

#### BANK LEASE AREA DESCRIPTION

Part of McCordsville Commons Section One, the plot of which is recorded in Plat Cabinet "C", Slide 247, as Instrument #060014949 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said plot; thence along the east line thereof North 00 degrees 01 minutes 55 seconds West 66.36 feet to the POINT OF BEGINNING; thence North 36 degrees 49 minutes 38 seconds West along the north line of the fifty feet wide ingress, egress, and utility easement recorded as Instrument 060011663 a distance of 399.44 feet to the former southern right of way line of State Road 67 as shown on I.S.H.C. plans for project number STP-6330, dated 1996 and a non tangent curve concave northwesterly having a radius of 2914.88 feet; thence northeasterly along said right-of-way line and curve on arc length of 294.36 feet, said curve being subtended by a chord bearing North 46 degrees 42 minutes 41 seconds East 294.23 feet; thence South 01 degrees 24 minutes 38 seconds East 10.00 feet; thence South 89 degrees 13 minutes 24 seconds East 10.70 feet to the aforementioned east line of said plot; thence along said east line South 01 degrees 36 minutes 10 seconds East 511.63 feet to the POINT OF BEGINNING, containing 1.385 acres, more or less.

#### SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plots; in lines of occupation; and as introduced by random errors in measurement ("Theoretical Uncertainty").

There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 865.

Purpose of Survey:  
The purpose of this survey is to prepare an original survey of the above described parcel.

Basis of Bearings:  
The basis of bearings for this survey is North 00 degrees 07 minutes 43 seconds East along the west line of the northwest quarter according to the reference documentation presented to support this survey, including three surveys performed by The Schneider Corporation recorded as instrument numbers 03-16114; 06-4340; and 06-4341 in the Office of the Recorder of Hancock County, Indiana.

Reference Monumentation:  
Section corners and perimeter monumentation were located and verified.

Record Descriptions and Plats:  
Gaps or overlaps are indicated hereon.

Lines of Occupation:  
Physical evidence of occupation are indicated hereon.

2. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The property described on this Survey is NOT located in Zone A as said tract plots by scale on Community Panel No. 180419 0025 B of the Flood Insurance Rate Maps for Hancock County, Indiana dated October 15, 1982.

3. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

4. The within survey was prepared without benefit of current evidence of source of title for the subject tract or adjoining and is therefore subject to any statement of fact revealed by such documents.

5. 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. Bradley P. Ott

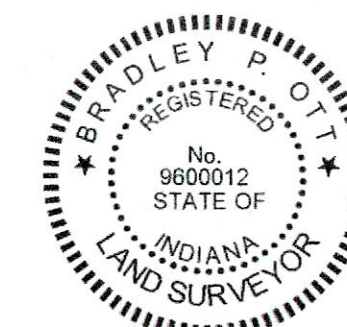
#### CERTIFICATE OF SURVEY - ALTA/ACSM LAND TITLE SURVEY

To: JC Partners, LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 7a, 8, 9, 10, 11a, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Dated this 15th day of January 2007

*Bradley P. Ott*  
Bradley P. Ott  
PLS #9600012  
State of Indiana



#### UTILITY STATEMENT:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

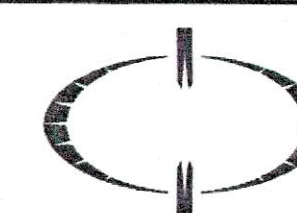
PREPARED FOR: JC PARTNERS, LLP

5750 E. 91st STREET, STE. C  
INDIANAPOLIS, INDIANA

**BANK PARCEL**  
**ALTA/ACSM LAND TITLE SURVEY**  
C.R. 600 W. & S.R. 67 (PENDLETON PIKE)  
McCORDSVILLE, INDIANA

#### REVISION RECORD

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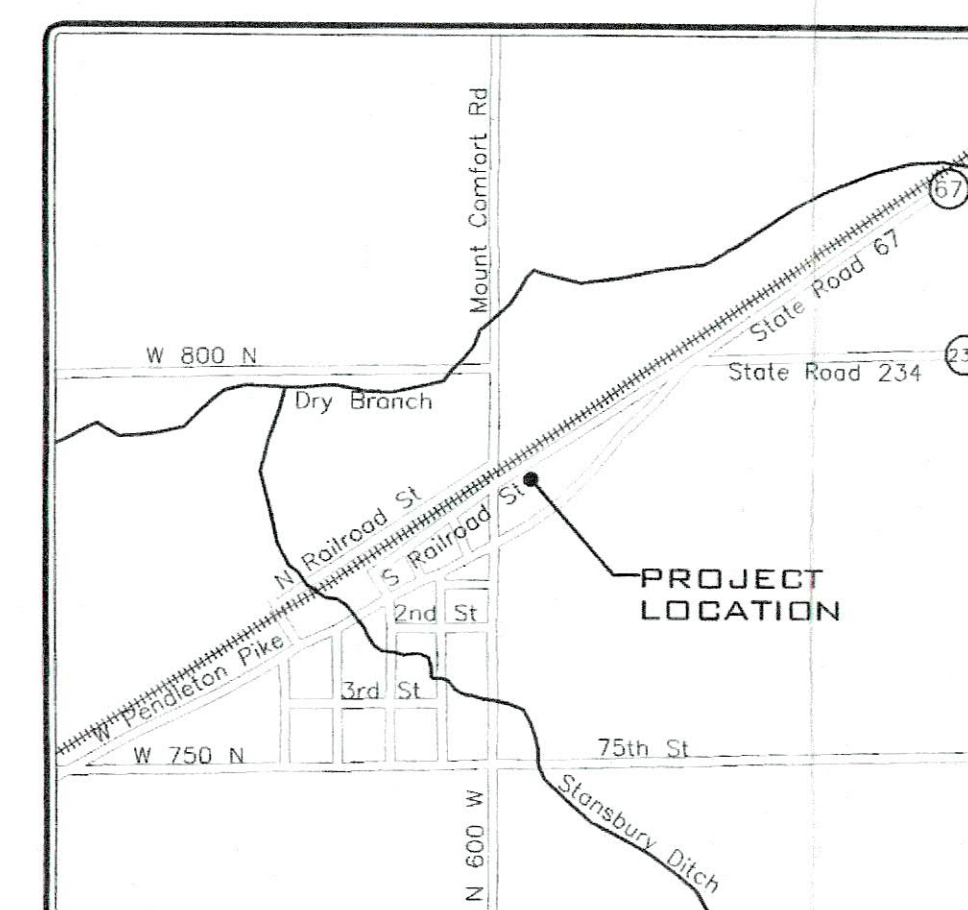
**Civil Designs**  
2415 Directors Row Ste E  
Indianapolis, IN 46241  
317-244-1968  
FAX-244-1969

Civil Design Surveying Land Planning

DATE: 01.15.2007  
DWN. BY: BEB  
CHKD. BY: BPO  
SCALE: 1" = 30'

PROJECT NUMBER  
**06-100**

SHEET **1** OF **1**



VICINITY MAP  
NOT TO SCALE



MOUNT COMFORT INVESTMENT CORP.  
Instr. 040018587

STAR BANK / MKM  
McCordsville 12/5/2019

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
McCORDSVILLE COMMONS SECTION ONE  
INSTRUMENT #060014949  
PLAT CABINET "C", SLIDE 247  
REBAR FOUND 0.3'S

SOUTH R/W LINE SR67 PER  
I.S.H.C. PLANS PROJ.  
No. STP-6330, DATED 1996

65' (HALF)  
RIGHT OF WAY (PLAT)

CHORD=N46°42'41"E  
294.23'

PROPOSED GAS EASEMENT

S01°24'38"E  
10.00'

S89°13'24"E  
10.70'

30' LANDSCAPE  
BUFFER (PLAT)

50' FRONT YARD  
BUILDING SETBACK (PLAT)

DETENTION  
AS REQUIRED

PROPOSED 20' DRAINAGE &  
UTILITY EASEMENT

PROPOSED 10' GAS LINE EASEMENT

NOTE: THESE PROPOSED  
IMPROVEMENTS ARE CURRENTLY  
UNDER CONSTRUCTION

PROPOSED 20' DRAINAGE &  
UTILITY EASEMENT

PROPOSED 10' GAS LINE EASEMENT

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UTILITY EASEMENT

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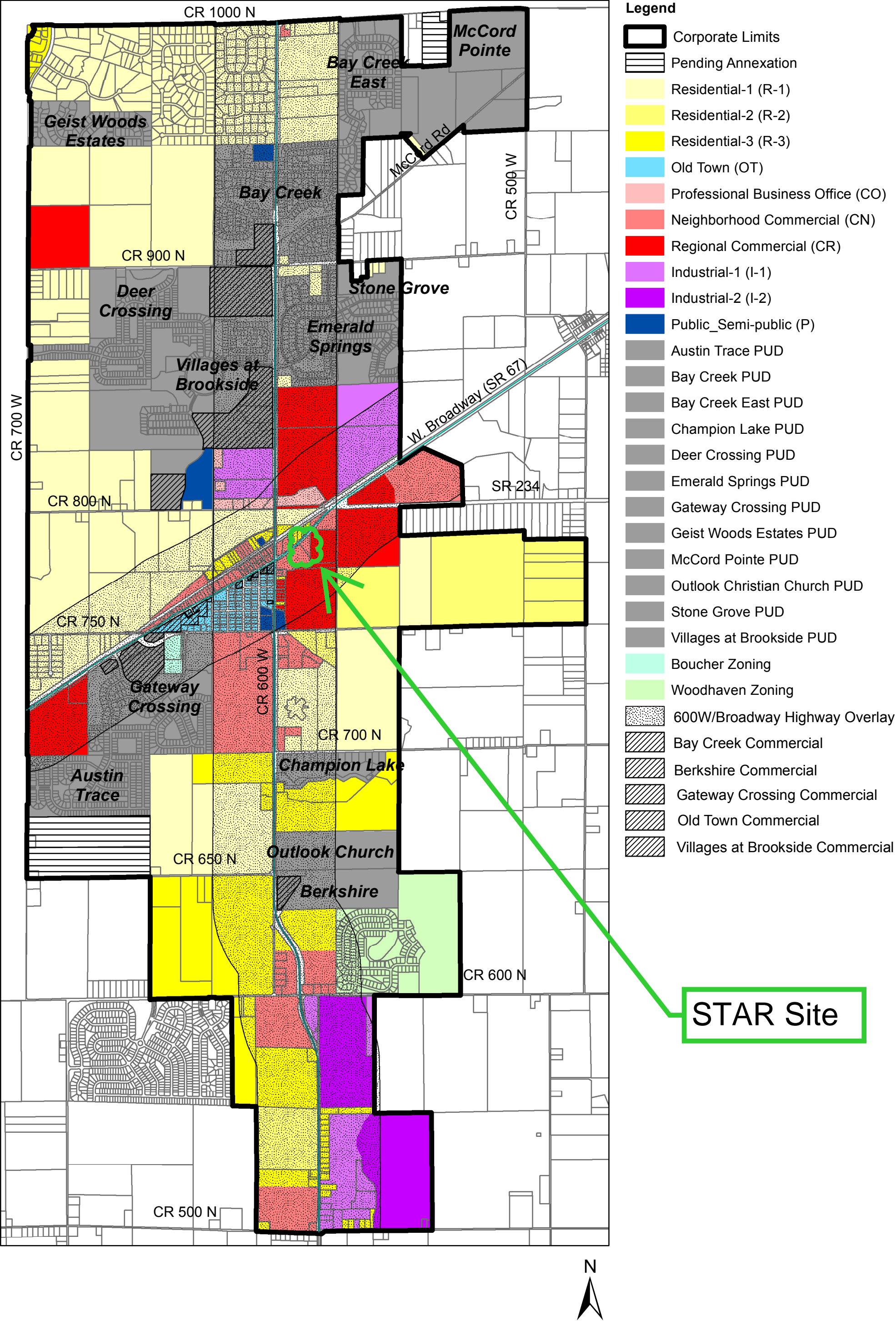
PROPOSED 20' DRAINAGE &  
UTILITY EASEMENT

PROPOSED 10' GAS LINE EASEMENT

PROPOSED 20' DRAINAGE &  
UTILITY EASEMENT



# Zoning Map





**HERITAGE**  
The World Leader in ATM Kiosks

DEALER: QSI, INC.  
ADDRESS: 107 SCHULER DRIVE  
BARDSTOWN, KY 40004

MODEL#  
3200  
ATM  
NCR 6604 5H

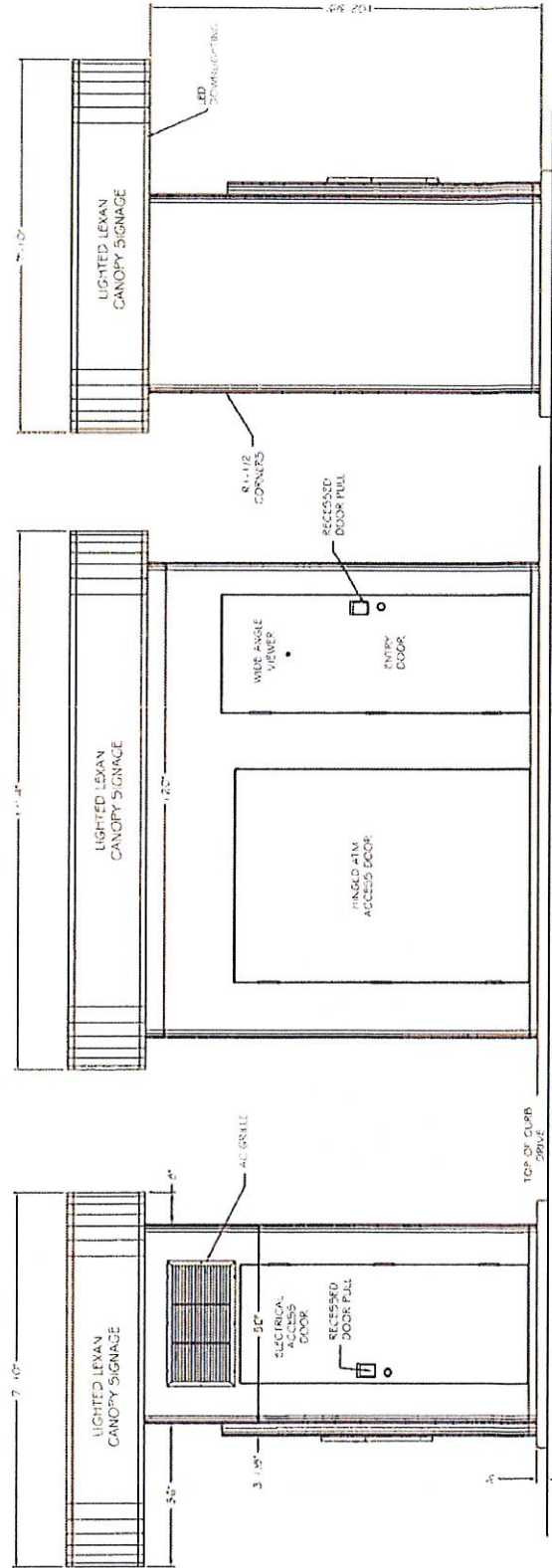
|                |               |        |     |
|----------------|---------------|--------|-----|
| JOB# P-12924 A | DATE 02/14/19 | DWN BB | REV |
|----------------|---------------|--------|-----|

DESIGNED FOR: [REDACTED]  
ADDRESS:

PAGE#



DRAWINGS ARE FOR PRELIMINARY USE ONLY  
NOT INTENDED FOR PRODUCTION



RIGHT ELEVATION  
SCALE: 3/8" = 1'

REAR ELEVATION  
SCALE: 3/8" = 1'

LEFT ELEVATION  
SCALE: 3/8" = 1'

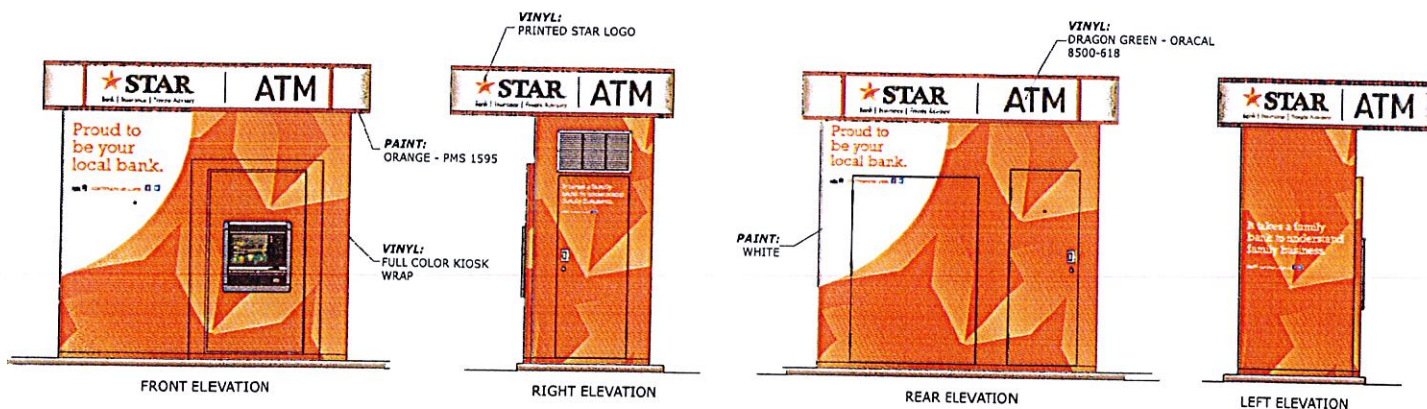


**HERITAGE**  
The World Leader in ATM Kiosks

DEALER: QSI, INC.  
ADDRESS: 107 SCHULER DRIVE  
BARDSTOWN, KY 40004

MODEL#  
3200  
ATM  
NCR 6604 5H

JOB# P-12924 A DATE 02/14/19 DWN DB REV  
DESIGNED FOR  
ADDRESS:



GRAPHICS APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

**HERITAGE INDUSTRIES**  
 905 CENTENNIAL ROAD - WAYNE, NE 68787  
 PHONE (402) 375-4770 - FAX (402) 375-4711  
[www.heritageind.com](http://www.heritageind.com)

DISCLAIMER  
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 Heritage reserves the right to alter the requested this date of delivery if pertinent information is not received in a timely manner. (e.g. production ready artwork, color specific notes, wrap files, etc.)

**COLOR SPECIFICATIONS:**  
**PAINT:**  
 ○ WHITE  
 ● ORANGE - PMS 1595  
**VINYL:**  
 ● DRAGON GREEN - ORACAL 8500-618  
 PRINTED STAR LOGO  
**VINYL:**  
 FULL COLOR KIOSK WRAP

CUSTOMER: STAR FINANCIAL  
 DEALER: QSI, INC.  
 107 SCHULER DRIVE  
 BARDSTOWN, KY 40004

JOB: **P-12924 A**  
 MODEL: **3200**  
 ATM: **NCR 6684 5H**  
 DATE: **03/27/19**  
 DRAWN: **BB**