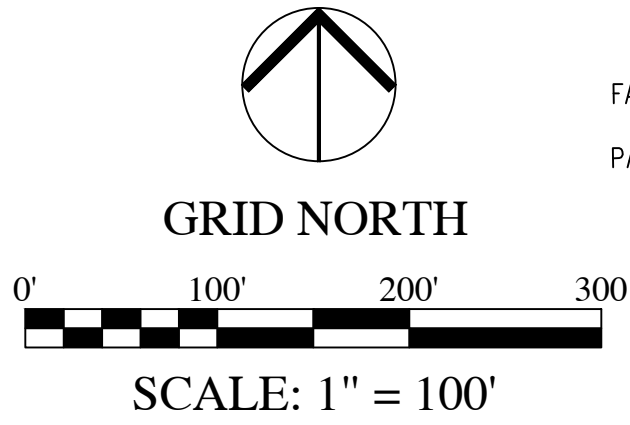


ALTA/NSPS LAND TITLE SURVEY

PT. OF THE NE, SE & SW QUARTERS OF
SECTION 36, TOWNSHIP 18 NORTH, RANGE 6 EAST
AND
PT. OF THE SW QUARTER OF
SECTION 31, TOWNSHIP 18 NORTH, RANGE 7 EAST
CITY OF INGALLS, MADISON COUNTY, INDIANA



OWNER:
FALL CREEK REGIONAL WASTE DISTRICT
INSTRUMENT NO. 2011R014247
PARCEL #48-15-36-800-001.000-015

OWNER:
STATE OF INDIANA OFFICE
OF THE SUPERINTENDENT
INSTRUMENT NO.
PARCEL #48-15-36-100-002.000-015

OWNER - TRACT 1
JOHN M. AND RONETTE/BRUMFIELD H&W
INSTRUMENT NO. 2008008892
PARCEL #48-14-31-200-014.000-012

LEGEND:

- MONUMENT - CAPPED REBAR
- MONUMENT - MAG NAIL/PK NAIL
- MONUMENT - REBAR/PIN/PIPE (NO CAP)
- △ MONUMENT - SECTION CORNER
- SITE - FENCE POST
- SITE - FLAG POLE
- SITE - SIGN
- GAS MARKER POST
- GAS VALVE
- LIGHT POLE/AREA LIGHT
- STORM MANHOLE
- STORM PIPE END SECTION
- WATER HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- UTILITY POLE GUY ANCHOR
- GAS (UNDERGROUND)
- OVERHEAD UTILITY (ELECTRIC/FIBER)
- FLOWLINE
- FIBER OPTIC (UNDERGROUND)
- (M) MEASURED BEARING/DISTANCE
- (D) DEED BEARING/DISTANCE
- W.W.F. WOVEN WIRE FENCE
- C.L.F. CHAIN-LINK FENCE
- P.R.F. PRIVACY FENCE
- R/W RIGHT-OF-WAY

SIGNIFICANT OBSERVATIONS:

Improvements situated near the west line of the subject real estate:

- A 14.1' x 32.3' storage building is located as much as 9.7' east of the surveyed line.
- A 12.1' x 24.3' storage building is located as much as 8.1' east of the surveyed line.
- A long standing woven wire fence runs generally along the line. However, there is a privacy fence located as much as 11.9' east of the surveyed line, as shown hereon.

Mt. Carmel Cemetery:

There are grave site head stones located near the west and south lines of the cemetery tract as shown hereon. The nearest head stone relative to the west line is 4.4' and 4.8' to the south line.

LEGAL DESCRIPTION:

Affidavit of Scrivener's Error
Instrument No. 2012R009110
(Re-recording of Instrument No. 2012R004705)

A part of the Northeast Quarter, Southwest Quarter and the Southeast Quarter of Section 36, Township 18 North, Range 6 East, and part of the Southwest Quarter of Section 31, Township 18 North, Range 7 East in Madison County, Indiana, more particularly described as follows:

BEGINNING at a PK Nail in a one-inch iron pipe (per County Survey Records) at the intersection of County Road 650 West and Reformatory Road, said point being on the West line of said Section, thence South 69 degrees 29 minutes 30 seconds West along the center line of said County Road 61.47 feet; thence South 00 degrees 00 minutes 18 seconds West along the east line of the First Addition to the Town of Ingalls (recorded in Plat Book 5, page 97 in the Office of the Madison County Recorder) 1,212.10 feet to a point being on the northerly right-of-way of the C.C.C. & St. Louis and the Indiana Union Traction Company recorded in Deed Book 137, pages 566-568 in the Office of the Madison County Recorder; thence North 56 degrees 11 minutes 28 seconds East along said northerly right-of-way 3,827.26 feet to a point on the North line of Section 31, Township 18 North, Range 7 East; thence South 89 degrees 40 minutes 43 seconds West along said North line of said Quarter Section 466.82 feet to the West Quarter corner (18" x 18" concrete post per County Survey Records); thence South 88 degrees 30 minutes 23 seconds West 387.28 feet; thence North 42 degrees 04 minutes 47 seconds West 174.22 feet to a point in Reformatory Road, the following three (3) calls being along the center line of said Road; One (1), South 49 degrees 07 minutes 42 seconds West 557.06 feet; Two (2) South 55 degrees 31 minutes 22 seconds West 115.20 feet; Three (3) South 70 degrees 55 minutes 43 seconds West 145.72 feet; thence South 06 degrees 45 minutes 51 seconds East along an existing fence line 243.67 feet to an 8 inch wood post; thence South 85 degrees 54 minutes 41 seconds along an existing fence line 364.31 feet to an 8 inch wood post; thence North 03 degrees 15 minutes 44 seconds West along an existing fence line 149.54 feet to a point in the center line of Reformatory Road; thence South 70 degrees 55 minutes 43 seconds along the center line of said Road 562.75 feet; thence continuing along said center line South 69 degrees 29 minutes 30 seconds West 664.82 feet to the Point of Beginning Containing 51.242 acres more or less.

AS-SURVEYED LAND DESCRIPTION:

A part of the Northeast Quarter, Southwest Quarter and the Southeast Quarter of Section 36, Township 18 North, Range 6 East, and part of the Southwest Quarter of Section 31, Township 18 North, Range 7 East in Madison County, Indiana, being part of that 51.341 acre tract of land shown on the plat of a boundary retracement survey of said tract certified by Steven W. Reeves PLS #20400005 on February 21, 2022 as HWC Engineering project number 2021-210-S (all references to monuments and courses herein are as shown on said plat of survey) being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe at the intersection of County Road 650 West and Reformatory Road, said point being on the West line of the Southeast Quarter of said Section 36; thence South 69 degrees 28 minutes 42 seconds West (basis of bearing - Indiana State Coordinate System - East Zone) along the center line of said County Road 74.58 feet (61.47 feet per deed) to the east line of the First Addition to the Town of Ingalls recorded in Plat Book 5, page 97 in the Office of the Recorder of Madison County, Indiana; thence South 00 degrees 43 minutes 00 seconds East along said east line a distance of 1,205.77 feet to the northerly line of an 80 foot wide right-of-way of the former C.C.C. & St. Louis Railroad; thence North 56 degrees 09 minutes 22 seconds East along said right-of-way line a distance of 3,817.60 feet to the North line of the Southwest Quarter of the aforesaid Section 31; thence North 89 degrees 57 minutes 40 seconds West along said North line a distance of 459.50 feet to an 18 inch square concrete post at the West Quarter corner of said Section 31; thence South 88 degrees 52 minutes 00 seconds West a distance of 387.28 feet; thence North 41 degrees 43 minutes 10 seconds West a distance of 171.87 feet to the center line of said Reformatory Road, the following three (3) courses being along said center line; (1) thence South 49 degrees 19 minutes 06 seconds West a distance of 557.06 feet; (2) thence South 55 degrees 01 minute 38 seconds West a distance of 115.20 feet; (3) thence South 70 degrees 49 minutes 48 seconds West a distance of 148.68 feet to the northwesterly prolongation of an existing fence; thence South 06 degrees 47 minutes 10 seconds East along said prolongation and said fence a distance of 245.29 feet to an 8 inch square wooden fence post; thence South 85 degrees 53 minutes 11 seconds West along an existing fence a distance of 365.30 feet to an 8 inch square wooden fence post; thence North 03 degrees 04 minutes 14 seconds West along an existing fence a distance of 150.60 feet to the center line of said Reformatory Road, the following two (2) courses being along said center line; (1) thence South 70 degrees 49 minutes 48 seconds West a distance of 562.75 feet; (2) thence South 69 degrees 28 minutes 34 seconds West a distance of 664.82 feet to the Point of Beginning.

Containing 51.341 acres, more or less.



Call 811 or 800-382-5544 Before you Dig!

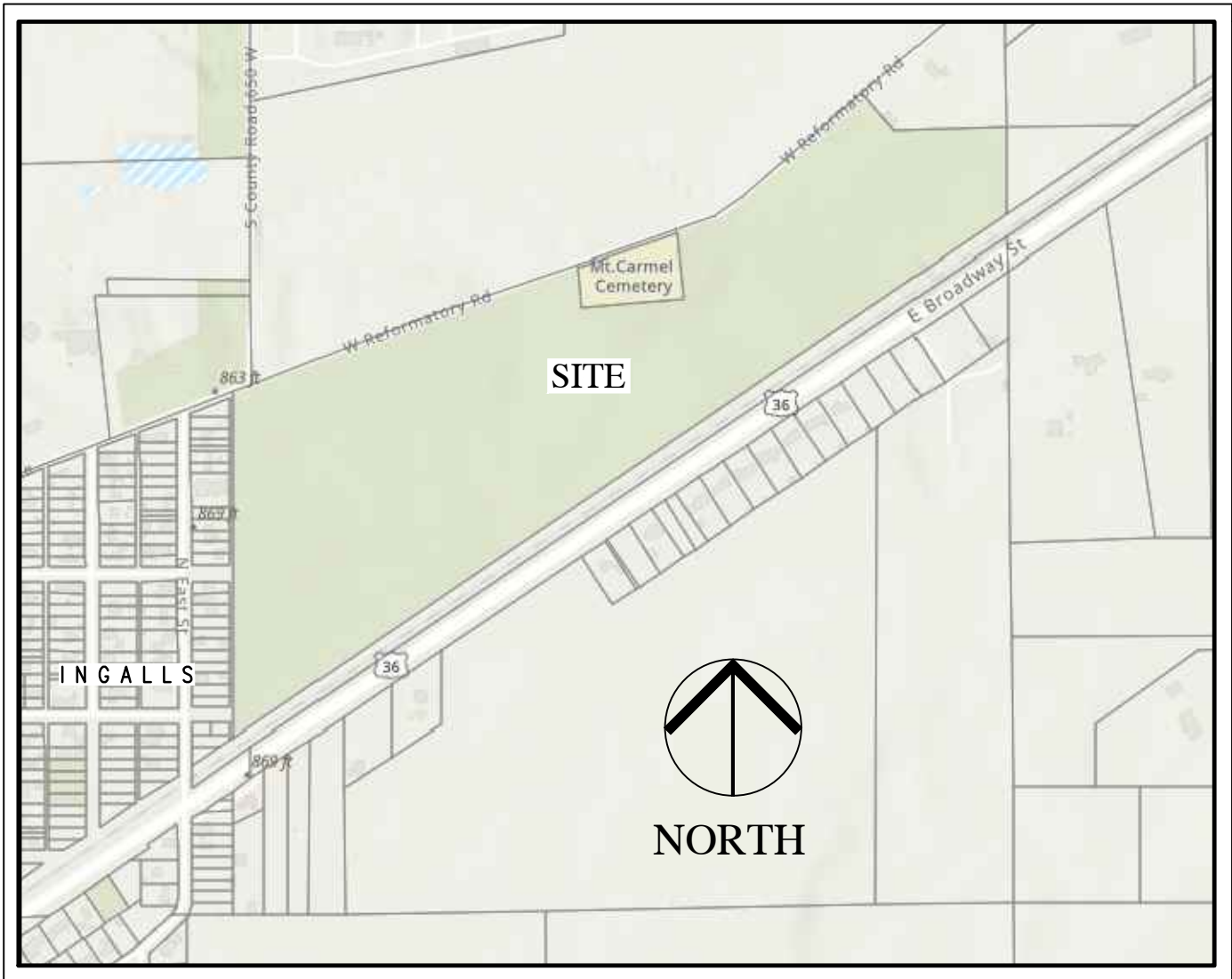
TITLE COMMITMENT NOTES:

Schedule B-II Exceptions
(Enterprise Title, Issuing Agent for Chicago Title Insurance Company Commitment No. 2021-60568, dated August 30, 2021)

17. Easement in favor of Indiana & Michigan Electric Company, an Indiana Corporation, recorded February 1, 1967 in Record Book 486, page 291, as Instrument No. 9438, in the Office of the Recorder of Madison County, Indiana.
The Easement described therein is located south of the subject real estate being described across an adjacent property. The Indiana & Michigan Electric Company Easement crossing the subject real estate is recorded in Book 496, pages 288 through 288 as shown hereon.

VICINITY MAP:

Ingalls, IN - Not to Scale



UTILITY NOTE:

This survey reflects above ground indications of utilities and information available from utility companies. Utility locations were requested from IUPPS (Indiana 811) on January 17, 2022 (reference ticket numbers 2201172546, 2201172558 & 2201172587). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Member Utilities notified this survey are:

ELECTRIC - Duke Energy
GAS - Centerpoint Energy
ELECTRIC & STORM WATER - Town of Ingalls
FIBER OPTIC - At&T Transmission
SEWER - Fall Creek Regional Waste District
CABLE TV - Brighthouse Networks - Indianapolis

SUBJECT TRACT

OWNER:
FRANK E. SEIPEL
QUITCLAIM DEED - INST. NO. 2012R004705
APRIL 3, 2012
PARCEL #48-15-36-900-001.000-015
& PARCEL #48-14-31-300-003.000-012

AFFIDAVIT OF SCRIVENER'S ERROR
INST. NO. 2012R009110
JUNE 18, 2012

TRACT 8 - PENDLETON FARM
51.242± AC. (D)

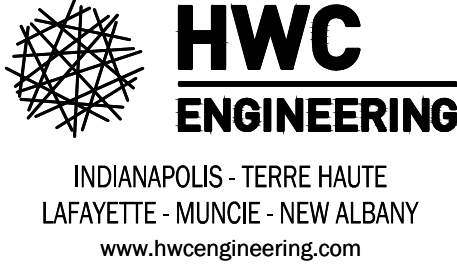
SURVEYED AREA
2,236,407 S.F.
51.341 AC.±

By: sreeves
Layout: S1.1
File Name: W:\Arbor Homes\2021-210-S Arbor - Seipel Property, Ingalls\Design\CAD\Survey\21210xSurvey.dwg
Plot Time: 8:05am
Feb 25, 2022
Plot Date: Feb 25, 2022

MATCH LINE - SEE SHEET S1.2

REVISIONS

DATE	DESCRIPTION	BY



ARBOR HOMES - SEIPEL PROPERTY
INGALLS, INDIANA

ALTA/NSPS LAND TITLE SURVEY

ARBOR HOMES - 9225 Harrison Park Court, Indianapolis, IN 46216

PROFORMA
REVIEW

DRAWN BY

SWR

CHECKED BY

123

DATE

February 22, 2022

SCALE

1"=100'

SHEET

JOB NUMBER

2021-210-S

S1.1

RETRACEMENT SURVEY

ALTA/NSPS LAND TITLE SURVEY

PT. OF THE NE, SE & SW QUARTERS OF
SECTION 36, TOWNSHIP 18 NORTH, RANGE 6 EAST
AND
PT. OF THE SW QUARTER OF
SECTION 31, TOWNSHIP 18 NORTH, RANGE 7 EAST
CITY OF INGALLS, MADISON COUNTY, INDIANA

OWNER:
FALL CREEK REGIONAL WASTE DISTRICT
INSTRUMENT NO. 2011R014247
PARCEL #48-15-36-800-001.000-015

SURVEYOR'S REPORT:

General

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines and possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "federal laws, state and local laws, and court precedent" (865) IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for an Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

Purpose

The within survey is a retracement of the lines and corners of a 51.341 acre tract of land pursuant to the minimum standard detail requirements set forth by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) and in accordance with the minimum standards outlined in Rule 12 Title 865 of the Indiana Administrative Code. The last deed of record cites Frank E. Seipel, an Ohio resident, as the owner of the subject tract. The ownership was conveyed by Quitclaim Deed recorded April 3, 2012 as Instrument No. 2012R004705 and subsequently corrected by an Affidavit of Scrivener's Error recorded June 18, 2012 as Instrument No. 2012R009110 on file in the Office of the Recorder of Madison County, Indiana.

The subject tract is vacant and is located in the Northeast, Southeast and the Southwest Quarters of Section 36, Township 18 North, Range 6 East and in the Southwest Quarter of Section 31, Township 18 North, Range 7 East of the Second Principal Meridian, in the Town of Ingalls, Madison County, Indiana.

The following are recorded surveys (none) and subdivision plot(s) made reference to in this survey:

- The plat of the First Addition to the Town of Ingalls, recorded in Plat Book 5, page 97.

Basis of Bearings

The basis of bearings for this project is Grid North per the Indiana State Plane Coordinate System - East Zone.

Theory of Location

Reference Monumentation

The lines and corners of the subject tract are referenced to the United States Public Land Survey System (PLSS) section corners. The geographic location, composition of reference monument, and its uncertainty in location relative to the original government corner is discussed below.

Section Corners

West Quarter Corner of Section 31 - an 18" x 18" concrete post was found matching the Madison County Surveyor's published ties for the corner. In the opinion of the undersigned, there is negligible uncertainty associated with the position of the corner.

Northeast corner of the Southwest Quarter of Section 31: (Center of Section)(not an original government corner) - The County Surveyor does not possess a tie sheet for the corner. A cut "x" was found on top of a 24" square post in the vicinity of the corner. This monument (of unknown origin) was used as a trial but produced an unfavorable result relative to the long standing woven wire fence held as the best available evidence of the section line. Therefore, in the opinion of the undersigned, the North line of the Southwest Quarter possess 3 feet of uncertainty in location at the east-most corner of the subject tract.

The within survey does not depend upon any other section corner monuments for retracement of the lines and corners of the described tract. However, the County Surveyor does possess a tie sheet for the monument at the intersection of Co. Rd. 650 West and Reformatory Road, the Point of Beginning. A PK Nail in a 1 inch iron pipe was referenced. A 3/4 inch iron pipe was recovered, 0.2 feet below the paved surface, and held this survey matching the witness distances for the monument.

The lines and corners of the within survey were established as follows:

The last deed of record for the subject tract describes the Point of Beginning at the intersection of C.R. 650 W. and Reformatory Road, being a point on the West line of the Southeast Quarter of Section 36. As mentioned above, a 3/4 inch iron pipe was held for the corner. This monument is located approximately 5 feet west and 1.5 feet north of the physical center line of the pavement.

The east line of the subject tract is described along the east line of the First Addition to the Town of Ingalls. An 18 inch square concrete fence post with a long standing woven wire fence was held for the line being supported by evidence recovered internal to the subdivision. The fence varies from 0.3 feet east to 0.4 feet west of the line. As shown hereon, there is a chain-link 4.6 feet west of the surveyed and a privacy fence located as much as 11.9 feet east of the surveyed line. Several survey monuments were also recovered varying from 0.6 feet west to 5.7 feet west to 7.0 feet east of the surveyed line. It is apparent by the varying location of referenced survey monuments that this line possesses a fair amount of uncertainty in location. In the opinion of the undersigned, the fence represents a strong indication of the subdivision line based upon internal evidence recovered within the blocks of lots even-though the lead-in distance measures 13.11 feet longer than deed.

The south line of the subject tract was established coincident with the northerly line of the railroad right-of-way. The Right-of-Way and Track Map for the C.C.C. & St. Louis Railroad, R72443C, dated June 30, 1915, was obtained. The Map indicates an 80 foot right-of-way centered on the west-bound rails. Applying the 40 foot offset, a woven wire fence was found in very close proximity and runs generally along the line as shown hereon. The surveyed line was extended to the North line of the Southwest Quarter as established in the previous section corner paragraphs.

The 459.50 foot course of the north line was established coincident with said North line to an 18 inch square fence post at its west end and section corner. A woven wire fence runs generally along this line as shown. The 387.28 and 171.87 foot courses were established at record geometry since they possessed no controlling call to establish their location.

The westerly lines of the subject tract held record distances along the center line of Reformatory Road. The exception being the lines and corners of the Cemetery Tract. The 148.68 foot course was measured longer than deed to intersect with the fence line extension. The three courses of the Cemetery Tract held the fence lines and corner posts as described.

There is no uncertainty due to description along the lines based upon controlling calls contained in the subject and adjoining's deeds.

Surveyor's Report (Continued)

Occupation

There is a 14.1' x 32.3' storage building located as much as 9.7 feet east of the subject west line and a 12.1' x 24.3' storage building located as much as 8.1 feet east of the line. See individual paragraphs associated with the establishment of the lines and corners for fence line references.

Notes

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainties in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone "X" (unshaded) as said tract plots by scale on Map Number 1801550310E of the Flood Insurance Rate Maps for the Town of Ingalls, Indiana (maps dated June 9, 2014).

Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

Evidence of source of title for the subject tract was provided in the form of Enterprise Title, Issuing Agent for Chicago Title Insurance Company Commitment No. 2021-60568, dated August 30, 2021. Some of the items disclosed in Schedule B-II thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey, please advise and provide the appropriate documents.

CERTIFICATION:

ALTA/NSPS Land Title Survey

To: Clayton Properties Group Inc. dba Arbor Homes; Enterprise Title; and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, and 16 of Table A thereof. The fieldwork was completed from February 1 through February 8, 2022.

To the best of my knowledge and belief, the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Steven W. Reeves

Professional Surveyor #204000005

February 20, 2022

E-Mail: sreeves@hwcengineering.com

THIS EXHIBIT PREPARED BY: Steven W. Reeves

REDACTION STATEMENT:

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. Steven W. Reeves

TABLE "A" NOTES:

- 6(a) - The surveyor has not been provided with a zoning report or letter to certify zoning and/or setback information.
7(a), 7(b)(1) - The site is vacant. There are no buildings situated on the property except as noted relative to the adjacent real estate.
9 - No marked parking spaces. The site is vacant.
16 - No evidence of earth moving work and/or building construction was observed on the subject tract at the time of field survey.



Call 811 or 800-382-5544 Before you Dig!

REVISIONS		
DATE	DESCRIPTION	BY



ARBOR HOMES - SEIPEL PROPERTY
INGALLS, INDIANA

ALTA/NSPS LAND TITLE SURVEY
ARBOR HOMES - 9225 Harrison Park Court, Indianapolis, IN 46216

PROFORMA
REVIEW

DRAWN BY
SWR
CHECKED BY
123
DATE
February 22, 2022
SCALE
1"=100'
SHEET

JOB NUMBER
2021-210-S

S1.2
RETRACEMENT SURVEY