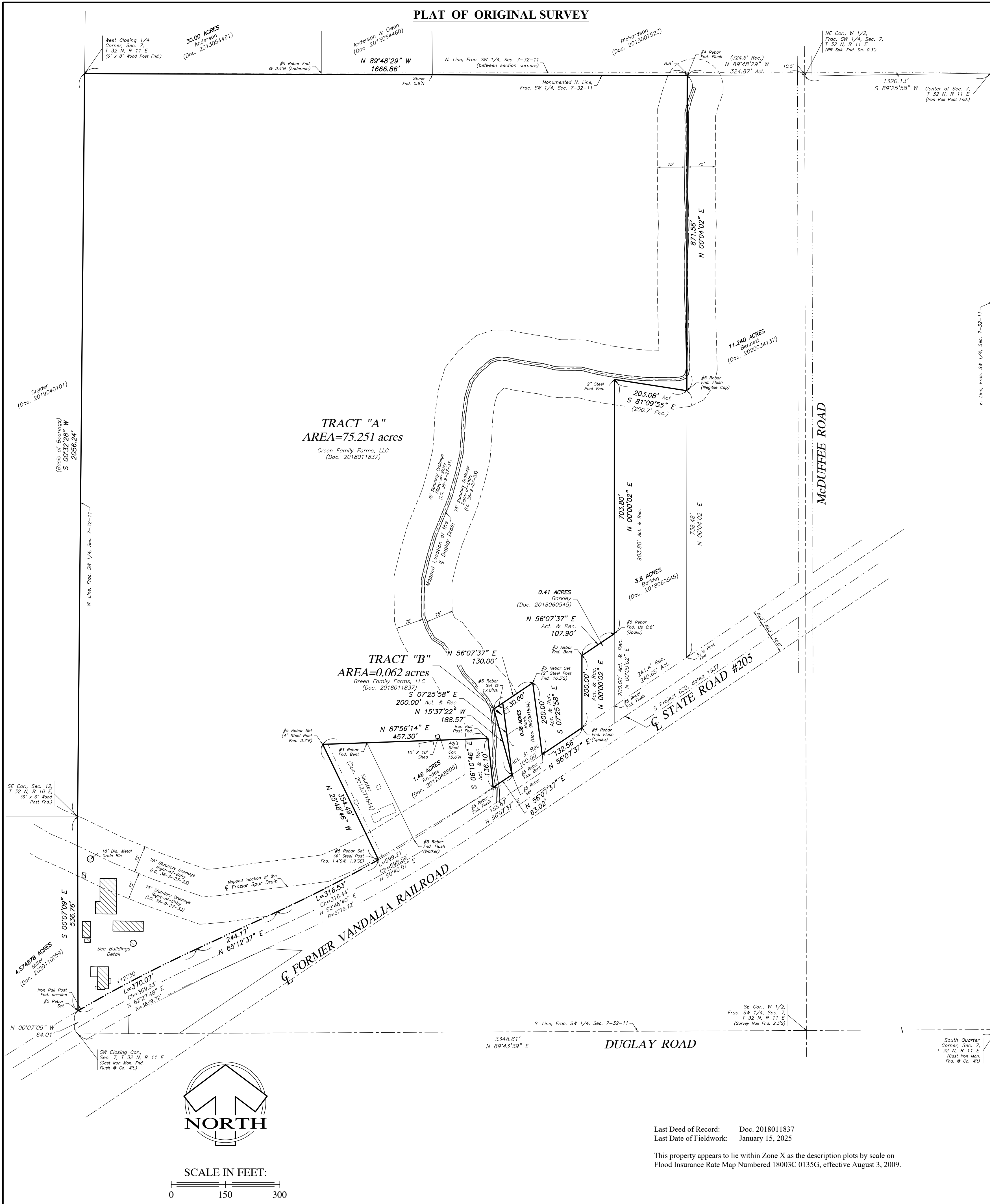


PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTIONS:

TRACT "A": (part of a tract described in Document Number 2018011837)

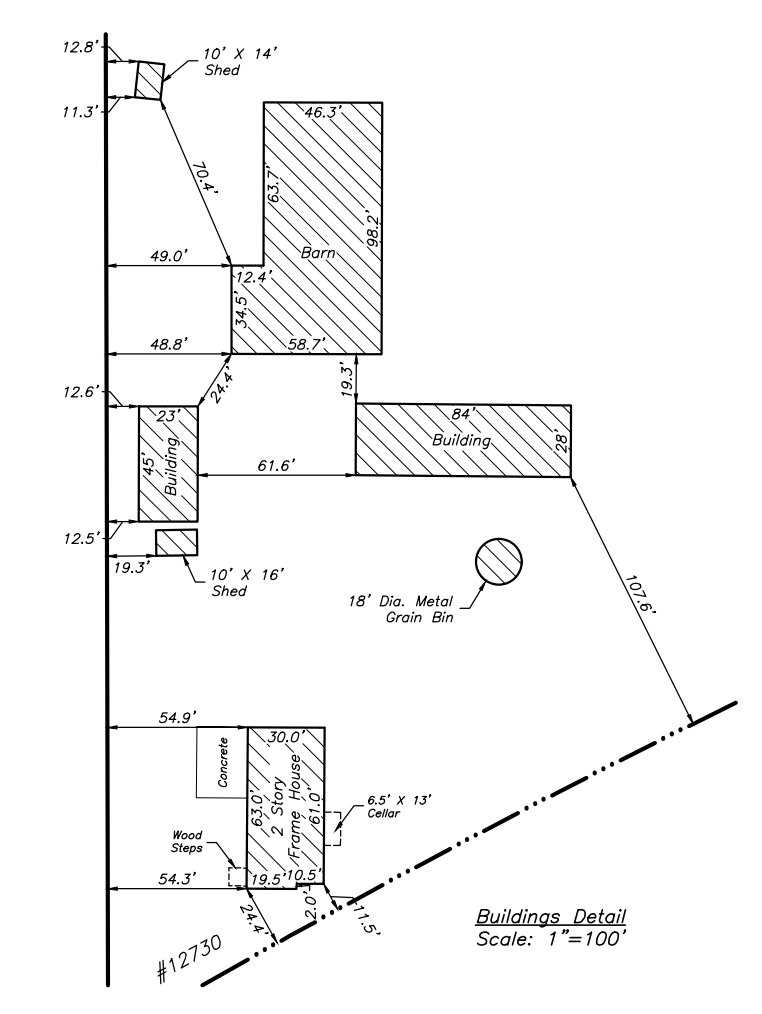
Part of the Fractional Southwest Quarter of Section 7, Township 32 North, Range 11 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 151-135 "B", dated January 24, 2025, and being more particularly described as follows, to-wit:

Beginning at the West closing Quarter corner of said Section 7, being marked by a wood post; thence South 00 degrees 32 minutes 28 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of the Fractional Southwest Quarter of said Section 7, a distance of 2056.24 feet to a wood post at the Southeast corner of Section 12, Township 32 North, Range 10 East; thence South 00 degrees 07 minutes 09 seconds East, continuing on and along said West line of State Road #205; thence Northeastly, on and along said Northerly right-of-way line as defined by the arc of a non-tangent circular curve to the right having a radius of 3859.72 feet, an arc distance of 370.07 feet, being subtended by a long chord having a length of 369.93 feet and a bearing of North 62 degrees 27 minutes 48 seconds East to the point of tangency; thence North 65 degrees 12 minutes 37 seconds East, continuing on and along said Northerly right-of-way line and tangent to said curve, a distance of 244.17 to the point of curvature of a tangent circular curve to the left having a radius of 3779.72 feet; thence Northeastly, continuing on and along said Northerly right-of-way line as defined by the arc of said curve, an arc distance of 316.53 feet, being subtended by a long chord having a length of 316.44 feet and a bearing of North 62 degrees 48 minutes 40 seconds East to a #5 rebar; thence North 25 degrees 48 minutes 46 seconds West, a distance of 354.49 feet to a #5 rebar; thence North 87 degrees 56 minutes 14 seconds East, on and along a line partially defined as the North line of a 0.75 acre tract of real estate described in a deed to Darrell E. Nichter in Document Number 2012071544 in the Office of the Recorder of Allen County, Indiana, and a 1.46 acre tract of real estate described in a deed to Doyle Rhodes in Document Number 2012048805 in the Office of the Recorder, a distance of 457.30 feet to an iron rail post at the Northeast corner of said 1.46 acre tract; thence South 06 degrees 10 minutes 46 seconds East, on and along the East line of said 1.46 acre tract, a distance of 136.10 feet to a #5 rebar at the Southeast corner thereof, being a point on the said Northerly right-of-way line of State Road #205; thence North 00 degrees 07 minutes 37 seconds East, on and along the East line of said 1.46 acre tract, a distance of 63.02 feet to a #5 rebar at the Southwest corner of a 0.38 acre tract of real estate described in a deed to Genevieve Martin in Document Number 990001804 in the Office of said Recorder; thence North 15 degrees 37 minutes 22 seconds West, a distance of 188.57 feet; thence North 56 degrees 07 minutes 37 seconds East, on and along a line partially defined as the North line of said 0.38 acre tract, a distance of 130.00 feet to a #5 rebar at the Northeast corner thereof; thence South 07 degrees 58 minutes 58 seconds East, on and along the East line of said 0.38 acre tract, a distance of 200.00 feet to a #3 rebar at the Southeast corner thereof, being a point on the said Northerly right-of-way line of State Road #205; thence North 56 degrees 07 minutes 37 seconds East, on and along said right-of-way line, a distance of 132.56 feet to a #5 rebar at the Southwest corner of a 0.41 acre tract of real estate described in a deed to Nathaniel Barkley and Kelsey Barkley in Document Number 2018060545 in the Office of said Recorder; thence North 00 degrees 00 minutes 02 seconds East, on and along the West line of said 0.41 acre tract, a distance of 200.00 feet to a #3 rebar at the Northwest corner thereof; thence North 56 degrees 07 minutes 37 seconds East, on and along the North line of said 0.41 acre tract, a distance of 107.90 feet to a #5 rebar at the Northeast corner thereof, being a point on the West line of a 3.8 acre tract of real estate described in said Barkley deed; thence North 00 degrees 00 minutes 02 seconds East, on and along said West line, a distance of 703.80 feet to a steel post at the Northwest corner of said 3.8 acre tract; thence South 81 degrees 09 minutes 55 seconds East, on and along the North line of said 3.8 acre tract, a distance of 203.08 feet to a #5 rebar at the Northeast corner thereof, being a point on the West line of a 3.8 acre tract of real estate described in a deed to Justin Michael Bennett in Document Number 2020034137 in the Office of said Recorder; thence North 00 degrees 04 minutes 02 seconds East, on and along the West line of said 11.240 acre tract, a distance of 871.56 feet to a #4 rebar at the Northwest corner thereof, being a point on the North line of said Fractional Southwest Quarter; thence North 89 degrees 48 minutes 29 seconds West, on and along said North line, a distance of 1666.86 feet the point of beginning, containing 75.251 acres of land, and subject to all easements of record.

TRACT "B": (part of a tract described in Document Number 2018011837)

Part of the Fractional Southwest Quarter of Section 7, Township 32 North, Range 11 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 151-135 "B", dated January 24, 2025, and being more particularly described as follows, to-wit:

Beginning at the West closing Quarter corner of said Section 7, being marked by a wood post; thence South 00 degrees 32 minutes 28 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of the Fractional Southwest Quarter of said Section 7, a distance of 2056.24 feet to a wood post at the Southeast corner of Section 12, Township 32 North, Range 10 East; thence South 00 degrees 07 minutes 09 seconds East, continuing on and along said West line, a distance of 536.76 feet to a #5 rebar at the point of intersection of said West line with the Northerly right-of-way line of State Road #205; thence Northeastly, on and along said Northerly right-of-way line as defined by the arc of a non-tangent circular curve to the right having a radius of 3859.72 feet, an arc distance of 370.07 feet, being subtended by a long chord having a length of 369.93 feet and a bearing of North 62 degrees 27 minutes 48 seconds East to the point of tangency; thence North 65 degrees 12 minutes 37 seconds East, continuing on and along said Northerly right-of-way line and tangent to said curve, a distance of 244.17 to the point of curvature of a tangent circular curve to the left having a radius of 3779.72 feet; thence Northeastly, continuing on and along said Northerly right-of-way line as defined by the arc of said curve, an arc distance of 599.21 feet, being subtended by a long chord having a length of 598.59 feet and a bearing of North 60 degrees 04 minutes 07 seconds East to the point of tangency; thence North 56 degrees 07 minutes 37 seconds East, continuing on and along said Northerly right-of-way line and tangent to said curve, a distance of 155.57 feet to a #5 rebar at the Southwest corner of a 0.38 acre tract of real estate described in a deed to Genevieve Martin in Document Number 990001804 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 15 degrees 37 minutes 22 seconds West, a distance of 188.57 feet; thence North 56 degrees 07 minutes 37 seconds East, a distance of 30.00 feet to the Northwest corner of said 0.38 acre tract; thence South 07 degrees 25 minutes 58 seconds East, on and along the West line of said 0.38 acre tract, a distance of 200.00 feet to the true point of beginning, containing 0.062 acres of land, and subject to all easements of record.

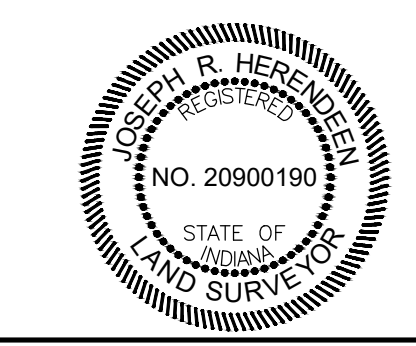


CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Signature of Joseph R. Herendeen, Date: 01/24/2025, Indiana Professional Land Surveyor



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 12730 State Road #205, Churubusco, IN 46723

This survey is intended to create two new tax parcels lying entirely within the record boundaries of a tract of real estate described in a Corrective Quit Claim Deed from James H. Green to Green Family Farms, LLC, dated March 7, 2018, and recorded in Document Number 2018011837 in the Office of the Recorder of Allen County, Indiana.

In accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

- REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-Allen County Surveyor's Section Corner Records.
-INDOT Highway plans for State Road #205, S project 632, dated 1937.
-A survey of the Barkley tracts by Apex Consulting and Surveying, Job No. 17030082, dated November 15, 2018.
-A survey of the Rhodes tract by Walker & Associates, Dwg No. PB-166, dated July 13, 2012.
-A survey of the Nichter tract by Sauer Land Surveying, Inc., Survey No. 051-131, dated May 19, 2003.
-A survey of the Richardson tract by Sauer Land Surveying, Inc., Document Number 20140089314.

(A) AVAILABILITY OF REFERENCE MONUMENTS: The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- The West closing Quarter corner of Section 7.....Wood post found as shown on above-referenced survey.
-The Southeast closing corner of Section 12-30-10.....Undocumented Wood post found.
-The Southwest closing corner of Section 7.....County witnessed cast iron monument found.
-The South Quarter corner of Section 7.....County witnessed cast iron monument found.
-The Center of Section 7.....Iron rail post found as shown on above-referenced survey.
-The NE Cor., West 1/2, Frac. SW 1/4 of Section 7.....Deed called railroad spike found.

The North line of the Fractional Southwest Quarter of Section 7 was established during this survey using the above-referenced West closing Quarter corner of Section 7 and a railroad spike at the Northeast corner of the West Half of said Fractional Southwest Quarter, to said line matching former surveys and found monumentation. Using this line results in a variance between the North line established between Section corners by a maximum of 10.5 feet at the Northeast corner of the West Half of said Fractional Southwest Quarter. The remaining lines of the Fractional Southwest Quarter of Section 7 were all established between the above-referenced monuments. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 10.5 feet in any direction. Uncertainties due to variances between all found monuments and record distances were determined to be 10.5 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES: Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A shed from the South adjoining Rhodes tract lies entirely onto subject tract, a maximum of 15.6 North of the South line of Tract "A" as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 15.6 feet in the North-South direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS: Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY: The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

- (E) ESTABLISHMENT OF LINES AND CORNERS:
1. The West lines of Tract "A" were established on and along the West line of the Fractional Southwest Quarter.
2. The most Southerly line of Tract "A" were all established on and along the Northerly right-of-way line of State Road #205, using found monuments and INDOT plan geometry.
3. The lines of the Nichter and Rhodes tracts were all established using record geometry and found monuments.
4. The East line of the Martin tract was established on and along a line of found monuments, at record distance from a #3 rebar at the Southeast corner of said tract, thus establishing the Northeast corner of said Martin tract.
5. The Southwest corner of the Martin tract was established on and along the Northerly right-of-way line of State Road #205, at record distance from a #3 rebar at the Southeast corner of said tract.
6. The Northwest corner of said Martin tract was established at the intersection of record distances from the Northeast and Southwest corners of said Martin tract, thus establishing the North line of Tract "B" and the line between Tracts "A" and "B".
7. The East and North lines of the Barkley tract and the East line of the Bennett tract were all established using found monuments, partially conforming with record distances.
8. The North lines of Tract "A" was established on and along the North line of the Fractional Southwest Quarter.
9. The West line of Tract "B" was established at the direction of the client.

- (F) NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds or fractions of seconds are as is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the theoretical uncertainty stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey, and is not transferred to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

Table with 2 columns: Revisions, For: Green Family Farms, LLC. Includes details for Sauer Land Surveying, Inc., 7203 ENGLE ROAD, FORT WAYNE, IN 46804, and Date: January 24, 2025.

Last Deed of Record: Doc. 2018011837
Last Date of Fieldwork: January 15, 2025

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0135G, effective August 3, 2009.

