PH. 765-482-5141 OR 317-873-2515
FAX 765-483-0559

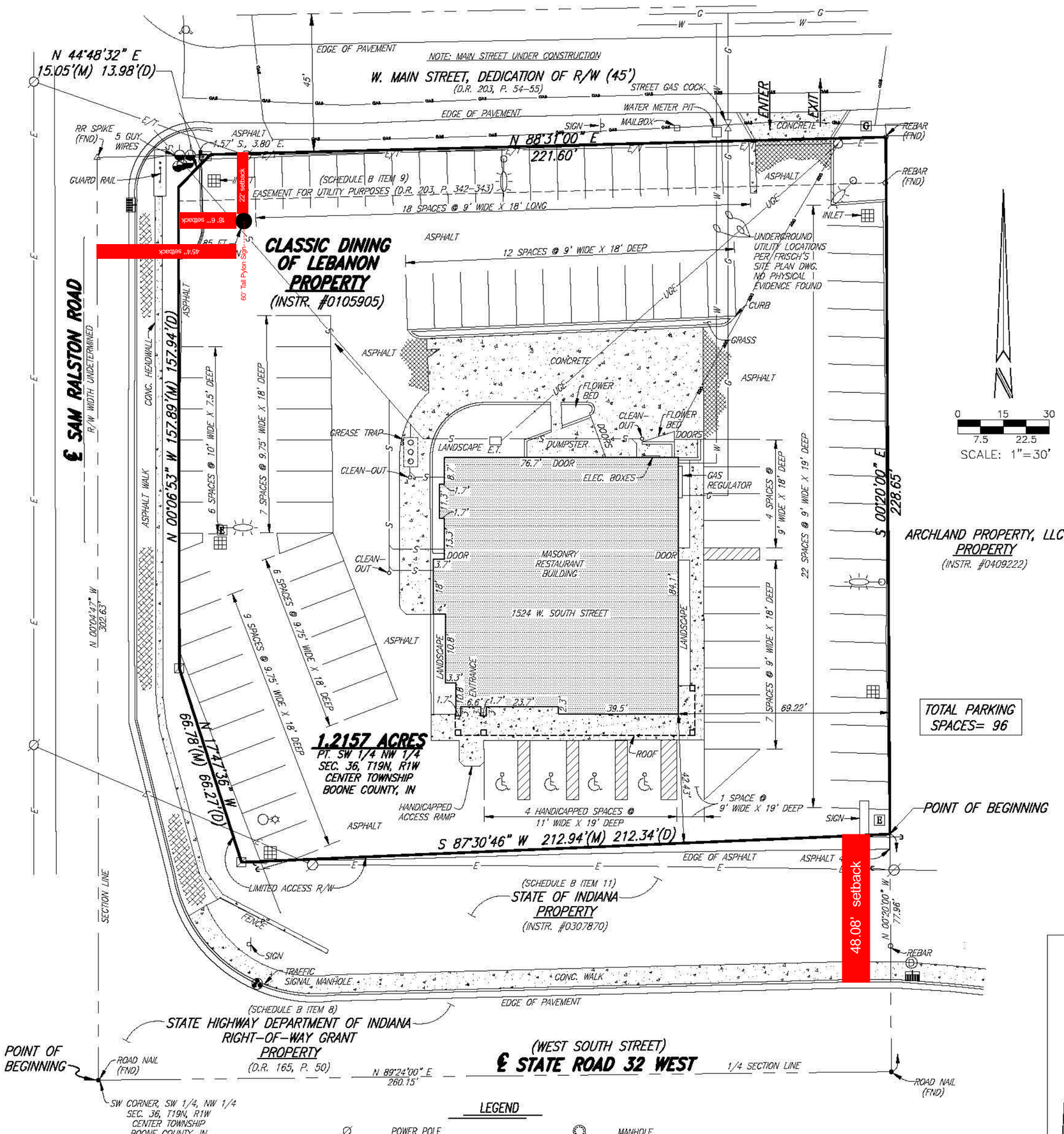
FLOOD HAZARD ZONE "X"
F.I.R.M. #18013 0002D
REV. MARCH 17, 1997

LAND USE ZONE
"PB " - PLANNED BUSINESS

ANDERSON & ASSOCIATES
Engineering ▪ Surveying ▪ Land Planning

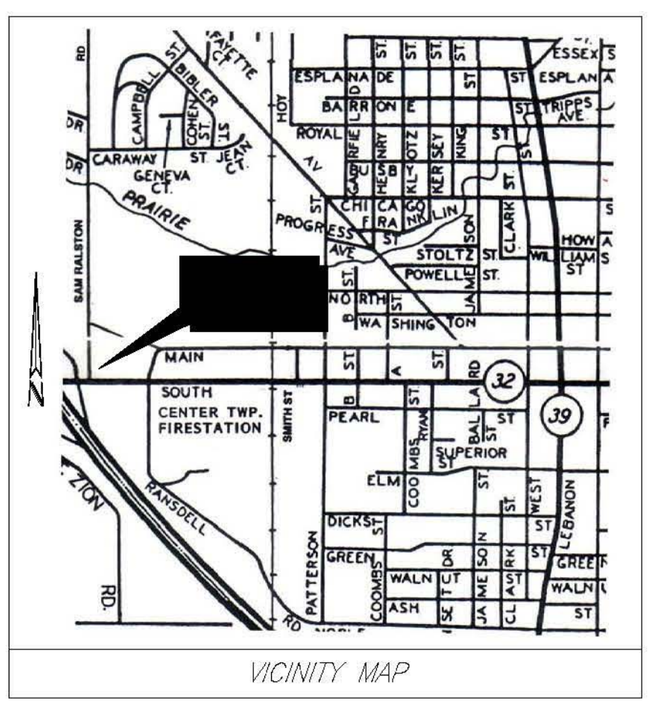
117 W. MAIN STREET, PO BOX 508
LEBANON, INDIANA 46052

2005 ALTA/ACSM LAND TITLE SURVEY



LEGEND

∅	POWER POLE	◎	MANHOLE
⟵	GUY WIRE	—G—	GAS LINE
□ E.T.	ELECTRIC TRANSFORMER	—W—	WATER LINE
—E—	ELECTRIC LINE (AERIAL)	—S—	SANITARY LINE
—T—	TELEPHONE LINE (AERIAL)		STREET LIGHT
—E/T—	ELECTRIC/TELEPHONE LINE (AERIAL)		LIGHT POLE
—BTC—	BURIED TELE. CABLE		TRAFFIC SIGNAL
	FIRE HYDRANT	FND.	FOUND
	VALVE		R/W MONUMENT
	GUY POLE	G	GAS MARKER
D	STORM MANHOLE	(D)	DEED
E	ELECTRIC BOX	(M)	MEASURED
	CURB INLET		



VICINITY MAP

To Classic Dining of Lebanon, Inc., an Indiana Corporation Butterfield Ridge No. 2, Inc. an Illinois Corporation, Harris Bank Joliet NA and Chicago Title Insurance Company: 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/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1., 2., 3., 4., 7.(a), 9., 10., and 13. 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 maximum Relative Positional Accuracy is ±0.50 feet.

*Date:*_____

_____
Indiana Registered Land Surveyor #S0350

JERRY L. CARTER REGISTERED No. S0350 STATE OF INDIANA LAND SURVEYOR

HISTORICAL LAND DESCRIPTION

A part of the Southwest Quarter of the Northwest Quarter of Section 36, Center Township, Boone County, Indiana, being and located within the record description as recorded in Deed Record 239, page 841, Boone County Recorder's Office, more fully described by:
Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 36; thence North 00 degrees 04 minutes 47 seconds West along the Section line, a distance of 302.63 feet; thence North 88 degrees 31 minutes 00 seconds East, a distance of 258.86 feet; thence South 00 degrees 20 minutes 00 seconds East, along the West described line of the Citizens Bank and Trust Company of Lebanon, Indiana property, as recorded in Deed Record 198, page 907, a distance of 306.61 feet; thence South 89 degrees 24 minutes 00 seconds West, along the Quarter Section line and the approximate centerline of State Road 32 West, a distance of 260.15 feet to the point of beginning.

EXCEPT that part deeded to the State of Indiana by Warranty Deed dated December 28, 2002 and recorded May 5, 2003 as Instrument Number 0307870 in the Office of the Recorder of Boone County.

UPDATED LAND DESCRIPTION (1.2157 ACRES)
(Lying within Instrument Number 0105905)

Part of the Southwest Quarter of of the Northwest Quarter of Section 36, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:
Commencing at the Southwest corner of the Northwest Quarter of said Section 36; thence along the approximate center line of State Road 32 and the Quarter Section line, North 89°24'00" East 260.15 feet; thence along the prolonged West described of the Archland Property, LLC Property recorded as Instrument Number 0409222, Boone County Recorder's Office, North 00°20'00" West 77.96 feet to the Point of Beginning; thence along the North right of way line of State Road 32, South 87°30'46" West 212.94 feet to a concrete right of way monument found; thence along the Northeastern right of way line of the intersection of State Road 32 and Sam Ralston Road , North 77°47'36" West 66.78 feet to a concrete right of way monument found; thence along the East right of way line of Sam Ralston Road, North 00°06'53" West 157.89 feet; thence along the Southeastern right of way line of the intersection of Sam Ralston Road and Main Street, North 44°48'32" East 15.05 feet; thence along the South right of way line of Main Street, North 88°31'00" East 221.60 feet; thence along the West described line of said Archland Property, LLC Property, South 00°20'00" East 228.65 feet to the Point of Beginning, containing 1.2157 Acres, more or less.

I further certify that the subject property does not lie within a Special Flood Hazard Area Zone "A" as said tract plots by graphic scale (subject to the accuracy of the map scale uncertainty) on Community Panel Number 180011 0095B of the Flood Insurance Rate Maps, dated September 16, 1982.
SURVEY NOTES:
This survey was prepared with the benefit of a Chicago Title Insurance Company, Commitment No. 0003785311 and is therefore subject to any statement of fact that such documents may disclose.
All dimensions computed from electronic measurements.
Existing maps in the Office of the Surveyor of Boone County indicate that no Legal Drains exist within 75 feet of the hereon described tract, except as approximately shown.
I do hereby certify that all corners were determined in such a manner as to meet or exceed the accuracy required by the Indiana Survey Standards, Title 865, Article 1, Chapter 12, of the Indiana Administrative Code, this 19th day of April, 2006.

SURVEYOR'S REPORT

Client: PFC Classic Dining
Job #: 051205
Field Work Completed: April 19, 2006.
Type of Survey: ALTA/ACSM Survey.

Purpose: The purpose of this assignment was to provide a 2005 ALTA/ACSM Minimum Standard Land Title Survey of the Classic Dining of Lebanon Property recorded as Instrument Number 0105905, Boone County Recorder's Office.
Basis of Bearings: Bearings are in agreement with Record Surveys in the area which appear to be based upon assumed datum.
Class of Survey: Class "C" Indiana Survey Standards (Title 865, Article 1, Chapter 12). The Theoretical Uncertainties due to random errors in measurement of the boundary corners with respect to the referenced controlling corners, as stipulated by Indiana Statutes is ±0.50 foot.

Location: Part of the Southwest Quarter of the Northwest Quarter, Section 36, Township 19 North, Range 1 West, Center Township, Boone County, Indiana.

Research & Information: A search of the records within this office, along with those of the Boone County Court House, revealed the following information regarding Section Corners, Quarter Section Corners and the type of monumentation referenced for said Section 36.
1.) Southwest Corner, Southwest Quarter, Northwest Quarter.....Mag Nail
2.) Concrete Right of Way Monuments.....Physical Location

Field Investigation & Survey Procedure: The above monuments were found, tested and accepted as correct. The location of the subject tract is dependent upon the above referenced monuments. The North line is along the South right of way line for Main Street. The West line is along the East right of way line for Sam Ralston Road. The South line is along the North right of way line for State Road 32. The East line is along the common deed line with the adjoining tract to the East. Cross reference is made to Anderson & Associates file #990364.

Encroachments: Asphalt parking lot by up to 4.95' as shown on the plat of survey.

Improvements: Masonry Restaurant Building & parking lot as shown on the plat of survey.

Easements: 1. Utility Easement granted to Indiana Bell Telephone Co., by instrument dated January 24, 1930 and recorded January 28, 1930 in Miscellaneous Record 24, Page 122. (Schedule B Item #7 not defined).
2. Right of Way Grant dated December 20, 1957 and recorded March 28, 1958 in Deed Record 163, Page 50. (Schedule B Item #8).
3. Utility Easement in favor of the City of Lebanon by instrument dated September 7, 1976 and recorded September 8, 1976 in Book 203, Pages 342-343. (Schedule B Item 9).
4. Temporary highway easement granted to the State of Indiana by instrument dated December 27, 2002 and recorded May 5, 2003 as Instrument Number 0307871. Reverts back to owner. (Schedule B Item 10).
5. Permanent extinguishement of all rights and easements of ingress and egress to and from part of the land and limited access facility known as State Road 32 as set out in a deed to the State of Indiana dated December 28, 2002 and recorded May 5, 2003 as Instrument Number 0307870. (Schedule B Item 11).

It is this Surveyor's professional opinion that the uncertainties in the lines of the surveyed tract is as follows:

1.) Due to variances in the reference monuments: ±0.50 foot.
2.) Due to discrepancies in the record descriptions: Negligible.
3.) Due to inconsistencies in the lines of occupation: Up to 4.95' for asphalt parking lot as shown on plat of survey.

General Notes -
1.) The Zoning Classification for the surveyed real estate, as established by governmental record is "PB" - "Planned Business.
2.) This is to certify that the subject property does not lie within a Special Flood Hazard Area Zone "A" as said tract plots by graphic scale (subject to the accuracy of the map scale uncertainty) on Community Panel Number 180013 0002D of the Flood Insurance Rate Maps, dated March 17, 1997.
3.) This survey was prepared with the benefit of a Chicago Title Insurance Company, Commitment No. 0003785311 and is therefore subject to any statement of fact that such documents may disclose.
4.) Unless noted on the attached plat or in this report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purpose of this survey, such lines are assumed to run straight between said locations, but in actuality may vary slightly from such straight line.
5.) The described land is the Classic Dining of Lebanon Property, as described in Instrument Number 0105905, Boone County Recorder's Office.

This instrument prepared by: Anderson & Associates Land Surveyors

Jerry L. Carter, R.L.S. #S0350
Reg. Pro. Land Surveyor
State of Indiana

CLIENT: PFC CLASSIC DINING

PROJECT: 2005 ALTA/ACSM SURVEY-PT. SW 1/4, NW 1/4, SEC. 36, 19N, R1W, CENTER TOWNSHIP, BOONE COUNTY, INDIANA

SCALE	DATE DRAWN: APRIL 21, 2006	JOB NO.
HORIZONTAL: 1" = 30'	REVISION 1	051205
VERTICAL: N/A	REVISION 2	
CERTIFIED BY:		SHEET 1 OF 1