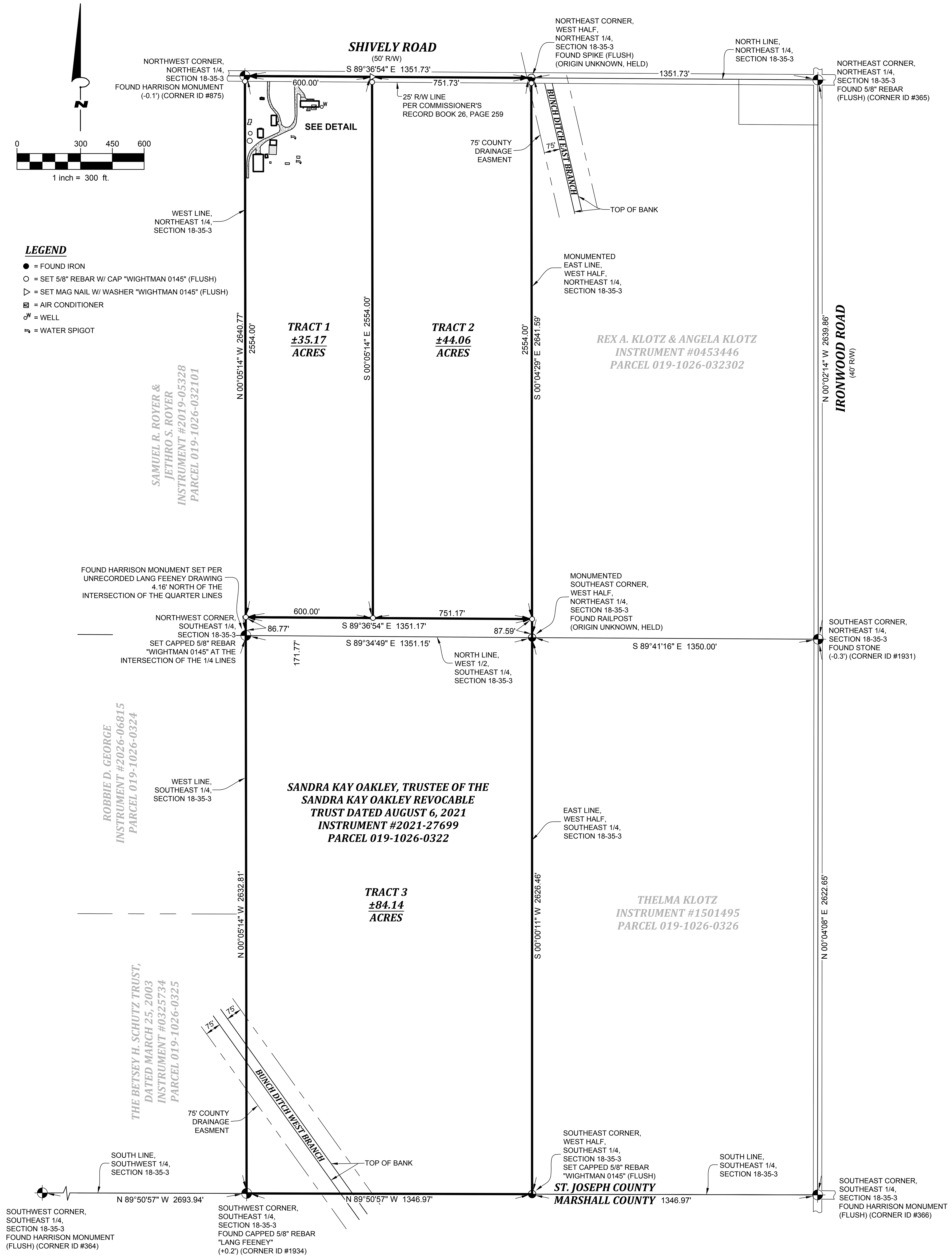


BOUNDARY SURVEY

THE WEST HALF OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, UNION TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

LEGAL DESCRIPTION PER INSTRUMENT NO. 2021-27699, ST. JOSEPH COUNTY RECORDS:

THE WEST HALF OF THE EAST HALF OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, CONTAINING 160 ACRES, MORE OR LESS.

TRACT 1 LEGAL DESCRIPTION (PART OF PARCEL 019-1026-0322):

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, UNION TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89° 36' 54" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 600.00 FEET TO A SET MAG NAIL WITH WASHER "WIGHTMAN 0145"; THENCE SOUTH 00° 05' 14" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2554.00 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145"; THENCE NORTH 89° 36' 54" WEST PARALLEL WITH SAID NORTH LINE 600.00 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145" ON SAID WEST LINE; THENCE NORTH 00° 05' 14" WEST ON SAID WEST LINE 2554.00 FEET TO THE POINT OF BEGINNING. CONTAINING 35.17 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

TRACT 2 LEGAL DESCRIPTION (PART OF PARCEL 019-1026-0322):

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, UNION TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A SET MAG NAIL WITH WASHER "WIGHTMAN 0145" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS 600.00 FEET SOUTH 89° 36' 54" EAST OF A FOUND HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89° 36' 54" EAST ON SAID NORTH SECTION LINE 751.73 FEET TO A FOUND SPIKE MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 04' 29" EAST ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2554.00 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145"; THENCE NORTH 89° 36' 54" WEST PARALLEL WITH SAID NORTH LINE 751.17 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145"; THENCE NORTH 00° 05' 14" WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2554.00 FEET TO THE POINT OF BEGINNING. CONTAINING 44.06 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

TRACT 3 LEGAL DESCRIPTION (PART OF PARCEL 019-1026-0322):

THAT PART OF THE WEST HALF OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, UNION TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A FOUND CAPPED 5/8" REBAR "LANG FEENEY" MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 00° 05' 14" WEST ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2632.81 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145" MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE CONTINUING NORTH 00° 05' 14" WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 86.77 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145"; THENCE SOUTH 89° 36' 54" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 1351.17 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145" ON THE EAST LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 04' 29" EAST ON SAID EAST LINE 87.59 FEET TO A FOUND RAILPOST MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00° 00' 11" WEST ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2626.46 FEET TO A SET CAPPED 5/8" REBAR "WIGHTMAN 0145" MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 89° 50' 57" WEST ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 1346.97 FEET TO THE POINT OF BEGINNING. CONTAINING 84.14 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THIS ORIGINAL SURVEY WAS PERFORMED BY OR UNDER THE DIRECTION OF THE REGISTERED LAND SURVEYOR STATED HEREON AND TO THE BEST OF SURVEYOR'S BELIEF WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS OF THIS RULE. FURTHERMORE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

(A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS;
(B) OCCUPATION OR POSSESSION LINES
(C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINER'S LINES
(D) THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

THIS ORIGINAL SURVEY HAS BEEN PERFORMED UNDER CLASSIFICATION OF A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS AND CORNERS OF THE SUBJECT TRACT ESTABLISHED IN THIS ORIGINAL SURVEY ARE WITHIN SPECIFICATIONS FOR A RURAL SURVEY.

THEORY OF LOCATION:
THE PURPOSE OF THE SURVEY IS TO PREPARE A BOUNDARY SURVEY AND SPLIT FOR THE PARCEL DESCRIBED IN INSTRUMENT NO. 2021-27699, ST. JOSEPH COUNTY RECORDS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

THE FOLLOWING PREVIOUS SURVEY, DEEDS, AND PLATS WERE REFERENCED FOR THIS SURVEY:
QUITCLAIM DEED RECORDED IN INSTRUMENT #2021-27699, ST. JOSEPH COUNTY RECORDS
PERSONAL REPRESENTATIVES DEED RECORDED IN INSTRUMENT #2019-05328, ST. JOSEPH COUNTY RECORDS
TRUSTEE'S DEED RECORDED IN INSTRUMENT #2026-06815, ST. JOSEPH COUNTY RECORDS
WARRANTY DEED RECORDED IN INSTRUMENT #0325734, ST. JOSEPH COUNTY RECORDS
LAND CONTRACT RECORDED IN INSTRUMENT #1501495, ST. JOSEPH COUNTY RECORDS
WARRANTY DEED RECORDED IN IN INSTRUMENT #0453446, ST. JOSEPH COUNTY RECORDS
UNRECORDED BOUNDARY SURVEY BY LANG, FEENEY, & ASSOCIATES, INC., DRAWING 136-45, DATED 02/08/2019.

COMMENTS/SUMMARY:
AN EXTENSIVE SEARCH OF IRONS WAS PERFORMED WITHIN AND AROUND THE SURVEYED PARCEL. NUMEROUS IRONS WERE FIELD LOCATED AND THE OUTSIDE PERIMETER OF THE OVERALL SURVEYED PARCEL WAS ESTABLISHED AS FOLLOWS:

THE NORTH LINE OF THE SURVEYED PARCEL, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18-35-3, WAS ESTABLISHED BY A STRAIGHT LINE BETWEEN A FOUND AND HELD HARRISON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND A FOUND AND HELD 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18.

THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18, WAS ESTABLISHED BY A STRAIGHT LINE BETWEEN A FOUND AND HELD SPIKE AT THE MIDPOINT OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND A FOUND AND HELD RAILPOST AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18.

THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18, WAS ESTABLISHED BY HOLDING A STRAIGHT LINE BETWEEN SAID FOUND AND HELD RAILPOST AND A SET CAPPED 5/8" REBAR "WIGHTMAN 0145" AT THE MIDPOINT OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 WHICH WAS ESTABLISHED BY A STRAIGHT LINE BETWEEN A FOUND AND HELD CAPPED 5/8" REBAR "LANG FEENEY" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 AND A FOUND AND HELD HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 WAS ESTABLISHED BY A STRAIGHT LINE BETWEEN SAID HARRISON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND THE FOUND AND HELD CAPPED 5/8" REBAR "LANG FEENEY" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18.

ALL INTERIOR TRACT LINES BASED ON CLIENTS INSTRUCTIONS. CAPPED 5/8" REBAR "WIGHTMAN 0145" AND A MAG NAIL WITH WASHER "WIGHTMAN 0145" WAS SET AT TRACT CORNERS NOT PREVIOUSLY MONUMENTED.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
HARRISON MONUMENT FOUND 4.16' NORTH OF THE INTERSECTION OF THE QUARTER LINES.

DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION OR POSSESSION: NONE

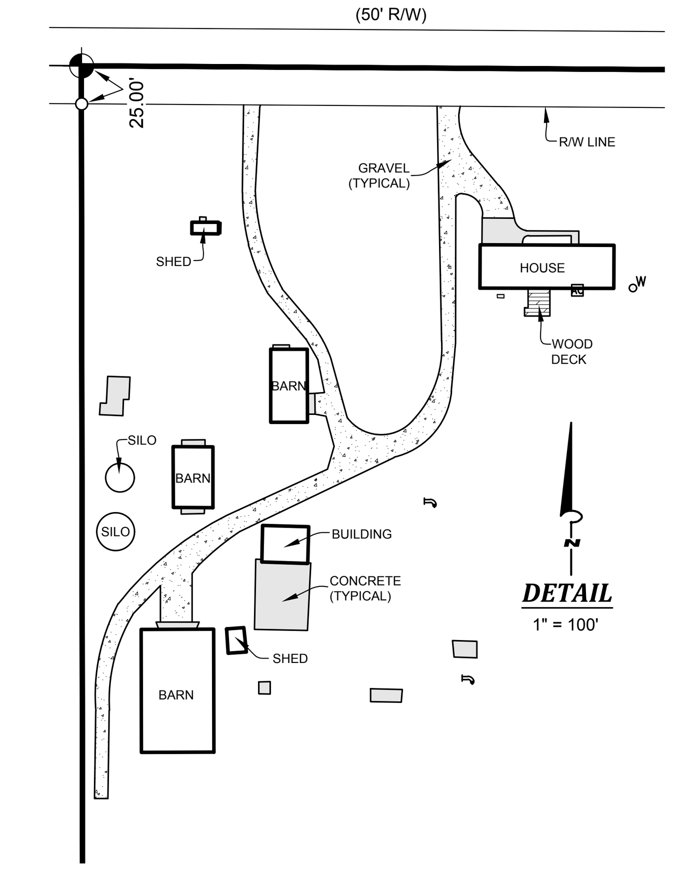
DUE TO DISCREPANCIES OR AMBIGUITY IN THE RECORD OR ADJOINING DESCRIPTIONS: NONE

SURVEYOR'S CERTIFICATION:

I, BRIAN P. LIEBERG, AM A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA AND HEREBY CERTIFY; THAT I HAVE SURVEYED THE LAND HEREON DESCRIBED AND DELINEATED, AND THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 12 OF "MINIMUM STANDARDS FOR COMPETENT PRACTICES OF LAND SURVEYING" AND AS PRESCRIBED BY INDIANA ADMINISTRATIVE CODE 865, 1.1-12. SIGNED THE 8TH DAY OF OCTOBER 2026. FURTHER, 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.

BRIAN P. LIEBERG LS - 20800148
blieberg@gowightman.com

BRIAN P. LIEBERG Registered LS20800148 State of Indiana LAND SURVEYOR



DETAIL
1" = 100'

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BREMEN, INDIANA 46506

SANDRA KAY OAKLEY TRUST
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BREMEN, INDIANA 46506

REV 2 UPDATE ACREAGE IN LEGAL DESCRIPTION 10/13/2026

REV1 REVISE TRACTS/LEGAL DESCRIPTIONS PER CLIENT 10/08/2026 B.BARBER

REVISIONS

P:\261873 Sandra Kay Oakley Trust - 18500 Shively Rd Bremen - BS & LD\B50 AutoCAD\REV2 261873 Boundary.dwg 1 OF 1 10/13/2026 1:53:33 PM

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DATE: 09/24/2026
SCALE: AS NOTED
DRAWN BY: B.BARBER
CHECKED BY: NWF

BOUNDARY RETRACEMENT SURVEY

JOB No. 261873