

CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that this survey and the associated surveyor's report were executed under my supervision and to the best of my knowledge, information, and belief were performed in accordance with the current Indiana Minimum Survey Standards, 865 IAC 1-12, for the type of survey as indicated herein, on the following described real estate:

HOUSE TRACT LAND DESCRIPTION: (PART OF INSTR. # 20021059)

A part of the Northeast Quarter of Section 35, Township 21 North, Range 2 West, Perry Township, Clinton County, Indiana, being that 11.48 acre parcel surveyed by Jonathan E. Hause, P.S. 20600040 and shown on a plat of survey certified on February 4, 2020 as Hause Surveying and Engineering Job Number 19S757 (all monuments herein referenced are as set or found on the aforesaid Hause Survey), being more particularly described as follows:

Commencing at a wooden fence post found marking the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 19 minutes 02 seconds West 526.87 feet along the West line of the Northeast Quarter of said Section 35 to the center of the Manson-Colfax Road, said point being witnessed by a 5/8-inch diameter rebar with plastic cap stamped "REW S-0420", bearing South 00 degrees 19 minutes 02 seconds West 32.19 feet, said point in the center of said Manson-Colfax Road also being the Point of Beginning of this Description; thence North 51 degrees 16 minutes 49 seconds East 64.37 feet along the center of said Manson-Colfax Road to a point being witnessed by a 5/8-inch diameter rebar with blue plastic cap stamped "HAUSE PLS20600040" (hereafter called capped rebar) bearing South 00 degrees 19 minutes 02 seconds West 32.19 feet; thence South 00 degrees 19 minutes 02 seconds West 890.00 feet to a capped rebar; thence North 89 degrees 58 minutes 49 seconds East 125.00 feet to a capped rebar; thence South 33 degrees 34 minutes 38 seconds East 120.00 feet to a capped rebar; thence North 89 degrees 58 minutes 49 seconds East 505.00 feet to a capped rebar; thence South 18 degrees 12 minutes 10 seconds East 145.00 feet to a capped rebar; thence South 48 degrees 04 minutes 13 seconds East 150.00 feet to a capped rebar; thence South 30 degrees 06 minutes 06 seconds East 150.00 feet to a capped rebar; thence South 00 degrees 16 minutes 37 seconds West 145.00 feet to a capped rebar; thence North 89 degrees 31 minutes 23 seconds West 802.31 feet to the Northeastern Limited Access Right-of-way line of Interstate Highway 65 and a 5/8-inch diameter rebar with plastic cap stamped "REW S-0420"; thence North 44 degrees 49 minutes 21 seconds West 252.33 feet along said Northeastern Limited Access Right-of-way line of Interstate Highway 65 and an existing right-of-way fence to the West line of the Northeast Quarter of said Section 35 and a 5/8-inch diameter rebar with plastic cap stamped "REW S-0420"; thence North 00 degrees 19 minutes 02 seconds East 1276.63 feet along the West line of the Northeast Quarter of said Section 35 to the Point of Beginning.

Containing 11.48 acres, more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

FIELD TRACT LAND DESCRIPTION: (PART OF INSTR. # 20021059)

A part of the Northeast Quarter of Section 35, Township 21 North, Range 2 West, Perry Township, Clinton County, Indiana, being that 36.14 acre parcel surveyed by Jonathan E. Hause, P.S. 20600040 and shown on a plat of survey certified on February 4, 2020 as Hause Surveying and Engineering Job Number 19S757 (all monuments herein referenced are as set or found on the aforesaid Hause Survey), being more particularly described as follows:

Commencing at a wooden fence post found marking the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 19 minutes 02 seconds West 526.87 feet along the West line of the Northeast Quarter of said Section 35 to the center of the Manson-Colfax Road, said point being witnessed by a 5/8-inch diameter rebar with plastic cap stamped "REW S-0420", bearing South 00 degrees 19 minutes 02 seconds West 32.19 feet; thence North 51 degrees 16 minutes 49 seconds East 64.37 feet along the center of said Manson-Colfax Road to a point being witnessed by a 5/8-inch diameter rebar with blue plastic cap stamped "HAUSE PLS20600040" (hereafter called capped rebar) bearing South 00 degrees 19 minutes 02 seconds West 32.19 feet, said point in the center of said Manson-Colfax Road also being the Point of Beginning of this Description; thence continuing North 51 degrees 16 minutes 49 seconds East 167.69 feet along the center of said Manson-Colfax Road to a point being witnessed by a 5/8-inch diameter rebar with plastic cap stamped "REW S-0420", bearing North 89 degrees 58 minutes 49 seconds East 40.11 feet; thence North 89 degrees 58 minutes 49 seconds East 1129.80 feet to the East line of the West Half of the Northeast Quarter of said Section 35 and a found 5/8-inch diameter rebar; thence South 00 degrees 16 minutes 37 seconds West 1610.58 feet along the East line of the West Half of the Northeast Quarter of said Section 35 to a capped rebar; thence North 89 degrees 31 minutes 23 seconds West 330.00 feet to a capped rebar; thence North 00 degrees 16 minutes 37 seconds East 145.00 feet to a capped rebar; thence North 30 degrees 06 minutes 06 seconds West 150.00 feet to a capped rebar; thence North 48 degrees 04 minutes 13 seconds West 150.00 feet to a capped rebar; thence North 18 degrees 12 minutes 10 seconds West 145.00 feet to a capped rebar; thence South 89 degrees 58 minutes 49 seconds West 505.00 feet to a capped rebar; thence North 33 degrees 34 minutes 38 seconds West 120.00 feet to a capped rebar; thence South 89 degrees 58 minutes 49 seconds West 125.00 feet to a capped rebar; thence North 00 degrees 19 minutes 02 seconds East 890.00 feet to the Point of Beginning.

Containing 36.14 acres, more or less and being subject to all Legal Highways, Rights-of-way and Easements of Record.

I further certify that points were found or set at the locations on the subject real estate, as shown, and that this survey correctly shows the location of all visible easements of which the undersigned has been advised, and all visible encroachments, if any, across the established survey lines.

CERTIFIED February 4, 2020

Jonathan E. Hause, P.L.S.
Professional Land Surveyor
Indiana No. LS20600040



SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code (formerly Title 864, Article 1.1, Chapter 13), establishing minimum standards for the practice of land surveying in Indiana, currently in effect, 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;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Relative Positional Accuracy):

The purpose of this survey was to divide and monument the Redinbo Parcel recorded in Instrument Number 20021059, in the Office of the Recorder of Clinton County, Indiana per instructions from the client.

The survey was controlled by the following monuments:

- 1.) A wooden fence post was found marking the apparent location of the Northwest corner of the Northeast Quarter of Section 35, T21N, R2W. This monument has been held by other Surveys in the area on file in the Office of the Recorder of Clinton County, Indiana. Uncertainty in this monument - 1.00 foot.
- 2.) A 5/8-inch diameter rebar was found marking the apparent location of the Northeast corner of the Northeast Quarter of Section 35, T21N, R2W. This monument has been held by other Surveys in the area on file in the Office of the Recorder of Clinton County, Indiana. Uncertainty in this monument - 1.00 foot.
- 3.) A railroad spike was found marking the apparent location of the Northeast corner of the Northeast Quarter of Section 35, T21N, R2W. This monument has been held by other Surveys in the area on file in the Office of the Recorder of Clinton County, Indiana. Uncertainty in this monument - 1.00 foot.
- 4.) 5/8-inch diameter rebars with plastic caps stamped "REW S-0420" were found marking or witnessing various corners of the Subject Parcel. It appears that Mr. Ronald E. Wharry, P.S. S-0420 may have Surveyed the Subject parcel or the adjoiners at one time. Uncertainty in these monuments - 0.50 feet.

The basis of bearings for this survey is based upon GPS observations performed on November 27, 2019 with the North line of the Northeast Quarter of said Section 35, bearing North 89 degrees 54 minutes 39 seconds East.

There are no discrepancies in record descriptions and plats.

There are no inconsistencies in lines of occupation.

As a result of the above observations, it is my opinion that the uncertainties in locations of the lines and corners established on this survey are as follows:


- a) Variance in reference monuments: As Noted Above
- b) Discrepancies in record descriptions and plats: As Noted Above
- c) Inconsistencies in lines of occupation: As Noted Above
- d) Relative Positional Accuracy (RPA) of the corners of the subject tract established by this survey is within the specifications of a rural survey (+/- 0.26 feet plus 200 parts per million) as defined in I.A.C. 865.

This Document was prepared by Jonathan E. Hause, P.S. 20600040 on February 4, 2020.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

NOTES:

- 1.) All improvements shown hereon are as they were located November 27, 2019.
- 2.) This Document contains Two (2) Pages, both are required for this to be a Survey.

SHEET NO. 2 OF -2- SHEETS PROJECT NO. 19S757	ORIGINAL SURVEY	No.	Date	Revisions	DRAWN BY: JEH	 <div>105 N. MERIDIAN ST. LEBANON, IN 46052 PHONE: (765) 482-5141 INFO@HAUSESURVEYINGANDENGINEERING.COM</div> <div>A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS</div>
	PT. NE 1/4, SEC. 35, T21N, R2W, PERRY TOWNSHIP, CLINTON CO., IN				CHECKED BY: WEJ	
					DATE: 02/04/2020	
					SCALE: 1"=120'	
	PREPARED FOR: DONALD & MARY REDINBO					