

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:

RECORD LAND DESCRIPTION: (INSTRUMENT NUMBER 201200009808)

A part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 18 North, Range 1 West, described as follows:

Commencing at a point 9 chains and 15.4 links South of the Northeast corner of said tract, being the Southeast corner of Cox's Addition to Lebanon, Indiana, and run thence South 4 chains and 83.6 links, thence West 7 chains and 16 links to Lebanon Street, thence in a Northeasterly direction with said street to the Southwest corner of Cox's Addition to Lebanon, Indiana, thence East 6 chains and 78.8 links to the Place of Beginning, containing 3-1/4 acres, more or less, except a strip of ground 130 feet in width parallel to and facing and adjoining Lebanon Street on the West side of the above described real estate.

Containing, after said Excepting, 2.35 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 December 29, 2020

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



NOTES:

- 1.) All physical improvements hereon are shown as they were located in the field on December 10, 2020.
- 2.) This Document contains Two (2) Pages, both are required for this to be a Survey.

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 retrace and monument the Winter Hawk, LLC Parcel described in Instrument Number 201200009808 recorded in the Office of the Recorder of Boone County, Indiana per instructions from the client.

The survey was controlled by the following monuments:

- 1.) A magnetic nail was found marking the Northeast corner of the Northeast Quarter of Section 1, T18N, R1W. This monument has been held by other Surveys in the area and appears to be the best evidence of the Original Corner. Uncertainty in this monument - 0.50 feet.
2.) A Harrison Monument was found marking the Southeast corner the of the Northeast Quarter of Section 1, T18N, R1W. This monument was set by the Boone County Surveyor's Office in the location of their opinion of the position of the Original Corner. Uncertainty in this monument - 0.50 feet.
3.) The monuments called for as found or set on a Survey by Mr. Joshua D. Werner, P.S. 21200020, dated May 15, 2015, and recorded in Survey Book 20, Pages 15-17, said Recorder's Office. This was an ALTA/ACSM Land Title Survey on the Speedway LLC Parcel located to the South of the Subject Tract. Uncertainty in these monuments - 0.25 feet.
4.) The monuments called for as found or set on a Survey I performed, dated January 11, 2016, Hause Surveying and Engineering Job Number 15A537. This was an ALTA/ACSM Land Title Survey on the now Hess Parcel located at the Northwest corner of the Subject Tract. Uncertainty in these monuments - None.

The basis of bearings for this survey is based upon GPS Observations performed on December 10, 2020, with the East line of the Northeast Quarter of said Section 1, bearing South 00 degrees 04 minutes 55 seconds East.

There are no discrepancies in record descriptions and plats.

Inconsistencies in lines of occupation are as follow:

- 1.) A fence was found to extend from 7.6 feet to 8.9 feet East from the Williamson Parcel, located near the Southwest corner of this Survey, onto the Subject Parcel.
2.) A fence was found to extend from 1.7 feet to 3.9 feet East from the Hassell Parcel, located near the Southwest corner of this Survey, onto the Subject Parcel.
3.) A shed was found to extend from 9.2 feet to 9.4 feet East from the Hassell Parcel, located near the Southwest corner of this Survey, onto the Subject Parcel.
4.) A gravel alley was found to extend onto the subject parcel from the East. This alley is platted 12 feet wide to the East of the subject parcel.

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:

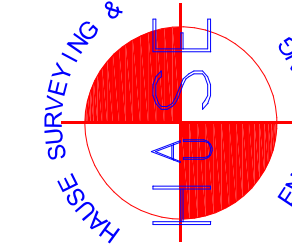
- a) Variance in reference monuments: As Noted Above
b) Discrepancies in record descriptions and plats: Negligible
c) Inconsistencies in lines of occupation: As Noted Above
d) Relative Positional Accuracy (RPA) of the corners of the subject tract established by this survey is within the specifications of a suburban survey (+/- 0.13 feet plus 100 parts per million) as defined in I.A.C. 865.

RETRACEMENT SURVEY

WINTER HAWK, LLC
PT. NE 1/4, NE 1/4, SEC. 1, T18N, R1W,
CITY OF LEBANON, BOONE CO., IN

SHEET NO. 2
OF 2 SHEETS

PROJECT NO.
20S676



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