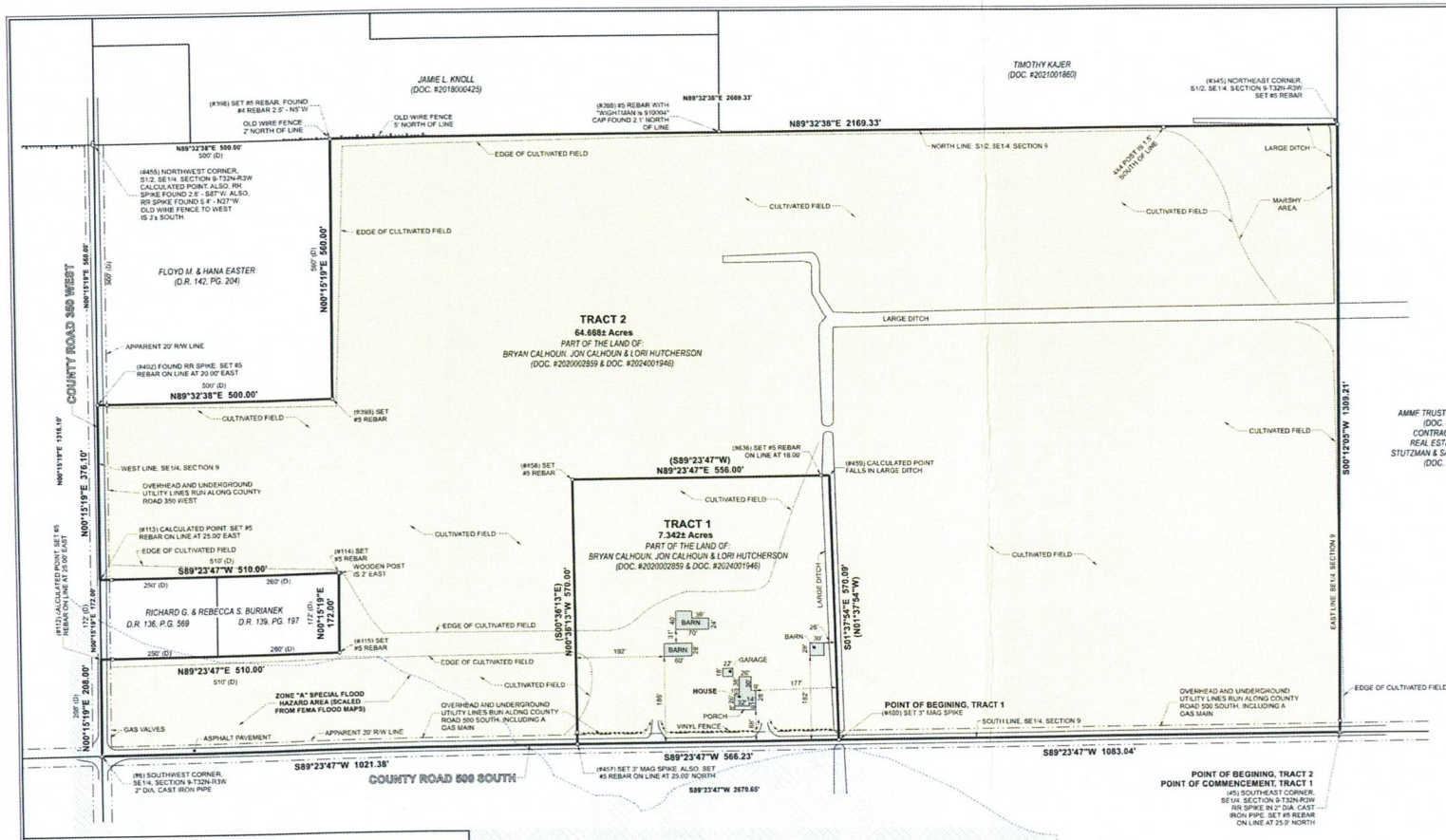


SURVEYOR'S REPORT

This Report and the attached Plat of Survey together form an Original Boundary Survey of 2 tracts of land described in the Legal Description (hereinafter: "Subject Tracts"). The Subject Tracts comprise all of a tract of land (hereinafter: "Parent Tract") described in a deed recorded in Document 2020002859. In accordance with Title 865, Article 1, Rule 12, Sections 1-30 of the Indiana Administrative Code, this Surveyor's Report is submitted to aid in identifying various uncertainties in the location of the boundary lines and corners retraced in this survey.

Address of the Subject Tracts: 3260 W 500 S, North Judson, IN 46366.

REFERENCES:
Deed for the Parent Tract, Document #2020002859.
Release of Life Estates for the Parent Tract, Document #2024001946.
Survey a nearby tract by Bradley Cramer, Document #2013001475.
Survey of a nearby tract by Bradley Cramer, Miscellaneous Record NN, page 301.
Survey of a nearby tract by Kenneth Jones, Document #2001446748.
Survey of a nearby tract by Leonard Lucas, dated 07.12/1978, provided from the records of Territorial Engineering.
Survey of a nearby tract by Joseph Smrt, dated 10/20/1980, provided from the records of Territorial Engineering.
Survey of a nearby tract by Bradley Cramer, Miscellaneous Record JJ, page 441.
Survey of a nearby tract by Martin Vondra, Miscellaneous Record LL, page 509.
Survey of a nearby tract by Jason Dockard, Document #2015002150.
Survey of a nearby tract by Robert Alix, Document #2006002772.
Survey of a nearby tract by ACRES Surveying and Mapping, LLC, Job #19-1352, dated 07/01/2019.
Survey of a nearby tract by ACRES Surveying and Mapping, LLC, Job #19-1383, dated 12/09/2019.
Survey of a nearby Tract by ACRES Surveying and Mapping, LLC, Document #2020003150.
1884 Survey by the County Surveyor, Survey Record "C", Page 54.
1856 Survey by the County Surveyor, Survey Record "A", Page 43.
Starke County Geographic Information System (GIS).
Starke County Surveyor's Section Corner Record Sheets
All other documents indicated on the Plat of Survey.

A. AMBIGUITIES IN THE RECORD DESCRIPTIONS OR PLATS:
No patent ambiguities were found in the record descriptions of the Subject Tracts or the adjoining tracts.

B. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
The Subject Tracts and the adjoining tracts are part of Section 9, Township 32 North, Range 3 West of the 2nd Principal Meridian of the United States Public Land Survey System. Therefore, several of the section corner monuments of Section 9 are implicitly called for.

The section corners relevant to this survey are as follows:

Section corner monuments witnessed by the Starke County Surveyor were found and held at points 2, 5, 322, 323, and 324. The estimated uncertainty in the location of these points is 1 foot in any direction.

Cast iron pipes that are not witnessed by the Starke County Surveyor were found and held at points 1 and 6. These pipes have been held extensively by other surveyors and are called for in deeds. The estimated uncertainty of these points is 2 feet in any direction.

A railroad spike was held at point 7. The origin of this spike is unclear but it appears to be the same spike held by the above-referenced surveys by Lucas and Smrt, done in 1978 and 1980, respectively. A pk nail of unknown origin found 9.6 feet northwest of the railroad spike has been held by other surveyors (including myself) but when analyzing all of the available information, I believe that the railroad spike is the best evidence of the original corner of the section. It is definitely older than the pk nail and it is closer to the intersection of quarter section lines. The pk nail appears to have been set on line between points 1 and 6 at almost an exact half mile from point 6. This is not consistent with the rest of the section, with is much shorter in the north-south direction than the nominal distances. The estimated uncertainty of this point is 10 feet in any direction.

C. THEORY OF LOCATION FOR THE ESTABLISHMENT OF LINES AND CORNERS:
The purpose of this survey is to survey and describe the new boundary lines of the Subject Tracts. To aid in this survey, the record descriptions, referenced documents and found monuments were evaluated as described in Sections "A" and "B", and the pre-existing lines of the Subject Tracts were established from the controlling monuments and the deed calls as shown on the Plat of Survey. The new lines of the Subject Tracts were established according to the instructions from the client.

This Theory of Location is subject to the following uncertainties in location (in addition to uncertainties discussed elsewhere in this Report or shown on the Plat of Survey): 5 feet in north-south direction and 2.5 feet in the east-west direction.

D. INCONSISTENCIES IN LINES OF OCCUPATION:
Visible evidence of occupation lines that conflict with the boundary lines of the Subject Tracts were observed on site and noted on the Plat of Survey. Such evidence can include fences, driveways, retaining walls, buildings and other features. Under certain conditions specified by law, some types of occupation may have unwritten rights associated with them or may develop those rights in the future.

Evidence of occupation observed during this survey includes the following:

An old wire fence lies as much as 5 feet north of the north line of Tract 2, as shown on the Plat of Survey. Numerous overhead and underground utility lines are in or near the apparent right-of-way of County Road 500 South and County Road 350 West. This includes underground gas mains and cable lines (per warning signs) along County Road 500 South. There may be easements associated with those utilities. The utilities are not shown on the Plat of Survey.

The edge of the cultivated farm field is as shown on the Plat of Survey.

Large ditches cross the Subject Tracts, as shown on the Plat of Survey. There may be easements associated with these ditches.

Note: there was approximately 2 inches of snow coverage at the time of the field survey, which may have obscured evidence of occupation.

E. RELATIVE POSITIONAL ACCURACY (The uncertainty due to random errors in measurements):
The Relative Positional Accuracy of the measurements between the survey markers found and set during this survey fall within the specifications for a Rural Survey: 0.26 feet plus 200 ppm as defined by IAC 865. The decimal precision shown on the Plat of Survey for the bearings, distances and coordinates is for consistency in the mathematical calculations and is not meant to indicate the precision of the measurements taken for this survey.

NOTES:
1. All survey monuments are found unless noted as "set". Survey monuments set during this survey are #5 rebar stakes 24" long with "Shannon" identification caps, unless otherwise noted on the Plat of Survey. All monuments are within 0.2 feet of grade unless otherwise noted.
2. The bearings and distances in BOLD on the Plat of Survey were directly measured during the field survey (if between two survey markers) or were calculated from the measurements (if one or both end points are calculated points). Record bearings and distances are shown with ordinary text.
3. This survey was completed without the benefit of a complete title search, which may reveal additional facts affecting this survey. A current title commitment was not provided for use with this survey.
4. Underground improvements and environmental conditions are not part of this survey.
5. The boundary of the Subject Tracts depicted on the Plat of Survey is the opinion of a Professional Land Surveyor. It is based on established land surveying principles applied to evidence gathered from the deed descriptions, public records and the field survey. It is possible that other written and/or unwritten rights may affect the boundary lines shown or that more evidence may be found that would affect the opinion of the Land Surveyor. This opinion applies only to the lines and corners of the Subject Tracts. All other lines and corners shown on the Plat of Survey are for information purposes only and are not to be misconstrued as the Surveyor's opinion of the boundaries of tracts other than the Subject Tracts.
6. Easements, covenants and restrictions, and other encumbrances on the Subject Tracts are not shown unless documentation of such matters was provided by the client.
7. Check with the local planning department for current code requirements and setback distances before undertaking any construction on the Subject Tracts.

CERTIFICATION

I, Stephen E. Shannon, hereby certify that I am a Professional Land Surveyor licensed in compliance with the Laws of the State of Indiana, and that this Certificate correctly represents a survey completed in the field by me on the 17th day of January, 2025 which, to the best of my knowledge and belief, was executed according to the survey requirements of Title 865.

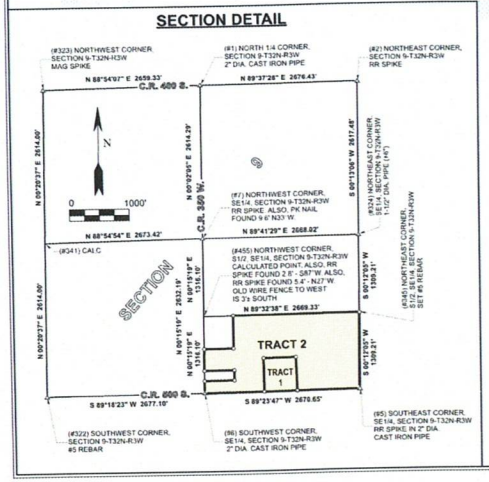
Stephen E. Shannon Date: 01/22/2025
Stephen E. Shannon, PS #21300014

STEPHEN E. SHANNON REGISTERED No. 21300014 STATE OF INDIANA LAND SURVEYOR

Job For: Bryan Calhoun, Jon Calhoun and Lori Hutcherson
This certificate is not valid or complete without all pages, seal and signature

ACRES SURVEYING AND MAPPING, LLC Stephen E. Shannon, Professional Land Surveyor PO Box 796, La Porte, IN 46352 219-877-8711 • www.acreslandsurveying.com	REVISIONS DATE: CODE:	JOB NUMBER: 25-1907 SCALE: 1"=120' DATE: 01/22/2025 DRAWN BY: SES
Original Boundary Survey Part of the S1/2, SE1/4, Section 9-T32N-R3W (3260 W 500 S, North Judson, IN 46366)		REVIEWED BY: SES 1/1

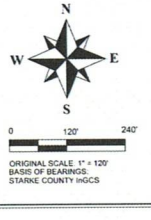
SECTION DETAIL



FLOOD STATEMENT

Tract 1 appears to lie in a "Zone X" Area of Minimal Flood Hazard as the description plots by scale on NFIP Flood Insurance Rate Map #18149C0235C, effective 06/16/2014.

Part of Tract 2 appears to lie in a "Zone A" Special Flood Hazard Area as the description plots by scale on NFIP Flood Insurance Rate Map #18149C0235C, effective 06/16/2014.



LEGEND

(D)	DEED
	EDGE OF CULTIVATED FIELD
OHU	OVERHEAD UTILITY LINES
	POST
	SECTION CORNER
	STEEL STAKE
	UTILITY POLE
	VINYL FENCE
	WIRE FENCE

LEGAL DESCRIPTION

TRACT 1:
Part of the Southeast Quarter of Section 9, Township 32 North, Range 3 West, Wayne Township, Starke County, Indiana, and being Tract 1 on a survey by ACRES Surveying and Mapping, LLC, job number 25-1907, dated January 22nd, 2025 and being signed and stamped by Stephen E. Shannon, Professional Surveyor, license number 21300014, more particularly described as follows:

COMMENCING at a 2-inch cast iron pipe at the Southeast Corner of the Southeast Quarter of Section 9, Township 32 North, Range 3 West of the Second Principal Meridian; Thence S89°23'47"W (the bearings for this description are based on the Indiana Geospatial Coordinate System (InGCS) "Starke" zone per NAD 83(2011) epoch 2010.00) on the south line of the Southeast Quarter of said Section 9, a distance of 1083.04 feet to a Mag spike at the POINT OF BEGINNING; Thence continuing S89°23'47"W on said south line, a distance of 566.23 feet to a Mag spike; Thence N00°38'13"W, a distance of 570.00 feet to a #5 rebar; Thence N89°23'47"E, a distance of 556.00 feet; Thence S1°37'54"E, a distance of 570.09 feet to the POINT OF BEGINNING, containing 7.342 Acres more or less.

TRACT 2:
Part of the Southeast Quarter of Section 9, Township 32 North, Range 3 West, Wayne Township, Starke County, Indiana, and being Tract 2 on a survey by ACRES Surveying and Mapping, LLC, job number 25-1907, dated January 22nd, 2025 and being signed and stamped by Stephen E. Shannon, Professional Surveyor, license number 21300014, more particularly described as follows:

BEGINNING at a 2-inch cast iron pipe at the Southeast Corner of the Southeast Quarter of Section 9, Township 32 North, Range 3 West of the Second Principal Meridian; Thence S89°23'47"W (the bearings for this description are based on the Indiana Geospatial Coordinate System (InGCS) "Starke" zone per NAD 83(2011) epoch 2010.00) on the south line of the Southeast Quarter of said Section 9, a distance of 1083.04 feet to a Mag spike; Thence N1° 37'54"W, a distance of 570.09 feet; Thence S89°23'47"W, a distance of 556.00 feet to a #5 rebar; Thence S00° 36'13"E, a distance of 570.00 feet to a Mag spike on the south line of the Southeast Quarter of said Section 9; Thence S89°23'47"W on said south line, a distance of 1021.38 feet to a 2-inch cast iron pipe at the Southwest Corner of the Southeast Quarter of said Section 9; Thence N00°15'19"E on the west line of the Southeast Quarter of said Section 9, a distance of 208.00 feet to the Southwest Corner of a tract of land (hereinafter: "First Burianek Tract") described in a deed to Richard and Rebecca Burianek in Deed Record 136, Page 569 in the Office of the Recorder of Starke County, Indiana; Thence N89°23'47"E on the south line of said First Burianek Tract and on the south line of a tract of land (hereinafter: "Second Burianek Tract") described in a deed to Richard and Rebecca Burianek in Deed Record 139, Page 179 in the Office of said Recorder, a distance of 510.00 feet to a #5 rebar at the southeast corner of said Second Burianek Tract; Thence N00°15'19"E on the east line of said Second Burianek Tract, a distance of 172.00 feet to a #5 rebar at the northeast corner thereof; Thence S89°23'47"W on the north line of the First and Second Burianek Tracts, a distance of 510.00 feet to the west line of the Southeast Quarter of said Section 9; Thence N00°15'19"E on said west line, a distance of 376.10 feet to a railroad spike at the southwest corner of a tract of land (hereinafter: "Easter Tract") described in a deed to Floyd and Hana Easter in Deed Record 142, Page 204 in the Office of said Recorder; Thence N89°32'38"E on the south line of said Easter Tract, a distance of 500.00 feet to a #5 rebar at the southeast corner thereof; Thence N00°15'19"E on the east line of said Easter Tract, a distance of 560.00 feet to a #5 rebar on the north line of the South Half of the Southeast Quarter of said Section 9; Thence N89°32'38"E on said north line, a distance of 2169.33 feet to a #5 rebar at the Northeast Corner of the South Half of the Southeast Quarter of said Section 9; Thence S00°12'05"W on the east line of the Southeast Quarter of said Section 9, a distance of 1309.21 feet to the POINT OF BEGINNING, containing 64.668 Acres more or less.