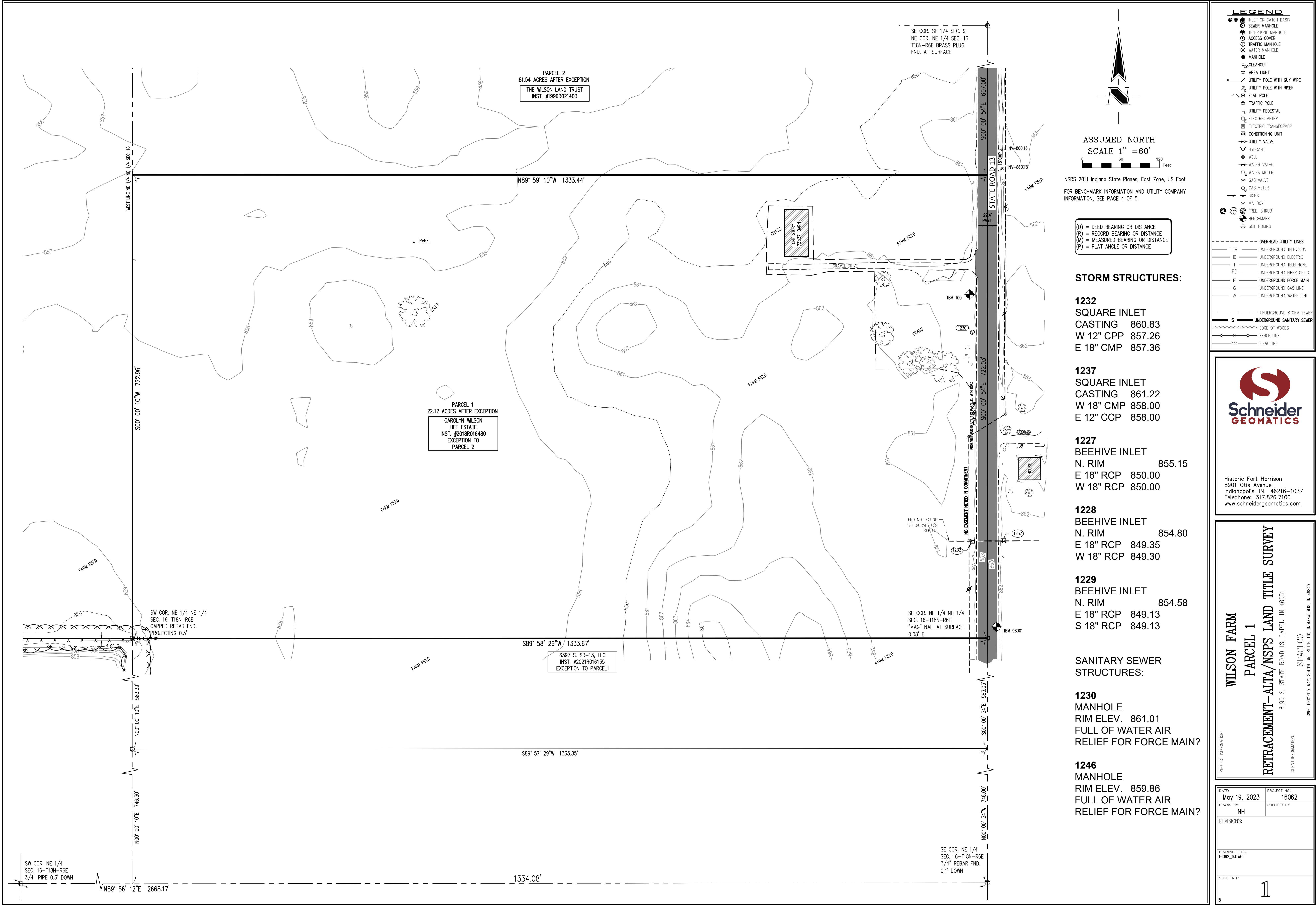




LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- SOIL BORING

OVERHEAD UTILITY LINES

- T V UNDERGROUND TELEVISION
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- F UNDERGROUND FORCE MAIN
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE

UNDERGROUND STORM SEWER

- S UNDERGROUND SANITARY SEWER

EDGE OF WOODS

FENCE LINE

FLOW LINE

ASSUMED NORTH
SCALE 1" = 60'
NSRS 2011 Indiana State Planes, East Zone, US Foot
FOR BENCHMARK INFORMATION AND UTILITY COMPANY
INFORMATION, SEE PAGE 4 OF 5.

(D) = DEED BEARING OR DISTANCE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(P) = PLAT ANGLE OR DISTANCE

STORM STRUCTURES:

1232
SQUARE INLET
CASTING 860.83
W 12" CPP 857.26
E 18" CMP 857.36

1237
SQUARE INLET
CASTING 861.22
W 18" CMP 858.00
E 12" CCP 858.00

1227
BEEHIVE INLET
N. RIM 855.15
E 18" RCP 850.00
W 18" RCP 850.00

1228
BEEHIVE INLET
N. RIM 854.80
E 18" RCP 849.35
W 18" RCP 849.30

1229
BEEHIVE INLET
N. RIM 854.58
E 18" RCP 849.13
S 18" RCP 849.13

SANITARY SEWER STRUCTURES:

1230
MANHOLE
RIM ELEV. 861.01
FULL OF WATER AIR
RELIEF FOR FORCE MAIN?

1246
MANHOLE
RIM ELEV. 859.86
FULL OF WATER AIR
RELIEF FOR FORCE MAIN?

Schneider GEOMATICS

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidergeomatics.com

WILSON FARM
PARCEL 1
RETRACEMENT - ALTA/NSPS LAND TITLE SURVEY

6199 S. STATE ROAD 13, LAPEL, IN 46051

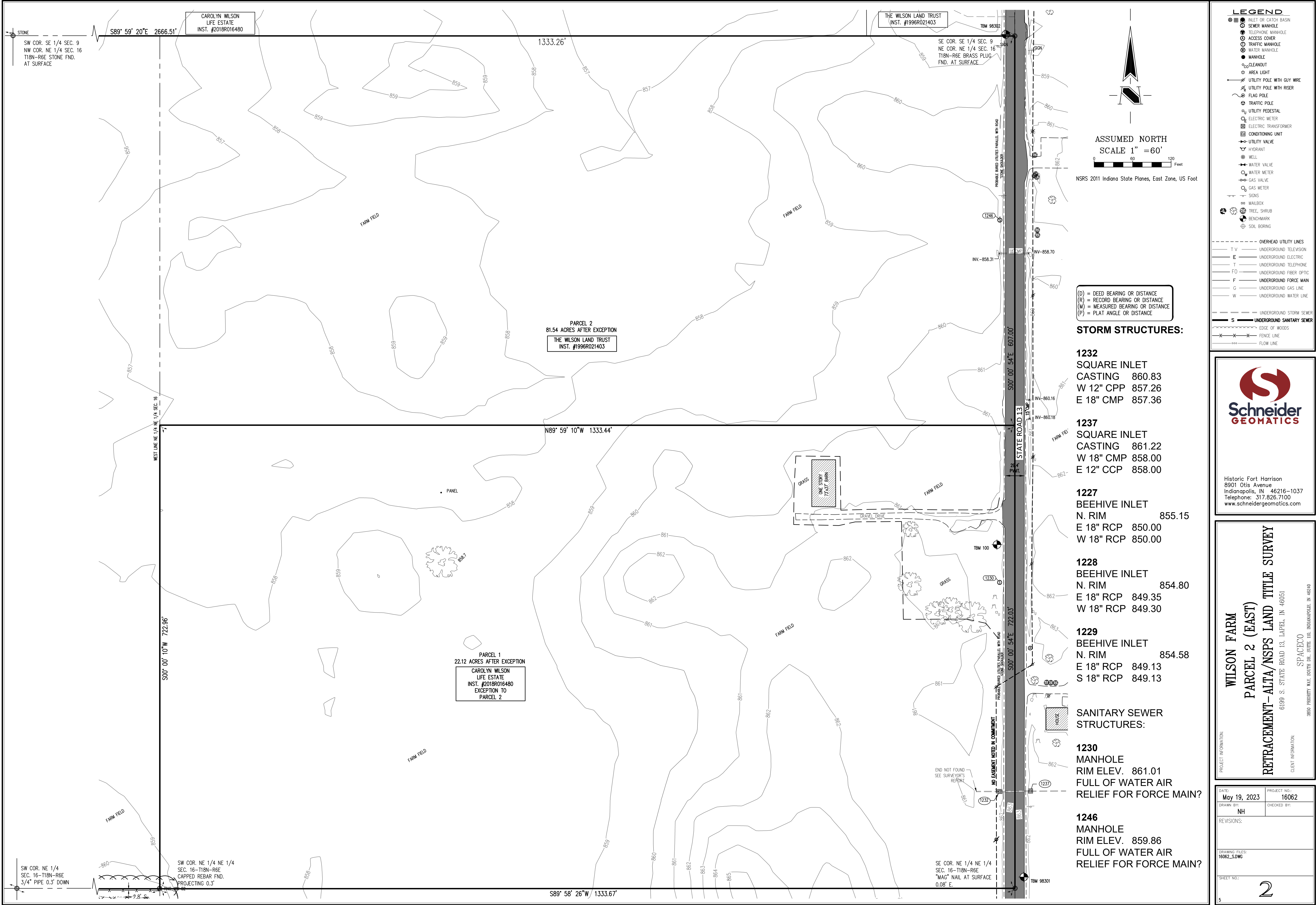
PROJECT INFORMATION:
DATE: May 19, 2023
DRAWN BY: NH
REVISIONS:

CLIENT INFORMATION:
SPACECO
3850 PRUDITY WAY, SOUTH DR., SUITE 110, INDIANAPOLIS, IN 46240

PROJECT NO.: 16062
CHECKED BY:

DRAWING FILES:
16062_S.DWG

SHEET NO.: 1



LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
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OVERHEAD UTILITY LINES

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- F O UNDERGROUND FIBER OPTIC
- F UNDERGROUND FORCE MAIN
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE

UNDERGROUND STORM SEWER

- S UNDERGROUND SANITARY SEWER

STORM STRUCTURES:

- EDGE OF WOODS
- FENCE LINE
- FLOW LINE

ASSUMED NORTH
SCALE 1" = 60'
0 60 120 Feet
NSRS 2011 Indiana State Planes, East Zone, US Foot

(D) = DEED BEARING OR DISTANCE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
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SQUARE INLET
CASTING 860.83
W 12" CPP 857.26
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BEEHIVE INLET
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BEEHIVE INLET
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E 18" RCP 849.35
W 18" RCP 849.30

1229
BEEHIVE INLET
N. RIM 854.58
E 18" RCP 849.13
S 18" RCP 849.13

SANITARY SEWER STRUCTURES:

1230
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RIM ELEV. 861.01
FULL OF WATER AIR RELIEF FOR FORCE MAIN?

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FULL OF WATER AIR RELIEF FOR FORCE MAIN?

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidergeomatics.com

PROJECT INFORMATION:
DATE: May 19, 2023
DRAWN BY: NH
REVISIONS:
DRAWING FILES: 16062_S.DWG
SHEET NO.: 2

PROJECT NO.: 16062
CHECKED BY:
CLIENT INFORMATION:
WILSON FARM
PARCEL 2 (EAST)
RETRACEMENT - ALTA/NSPS LAND TITLE SURVEY
6199 S. STATE ROAD 13, LAPEL, IN 46051
SPACECO
3850 PRUDHOM WAY, SOUTH DR., SUITE 110, INDIANAPOLIS, IN 46240

S89° 55' 12"W 2672.94'

SW COR. SW 1/4 SEC. 9
NW COR. NW 1/4 SEC. 16
T18N-R6E HARRISON
FND. 0.2' DOWN

NW COR. NE 1/4 NW 1/4
SEC. 16-T18N-R6E
NO MONUMENT FOUND
ESTABLISHED AT MID-POINT

UTILITY INFORMATION:

With regard to utility lines shown hereon, source information from plans and markings, where provided, was combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Member utilities are as follows:

BRIGHTSPEED
DUKE ENERGY
LAPEL UTILITIES, TOWN OF
MARATHON PIPE LINE CO. (CLERMONT)
PENDLETON, TOWN OF

COMMUNICATIONS
ELECTRIC
ELECTRIC, STORM, WATER

SONNI SMITH
(704) 314-2662
sonni.smith@brightspeed.com
1120 S. TRYON STREET, SUITE 700
CHARLOTTE, NC 28203

DON MCDUFFY
(317) 776-5320
del-dine-coord@duke-energy.com
100 S. MILL CREEK RD
NOBLESVILLE, IN 46062

BRANDON HUTCHISON
(765) 810-4995
brandon@lapelindiana.org
825 N MAIN ST
LAPEL, IN 46051

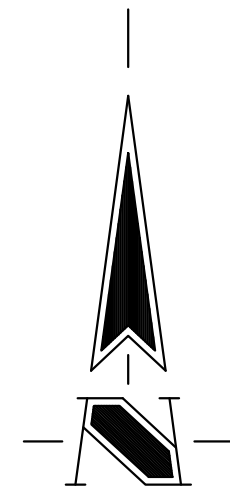
CRAIG SWITZER - ELECTRIC
(765) 208-0104
cswitzer@town.pendleton.in.us
100 W STATE ST
PENDLETON, IN 46064

RYAN BRASHEARS - WATER
(317) 315-4252
rbrashears@town.pendleton.in.us
100 W STATE ST
PENDLETON, IN 46064

BENCHMARK INFORMATION:

Originating Benchmark:
The horizontal and vertical location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations. The coordinate values shown are in the Indiana State Plane Coordinate System (East Zone) reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83 (2011)(EPOCH 2010.0) and reported on the 1988 North American Vertical Datum (NAVD88). This orthometric elevation was computed using Geoid18.

CP 100 - N 1736123.40 E 278609.27 ELEV. - 861.06 CAPPED REBAR
CP98301 - N 1735605.20 E 278651.27 ELEV. - 862.76 MAG NAIL IN WASHER
CP98302 - N 1736919.03 E 278623.00 ELEV. - 860.17 MAGNAIL IN WASHER



ASSUMED NORTH
SCALE 1" = 60'

0 60 120 Feet

NSRS 2011 Indiana State Planes, East Zone, US Foot

S00° 07' 38"E 1333.67'

N89° 44' 56"E 1335.65'

SW COR. NW 1/4
NW 1/4
SEC. 16-T18N-R6E
BOLT SPK IN STONE
0.1' DOWN

SW COR. NE 1/4 NW 1/4
SEC. 16-T18N-R6E
STONE FND. AT SURFACE
FENCE COR. 1.0'S & 0.5' W

JERRY & LORETTA BOWMAN
INST. #1992R002398

JERRY & LORETTA BOWMAN
LIVING TRUST 1/21/1993
INST. #1993R004726

S89° 52' 58"W 1813.87'

JERRY & LORETTA BOWMAN
LIVING TRUST 1/21/1993
INST. #1993R004726

SW COR. NW 1/4 NE 1/4
SEC. 16-T18N-R6E
CAPPED REBAR FND.
PROJECTING 0.5'

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
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- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
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- UTILITY PEDESTAL
- ELECTRIC METER
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- GAS METER
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- MAILBOX
- TREE, SHRUB
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- SOIL BORING

OVERHEAD UTILITY LINES

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- E UNDERGROUND ELECTRIC
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- W UNDERGROUND WATER LINE

UNDERGROUND UTILITY LINES

- S UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER

EDGE OF WOODS

FENCE LINE

FLOW LINE

Schneider
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WILSON FARM
PARCEL 2 (WEST)
RETRACEMENT-ALTA/NSPS LAND TITLE SURVEY
6199 S. STATE ROAD 13, LAPEL, IN 46051

PROJECT INFORMATION:
DATE: May 19, 2023
DRAWN BY: NH
REVISIONS:

CLIENT INFORMATION:
PROJECT NO.: 16062
CHECKED BY:

DRAWING FILES:
16062_SDWG

SHEET NO.: 4

DATE: May 19, 2023
PROJECT NO.: 16062
DRAWN BY: NH
CHECKED BY:

REVISIONS:

DRAWING FILES:
16062_SDWG

SHEET NO.: 4

To: SPACECO
3850 Priority Way South Drive, Suite 110
Indianapolis, IN 46240

The purpose of this survey is to retrace the deed lines of the surveyed property on the ground and to report the availability and condition of reference monuments; clarity and/or ambiguity of the record description(s) as well as the descriptions of adjoining lands and their relationships to occupation or possession lines. The survey will also meet the minimum standard requirements for an ALTA/NSPS Land Title Survey (effective February 23, 2021) as well as the minimum standards of practice for land surveys in Indiana per 865 IAC 12.1.

PARCEL 1:

Current owner of record: Carolyn L. Wilson
Deed Record 635 page 211, Instrument No.s 2018R007367
and 2018R007368

DESCRIPTION

Beginning at a point on the east line of the Northeast Quarter of Section 16, Township 18 North, Range 6 East, said point being 746 feet north of the Southeast Corner of said Northeast Quarter, and running thence Westerly 1,335.1 feet on and along a property line fence to a point on the west line of the East Half of said Northeast Quarter, said point being 746.5 feet north of the Southwest Corner of the Southeast Quarter of said Northeast Quarter, thence Northerly 1,306.35 feet on and along said west line, thence Easterly 1,334.1 feet to a point on said east line of the Northeast Quarter, said point being 607 feet south of the Northeast Corner of said Section 16, thence South 1,305.10 feet to the place of beginning, containing in all 40 acres, more or less;

EXCEPT:

A parcel of ground being a part of the Northeast Quarter of Section 16, Township 18 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Green Township, Madison County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence North 00 degrees 00 minutes 59 seconds West along the east line of said Northeast Quarter, a distance of 746.00 feet to the **Point of Beginning**; thence continuing North 00 degrees 00 minutes 59 seconds West along said east line of said Northeast Quarter, a distance of 583.09 feet to the Northeast Corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 58 minutes 46 seconds West along the north line of said Southeast Quarter of said Northeast Quarter, a distance of 1333.58 feet to the Northwest Corner of said Southeast Quarter of said Northeast Quarter; thence South 00 degrees 00 minutes 24 seconds West along the west line of said Southeast Quarter of said Northeast Quarter, a distance of 583.54 feet; thence North 89 degrees 57 minutes 38 seconds East, a distance of 1333.82 feet to the point of beginning, contains 17.860 acres, more or less.

PARCEL 2:

Current owner of record: Harriett M. Wilson as Trustee of The Wilson Land Trust agreement dated August 13, 1996, Instrument No. 9621403

DESCRIPTION

Beginning at the Northeast Corner of Section 16, Township 18 North, Range 6 East and running thence South along the east line of the Northeast Quarter of said Section 16, a distance of 783.75 feet to a point being 544.5 feet (33 rods) North of the Southeast Corner of the Northeast Quarter of said Northeast Quarter, thence West 198 feet, thence South 379.5 feet, thence East 198 feet to said east line of the Northeast Quarter, thence South 165 feet to said Southeast Corner, thence continuing South along said east line of the Northeast Quarter, a distance of 582.25 feet to a point being 746 feet north of the Southeast Corner of said Northeast Quarter, thence West along a property line fence, a distance of 1,335.1 feet to a point on the west line of the Northeast Quarter of said Northeast Quarter, said point being 746.5 feet North of the Southwest Corner of said Southeast Quarter of the Northeast Quarter, thence North 583.5 feet to the Northwest Corner of said Southeast Quarter of the Northeast Quarter, thence West 1333.3 feet to the Southwest Corner of the Northwest Quarter of said Northeast Quarter, thence West 1333.3 feet to the Southwest Corner the Northeast Quarter of the Northwest Quarter of the said Section 16, thence North along the west line of said Northeast Quarter, a distance of 594 feet, thence Northeasterly 1,359 feet to a point on the west line of said Northwest Quarter of the Northeast Quarter, said point being 858 feet North of said Southwest Corner of said Northwest Quarter of the Northeast Quarter, thence north 473.75 feet to the Northwest Corner of said Northeast Quarter of Section 16, thence East 2,687 feet to the place of beginning. Being a part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 18 North, Range 6 East and containing 38.935 acres, a part of the Southeast Quarter of said Northeast Quarter and containing 17.86 acres, a part of the Northeast Quarter of the Northwest Quarter of Section 16 and containing 22.22 acres, and the Northwest Quarter of said Northeast Quarter of Section 16 and containing 40.74 acres, and containing in all 119.805 acres, more or less.

EXCEPTING:

Beginning at a point on the east line of the Northeast Quarter of Section 16, Township 18 North, Range 6 East, said point being 746 feet North of the Southeast Corner of said Northeast Quarter, and running thence Westerly 1,335.1 feet on and along a property line fence to a point on the west line of the East Half of said Northeast Quarter, said point being 746.5 feet north of the Southwest Corner of the Southeast Quarter of said Northeast Quarter, thence Northerly 1,306.35 feet on and along said west line, thence Easterly 1,334.1 feet to a point on said east line of the Northeast Quarter, said point being 607 feet South of the Northeast Corner of said Section 16, thence South 1,305.10 feet to the place of beginning.

SURVEYOR'S REPORT

The topographic data was gathered using survey grade GPS and standard radial surveying techniques with an electronic instrument with data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet; elevations on natural surfaces are accurate to within 0.1 feet on the date on which the elevations were obtained; however, changes in elevations can occur due to soils swell and subsidence, freeze thaw cycles, and wind and water erosion. The magnitude of these changes depends upon soil types, seasonal changes, and the frequency and intensity of wind, rain, and snow events. It is recommended that if the topographic data is to be used for planning or design purposes that a check of elevations be performed prior to any construction activity. Contours are plotted based upon interpolation of the spot elevations shown hereon and are generally accurate to within one-half of the contour interval depicted. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments both found and set, record documents and the deed lines as established or reestablished by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed (relative positional accuracy). The survey may show differences between the deed (D) and measured (M) dimensions along the deed lines. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey.

MONUMENTS

Monuments were set or found during this survey, those set in the ground are 5/8" rebar with yellow plastic caps stamped "SCHNEIDER 0001", unless otherwise noted. Monuments set in hard surfaced areas, such as asphalt, are as indicated on the drawing and have a washer stamped "SCHNEIDER 0001" where possible. There may be 5/8" rebar with red plastic caps stamped "TRAVERSE", wooden stakes, or spike nails found on or near the subject real estate. These are working points and should not be confused with monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Because the difference is deemed insignificant, monuments were not set in those cases where a found monument was not in exact agreement with this survey, but within the tolerances required for a certain Class of survey. The difference may be shown on the survey to accentuate the uncertainty of that monument. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements along the lines affected. Those uncertainties considered to be significant are discussed below. The monuments established at the corners of the subject real estate are within the acceptable relative positional specifications for an Urban Survey, 0.07 feet + 50 ppm as defined in 865 IAC 1-12-7.

The following are the monuments found or re-established marking the corners common to Section 16, Township 18 North, Range 6 East as necessary for this survey.

Northwest Corner - A Harrison cast iron monument was found two inches below the surface of the road. This monument has been perpetuated and referenced by the Hamilton County Surveyor's Office. In my opinion, there is negligible uncertainty with this monument.

North Corner - A stone was found at this location, high point used. After examining surveys by others and route surveys for road improvements, it was found that all had used this monument for control of quarter

section lines and the establishment and retracement of deed lines in the area. It is my opinion that this monument of common report be used for surveys of properties in this section.

Northeast Corner - A ¼-inch brass plug was found at the surface of the road. The Madison County Surveyor's Office has perpetuated and referenced this monument. In my opinion, there is negligible uncertainty with this monument.

East Corner - A ¼-inch brass plug was found 0.1 foot below the surface. The Madison County Surveyor's Office has perpetuated and referenced this monument. In my opinion, there is negligible uncertainty with this monument.

West Corner - A one-inch pipe was found one inch below the surface of the road. This monument has been perpetuated and referenced by the Hamilton County Surveyor's Office. In my opinion, there is negligible uncertainty with this monument.

Center Corner - A ¼-inch pipe was found three-inches below the surface of the road. The Madison County Surveyor's Office has not perpetuated or referenced this corner. This monument is 0.3 foot north and 3.6 feet west of the computed center of section. However, after examining surveys by others and route surveys for road improvements, it was found that all had used this monument for control of quarter section lines and the establishment and retracement of deed lines in the area. I must point out that there will always be at least 3.7 feet of uncertainty with this monument. It is my opinion that this monument of common report be used for surveys of properties in this section.

Other Aliquot Corners:

Southeast Corner Northwest Quarter Northwest Quarter - A stone was found at this location, high point used. After examining surveys by others and certain minor plats it is evident that this monument has been used for aliquot divisions of the northwest quarter of Section 16. In my opinion, there is approximately 1.3 feet of uncertainty with this monument.

Southeast Corner Northeast Quarter Northwest Quarter - A 5/8-inch rebar with orange cap projecting 0.5-foot above ground was found at the mid-point of the east line of the northwest quarter if using the ½-inch pipe found at the center of section. In my opinion, because of the uncertainty of the monument at the center of section there is an uncertainty of about 1.8 feet.

Southwest Corner Northwest Quarter Northwest Quarter - A Bolt Spike was found 0.1 foot below the surface of the road. This monument has been perpetuated and referenced by the Hamilton County Surveyor's Office stating that it was set over (in?) a stone. This monument is 3.1 feet south of the midpoint of the west line of the northwest quarter. In my opinion there will always be 3.1 feet of uncertainty with this monument. This monument by common report has been continually used for the establishment or retracement of deed lines in the area, and I have accepted it as a controlling monument.

Southwest Corner Southeast Quarter Northwest Quarter - A "MAG" nail with Weihe Eng. Washer was found at the surface of the road at the mid-point of the south line of the northwest quarter. In my opinion, there is negligible uncertainty with this monument.

Other aliquot subdivisions of the overall section were performed, as needed, by mathematical solutions based upon the locations of the monuments found or reestablished as discussed above.

Water boundaries necessarily are subject to change due to erosion, accretion, avulsion or other natural causes, or by the hand of man; therefore, if any water boundaries are shown on the survey, they may not represent the actual limit of title.

THEORY OF LOCATION

The subject real estate is described by metes and bounds. These types of descriptions make "calls", which are references to record, natural, or artificial monuments at the corners; and record, natural or cultural boundary lines. The most common method is to rectile the direction and length of each line as one would walk around the perimeter of the property. The following paragraphs are observations relative to those controlling monuments and calls as referenced in the description.

Qualifying calls within the deeds are relative to quarter section lines, the monuments marking their ends, or to corners of aliquot divisions of the quarter sections. I accepted and used the monuments described above marking the called for corners and projected lines between them as the aliquot subdivisions of the section. I held certain distances called for such as "...607 feet south of the Northeast Corner of said Section 16." However the next call may be "...a distance of 1333.58 feet to the Northwest Corner of said Southeast Quarter of said Northeast Quarter" in that case the controlling distance in the preceding line would be used but from that point to the corner would be as measured and may not completely agree with the deed distance, for instance the distance may read 1333.58 feet but the measurement between those points this survey may be 1334.01 feet. One must remember that some descriptions were written decades ago when survey instrumentation and different techniques utilized, for instance a certain distance may have been measured using a chain end over end over uneven ground affecting precision. It is also possible that different monuments were used. The description for Parcel 2 has a call along its west line and part of its northerly line of "...a distance of 594 feet, thence Northeasterly 1,359 feet to a point on the west line of said Northwest Quarter of the Northeast Quarter, said point being 858 feet North of said Southwest Corner of said Northwest Quarter of the Northeast Quarter. The description does not call out the ditch although the distances given are very close to it. The adjoining property to the north has a call "to the center of the ditch". It is my opinion that the intent and observed property line is the center of the ditch.

COMMON TITLE LINES

Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others. A comparison was made between the deed calls of the subject real estate and those adjoining parcels with common lines with the surveyed parcel and no discrepancies were found.

OCCUPATION ALONG DEED LINES

Occupation means some observable improvement either manmade or a natural barrier manipulated by man to delineate the property line. It should be noted that not all fences are erected to define property lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

Parcel 1:

State Road 13, a public thoroughfare, runs along the east side of the surveyed property. There is no documentation at present regarding right of way width, therefore, until proven otherwise, the right of way is the traveled path. There are public utilities located along the road without documentation as to the right of way width, they exist without benefit of easements. There is no visible occupation lines along the north, south, or west lines. There are two storm inlets on each side of S.R. 13 and identified on the survey as structures 1237 and 1232. It is possible that those inlets were built over a field tile that conveys storm water from east of the road, through these structures, and then westerly to Sand Creek via field tiles.

Parcel 2:

State Road 13, a public thoroughfare, runs along the east side of the surveyed property. There is no documentation at present regarding right of way width, therefore, until proven otherwise, the right of way is the traveled path. There are public utilities located along the road without documentation as to the right of way width, they exist without benefit of easements. A farm type fence in tree and brush row meanders along the south line from 2.0 feet south to 1.1 feet north of line. A farm type fence in a tree and brush row is located on line to 2.6 feet west of the west line of the property. Sand Creek also known as Mud Creek or the Stanford Baughn 65035 Drain forms the north line of the west part of Parcel 2 and passes through the wooded part of Parcel 2. The 75 foot statute easement is located on each side of the ditch as measured from the top of bank of each respective side. A culvert under S.R. 13 allows surface storm water to flow from the east side of the road to the west side and onto the surveyed property.

FLOOD HAZARD INFORMATION

The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map of Madison County, Indiana, Community #180442, Map #18095C0240D dated May 3, 2011, the described real estate partially lies within Zone "A", where no base flood elevation has been determined; and the Unshaded Zone "X", which are areas determined to be of minimal flood hazard. The division line between the flood zones is delineated hereon.

TITLE COMMITMENT/EASEMENTS

PARCEL 1:

This Survey was prepared utilizing information contained in First American Title Insurance Company Commitment #NCS-1176301-CH12, dated April 17, 2023. Some of the items disclosed in Schedule B, Part II-Exceptions, Part Two of said Commitment have been shown on the survey, if possible, and are identified by their record information.

Items 1, 2, 3, 5, and 10 are not matters of survey; therefore, not addressed in this report.

4. Transfer On Death Deed by Carolyn L. Wilson recorded December 4, 2018, as document 2018R016480, and the terms, provisions and conditions contained therein.

The surveyed property is located within a part of the descriptions of the affected lands.

6. Rights of the Public, the State of Indiana, and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way.

State Road 13 runs along the east line of the surveyed property; however, no documentation can be found as to its right of way width.

7. Rights of way for drainage tiles, ditches, feeders, and laterals, if any.

There is evidence of drainage tiles across the property.

8. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.

Area shown hereon is by survey measurements.

9. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Stanford Baughn 65035 Drain, a legal drain established in accordance with I.C. 36-9-27-33.

The drain is not located on or near Parcel 1.

If there is a need for additional items to be shown on the survey, please advise me and provide the appropriate information.

PARCEL 2:

This Survey was prepared utilizing information contained in First American Title Insurance Company Commitment #NCS-1176302-CH12, dated April 17, 2023. Some of the items disclosed in Schedule B, Part II-Exceptions, Part Two of said Commitment have been shown on the survey, if possible, and are identified by their record information.

Items 1, 2, 6, and 9 are not matters of survey; therefore, not addressed in this report.

3. Rights of the Public, the State of Indiana, and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way.

State Road 13 runs along the east line of the surveyed property; however, no documentation can be found as to its right of way width.

4. Rights of way for drainage tiles, ditches, feeders, and laterals, if any.

Drainage tiles and Sand Creek are located on the property.

5. Rights of interested parties to the free and unobstructed flow of the waters of the Sand Creek which may flow on or through the land.

Sand Creek runs through the north part of the property and forms part of the west half of the northerly deed line.

7. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.

Area shown hereon is by survey measurements.

8. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Stanford Baughn 65035 Drain, a legal drain established in accordance with I.C. 36-9-27-33.

Also known as Sand Creek and is shown hereon.

If there is a need for additional items to be shown on the survey, please advise me and provide the appropriate information.

GENERAL NOTES

As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. Interpretations are not a part of any certification.

No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Schneider Geomatics, its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

The locations of all existing underground utilities shown on this survey are based upon above ground evidence (including, but not limited to, manholes, inlets, valves, and/or marks made upon the ground by other) and are speculative in nature. There may also be other existing underground utilities for which there is no above ground evidence or for which no above ground evidence was observed. The exact locations of said existing underground utilities shall be verified by the contractor prior to all construction of planned improvements on or near the property.

The surveyed property was not undergoing construction activities at the time of the survey.

CERTIFICATE OF SURVEY
ALTA/NSPS LAND TITLE SURVEY

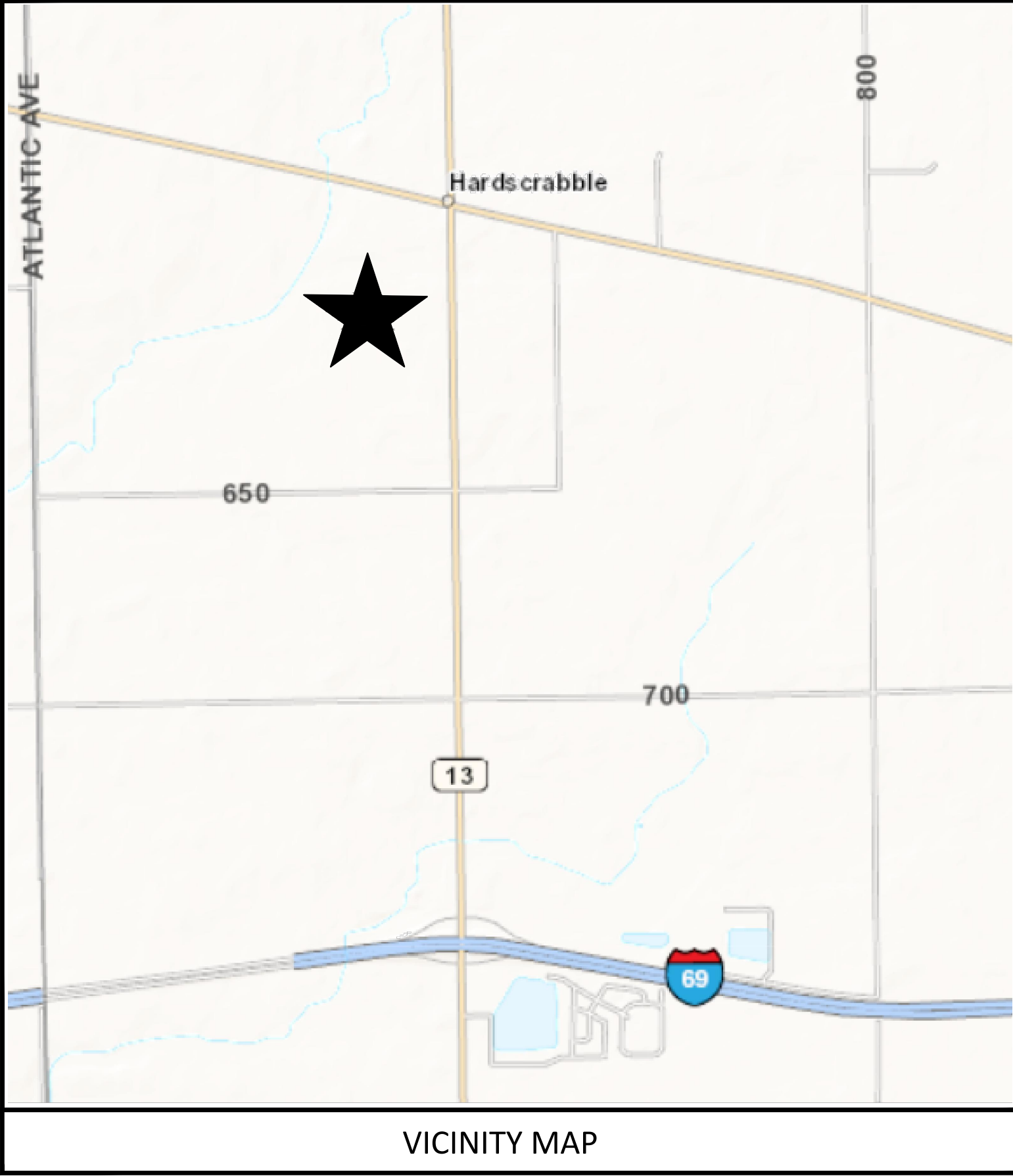
To: SPACECO, LKQ Midwest, Inc., First American Title Insurance Company:

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 through 5, 7(a)(b)1, 8, 9, 13, 14 and 16 of Table A thereof. I further certify that to the best of my professional knowledge, information, and belief, the herein survey meets or exceeds the minimum requirements as set forth in 865 IAC 1-12-7, and the within plat and report represents the results of an Urban Survey, as defined therein. The fieldwork was completed under my direct supervision on May 10, 2023.

Norman H. Hisselman
Professional Land Surveyor #S0461
May 19, 2023



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.
Norman H. Hisselman
And: Prepared by: Norman H. Hisselman



VICINITY MAP

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- UTILITY VALVE
- HYDRANT
- WELL
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- SIGNS
- MAILBOX
- TREE, SHRUB
- BENCHMARK
- SOIL BORING

OVERHEAD UTILITY LINES

- T V UNDERGROUND TELEVISION
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- F UNDERGROUND FORCE MAIN
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE

UNDERGROUND STORM SEWER

S UNDERGROUND SANITARY SEWER

EDGE OF WOODS

FENCE LINE

FLOW LINE

Schneider GEOMATICS

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidergeomatics.com

WILSON FARM

SURVEYOR'S REPORT

RETRACEMENT- ALTA/NSPS LAND TITLE SURVEY

6199 S. STATE ROAD 13, LAPEL, IN 46051

PROJECT INFORMATION: DATE: May 19, 2023 PROJECT NO: 16062

DRAWN BY: NH CHECKED BY:

REVISIONS:

DRAWING FILES: 16062_SDWG

SHEET NO: 5