

SURVEYORS REPORT

Prepared for David App for property described in Instrument 200700004643, Section 29, Township 12 North, Range 7 West in the records of the Clay County Recorders Office. The purpose of this survey was to perform a Boundary survey of said Instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 (“Rule 12”). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is “assumed”.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Clay County Recorders Office.
- 2) All reference Section corner information was obtained through the records of the Clay County Surveyors Office.

FINDINGS OF FACTS/THEORY OF LOCATION:

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)

- A) A point was calculated for the south quarter corner of said Section 29. Said point was calculated by record calls within the subject deed.
- B) A #5 rebar was calculated this survey for a 25.02’ reference to the above-described section corner. Said rebar is consistent with the subject deed.
- C) A #5 rebar with Rowland cap was recovered 0.2’ below grade and held this survey as a 30.75’ offset to the southwest corner of the subject property. Said rebar is consistent with the subject deed.
- D) A railroad track post was recovered this survey. Said post was found to be 0.86’ north of the north line of the subject property and 33.18’ east of the northwest corner. Said post is consistent with other corners in the area.
- E) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade on the north line of the subject tract, at the clients direction.
- F) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- G) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.

- H) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- I) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
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- K) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
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- M) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- N) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- O) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- P) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- Q) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- R) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- S) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- T) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- U) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- V) A #5 rebar inscribed “Travis Norman 20500020” was set flush with grade at the clients direction.
- W) A #5 rebar inscribed “Travis Norman 20500020” was set 0.5’ above grade on the east line of the subject property, at the clients direction.
- X) A #5 rebar with Roland cap was recovered 0.2’ above grade and held this survey for the northeast corner of the subject tract. Said rebar is consistent with the subject deed.
- Y) A #5 rebar with Roland cap was recovered 0.2’ above grade and held this survey. Said rebar is consistent with the subject deed.
- Z) A #5 rebar with Roland cap was recovered 0.2’ above grade and held this survey. Said rebar is consistent with the subject deed.
- AA) A #5 rebar with Roland cap was recovered 0.2’ above grade and held this survey. Said rebar is consistent with the subject deed.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts above.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: See Theory of Location above

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat

SURVEY CLASSIFICATION: The subject tract lies within an area classified as an Urban Suburban Rural survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Travis Norman Group, LLC, if you have any questions.

Surveyed Description (11.42 Acres)

A part of the north half of Section 29, Township 12 North, Range 7 West, Clay County, Indiana as shown on an Original Survey prepared by Travis A. Norman, Indiana License Number 20500020, dated November 24, 2021, and described as:

Commencing at the south quarter corner of said Section 29; thence along the east line of the Southwest Quarter of said Section 29, North 00 degrees 36 minutes 32 seconds East, 2291.65 feet to a point; thence continuing, North 00 degrees 36 minutes 32 seconds East 767.12 feet to the POINT OF BEGINNING; thence North 89 degrees 56 minutes 37 seconds West, 426.92 feet to a #5 rebar set with cap inscribed "Travis Norman 20500020"; thence North 46 degrees 06 minutes 26 seconds East, 29.84 feet to a #5 rebar set with said cap; thence North 09 degrees 54 minutes 06 seconds East, 372.64 feet to a #5 rebar set with said cap; thence North 78 degrees 54 minutes 36 seconds East, 157.62 feet to a #5 rebar set with said cap; thence North 71 degrees 57 minutes 56 seconds East, 177.66 feet to a #5 rebar set with said cap; thence South 67 degrees 41 minutes 37 seconds East, 184.78 feet to a #5 rebar set with said cap; thence South 46 degrees 51 minutes 48 seconds West, 126.94 feet to a #5 rebar set with said cap; thence South 21 degrees 23 minutes 54 seconds West, 185.47 feet to a #5 rebar set with said cap; thence South 09 degrees 09 minutes 47 seconds East, 81.41 feet to a #5 rebar set with said cap; thence South 42 degrees 16 minutes 08 seconds East, 34.52 feet to a #5 rebar set with said cap; thence North 71 degrees 26 minutes 43 seconds East, 67.91 feet to a #5 rebar set with said cap; thence North 75 degrees 06 minutes 25 seconds East, 197.28 feet to a #5 rebar set with said cap; thence North 69 degrees 56 minutes 10 seconds East, 170.17 feet to a #5 rebar set with said cap; thence North 69 degrees 12 minutes 11 seconds East, 278.28 feet to a #5 rebar set with said cap; thence North 70 degrees 29 minutes 05 seconds East, 548.09 feet to a #5 rebar set with said cap; thence South 27 degrees 54 minutes 18 seconds East, 122.69 feet to a #5 rebar set with said cap; thence South 11 degrees 55 minutes 52 seconds East, 91.72 feet to a #5 rebar set with said cap; thence South 17 degrees 22 minutes 02 seconds West, 186.18 feet to a #5 rebar set with said cap; thence South 68 degrees 30 minutes 14 seconds West, 236.72 feet to a #5 rebar set with said cap; thence South 58 degrees 41 minutes 16 seconds West, 287.50 feet to a #5 rebar set with said cap; thence North 00 degrees 07 minutes 40 seconds East, 160.67 feet to a #5 set with said cap; thence North 89 degrees 56 minutes 37 seconds West, 776.01 feet to the POINT OF BEGINNING.

Containing 11.42 acres, more or less.

Subject to all easements and rights-of-way.

The grantor reserves the right to access and maintain existing drainage tiles that exist upon the above described real estate.

