NEW DESCRIPTION OF REAL ESTATE: Tract I

Part of the West Half of the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the West line of the Southwest Quarter of Section 16, Township 27 North, Range 7 East as bearing North 00 degrees 47 minutes 11 seconds West with all other bearings herein contained relative thereto; BEGINNING at the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence North 00 degrees 47 minutes 11 seconds West on the West line of said Southwest Quarter a distance of 333.76 feet to a Northwest corner of a 2 acre tract of land described in Instrument #2020RR465721, marked by a mag nail with a metal identification washer stamped "RMA Firm #0074"; thence North 89 degrees 00 minutes 25 seconds East on a North line of said 2 acre tract a distance of 417.42 feet to a Northeast corner of said 2 acre tract, marked by a 5/8 inch diameter steel rebar; thence North 00 degrees 47 minutes 11 seconds West on a East line of said 2 acre tract a distance of 208.71 feet to a Northwest corner of said 2 acre tract and being on the North line of a 36.74 acre tract of land described in Instrument #2013R429080, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "R. Miller"; thence North 89 degrees 00 minutes 25 seconds East on the North line of said 36.74 acre tract of land a distance of 917.58 feet to the East line of the Northwest Quarter of the Southwest Quarter of Section 16 and being the Northwest corner of a 2 acre tract of land described in Deed Record 295 pages 423-424; thence South 00 degrees 48 minutes 24 seconds East on the East line of the Northwest Quarter of the Southwest Quarter a distance of 551.76 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 16, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 24 minutes 21 seconds West on the South line of the Northwest Quarter of the Southwest Quarter a distance of 154.56 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 00 degrees 48 minutes 24 seconds East a distance of 722.19 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 49 seconds West a distance of 639.96 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 00 degrees 47 minutes 11 seconds West a distance of 320.51 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 49 seconds West on the North line of a 3.97 acre tract of land described in Deed Record 289 page 588 a distance of 540.91 feet to the Northwest corner of said 3.97 acre tract on the West line of the Southwest Quarter of Section 16; thence North 00 degrees 47 minutes 11 seconds West on the West line of said Southwest Quarter a distance of 407.36 feet to the PLACE OF BEGINNING.

Being a part of the West Half of the Southwest Quarter of Section 16, Township 27 North, Range 7 East in Wabash County, Indiana, containing 30.44 acres, more or less.

NEW DESCRIPTION OF REAL ESTATE: Tract II

Part of the Southeast and Southwest Quarters of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the West line of the Southwest Quarter of Section 16, Township 27 North, Range 7 East as bearing North 00 degrees 47 minutes 11 seconds West with all other bearings herein contained relative thereto; Commencing at the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence North 89 degrees 24 minutes 21 seconds East on the South line of the Northwest Quarter of said Southwest Quarter a distance of 1180.63 feet to the PLACE OF BEGINNING, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA" Firm #0074"; thence North 89 degrees 24 minutes 21 seconds East continuing on the South line of the Northwest Quarter of said Southwest Quarter a distance of 154.56 feet to the Southeast corner of the Northwest Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 00 degrees 48 minutes 24 seconds West on the East line of the Northwest Quarter of said Southwest Quarter a distance of 293.69 feet to the South line of a 2 acre tract of land described in Deed Record 295 pages 423-424, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 88 degrees 55 minutes 17 seconds East on the South line of said 2 acre tract a distance of 348.12 feet to the West line of the East 30 acres of the Northeast Quarter of the Southwest Quarter of said Section 16, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA" Firm #0074"; thence South 00 degrees 39 minutes 47 seconds East on the West line of said East 30 acres a distance of 296.63 feet to the North line of the Southeast Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA" Firm #0074; thence North 89 degrees 24 minutes 21 seconds East on the North line of the Southeast Quarter of said Southwest Quarter a distance of 985.17 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter, marked by a railroad iron post; thence North 89 degrees 14 minutes 37 seconds East on the North line of the Southwest Quarter of the Southeast Quarter of Section 16 a distance of 1336.94 feet to Stone '2' found per County Surveyor Record Book for Ranges 7 and 8 page 54; thence South 00 degrees 42 minutes 27 seconds East on the East line of the Southwest Quarter of said Southeast Quarter a distance of 1323.29 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 10 minutes 16 seconds West on the South line of the Southwest Quarter of said Southeast Quarter a distance of 1334.44 feet to the Southwest corner of the Southwest Quarter of said Southeast Quarter, marked by a broken off 4 inch diameter steel corner post; thence South 89 degrees 20 minutes 30 seconds West on the South line of the Southeast Quarter of the Southwest Quarter a distance of 1332.75 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 38 seconds West on the South line of the Southwest Quarter of the Southwest Quarter of Section 16 a distance of 867.74 feet to the Southeast corner of a 11.055 acre tract of land described in Instrument #2017R448241, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "Bunnell"; thence North 00 degrees 47 minutes 11 seconds West on the East line of said 11.055 acre tract of land a distance of 555.07 feet to the Northwest corner of said 11.055 acre tract, marked by a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 49 seconds West on the South line of a 3.97 acre tract of land described in Deed Record 289 page 588 a distance of 467.91 feet to the Southwest corner of said 3.97 acre tract on the West line of the Southwest Quarter of Section 16, marked by a mag nail with a metal identification marker stamped "Bunnell"; thence North 00 degrees 47 minutes 11 seconds West on the West line of said Southwest Quarter a distance of 50.00 feet to a mag nail with a metal identification marker stamped "RMA Firm #0074"; thence North 89 degrees 07 minutes 49 seconds East a distance of 1180.87 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence North 00 degrees 48 minutes 24 seconds West a distance of 722.19 feet to the PLACE OF BEGINNING.

Being a part of the Southeast and Southwest Quarters of Section 16, Township 27 North, Range 7 East in Wabash County, Indiana, containing 98.67 acres, more or less.

NEW DESCRIPTION OF REAL ESTATE: Tract III

Part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being more particularly described as follows:

Considering the West line of the Southwest Quarter of Section 16, Township 27 North, Range 7 East as bearing North 00 degrees 47 minutes 11 seconds West with all other bearings herein contained relative thereto; Commencing at the Southwest corner of the Northwest Quarter of said Southwest Quarter; thence South 00 degrees 47 minutes 11 seconds East on the West line of said Southwest Quarter a distance of 407.36 feet to a Northwest corner of a 3.97 acre tract of land described in Deed Record 289, page 588; thence North 89 degrees 07 minutes 49 seconds East on the North line of said 3.97 acre tract and the Easterly prolongation thereof a distance of 540.91 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074; thence South 00 degrees 47 minutes 11 seconds East a distance of 320.51 feet to a 5/8 inch diameter steel rebar with a plastic identification cap stamped "RMA Firm #0074"; thence South 89 degrees 07 minutes 49 seconds West a distance of 540.91 feet to the West line of the Southwest Quarter of Section 16, marked by a mag nail with a metal identification marker stamped "RMA Firm #0074"; thence North 00 degrees 47 minutes 11 seconds West on the West line of said Southwest Quarter a distance of 320.51 feet to the PLACE OF BEGINNING.

Being a part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East in Wabash County, Indiana, containing 3.98 acres, more

FLOOD HAZARD STATEMENT:

The accuracy of any 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. The above real estate is situate in Zone "X" un-shaded and Zone "A", as said land plots by scale on Community Panel #18169C0215E of the Flood Insurance Rate Maps for Wabash County, Indiana, dated September 17, 2013.

The shaded and cross-hatched areas along Burr Creek are designated as the DNR approximate Fringe and Floodway areas, per the Indiana best available floodplain mapping website.

CERTIFICATION:

I, Rudy Vugteveen, hereby certify that a survey was made by me and under my direct supervision on March 8, 2023 for Schrader and Real Estate Auction Company (C/O: Luke Schrader). The survey was completed to the best of my knowledge and belief and complies with the rules and regulations governing land surveyors, specifically those listed under Title 865 I.A.C. 1.1-12 et seq. The field work was completed on February 21, 2023. The attached plat of survey shows the above ground improvements, if any. The attached plat of survey is according to the recorded plat and deeds in the office of the Wabash County, Indiana Recorder.

The above real estate is situate at: 2825 S. 200 E. Wabash IN, 46992 The present owner is: Richard L. Lynch

1) Measurements of this survey are based on Real Time Kinematic (RTK) GPS and Topcon robotic total station traverse measurements.

- 2) No title commitment or other form of title information was supplied to R.M.A. for use on this survey.
- 3) No county regulated drains in the form of open ditches or drainage tiles were observed on or near the subject parcel, unless otherwise shown, upon visual inspection of the premises. No warranty is explicit or implied. The county surveyor should be consulted.
- 4) This survey plat has been prepared for use on this particular project and for the exclusive use of the person(s) or entity hereon named and is

not certified to or to be used by any other party. The evidence, possession, ownership, conditions, etc. change constantly and, therefore, the

- use of this survey is limited only to the date indicated herein.
- 5) Any possible US Army Corps of Engineers (USACOE) flowage easement or other USACOE easement affecting the subject property is not shown on this survey. A search was not completed for any such easement nor was the property inspected for visible signs of such easement. The USACOE should be consulted to identify whether any flowage or other easements exist. This survey is subject to any documents identifying any flowage or other easements related to the USACOE.
- 6) First American Title Insurance Company Commitment #MTC0712246 with effective date March 1, 2023, issued by Metz Title Company, Inc., was utilized as the primary information in determining current ownership records for the subject tracts.

First American Title Insurance Company Policy #MTC0712246 Exhibit A Legal Description

TRACT I: A tract of land, being a part of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Rage Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office; thence North 89°43'00" East along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS and the POINT OF BEGINNING of the herein described tract; thence continuing North 89°43'00" East, along the north line of said 17.03 acre tract 867.54 feet to a steel rebar stake with a marker stamped Bunnell LS on the east line of the southwest quarter of said southwest quarter; thence South 00°13'13" East along the east line of said 17.03 acre tract and along the east line of the southwest quarter of said southwest quarter, 555.02 feet to Stone 12 of record; thence South 89°42'49" West, along said south line 867.74 feet to a steel rebar stake with a matter stamped Bunnell LS, thence North 00°12'00" west, parallel with the west line of said southwest quarter, 555.07 feet to the POINT OF BEGINNING containing 11.055 acres more or less.

ALSO: An Easement For Ingress and Egress:

A tract of land, 50.00 feet in width being a part of the southwest quarter of the southwest quarter of Section sixteen (16), in Township twenty-seven (27) North, Rage Seven (7) East of the second principal meridian, Wabash County, Indiana being more particularly described as follows:

COMMENCING at the southwest corner of the southwest quarter of said Section sixteen (16), marked by a Wabash County section corner monument; thence North 00°12'00" West (assumed bearing), along the west line of said southwest quarter, 555.09 feet to a magnail with a marker stamped Bunnell LS marking the northwest corner of a 17.03 acre tract of land described in Deed Record 277 on Page 392 and found on file in the Wabash County Recorder's Office and the POINT OF BEGINNING of the herein described tract; thence North 89°43'00" East, along the north line of said 17.03 acre tract, 467.91 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 00°12'00" East, parallel with the west line of said southwest quarter; 50.00 feet; thence South 89°43'00" West, 467.91 feet to the west line of said southwest quarter; thence North 00°12'00" West, along the west line of said southwest quarter, 50.00 feet to POINT OF BEGINNING containing 0.537 acres more or less.

TRACT II: A parcel of land being a part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, in Lagro Township, Wabash County, State of Indiana, and more

Starting at a Railroad Spike at the Northwest Corner of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, thence South 0 degrees 05 minutes East 1740.49 feet along the center line of County Road 200 East, to a Railroad Spike in the road and the PLACE OF BEGINNING; thence North 89 degrees, 59 minutes East 467.91 feet to a square wood stake; thence South 0 degrees 05 minutes East 370.51 feet to an 8 inch diameter wood post; thence South 89 degrees 50 minutes West 467.91 feet to a Railroad Spike in the center of County Road 200 East; thence North 0 degrees 05 minutes West 370.51 feet along the center line of road 200 East to the place of beginning. Containing 3.97 acres of land, D.M.D.

TRACT III: A parcel of land being a part of the Southwest Quarter of Section 16, Township 27 North, Range 7 East, in Lagro Township, Wabash County, State of Indiana, and more particularly described as follows:

Starting at a R.R. Spike at the Northwest corner of the Southwest Quarter of Section 16, Township 27 North, Range 7 East; thence South 00 degrees 05 minutes 790.5 feet to a nail in the road, and the PLACE OF BEGINNING; thence North 89 degrees 50 minutes East 1339.7 feet to a corner post tree; thence South 1328.28 feet to a square wood stake; thence North 89 degrees 50 minutes West 870.08 feet to a 8 inch diameter wood post; thence North 00 degrees 05 minutes West 370.51 feet to a square wood stake; thence North 89 degrees 50 minutes West 467.91 feet to a R.R. Spike in the road; thence North 00 degrees 05 minutes West 949.99 feet to the place of beginning, containing 36.74 acres, more or less.

ALSO: The Southwest Quarter of the Southeast Quarter Section Sixteen (16), Township Twenty-seven (27) North, Range Seven (7) East, containing Forty (40) acres, more or less. ALSO: The East Half of the Southwest Quarter Section Sixteen (16) Township Twenty-seven (27) North, Range Seven (7) East, containing Eighty (80) acres, more or less.

EXCEPT THEREFROM: The East Thirty (30) acres of the Northeast Quarter of the Southwest Quarter of Section Sixteen (16), Township Twenty-seven (27) North, Range Seven (7)

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash

Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest corner of the Southwest Quarter; thence on the North line of said quarter South 89 degrees 47 minutes 50 seconds East 1535.44 feet to a set PK nail at the true place of beginning; thence continuing on said North line South 89 degrees 47 minutes 50 seconds East 150.00 feet to a set PK nail on the East line of the land described in Deed Record Book 257, page 284; thence on said east line South 00 degrees 10 minutes 36 seconds West 290.40 feet to a set rebar; thence North 89 degrees 47 minutes 50 seconds West 150.00 feet to a set rebar; thence North 00 degrees 10 minutes 36 seconds East 290.40 feet to the true place of beginning containing 1.00 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest Corner of the Southwest Quarter; thence on the North line of said Quarter South 89 degrees 47 minutes 50 seconds East 1334.73 feet to a set PK nail at the true place of beginning; thence on said North line North 89 degrees 47 minutes 50 seconds East 200.71 feet to a set PK nail; thence South 00 degrees 10 minutes 36 seconds West 290.40 feet to a set rebar; thence South 89 degrees 47 minutes 50 seconds East 150.00 feet to a set rebar on the East line of the land described in Deed Record Book 257, page 284; thence on said East line South 00 degrees 10 minutes 36 seconds West 485.62 feet to a set rebar; thence South 89 degrees 42 minutes 36 seconds West 339.63 feet to a set rebar; thence North 00 degrees 38 minutes 21 seconds West 779.03 feet to the true place of beginning containing 5.16 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana, being described as follows: Considering the North line of the Southwest Quarter as bearing South 89 degrees 47 minutes 50 seconds East with all other bearings herein contained relative thereto; beginning at a found monument at the Northwest corner of the Southwest Quarter; thence on the North line of said Quarter South 89 degrees 47 minutes 50 seconds East 1334.73 feet to a set PK nail; thence South 00 degrees 38 minutes 21 seconds East 779.03 feet to a found rebar at the true place of beginning; thence North 89 degrees 42 minutes 36 seconds East 339.63 feet to a found rebar; thence South 00 degrees 10 minutes 36 seconds West 257.56 feet to a set rebar; thence South 89 degrees 37 minutes 16 seconds West 335.96 feet to a set rebar; thence North 00 degrees 38 minutes 21 seconds West 258.07 feet to the true place of beginning, containing 2.00 acres.

ALSO EXCEPT THEREFROM: The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana, containing 80 acres more or less.

EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, ndiana, and being described as follows:

Considering the West line of said Quarter as bearing South 00 degrees 05 minutes East with all other bearings herein contained relative thereto; Beginning at a found spike at the Northwest corner of the Southwest Quarter; thence on and along the West line of said Quarter South 00 degrees 05 minutes 00 seconds East 790.50 feet to a found nail at the North line of the land described in Deed Record 240 page 92 at the True Place of Beginning; thence on and along said North line North 89 degrees 50 minutes 00 seconds East 417.42 feet to a set rebar; thence South 00 degrees 05 minutes 00 seconds East 208.71 feet to a set rebar; thence South 89 degrees 50 minutes 00 seconds West 417.42 feet to a set pk nail on the West line of said Quarter; thence on and along said West line North 00 degrees 05 minutes 00 seconds West 208.71 feet to the True Place of Beginning, containing 2.00 acres.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash County, Indiana being described as follows:

Considering the West line of said Quarter as bearing South 00 degrees 05 minutes 00 seconds East with all other bearings herein contained relative thereto: Beginning at a found monument at the Northwest corner of said Quarter; thence on and along the West line of said Quarter South 00 degrees 05 minutes 00 seconds East 1740.49 feet to a found PK nail on the South line of the land described in Deed Record 240, page 92; thence on said South line North 89 degrees 45 minutes 00 seconds East 666.61 feet to the true place of beginning, North 00 degrees 13 minutes 55 seconds West 950.45 feet to the North line of the land described in said Deed; thence on said North line North 89 degrees 42 minutes 36 seconds East 229.19 feet; thence South 00 degrees 13 minutes 55 seconds East 950.62 feet; thence South 89 degrees 45 minutes 00 seconds West 229.19 feet to the true place of beginning, containing 5.00 acres, more or less.

ALSO EXCEPT THEREFROM: That portion of land situate in the Southwest Quarter of Section 16, Township 27 North, Range 7 East of the Second Principal Meridian in Wabash

Considering the West line of the Southwest Quarter as bearing South 00 degrees 05 minutes 00 seconds East with all other bearings herein contained relative thereto; commencing at a found section corner monument at the Northwest corner of said Southwest Quarter; thence South 00 degrees 05 minutes 00 seconds East 790.50 feet on the West line of said Quarter to the North line of the land described in Deed Record 269 page 528; thence North 89 degrees 42 minutes 36 seconds East 417.42 feet on the North line of said Deed Record to a set rebar being the place of beginning; thence continuing North 89 degrees 42 minutes 36 seconds East 17.54 feet on the easterly prolongation of the North line of said Deed Record also being on the South line of the land described in Deed Record 256 page 157 to a set rebar; thence South 00 degrees 05 minutes 00 seconds East 400.59 feet and parallel with the West line of said Southwest Quarter to a set rebar; thence South 89 degrees 42 minutes 36 seconds West 434.96 feet and parallel with the North line of said Deed Record 269 page 528 to a set mag nail on the West line of said Southwest Quarter; thence North 00 degrees 05 minutes 00 seconds West 191.88 feet on the West line of said Quarter to a set mag nail on the South line of the land described in said Deed Record 269 page 528; thence North 89 degrees 42 minutes 36 seconds East 417.42 feet on said South line to a set rebar on the East line of said Deed Record; thence North 00 degrees 05 minutes 00 seconds West 208.71 feet on said East line to the place of beginning, containing 2.00 acres, more or less.

ALSO: The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 16, Township 27 North, Range 7 East, of the Second Principal Meridian in Wabash County, Indiana.

SURVEYOR'S REPORT:

In accordance with the Indiana survey standards as defined in Title 865 I.A.C. 1.1-12 et. seq., the following opinions and observations are submitted regarding uncertainties in the location of the title lines and corners established this survey as a result of:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

The area was thoroughly searched, yielding those monuments denoted on the attached plat of survey and reported in this report. #5 steel rebars with identification caps stamped "RMA Firm #0074" and Mag nails with identification washers were set at the corners of the subject tract, as indicated on the attached plat of survey in accordance with the area monuments, recorded deed descriptions, and the client's instructions.

B) OCCUPATION OR POSSESSION LINES:

In regard to uncertainties of lines of occupation or possession, occupation refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges, and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line, due to the meandering nature of these objects. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater than the uncertainty cited in this report or on the attached plat of survey.

The possession line on the West line is to the improvements of County Road 200 East.

The possession line on the North line of proposed Tract I is to a wire fence line that measured between 1.3 feet to 2.7 feet North of the title line. The wire fence measured as much as 5.2 feet North of the North line of proposed Tract II.

There was no definitive line of possession observed along the East line of Tract II due to dense tree cover. A wood corner post with fence lines situate West and South measured to be on the South line of proposed Tract II. The possession along the South line of proposed

Tract II is also to the field and tree line. Any uncertainties in possession may result in unwritten title rights and should be reviewed with a title company, a real estate attorney and RMA.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

There were no gaps or overlaps observed between the subject parcel and its contiguous parcels per the geometry, intent, and controlling calls of the record

The subject parcel is a remainder parcel and its lines and corners were dependent on the exception parcels. The exception parcels received full aliquot amounts and the subject parcel received the remainder.

A 2.0 feet north-south variance was observed in the recorded distances of the 6.54 acre tract and the South adjoining Lynch parcels.

Any uncertainties in possession may result in unwritten title rights and should be reviewed with a title company, a real estate attorney and RMA. D) RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:

"Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. This survey met the requirements of an Rural survey according to title 865 IAC 1-12-7. The acceptable Relative Positional Accuracy is 0.26 feet plus 200 parts-per-million.

REFERENCE TO SURVEYS (RECORDED AND/OR KNOWN UNRECORDED):

See the attached plat of survey (Page 1 of 2)

THEORY OF LOCATION:

This survey represents an Original Survey on the property owned by Richard L. Lynch situate in the Southeast and Southwest Quarters of Section 16, Township 27 North, Range 7 East in Lagro Township, Wabash County, Indiana. An "Original Survey" means a survey that is executed for the purpose of locating and describing real property that has not been previously described in documents conveying an interest in the real property [per 865 IAC 1-12-2(f)]. The primary purpose of this survey is create three new tracts of land for a future transfers of real estate from Richard L. Lynch.

The record description of the parent tract and the adjoining tracts of land were utilized as the basis for this survey. The found evidence was applied to the recorded descriptions for the determined locations of the lines and corners. The basis of bearings for this survey was derived from Real Time Kinematic (RTK) GPS session.

The Lynch properties were purchased in several pieces over a span of 30 years and the current deed descriptions contain exceptions located in the West half of the Southwest Quarter of Section 16. The exception parcels received full aliquot amounts and the Lynch parcels received the remainder.

The Southwest and Southeast Quarters of Section 16 were established from local evidence found in accordance with the records of the Wabash County, Indiana Auditor, Recorder and Surveyor. The guarter-guarter corner locations were established in accordance with a prior survey recorded in Book for Ranges 7 & 8 on page 54 in the office of the Wabash County,

The 2 acre tract of land located 790.50 feet South of the Northwest corner of the Southwest Quarter was created by a survey completed by RMA, Inc., on June 5, 1989. The pk nails called for in the road have apparently been obliterated and were not found. The rebar monuments on the East line were found in apparent undisturbed condition and held as the original evidence. The recorded geometry of the parcel was initially applied the section line and variances of 0.90 feet north-south were observed in the said rebar monument locations. The recorded roadway distances were held and deed geometry was adjusted to match the rebar locations on the East line. There were no variances observed in the east-west

The 2 acre tract of land located 999.21 feet south of the Northwest corner of the Southwest Quarter was created by a survey completed by RMA, Inc., on October 28, 2002. The pk nails called for in the road were have apparently been obliterated and were not found. The rebar monument called for at the Southeast corner has apparently been obliterated and was not found. The original rebar was found marking the Northeast corner of the parcel. The recorded geometry of the deed description was applied to the section line and the rebar monuments found on said North adjoining 2 acre tract and said Northeast corner measured well with the Relative Positional Accuracy tolerances and were held accordingly.

A 2.0 feet north-south variance was observed in the recorded distances on the section line to the Southwest corner of the 6.54 acre tract located 788.50 feet South of the Northwest corner of the Southwest Quarter. The recorded distance to the Southwest corner of the 6.54 acre tract is 788.50 feet versus 790.50 feet to the Northwest corner of the South adjoining 2 acre tract. The east-west fence line appears to be the intention for the alignment on the South line of the 6.54 acre tract, and variances of 1.6 feet to 2 feet north-south were observed in its location when compared to the alignment for North line of the Lynch tracts. Any uncertainties in possession may result in unwritten title rights and should be reviewed with a title company, a real estate attorney and RMA. A title search identifies a timeline of the real estate transfers and determines junior and senior rights for the parcels. The East line of the 6.54 acre tract makes a controlling call to the East line of the West half of the Southwest Quarter.

The 5.16 acre and 2.00 acre tracts located 1334.73 feet East of the Northwest Quarter of the Southwest Quarter and owned by the Smith's were created by a survey completed by RMA, Inc., on June 3, 1996 and October 15, 1996. The recorded geometry of both tracts were held and applied to the North line of the Southwest Quarter of Section 16. The pk nail found marking the Northwest corner, being the quarter-quarter corner location was held. The remaining corners of these tracts call for rebar monument that were not found for use on this survey. The surveys and subsequent deed descriptions for these two tracts do not make controlling calls to the East line of the West half of the Southwest Quarter, like the West adjoining 6.54 acre and the South adjoining Lynch deeds do. Variances of 7.3 feet to 9.7 feet east-west were observed between the West line of the Smith tracts and the East line of said West half. The East line of the West half was held this survey for the East line of the Lynch tract. The alignment of the South line of the 2.00 acre Smith tract was held for the North line of the Lynch tract. The historical deed description for the Brewer tract located East of the said Smith tracts describe the East 30 acres of the Northeast Quarter of the Southwest Quarter of Section 16. The East 30 acres was established from the recorded distance to the Northeast corner of the Smith tract being 1685.44 feet East of the Northwest corner of the Southwest Quarter and a railroad iron post found marking the Southwest corner of said East 30 acres, which measured consistent with the fence line evidence observed along the line. The East 30 acres measured to be 30.05 acres. Variances of 5.2 feet north-south was observed in the location of the railroad iron post in comparison to the South line of the Northwest Quarter of the Southwest Quarter. A variance of 2.46 feet east-west was observed in the location of the Southeast corner of the 2.00 acre Smith tract when compared to the West line of said 30 acres. A 4 foot long 1/2 inch diameter galvanized conduit pipe was found disturbed lying on the ground near the Southwest corner of the 5.16 acre tract. The approximate base of the pipe found under a large wood pile of wood was located to compare to the controlling call to a set rebar at that location. The location measured within a foot in the north-south direction of the recorded distance of 779.03 feet South to the Southwest corner of the 5.16 acres. The recorded distance of 779.03 feet South from the Northeast corner of the Northwest Quarter of the Southwest Quarter matched the alignment of the Easterly prolongation of the North lines of both two acre parcels along the West line of the Southwest Quarter and was utilized as the controlling information and the intention of the RMA surveys on these parcels in establishing the Northeast corner of the Lynch parcel for this survey.

The 5.00 acre tract located 666.61 feet East of the West line of the Southwest Quarter was created by a survey completed by RMA, Inc., on May 11, 1995. Variances of up to 6 feet north-south were observed in the recorded geometry of this parcel when applied to the West line of the Southwest Quarter. The recorded distance South from the Northwest corner of the Southwest measured consistent with the recorded distance to the Northwest corner of the 3.97 acre tract owned by Richard L. Lynch. The remaining geometry of the 5 acre tract was adjusted to fit inside of the Lynch parcel, since it was intended to encompass the House at the time and now is an interior tract.

The recorded geometry for the 3.97 acre tract of land owned by Richard L. Lynch located 1740.49 feet South of the Northwest corner of the Southwest Quarter matched a monumented Retracement Survey completed by John H. Stephens on February 2, 1995. The recorded geometry of this parcel was applied to the West line of the Southwest Quarter and was held for this survey. A 5/8 inch diameter steel rebar with "Stephens" cap found marking the Northeast corner and a mag nail with a "Bunnell" marker found marking the Southwest corner measured well with the Relative Positional tolerances of said geometry and were held as the controlling evidence in establishing the title lines and corners.

The recorded geometry for the 5.973 acre and 11.055 arce tracts of land located in the Southwest corner of the Southwest Quarter of Section 16 were created by a survey completed by Barrie L. Bunnell on March 22, 2017. The recorded geometry of these parcels were applied to the West and South lines of the Southwest Quarter and were held for this survey. The 5/8 inch diameter steel rebar monuments and mag nail with "Bunnell" markers found on the perimeter of these two tracts measured well with the Relative Positional tolerances of said geometry and were held as the controlling evidence in establishing the title lines and corners.

The 36.74 acre tract owned by Richard L. Lynch was created by a survey completed by RMA, Inc., on August 30, 1990. The 1990 survey contained 34.52 acres and excluded the 2 acre tract currently owned by Sue E. Sendelbach. The geometry of the deed description matched the survey and all of the evidence called for or shown has been obliterated and was not found for use on this survey, except for the railroad spike measuring outside of the Relative Positional Accuracy tolerances found marking its Southwest corner. The recorded geometry was applied to the West line of the Southwest Quarter and the angle for the North line was held per the evidence found on the line and the location for the Southwest corner of the 5.16 acre Smith tract. The East line of this tract was measured on the East line of the West half of the Southwest Quarter. Variances of 1.0 foot east-west at the Northeast corner and 2.4 feet east-west at the Southeast corner were observed in the applied geometry location of the East line, when compared to said quarter-quarter section line. The monumented North lines of the 5.963 and 11.055 acre tracts located in the Southwest corner of the Southwest Quarter were held for the South line of the 36.74 acre tracts. The North and East lines of the 3.97 acre tract located in the Southwest corner of the Southwest Quarter were utilized as the same lines of the 36.74 acre tract, as minimal variances were observed

The lines and corners of the proposed tracts were established along those areas in accordance with instructions furnished by the client. Any significant variances in measurements observed upon reconstruction of the record geometry, the positional uncertainties of the monuments found that were not held, and any apparent uncertainties relative to the existing possession lines are as shown on the plat of survey.

THEORY OF LOCATION FOR SECTION CORNERS:

The United States Bureau of Land Management (under the Department of the Interior) instructions of 1815 made no reference for establishing the center of section by any other means other than at the intersection of lines connecting opposite quarter corners. After the original government survey of the Township, local county deputy surveyors continued more permanent perpetuation of the quarter corners, center of sections and various partition boundaries. These local records and perpetuated monumentation of the corners were held as controlling evidence for this survey even though these methods may be in conflict with the original instructions regarding the establishment of the center of section.

The Wabash County Cornerstone Record Book for Ranges 7 and 8 on page 54 represents a Retracement Survey for Section 16 completed by the County Surveyor, Elijah Hackleman on March 29-31, 1863. The survey further subdivided the quarters of Section 16 into sixteenth quarters and all of the cornerstones with the exception of cornerstone 15 and 16, were established at the equidistant and/or proportional allowances of the quarter section lines. The congressional corner locations on this survey were established in accordance with measurements depicted on the 1863 survey.

Wabash County Section Corner Monuments were found flush with the road surface marking the Southwest and Northwest corners of the Southwest Quarter and at the Northeast and Southeast corners of the Southeast Quarter of Section 16.

A railroad spike was found buried three inches below the road surface marking the (center of Section 16) Northeast corner of the Southwest Quarter of Section 16. The 1863 survey does not depict a cornerstone established here. The spike has been utilized for a substantial number of years as the title corner location and was held as the best available and controlling evidence in establishing the corner for this survey.

A 4 inch diameter steel corner post was found broken off at its base marking the Southeast corner of the Southwest Quarter of Section 16. The center of the post was located and held for this survey. A substantial concrete base found supporting the post had apparently obliterated Stone '4' location and was not found this survey. A prior Original Survey completed by Barrie L. Bunnell in 2017 utilized the steel corner post as the title corner location as well.

Stone '12' location at the Southeast corner of the Southwest Quarter of the Southwest Quarter has apparently been obliterated and was not found for use on this survey. The area appeared to have been recently excavated with pieces of wire fence line being detected along with a large stone lying on its side nearby. The 2017 Bunnell survey had located Stone '12' two inches below the ground surface with no apparent original markings. The Bunnell measurement locating Stone '4' was utilized by this survey in re-establishing its location and a 5/8 inch diameter steel rebar monument was set this survey. A slight deflection was measured in the South line of the Southwest Quarter by the establishment of Stone '12'.

Stone '11' location was not excavated or found by this survey. The corner was at the equidistant location and/ or the proportional allowance on a straight line connecting the Northwest and Southwest corners of the Southwest Quarter of Section 16. A mag nail with a metal identification marker stamped "Walker" was found on the section line and 9.10 feet South of the equidistant location. The nail location matches the recorded distance South from the Northeast corner of the Southwest Quarter and the property line running West into Section 15.

Stone '7' location was not excavated or found by this survey. A pk nail was found buried two inches below the road surface marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 16. The nail measured at the equidistant and/or the proportional allowance location on the North line of the Southwest Quarter of Section 16. The nail has been utilized as the title corner location for a substantial number of years and was held as the best available and controlling evidence in establishing the corner location for this

A railroad iron post was found marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 16. A substantial concrete base found supporting the post had apparently obliterated Stone '14' location and was not found this survey. There was no supporting evidence situate North, South, East or West from the post.

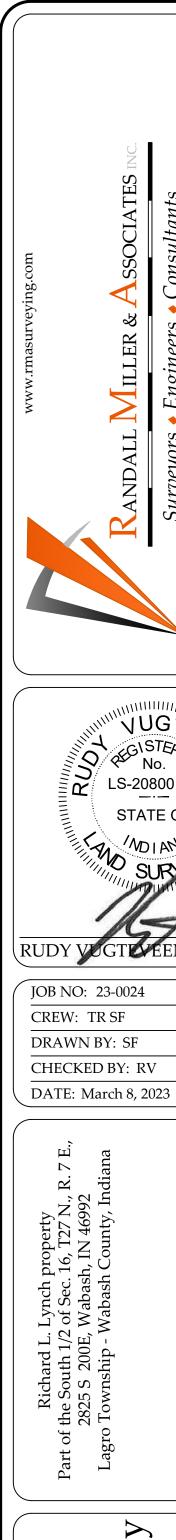
Stone '9' location at the Southeast corner of the Northwest Quarter of the Southwest Quarter was thoroughly searched, probed and shoveled and was not found for use on this survey. Since there was no evidence observed situate East, West or South from the post, it was determined to establish the corner by the intersection of lines connecting opposite quarter-quarter section corners. The partial fence line running North from this location measured within 1.0 feet in the east-west direction. Variances of 2 feet north-south were observed in the equidistant location between cornerstones '7' and '12'.

A mag nail with a metal identification marker stamped "RMA" was found buried three inches below the road surface at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 16. The nail measured consistent with the equidistant location and/or the proportional allowance on the North line of the Southeast Quarter. Stone '3' was not excavated or found for use on this survey. The nail location was utilized as the best available and controlling evidence in establishing the corner for this survey.

A railroad spike was found buried four inches below the road surface at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 16. The spike measured 5.3 feet North of the the equidistant location and/or the proportional allowance on the East line of the Southeast Quarter. The 1863 survey does not depict the establishment of this corner and it was not excavated for this survey. The spike location was utilized as the best available and controlling evidence in establishing the corner for this survey. Variances of 0.40' feet east-west was observed in its location when compared to the alignment of the East line of the Southeast Quarter.

Stone '2' was found marking the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 16. The stone measured 8 inches by 12 inches with its high point projecting 12 inches above the ground surface. There was no other supporting evidence situate North, South, East or West from its location. Stone '2' was held at the Northeast corner

Stone '1' is located at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 16 and is the Southeast corner of proposed Tract II. A survey completed by RMA, Inc., dated August 16, 2000 had located a corner post at this location. The corner was laid out per the geometry of that survey and the post was not found. The intersection is located on the side of a steep ravine and the fence line evidence is in poor condition. The fence line evidence to the North is out of the ground with t-posts bent completely over. The attempt to locate the fence evidence to the North was utilized to project a line South for comparison. The fence line running east-west was found to measure more in a northeasterly-southwesterly direction and the fence projecting Easterly from its intersection is in poor dilapidated condition. The intersection area and layout location were thoroughly searched, probed and shoveled in 10 feet in either direction and no evidence was not found. It was determined to hold the equidistant location and/or the proportional allowance, in accordance with the 1863 survey, on the South line of the Southeast Quarter of the Southeast Quarter of Section 16 in perpetuating Stone '1' location for this survey. Variances of 1.8 feet east-west were observed in the location of the Southerly projection of the fence line evidence. Variances of 1 foot north-south were observed in the location of the Northeasterly-Southwesterly fence line evidence.



Original of

HORIZONTAL SCALE

1'' = 150'**VERTICAL SCALE** N/A

at

SHEET