

LEGAL DESCRIPTION: PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 12 EAST, PLEASANT TOWNSHIP, ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER FOUND PER RECORD WITNESS; THENCE SOUTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, (ASSUMED AND THE BASIS FOR THESE BEARINGS), 2581.74 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE NORTHERLY RIGHT-OF-WAY OF I-469; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES: THENCE 803.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WHOSE CHORD IS NORTH 87 DEGREES 52 MINUTES 48 SECONDS EAST, 803.57 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 84 DEGREES 36 MINUTES 33 SECONDS EAST, 38.28 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 27 SECONDS WEST, 30.00 FEET; THENCE NORTH 84 DEGREES 36 MINUTES 33 SECONDS EAST, 70.00 FEET; THENCE SOUTH 05 DEGREES 23 MINUTES 27 SECONDS EAST, 30.00 FEET; THENCE NORTH 84 DEGREES 36 MINUTES 33 SECONDS EAST, 425.69 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 01 DEGREES 04 MINUTES 14 SECONDS WEST, 2500.50 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, 203.80 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A MAG NAIL W/"HOEHN" I.D. WASHER; THENCE SOUTH 00 DEGREES 46 MINUTES 09 SECONDS EAST, 740.00 FEET TO A 5/8"X24" REBAR STAKE W/"HOEHN" I.D. CAP; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, 218.00 FEET PARALLEL WITH SAID NORTH LINE TO A 5/8"X24" REBAR STAKE W/"HOEHN" I.D. CAP; THENCE NORTH 00 DEGREES 46 MINUTES 09 SECONDS WEST, 740.00 FEET TO A MAG NAIL W/"HOEHN" I.D. WASHER ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, 906.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING. CONTAINING 74.30 ACRES MORE OR LESS.

SUBJECT TO: A 20 FOOT WIDE DRAINAGE EASEMENT THE CENTERLINE DESCRIBED AS FOLLOWS: PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 12 EAST, PLEASANT TOWNSHIP, ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER FOUND PER RECORD WITNESS; THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, (SOUTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, ASSUMED FOR THE WEST LINE OF SAID NORTHEAST QUARTER AND THE BASIS FOR THESE BEARINGS), 1124.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 46 MINUTES 09 SECONDS EAST, 330 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 11 DEGREES 29 MINUTES 32 SECONDS EAST, 306 FEET TO THE POINT OF TERMINUS.

SUBJECT TO: THE RIGHT-OF-WAY OF PLEASANT CENTER ROAD, A LEGAL OPEN DRAIN KNOWN AS "WOODS" AND RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER AL-11716.

SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT.

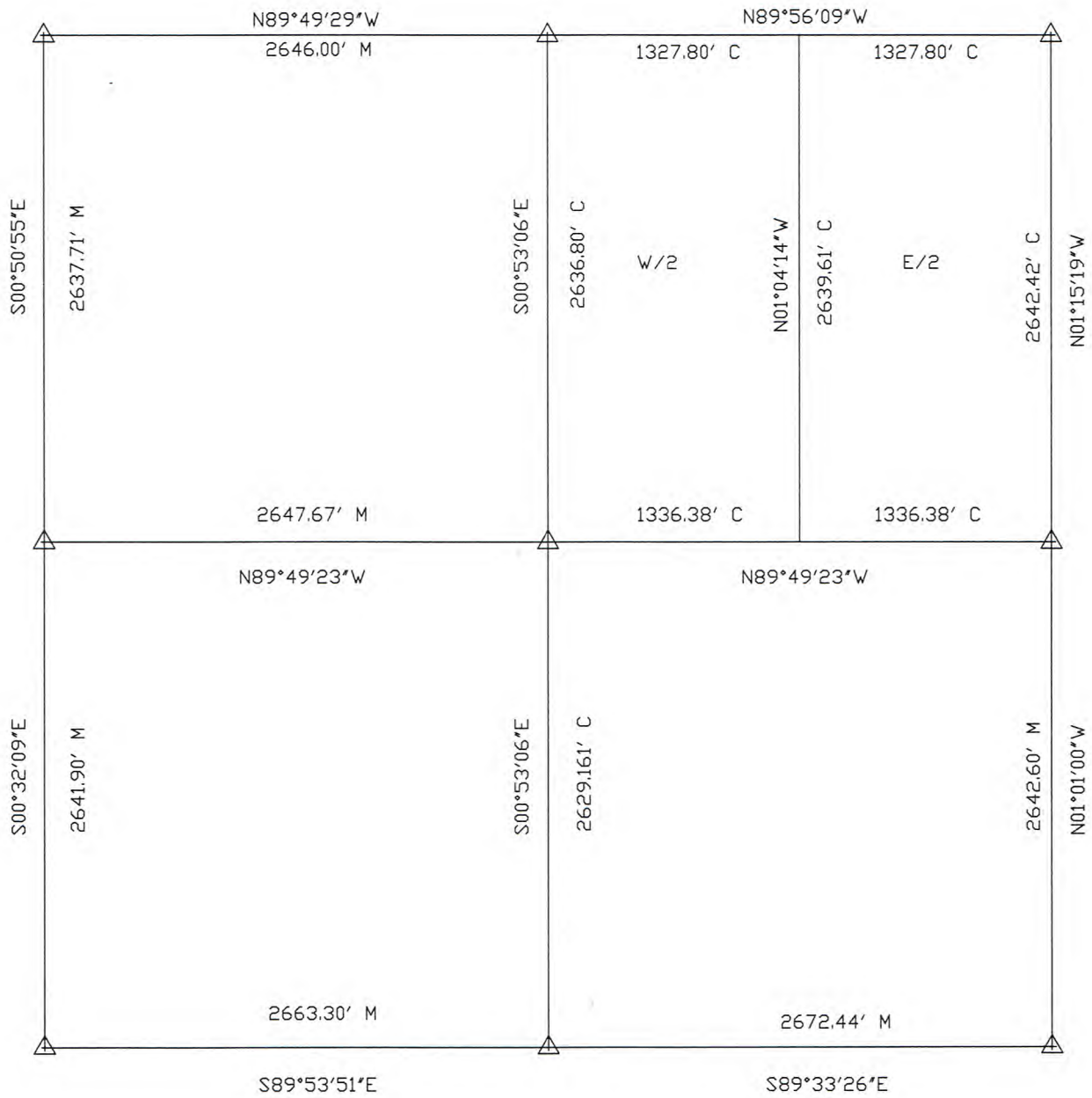
THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A (RURAL SURVEY 0.26 FEET) AS DEFINED BY TITLE 865. THIS IS A RETRACEMENT SURVEY OF DOCUMENT NUMBER 2030049746. THE COUNTY WITNESSED SECTION CORNERS WERE USED TO ESTABLISH THE SECTION LINES. THE SECTION WAS THEN TRAVERSED AND SPLIT INTO QUARTERS BY RUNNING A LINE BETWEEN THE QUARTER CORNERS TO ESTABLISH THE NORTHEAST QUARTER. THE NORTHEAST QUARTER WAS THEN SPLIT IN HALF IN A NORTH AND SOUTH DIRECTION TO ESTABLISH THE EAST LINE OF THE WEST HALF WHICH IS THE CONTROLLING EAST LINE OF THIS TRACT. THE NORTH R/W OF I-469 WAS ESTABLISHED BY DEED CALLS.

NOTE: THIS SURVEY IS VALID WITH ORIGINAL SEAL, SIGNATURE AND PAYMENT OF INVOICE. THE INFORMATION ON THE ATTACHED DRAWING IS INTENDED FOR THIS TRANSACTION ONLY AS DATED BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR. "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". JOEL A. HOEHN

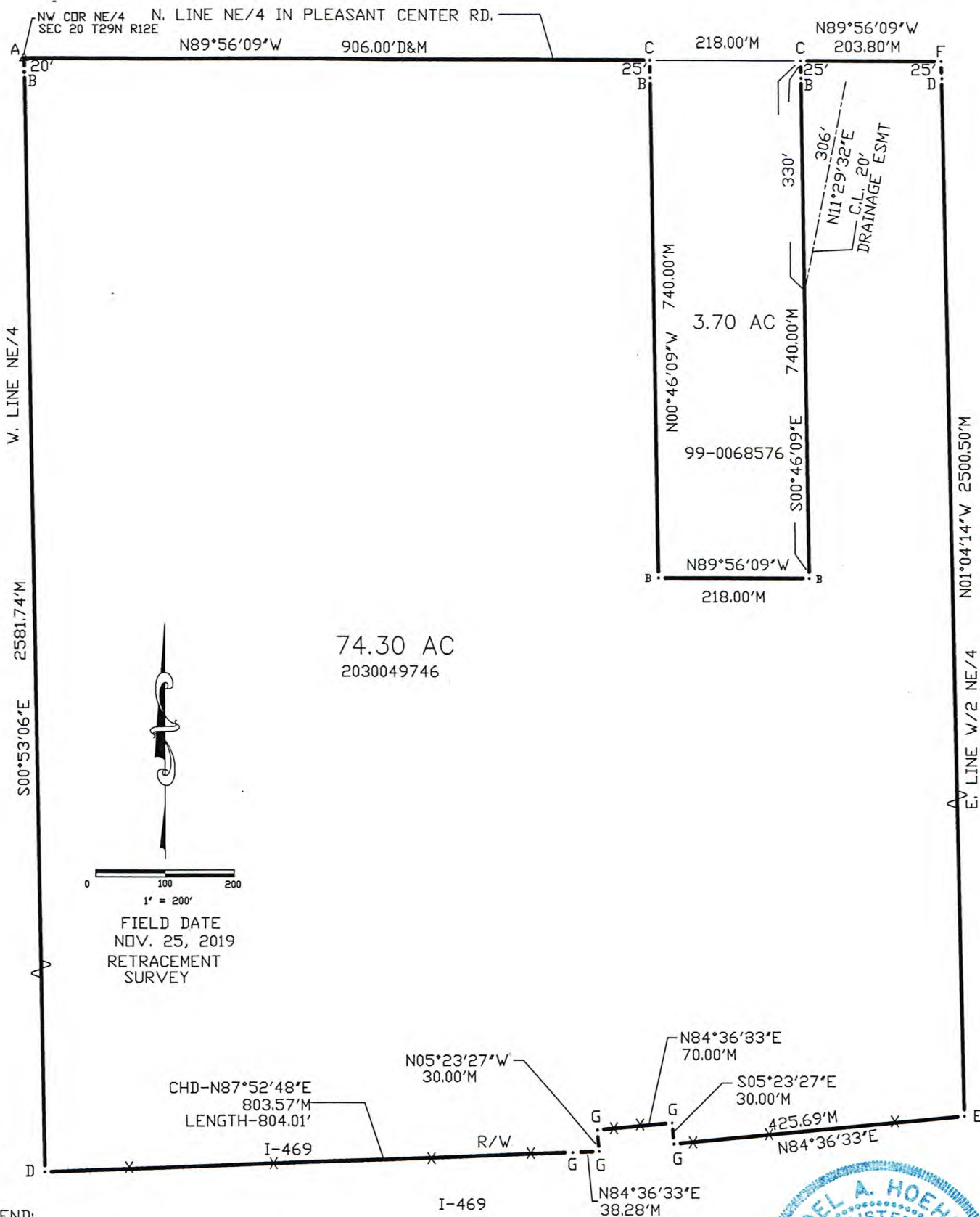
NO TITLE COMMITMENT WAS PROVIDED AT TIME OF SURVEY. A TITLE SEARCH COULD REVEAL DOCUMENTS THAT MAY AFFECT SUBJECT REAL ESTATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, 260-824-5577 HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON NOVEMBER 5, 2019, FIELD AND DECEMBER 3, 2019, OFFICE.

THEORY OF LOCATION
PLEASANT TOWNSHIP
SECTION 20 T29N R12E



ALL CORNER FOUND PER RECORD WITNESS



LEGEND:

- A = CORNER FOUND PER RECORD WITNESS
- B = 5/8\"x24\" REBAR STAKE W/'HOEHN' I.D. CAP SET FLUSH
- C = MAG NAIL W/'HOEHN' I.D. WASHER SET FLUSH
- D = 5/8\" REBAR STAKE W/'ANDERSON' I.D. CAP FOUND 0.3 N
- E = 5/8\" REBAR STAKE W/'ANDERSON' I.D. CAP FOUND 2.3 S, 0.2 E
- F = MAG NAIL FOUND 0.4 E
- G = NO MARK FOUND OR SET

Joel A. Hoehn

