



Smith Road was located using a combination of global positioning solutions and radial survey techniques. US Highway 40 was located using aerial photogrammetry. The alignment for the centerline of said US 40 was placed per a previous Banning survey, however, the plat of Maple Grove Subdivision depicted the right of way of US 40 and the right of ways appear unchanged since plating.

POSSESSION
Fences, drives and utilities were found at, along, and near the lines of the surveyed parcel. Several utilities were found along the south, west and east lines of the surveyed property. No easements other than the above described 4 foot utility strip were found on the surveyed property. Two entrance drives were found giving access from US 40 and Smith Road. These drives appear to have previously serviced the Rally's building that was on the surveyed property. No building currently exists on Lot 1. A wooden privacy fence was found crossing the west line of the surveyed property then deflecting north across the north line of the surveyed property. At this deflection point the fence was found to lie 7 feet south of the north line of the surveyed property. See the plat of survey for further information about evidence of possession.

USE BY OTHERS
Evidence of use by others including utilities and cross access were found on the surveyed property. The entrance drives from US 40 and Smith Road were found crossing the south and east lines of the property giving vehicular access. Several utilities were found on or near the west, south, and east lines of said property. See the plat of survey for further information about evidence of possession.

GAPS AND/OR OVERLAPS
No dead gaps, overlaps or gorges were found with the surveyed property and the lines of the adjoiners.

UNCERTAINTIES
The uncertainties of the survey are shown as follows:
Availability and condition of reference monuments: 4.05 feet (right of way monument near southeast corner)
Occupation or possession lines: 7 feet (privacy fence near north line)
Clarity or ambiguity of record descriptions and/or adjoining descriptions: N/A

TITLE COMMITMENT
Evidence of source of title for the surveyed property was provided in the form of XX, per Commitment Number XXXXXX, effective DATE. Part of the items shown thereon may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents. The within plat and survey were prepared without benefit of current evidence of source of title for the adjoiners to the surveyed property and are therefore subject to any statement of facts revealed by examination of such documents.

FLOOD STATEMENT
The surveyed property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Hendricks County, Indiana, community panel 18063C0278D, revised date September 25, 2009, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, this parcel does not lie within the boundary of a Special Flood Hazard Area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

SURVEYOR'S CERTIFICATE
To: Thomas M. & Eleanor L. Burks, Carter Engineering Consultants and Lender

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, 8, 9, 11(a), 13, 16 and 17 of Table A thereof. The fieldwork was completed on June 13, 2025.

Further, I, Chandler A. Harden, a Registered Land Surveyor in the State of Indiana, hereby state that, to the best of my information, knowledge, and belief, this plat represents a survey completed under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Date: _____

Prepared by: Chandler A. Harden
PS No. LS22300025
State of Indiana

NOTES:
Evidence of underground utilities existing on or serving the surveyed property have been located per above ground evidence and Indiana 811 ticket # 25060205222.

No Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No Proposed changes in street right of way lines have been made available to the surveyor by the controlling jurisdiction. No Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise.

Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

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As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant.

This instrument was prepared by Chandler A. Harden, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Chandler A. Harden

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: CARTER ENGINEERING CONSULTANTS
LOT 1 & PT. OF LOT 2 MAPLE GROVE SUBDIVISION,
E. 1/2, NE 1/4 OF SEC. 25-T15N-R1E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

Project No: 25115
Sheet No: 1 OF 1

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