PRINCE LAND SURVEYING LLC
PO. BOX 805
WINONA LAKE IN 46590-0805
574-549-3029
princelandsurveying.com

DESCRIPTION

This original description is part of property conveyed to Delynn Geiger Revocable Trust in Document Number 2017080525 in the Recorders Office of Kosciusko County, Indiana, being a tract of land in the Southwest Quarter of Section 31, Township 32 North, Range 6 East, Wayne Township, Kosciusko County, Indiana and is from a survey by Ryan Prince dated August 7, 2026. Job Number 26–0638 with Prince Land Surveying and is more particularly described as follows:

Beginning at a railroad spike at the Northwest corner of the Southwest Quarter being within the right–of–way of County Road 350 South; thence North 88°49'38" East, (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system) along the North line of said Southwest Quarter and within said right–of–way, 655.60 feet to a broken Mag nail at the Northeast corner of Document Number 2017080525; thence South 01°15'04" East, along the East line of said Document Number 2017080525, 545.00 feet to a Prince cap 5/8" rebar; thence South 21°35'28" West, 47.00 feet to a Prince cap 5/8" rebar; thence South 54°01'25" West, 87.00 feet to a Prince cap 5/8" rebar; thence North 72°00'16" West, 403.00 feet to a Prince cap 5/8" rebar; thence South 39°41'27" West, 35.00 feet to a Prince cap 5/8" rebar; thence South 88°42'05" West, 162.46 feet to a Prince cap 5/8" rebar on the West line of said Southwest Quarter; thence North 01°15'04" West, along said West line, 532.50 feet to the Point of Beginning, containing 8.50 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights–of–way and rights of tile and drainage ditches.

SURVEYORS REPORT

In accordance with Title 865 IAC 1–12 of the Indiana Administrative Code. The following observation 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.
All boundary measurements shown are in agreement with recorded or platted distances unless otherwise specified. All monuments are as shown in place and are within a tenth of the ground unless otherwise noted. Monuments set are 5/8" by 24" rebar with a ID cap "PRINCE LS–22200010"
(B) Occupation or possession lines.
There is a meandering farm fence on or near the West property line. No Encroachments or discrepancies were noted.
(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.
There are no discrepancies in this recorded description as it relates to the adjoining properties.
(D) The relative positional accuracy of the measurements.
Rural surveys: 0.26 feet (79 millimeters) plus 200 parts per million.

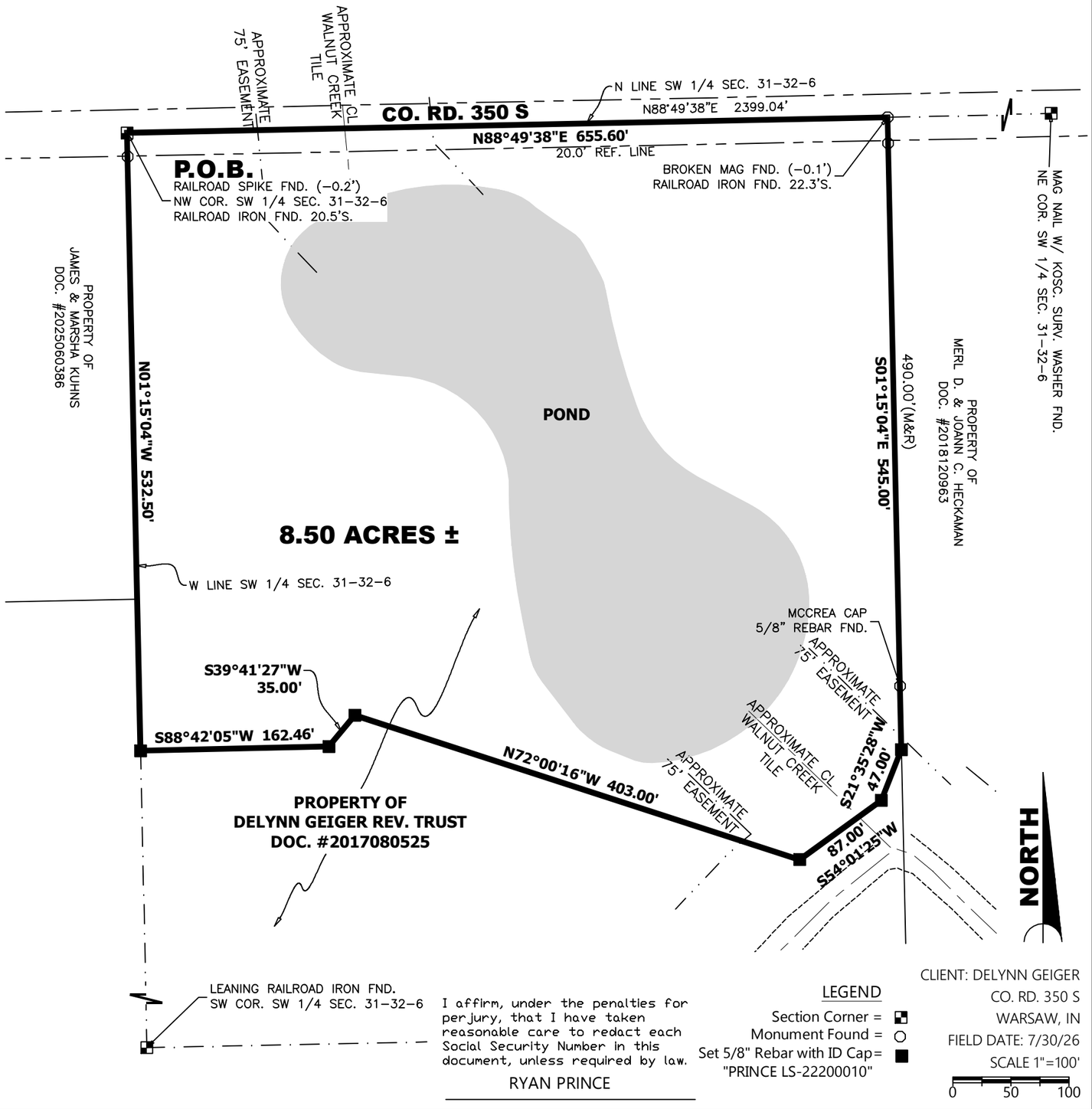
Theory of Location
A Survey by John Kimpel & Associates recorded in Doc. #2024010642 was used as reference for this survey. The SW 1/4 of Sec. 31–32–6 was established by recovering a leaning railroad iron at the SW corner, a railroad spike at the NW corner, and a Mag nail at the NE corner. The E. line of subject tract was established by recovering a broken mag nail at the N end. and a McCrea cap 5/8" rebar on said E. line 490.00 feet South of said N. end.

Notes
The basis of bearings this survey are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system with a Topcon Hiper VR GPS. No title commitment or abstract of title was provided in this survey. A complete title search may reveal information that may change portions of this survey. This survey is subject to any building setback per Kosciusko County zoning regulations and any drainage easement or restrictions.

CERTIFICATION
I, the undersigned registered Land Surveyor Licensed in compliance with Title 865 IAC 1–12, hereby certify that the above tract of land was surveyed by me dated this 7th day of August 2026. following generally accepted standards and that the above is a correct representation thereof. The survey plat is not valid without the accompanying Surveyor Report and is only for the use of the client(s) who the survey was prepared for.

Ryan Prince
RYAN PRINCE
INDIANA LAND SURVEYOR # 22200010

RYAN PRINCE REGISTERED No. LS22200010 STATE OF INDIANA 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.
RYAN PRINCE

LEGEND
Section Corner =
Monument Found =
Set 5/8" Rebar with ID Cap= "PRINCE LS-22200010"

CLIENT: DELYNN GEIGER
CO. RD. 350 S
WARSAW, IN
FIELD DATE: 7/30/26
SCALE 1"=100'
0 50 100