



- | | | | |
|---|------------------------|---|-------------------|
|  | Power / Telephone Pole |  | Anchor Pole |
|  | Light Pole |  | Fire Hydrant |
|  | Storm Manhole |  | Cable Box |
|  | Curb Inlet |  | Telephone Manhole |
|  | Catch Basin |  | Structure Number |
|
 | | | |
|  | Gas Line | | |
|  | Water Line | | |
|  | Underground Electric | | |
|  | Overhead Utility Line | | |
|  | Storm Sewer | | |

PROPOSED LEGEND:

-
- LEASE LINE
 PROPOSED CURB & GUTTER
 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
 PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
 PROPOSED PARKING SPACES
 PROPOSED SAW CUT
 PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0
 PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
 PROPOSED ASPHALT PAVEMENT REPLACEMENT TO MATCH EXISTING.

GENERAL SITE NOTES:

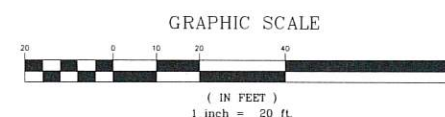
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS MIDWEST, LLC, DATED OCTOBER 14, 2024.
15. ALL CURB RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. LOWER LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SITE KEY NOTES

- S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-7.0.
- S3 CURB AND GUTTER TO MATCH EXISTING.
- S4 CURB CUT. TAPER CURB FROM 6" TO 0" OVER 3' SEE NOTE FOR LENGTH.
- S5 TAPER CURB TO MATCH EXISTING.
- S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
- S7 LIMITS OF SAWCUT.
- S8 MATCH EXISTING PAVEMENT ELEVATION.
- S9 EXISTING PAVEMENT TO REMAIN.
- S10 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
- S11 HEAVY DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
- S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
- S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
- S17 EXISTING SHARED PYLON SIGN (ADD VIOC SIGNAGE, REFER TO SIGNAGE PLANS)
- S18 DUMPSITE ENCLOSURE (PER ARCH PLANS)
- S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER. REFER TO DETAIL ON C-7.0.
- S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
- S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS).
- S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S25 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.
- S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S28 PARKING STALL STRIPING (PER LOCAL CODES)
- S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S45 "DO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-7.0.
- S66 CONSTRUCTION CAMERA POST PER STD C-7.0.
- S67 SERVICE BELL HOSE. (PER ARCH PLANS).
- S68 PAVEMENT MARKINGS (PER LOCAL CODES)
- S69 CURB AND GUTTER PER VIOC STANDARDS. BACK OF CURB SHALL BE EXPOSED 6". REFER TO GRADING PLAN FOR DETAILS.
- S70 TAPER CURB FROM 6" TO 0" REFER TO GRADING PLAN FOR DETAILS.
- S71 6" THICK #57 RIVERSTONE WITH GEOTEXTILE FABRIC BASE.
- S72 REPLACE ASPHALT PAVEMENT IN KIND TO MATCH EXISTING

SITE DATA SUMMARY:	
VALVOLINE TRACT:	0.49 ACRES/ 21,420 SF
ZONING	C-4
BUILDING	1,462 SF
FAR:	1:8.01
LOT COVERAGE:	6.8% (1,462 SF)
PARKING REQUIRED:	*5 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	6,584 SF
IMPERVIOUS COVER:	14,836 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

* 2 PER SERVICE BAY PLUS 1 PER 250 SF INDOOR SALES/DISPLAY AREA
 (2 SPACES * 2 SERVICE BAYS) + (205 SF OF SALES AREA / 250 SF) = 5 SPACES



PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO:
PE11300243

PROFESSIONAL IN CHARGE
ZACHARY D. FRESHNER

PROJECT MANAGER

QUALITY CONTROL

RAP

DRAWN BY
ATW

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

LAWRENCE, IN
(PENDLETON)

PROJECT NUMBER
762747-01

SHEET NAME

SITE PLAN

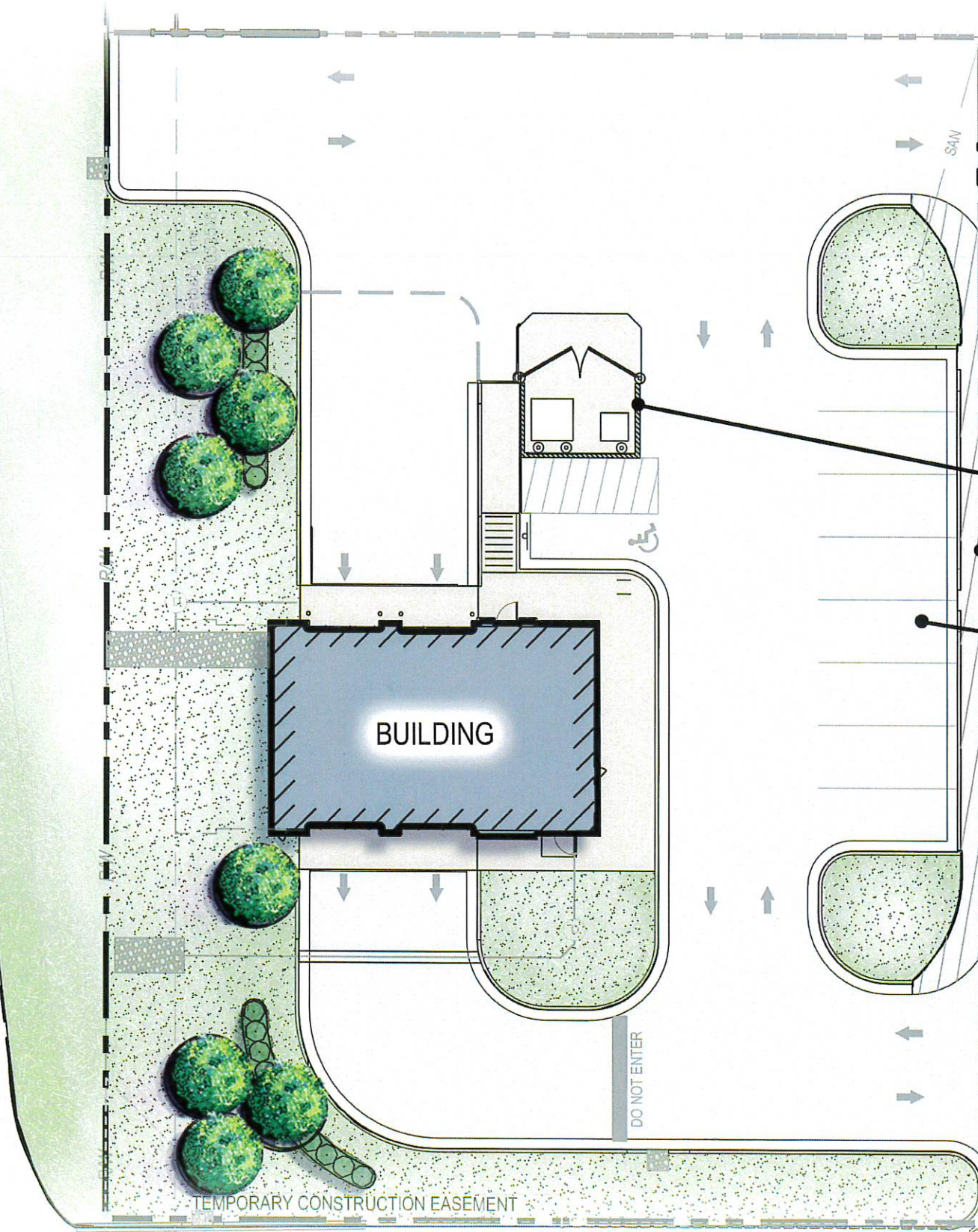
SHEET #

C-1.0

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: INDIANA UTILITIES PROTECTION SERVICE AT 811 OR 800-382-5544 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.

[illegible]

PENDELTON PIKE



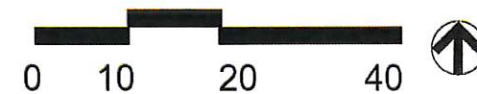
TRASH ENCLOSURE

PROJECT BOUNDARY

8 PARKING SPACES &
1 ADA PARKING SPACE

BUILDING

TEMPORARY CONSTRUCTION EASEMENT



05.18.2026

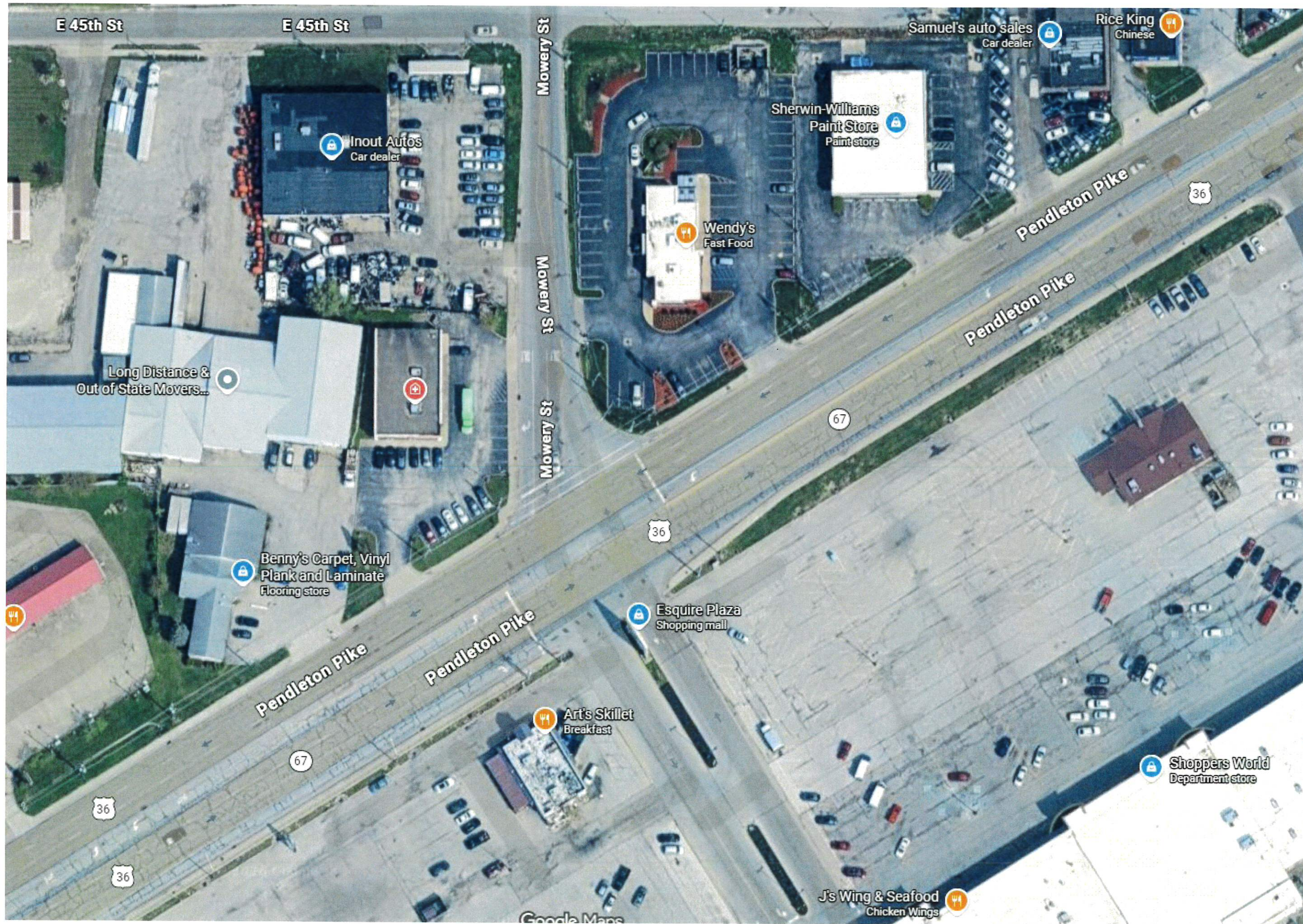
ILLUSTRATIVE SITE PLAN

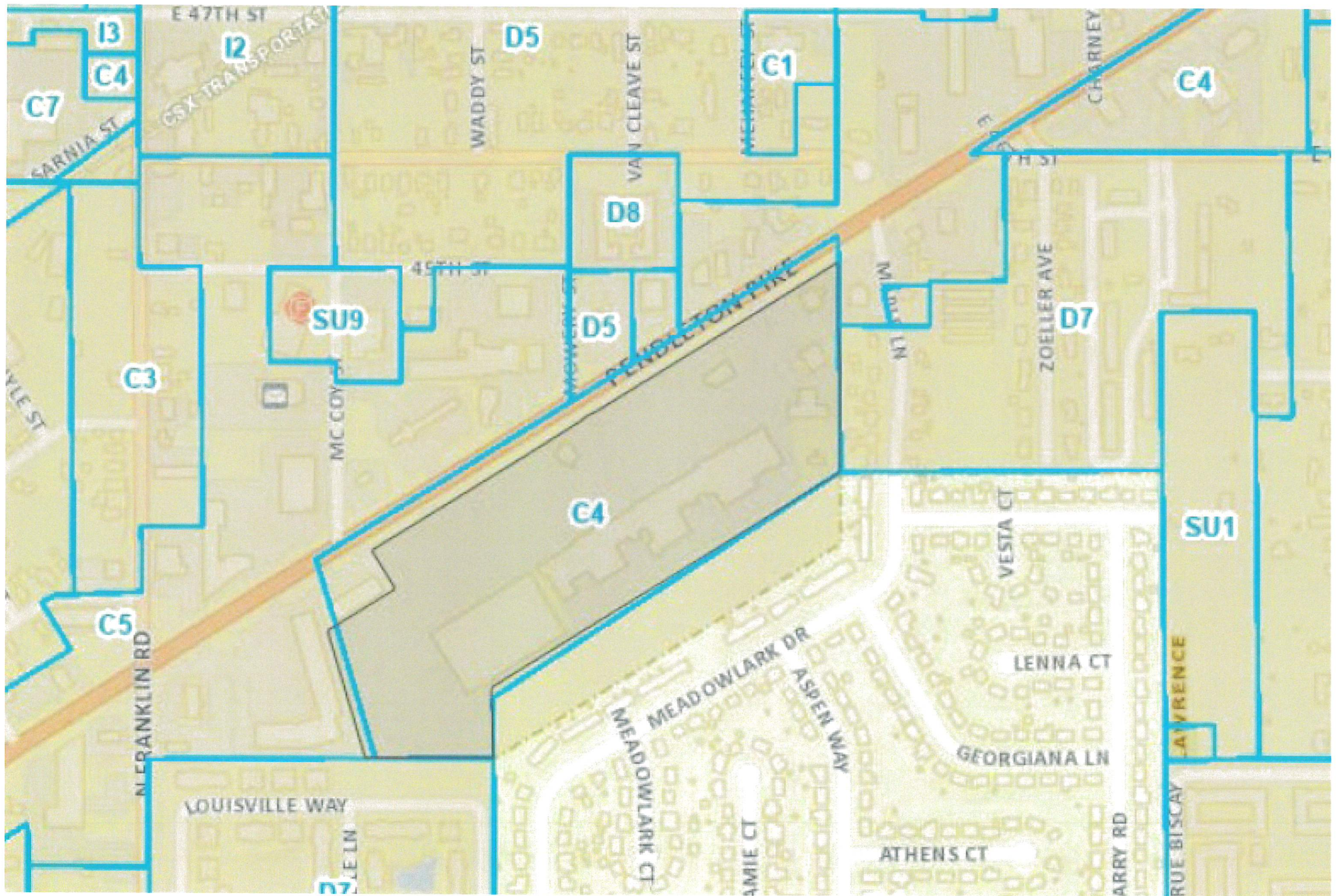
VALVOLINE (PENDLETON PIKE)

INDIANAPOLIS, IN



This exhibit is conceptual in nature and may change at owner's discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

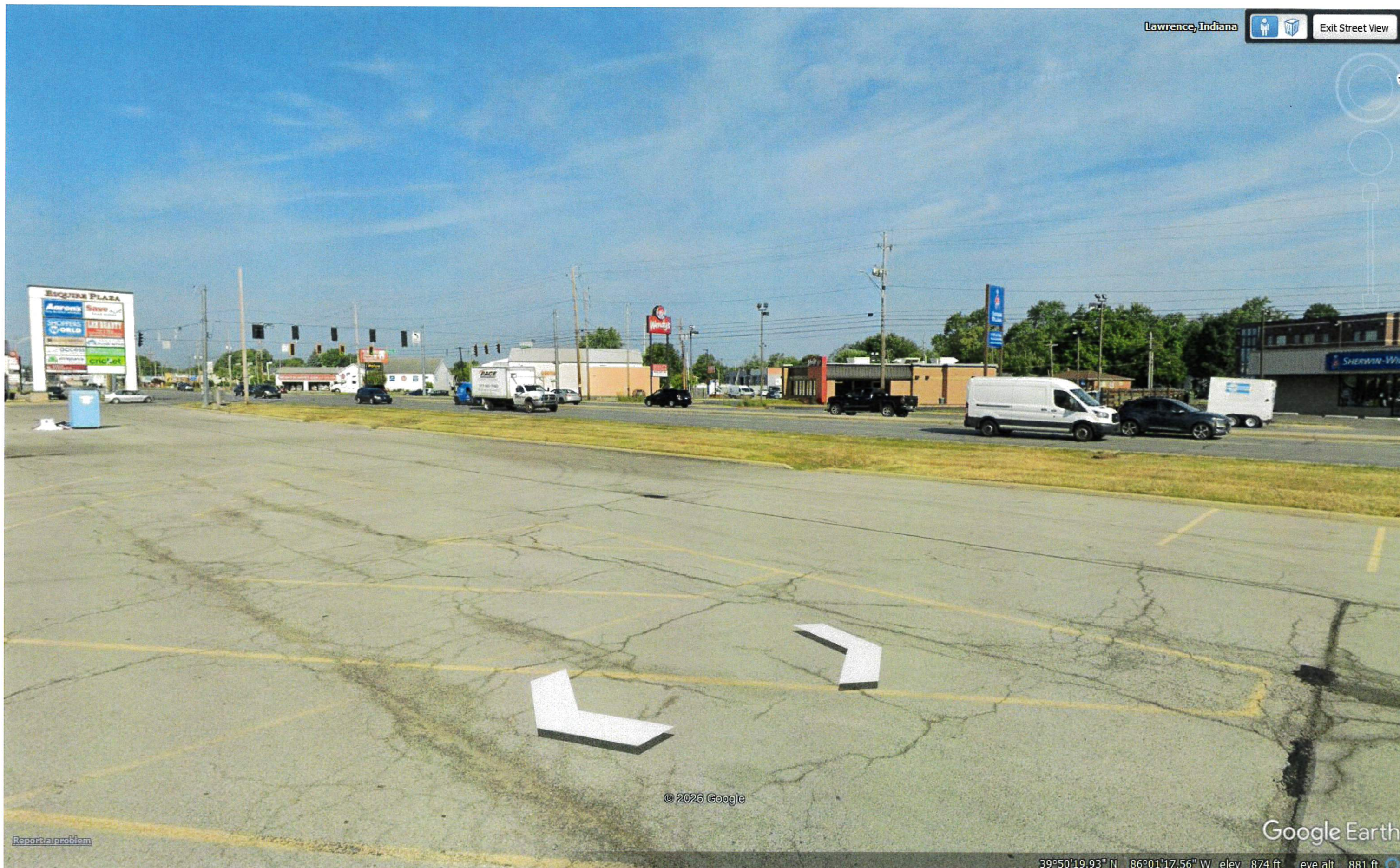




Lawrence, Indiana



Exit Street View



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Google Earth

[Report a problem](#)

39°50'19.93" N 86°01'17.56" W elev 874 ft eye alt 881 ft



N



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Google Earth

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Pendleton Pike



Exit Street View

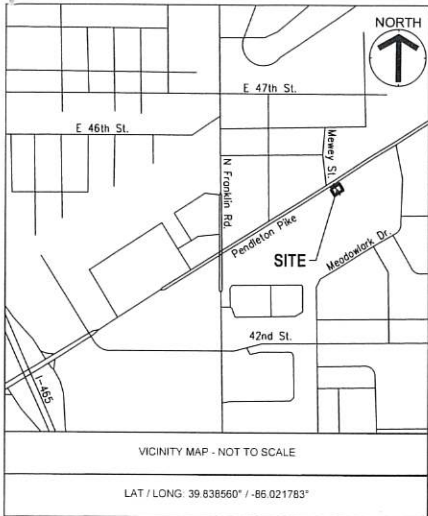
© 2026 Google

Google Earth

[Report a problem](#)

39°50'19.24" N 86°01'19.63" W elev 874 ft eye alt 882 ft

W:\PROJECTS\VALVOLINE\62747 - INDIANAPOLIS, IN (PENDLETON)\04-SURVEY\DWG\62747_VIOC_Indianapolis (Pendleton)_ALTA.dwg - 9/13/2024 - Corey Teague



SURVEY MONUMENT LEGEND

- ⊙ - Iron Pin Found as Described
- ⊙ - PK Nail/Mag Nail Found
- ⊙ - PK Nail/Mag Nail Set
- ⊙ - Benchmark Set

TOPOGRAPHIC LEGEND

- ⊙ Power / Telephone Pole
- ⊙ Light Pole
- ⊙ Storm Manhole
- ⊙ Curb Inlet
- ⊙ Catch Basin
- ⊙ Anchor Pole
- ⊙ Fire Hydrant
- ⊙ Cable Box
- ⊙ Telephone Manhole
- #### Structure Number
- G — Gas Line
- W — Water Line
- UGE — Underground Electric
- OHL — Overhead Utility Line
- STM — Storm Sewer

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Fidelity National Title Insurance Company. Commitment Number 102400252 and bearing an effective date of July 31, 2024 at 8:00 a.m.
- Occupation in general matched the survey.
- Horizontal Datum - U.S. State Plane, NAD83 Indiana East (1301) established from using the Indiana Real Time Network (RTN) provided by the Indiana Department of Transportation. Coordinates taken to ground at latitude N39°50'20.38995", longitude W86°01'16.58392", project height 762.380', ground scale factor 1.00005845316004.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. IUPPS ticket #240877169-00A & 2408277183-00A. Underground utilities located by The Underground Detective
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 18097C0159F, effective date: 4/19/2016 published by the Federal Emergency Management Agency
- Direct access to the subject parcel is available via Pendleton Pike, being a public right-of-way.
- No evidence of recent earth movement, building construction, or building additions observed on the surveyed property at the time of the fieldwork.
- No changes to street right-of-way lines were provided to the surveyor at the time of this survey.
- There are 39 regular marked parking spaces on the surveyed property.
- Currently zoned (C-4) District Community-Regional commercial District. Information provided from a Zoning Summary Report, by National Due Diligence Services in July, 2024.

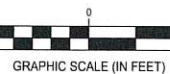
Zoning building setbacks are as follows:
Minimum Front from Street: 20'
Minimum Corner Side: 20'
Minimum Interior Side: 20'
Minimum Rear: 20'

Storm Structure Schedule

30060 - CATCH BASIN
RM = 870.97
FL 24" RCP NORTHWEST = 865.7'
30068 - CATCH BASIN
RM = 871.25
FL 15" RCP SOUTHWEST = 866.4'
FL 15" RCP NORTHWEST = 866.4'
30078 - CATCH BASIN
RM = 871.72
FL 15" RCP NORTHWEST = 867.0'
30069 - CATCH BASIN
RM = 871.28
FL 15" RCP NORTHEAST = 866.7'
30136 - CATCH BASIN
RM = 871.52
FL 6" CPP NORTHWEST = 870.3'
FL SLT" BOTTOM = 869.0'
*Full of silt, could not see additional pipes if present, no outlet found.
30055 - CURB INLET WITH GRATE
RM = 873.01
FL 15" RCP SOUTHEAST = 867.7'

30059 - STORM MANHOLE
RM = 873.66
FL 15" RCP NORTHWEST = 865.3'
FL 36"x48" CONC. BOX SOUTHWEST = 865.3'
FL 36"x48" CONC. BOX NORTHEAST = 865.3'
30067 - STORM MANHOLE
RM = 873.97
FL 36"x48" CONC. BOX SOUTHWEST = 865.4'
FL 36"x48" CONC. BOX NORTHEAST = 865.4'
30115 - STORM MANHOLE
RM = 874.08
FL 36"x48" CONC. BOX SOUTHWEST = 865.7'
FL 36"x48" CONC. BOX NORTHEAST = 865.7'
30443 - STORM MANHOLE
RM = 873.97
FL 36"x48" CONC. BOX NORTHEAST = 866.1'

BASIS OF BEARINGS
NAD 83 (2011), INDIANA EAST
Derived from GPS Observations



BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	Cross notch set on south anchor bold of a steel anchor/signal pole located on the southeast corner of Pendleton Road and Mowery Street. Elevation = 873.66'
BM "B":	Cross notch set on the northwest anchor bolt of a light pole located in the center of site. Elevation = 874.75'
BM "C":	Cross notch set on the southwest side of a concrete light pole base located on the east side of the site, approximately 50' west of "Mi Casita Mexican Kitchen" building. Elevation = 874.22'

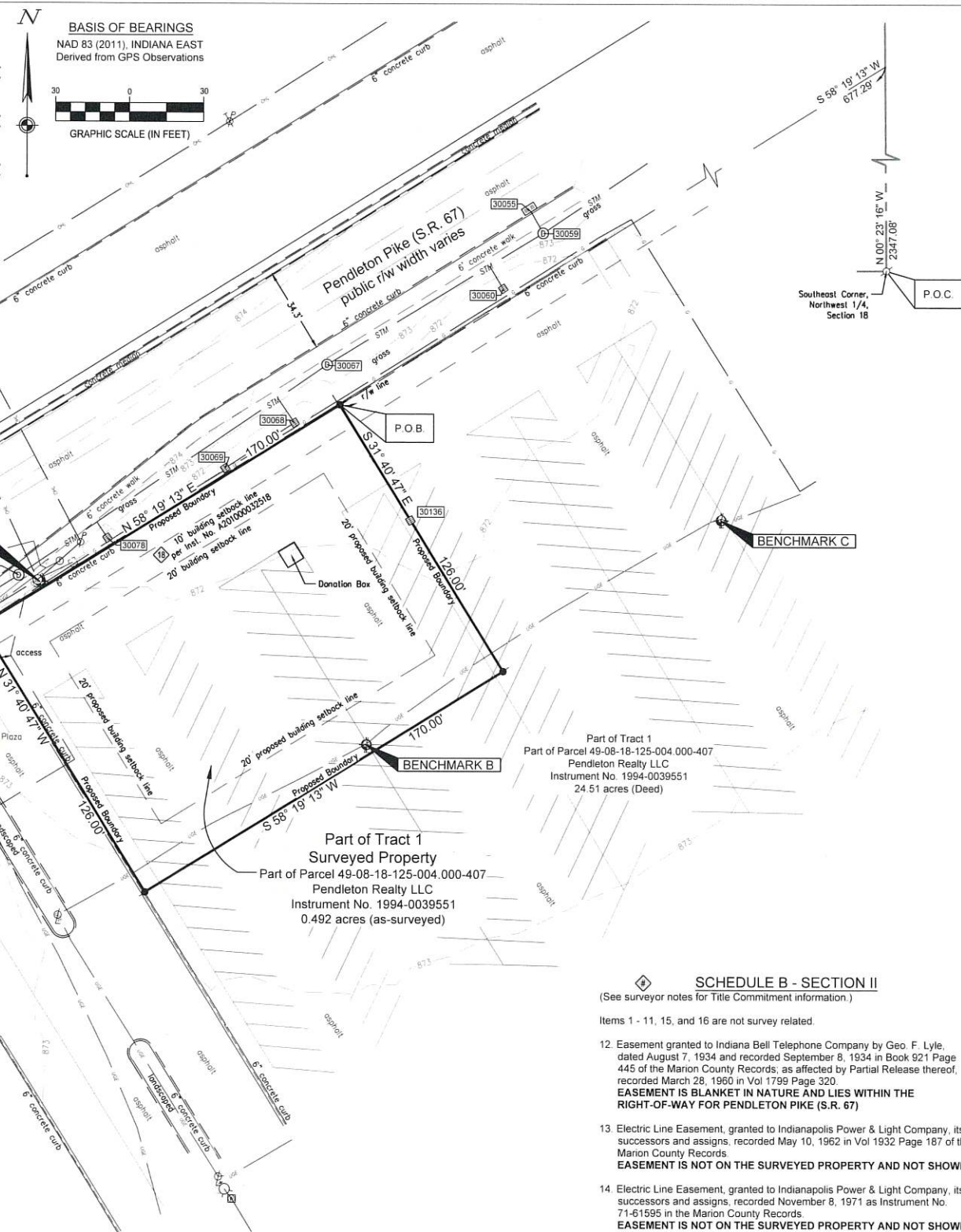
SURVEYOR'S CERTIFICATION:

TO: (i) Valvoline LLC, a Delaware limited liability company
(ii) Fidelity National 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 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, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a)(b), 13, 14, 16, 17, 18 & 20 of Table A thereof. The fieldwork was completed on September 4, 2024.

Date of Plat or Map: September 13, 2024

Robert Matko, PS
Indiana Professional Surveyor # LS21500007
matko@cesoinc.com
13060 S. U.S. Hwy. 27, Suite D
DeWitt, Michigan 48820
(517) 212-4188



SURVEYOR'S REPORT:

This survey is prepared per title 865, article 1, chapter 12, section 1 through 19 of the Indiana Administrative Code (I.A.C.). The locations of the boundary lines and corners as shown hereon are reported to be accurate to the degree of error and uncertainties within the components of the survey as a result of the following:
A) Availability and condition of reference monuments.
B) Occupation or possession lines.
C) Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
D) The relative positional accuracy of the measurements.

North Line: The north line was re-established by holding found monumentation and the right-of-way plans for Pendleton Pike (S.R. 67).

West Line: The west line is a new division line.

East Line: The east line is a new division line.

South Line: The south line is a new division line.

The relative positional accuracy of the corners of the surveyed property established per this survey is within the requirements for an urban survey 0.07 feet (21 millimeters) plus 50 parts per million as defined by I.A.C. 865.

SCHEDULE B - SECTION II

(See surveyor notes for Title Commitment information.)

Items 1 - 11, 15, and 16 are not survey related.

- Easement granted to Indiana Bell Telephone Company by Geo. F. Lyle, dated August 7, 1934 and recorded September 8, 1934 in Book 921 Page 445 of the Marion County Records, as affected by Partial Release thereof, recorded March 28, 1960 in Vol 1799 Page 320.
EASEMENT IS BLANKET IN NATURE AND LIES WITHIN THE RIGHT-OF-WAY FOR PENDLETON PIKE (S.R. 67)
- Electric Line Easement, granted to Indianapolis Power & Light Company, its successors and assigns, recorded May 10, 1962 in Vol 1932 Page 187 of the Marion County Records.
EASEMENT IS NOT ON THE SURVEYED PROPERTY AND NOT SHOWN
- Electric Line Easement, granted to Indianapolis Power & Light Company, its successors and assigns, recorded November 8, 1971 as Instrument No. 71-61595 in the Marion County Records.
EASEMENT IS NOT ON THE SURVEYED PROPERTY AND NOT SHOWN
- Agreed Finding and Judgment, entered in the Marion County Superior Court 7, in Re State of Indiana vs. Pendleton Realty, et al., filed May 25, 2005 in the Marion County Clerk's Office under Cause No. 49D07-0210-PL-001834 and recorded June 6, 2007 as Instrument No. 2007-0083166 in the Marion County Records.
EASEMENT IS ON THE SURVEYED PROPERTY AND SHOWN HEREON
- Matters shown on the Recertification ALTA/ACSM Land Title Survey, by Holloway Engineering & Surveying, recorded April 13, 2010 as Instrument No. A201000032518 of the Marion County Records.
10' SETBACK SHOWN HEREON
- Open-End Mortgage and Security Agreement (Indiana Property), from Pendleton Realty LLC to First Financial Bank, National Association, dated July 11, 2016 and recorded July 12, 2016 as Instrument No. A201600073416 of the Marion County Records.
THE SURVEYED PROPERTY IS CONTAINED WITHIN THE PROPERTY DESCRIBED. NO EASEMENTS DESCRIBED.
- Assignment of Rents and Leases, from Pendleton Realty LLC to First financial Bank, National Association, dated July 11, 2016 and recorded July 12, 2016 as Instrument No. A201600073417 in the Marion County Records, and re-recorded July 13, 2016 as Instrument No. A201600074258.
THE SURVEYED PROPERTY IS CONTAINED WITHIN THE PROPERTY DESCRIBED. NO EASEMENTS DESCRIBED.

EXHIBIT "A" LEGAL DESCRIPTION

(See surveyor notes for Title Commitment information.)

TRACT I
A part of the Northwest Quarter of Section 18, Township 16 North, Range 5 East of the Second Principal Meridian in Warren Township, Marion County, Indiana, being more particularly described as follows:
Beginning at a point on the East line of Section 18, Township 16 North, Range 5 East of the Second Principal Meridian in Warren Township, Marion County, Indiana, said point being North 00 degrees 06 minutes 02 seconds West (assumed bearing) 1710.72 feet of the Southeast corner of the said Quarter Section;
thence North 00 degrees 06 minutes 02 seconds West upon and along the East line of the said Quarter Section a distance of 707.84 feet to a point on the centerline of State Road No. 67 (Pendleton Pike) as it now exists, said point being 244.41 feet South 00 degrees 06 minutes 02 seconds East of the Northeast corner of the said Quarter Section;
thence South 58 degrees 36 minutes 34 seconds West upon and along the centerline of said Pendleton Pike a distance of 1694.69 feet to a point, said point being the Northernmost corner of real estate as described in Instrument No. 81-55547 and found in the Office of the Recorder of Marion County, Indiana, the following two courses are on the perimeter of Instrument No. 81-55547, thence South 31 degrees 23 minutes 26 seconds East 200.00 feet to the Easternmost corner thereof;
thence South 58 degrees 36 minutes 34 seconds West 239.76 feet parallel with Pendleton Pike to a Westernmost line of real estate as described in Instrument No. 83-89651 and found in said Recorder's Office;
thence South 16 degrees 27 minutes 38 seconds East a distance of 395.98 feet to a point (said point being 669.90 feet East of the West line as measured parallel with the South line of the said Quarter Section and 862.80 feet North of the South line as measured parallel with the West line of the said Quarter Section);
thence North 89 degrees 54 minutes 27 seconds East and parallel with the South line of the Quarter Section a distance of 383.93 feet to a point on a line that connects the midpoints of the North line and South line of said Quarter Section;
thence North 00 degrees 06 minutes 32 seconds West upon and along said midpoint line a distance of 207.32 feet to a point;
thence North 58 degrees 36 minutes 34 seconds East and parallel with the centerline of said Pendleton Pike, a distance of 1233.13 feet to the place of beginning, containing 24.51 acres, more or less.
EXCEPTING THEREFROM, that portion of the real estate appropriated by the State of Indiana, as described in Agreed Finding and Judgment, recorded June 6, 2007 as Instrument No. 2007-0083166 in the Office of the Recorder of Marion County, Indiana, as follows:
A part of the Northwest Quarter of Section 18, Township 16 North, Range 5 East, of the Second Principal Meridian, Marion County, Indiana, described as follows:
Beginning at the intersection of the east line of said quarter section and the centerline of U.S.R. 36 (Pendleton Pike) at a point North 0 degrees 23 minutes 05 seconds West 738.794 meters (2423.86 feet) (2418.56 feet deduced from Instrument No. 1994-0039551) from the southeast corner of said quarter section, said southeast corner designated as point "11" on the Location Control Route Survey plat recorded as Instrument #980059307 in the Office of the Recorder of said county;
thence South 0 degrees 23 minutes 05 seconds East 23.405 meters (76.79 feet) along said east line; thence South 58 degrees 19 minutes 24 seconds West 262.131 meters (860.01 feet);
thence South 66 degrees 27 minutes 12 seconds West 7.071 meters (23.20 feet);
thence South 52 degrees 36 minutes 46 seconds West 10.050 meters (32.97 feet);
thence South 58 degrees 19 minutes 24 seconds West 218.000 meters (715.22 feet);
thence South 66 degrees 27 minutes 12 seconds West 7.316 meters (24.00 feet) to the west line of the owner's land;
thence North 31 degrees 32 minutes 19 seconds West 18.965 meters (62.22 feet) along said west line to the centerline of U.S.R. 36;
thence North 58 degrees 19 minutes 24 seconds East 516.484 meters (1694.50 feet) (1694.69 feet by Instrument No. 1994-0039551) along said centerline to the point of beginning and containing 1.0196 hectares (2.520 acres), more or less, inclusive of the presently existing right-of-way which contains 0.7797 hectares (1.927 acres), more or less, for a net additional taking of 0.2399 hectares (0.593 acres), more or less.
AND
TRACT II
A part of the Northwest Quarter of Section 18, Township 16 North, Range 5 East of the Second Principal Meridian in Warren Township, Marion County, Indiana, being more particularly described as follows:
Beginning at a point on the East line of Section 18, Township 16 North, Range 5 East of the Second Principal Meridian in Warren Township, Marion County, Indiana, said point being North 00 degrees 06 minutes 02 seconds West (assumed bearing) 1710.72 feet of the Southeast corner of the said Quarter Section;
thence South 00 degrees 06 minutes 02 seconds East upon and along the East line of said Quarter Section a distance of 207.69 feet to a point;
thence South 58 degrees 36 minutes 34 seconds West parallel with the centerline of State Road No. 67 (Pendleton Pike) a distance of 1233.10 feet to a point on a line that connects the midpoints of the North line and South line of said Quarter Section;
thence North 00 degrees 06 minutes 32 seconds West upon and along said midpoint line a distance of 207.67 feet to a point;
thence North 58 degrees 36 minutes 34 seconds East parallel with Pendleton Pike a distance of 1233.13 feet to the point of beginning, containing 5.02 acres, more or less.

Commencing at the southeast corner of the said northwest quarter of Section 18,

Thence along the east line of said quarter section, North 0°23'16" West, a distance of 2347.08 feet to a point in the southeast right-of-way line of Pendleton Pike, (State Route 67) as shown in INDOT Right-of-way Plans STP-043-7,

Thence along said southeast right-of-way line, South 58°19'13" West, a distance of 677.29 feet to a mag nail set at the **Point of Beginning**;

Thence on a new division line through aforesaid Pendleton Realty, LLC land for the following courses:
North 31°40'47" East, a distance of 126.00 feet to a mag nail set;
South 58°19'13" West, a distance of 170.00 feet to a mag nail set;
North 31°40'47" West, a distance of 126.00 feet to a mag nail set in the aforesaid southeast right-of-way line of Pendleton Pike, (State Route 67);

Thence along said southeast right-of-way line, North 58°19'13" East, a distance of 170.00 feet to a point to the **Point of Beginning**. Containing 0.492 acres.

AS-SURVEYED DESCRIPTION

Valvoline Instant Oil Change

Indianapolis (Pendleton)

Section 18, Town 16N, Range 5E
Lawrence Township, Marion County, Indiana

© 2023 CESO, INC.

Project Number: 762747

Scale: 1" = 30'

Drawn By: DAS

Checked By: CTT/STB

Date: 9/13/2024

Issue:

Drawing Title:

ALTA/NSPS Land Title Survey

1 of 1