING ALONG THE NORTH LINE OF LOCUST STREET. THE NORTHEASTERLY LINE IS TERMINATED AT THE NORTHWESTERN END BY THE SOUTH LINE OF U.S. 40 WHICH IS ESTABLISHED 75 FEET OFFSET FROM THE ESTABLISHED CENTERLINE. THERE WAS NO RECORDED SURVEY FOUND FOR TRACT 1; HOWEVER, A MAG NAIL WAS FOUND NEAR THE NORTH END OF THE EAST LINE OF THE SURVEYED REAL ESTATE. THERE MAY BE AS MUCH AS 2.22 FEET OF UNCERTAINTY IN THE EAST AND NORTHEAST LINES OF THE SURVEYED REAL ESTATE BASED ON THE FOUND MONUMENT.

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 ERECTED 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 PLAINFIELD, INDIANA, MAP #18063002500 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 #5244399-F-IN-MP-IND, DATED MAY 8, 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.

- 9. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF LAND, IF ANY, TAKEN AND USED FOR ROAD PURPOSES, INCLUDING RIGHTS OF WAY. (STATE OF INDIANA OWNS RIGHT OF WAY ALONG THE NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF THE SURVEYED REAL ESTATE.)
- 11. RIGHT-OF-WAY, GRANTED TO STATE OF INDIANA FROM LEWIS BURRIS AND LUVADA M. BURRIS, RECORDED ON MAY 6, 1941 AS BOOK 148, PAGE 313. OF THE HENDRICKS COUNTY, INDIANA RECORDS. (THIS IS SHOWN HEREON ADJOINING THE NORTHEASTERLY SIDE OF THE SURVEYED REAL ESTATE AND CONTIGUOUS WITH U.S. 40 AS PER STATE HIGHWAY PROJECT NUMBER SNFA-15 SEC. B(6), 1941.)
- 12. EASEMENT, GRANTED TO SOUTH CONSTRUCTION COMPANY, INC. FROM JEWELL R. BURRIS AND DORTHY MARIE BURRIS, HUSBAND AND WIFE, RECORDED ON JULY 24, 1942 AS BOOK 151, PAGE 150, OF THE HENDRICKS COUNTY, INDIANA RECORDS. (SHOWN HEREON APPROXIMATELY NORTH OF AND ADJOINING THE SOUTH LINE OF THE SURVEYED REAL ESTATE.)
- 13. TERMS AND PROVISIONS AS SET FORTH IN AN ENVIRONMENTAL DISCLOSURE FOR TRANSFER OF REAL PROPERTY, RECORDED ON JUNE 3, 2013 IN INSTRUMENT NUMBER 201314738, IN THE HENDRICKS COUNTY, INDIANA RECORDS. (THIS ENVIRONMENTAL DISCLOSURE INCLUDES TRACT 2 OF THE SURVEYED REAL ESTATE. TRACT 2 APPEARS TO HAVE BEEN USED AS A GAS STATION WITH UNDERGROUND PETROLEUM STORAGE TANK THAT HAD A LEAKING INCIDENT AROUND 1989.)
- 14. TERMS AND PROVISIONS AS SET FORTH IN AN ENCROACHMENT AGREEMENT RECORDED ON AUGUST 2, 2017 IN INSTRUMENT NUMBER 201717995, IN THE HENDRICKS COUNTY, INDIANA RECORDS. (APPEARS TO BE ENCROACHMENT AGREEMENT FOR A 10'X50' LANDSCAPING SCREENING AREA ALONG THE SOUTH LINE OF TRACT 2. THIS LANDSCAPE AREA APPEARS TO NOT HAVE BEEN CONSTRUCTED. THERE IS NOT ENOUGH INFORMATION TO ACCURATELY PLOT THE LOCATION OF THE LANDSCAPE SCREENING AREA.)
- 15. TERMS AND PROVISIONS AS SET FORTH IN AN ENVIRONMENTAL RESTRICTIVE COVENANT, RECORDED ON JULY 30, 2019 IN INSTRUMENT NUMBER 201916077, IN THE HENDRICKS COUNTY, INDIANA RECORDS, AND AS MAY BE AMENDED FROM TIME TO TIME. (IT APPEARS THAT GROUNDWATER IS NOT PERMITTED TO BE USED OR EXTRACTED FROM TRACT 2 (REFERENCE DEED RECORD 201702423 AS STATED IN DOCUMENT) OF THE SURVEYED REAL ESTATE EXCEPT FOR USE IN ENVIRONMENTAL INVESTIGATION AND/OR REMEDIATION ACTIVITIES.)

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 GC 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 CERTIFICATE ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. SET BACK REQUIREMENTS FOR GC 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 A ITEMS
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

TO: GOLDEN TEMPLE PLAINFIELD, LLC, MILKORATE DEVELOPMENT; KIMLEY-HORN AND ASSOCIATES, INC.; DB FRANCHISING USA, LL AN OREGON LIMITED LIABILITY COMPANY; DUTCH BROS, LLC, AN OREGON LIMITED LIABILITY COMPANY; DUTCH MAFIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; BOERSMA BROS., LLC, AN OREGON LIMITED LIABILITY COMPANY.

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 23, 2025.


SHAWN DONALDSON
PROFESSIONAL SURVEYOR #LS22300028
JULY 18, 2025
DONALDSON@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. - SHAWN DONALDSON

THIS INSTRUMENT PREPARED BY: SHAWN DONALDSON

JQOL
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THIS SURVEY PREPARED FOR:
Kimley»Horn
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REVISIONS:

ALTA/NSPS LAND TITLE SURVEY FOR
DUTCH BROS COFFEE
PLAINFIELD, INDIANA

REVIEWED: SD	DATE: 07/17/2025
DRAWN: RH	DATE: 06/25/2025
SCALE: N/A	SHEET: 2 OF 2
PROJECT: 2025.119	