

PLAT OF SURVEY

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: Duglay Road, Churubusco, IN 46723

This survey is intended to retrace 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.
- A survey of the subject tract by Owens & Associates Land Surveyors, Document Number 910026803.

(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 Southeast corner of Section 7.....County witnessed cast iron monument found.
- The South Quarter corner of Section 7.....County witnessed cast iron monument found.

The South line of the Southeast Quarter was established using the above-referenced monuments. These monuments were established after the date of the 1991 original survey and the cast iron monument found at the Southeast corner of said Section 7 appears to be 0.91 feet West of and 2.1 feet South of the previous location of said corner. Due to the relocation of said corners, variances between all found monuments and record distances were determined to be 0.9 feet in the East-West direction and 2.0 feet in the North-South 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. There are no observable uncertainties in occupation and/or possession lines.

(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:

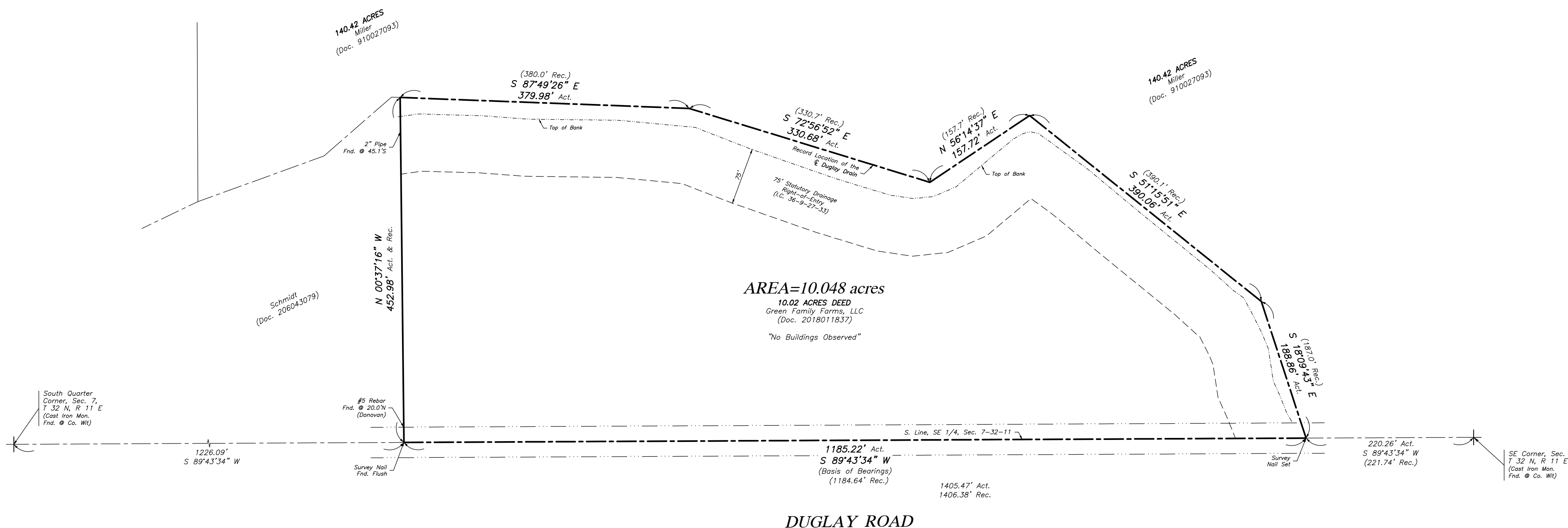
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The South line of subject tract was established on and along the South line of the Southeast Quarter.
2. The West line of subject tract was established using found survey monuments that conform with record geometry.
3. The remaining North lines of subject tract were all established on and along the record centerline of Duglay Drain, using record geometry, leaving the closure error in the most Easterly North line.

(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 of arc 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 transferable 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.



RECORD DESCRIPTION: (as described in Document Number 2018011837)

Part of the Southeast Quarter of Section 7, Township 32 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 07 seconds West along the South line of said Section 7, 221.74 feet to the point of beginning; thence continuing North 89 degrees 48 minutes 07 seconds West along said South line 1184.64 feet; thence North 00 degrees 03 minutes 46 seconds West 452.98 feet to the center line of the Duglay Drain; thence following said center line by the following five courses; South 87 degrees 15 minutes 56 seconds East 380.0 feet, South 72 degrees 23 minutes 22 seconds East 330.7 feet, North 56 degrees 48 minutes 07 seconds East 157.7 feet, South 50 degrees 42 minutes 21 seconds East 390.1 feet, South 17 degrees 36 minutes 13 seconds East 187.0 feet to the point of beginning, containing 10.02 acres, more or less.

NEW ORIGINAL DESCRIPTION: (a modernized description of a tract described in Document Number 2018011837)

Part of the Southeast Quarter of Section 7, Township 32 North, Range 11 East, Allen County, Indiana, based on a survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 151-135 "A", dated January 23, 2025, and being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Section 7, being marked by a cast iron monument; thence South 89 degrees 43 minutes 34 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southeast Quarter of said Section 7 and within the right-of-way of Duglay Road, a distance of 220.26 feet to a survey nail at the true point of beginning; thence South 89 degrees 43 minutes 34 seconds West, continuing on and along said South line and within said right-of-way, a distance of 1185.22 feet to a survey nail; thence North 00 degrees 37 minutes 16 seconds West, a distance of 452.98 feet to the centerline of the Duglay Drain; thence Easterly, on and along said centerline, as defined by the following courses and distances:

South 87 degrees 49 minutes 26 seconds East, a distance of 379.98 feet; thence South 72 degrees 56 minutes 52 seconds East, a distance of 330.68 feet; thence North 56 degrees 14 minutes 37 seconds East, a distance of 157.72 feet; thence South 51 degrees 15 minutes 51 seconds East, a distance of 390.06 feet; thence South 18 degrees 09 minutes 43 seconds East, a distance of 188.86 feet to the true point of beginning, containing 10.048 acres of land, subject to legal right-of-way for Duglay Road, and subject to all easements of record.

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

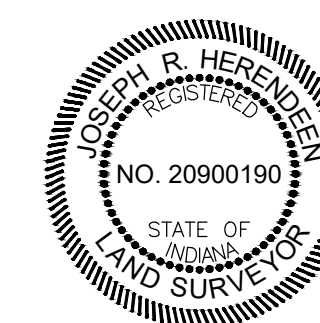
This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0135G, effective August 3, 2009.

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.

Joseph R. Herendeen Date: 01/23/2025
Indiana Professional Land Surveyor



IAC 865 Survey & Surveyor's Report of Part of the Southeast Quarter of Section 7, Township 32 North, Range 11 East, Allen County, Indiana.			
Revisions:	For: Green Family Farms, LLC	Drawn By: TAN	Checked By: JRH
	By: Sauer Land Surveying, Inc.	Scale: 1" = 100'	Job No.
	7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301	Date: January 23, 2025	151-135 "A"



SCALE IN FEET:
0 100 200