

ORIGINAL BOUNDARY AND RETRACEMENT SURVEY
FOR: K & J PYLE FAMILY LIMITED PARTNERSHIP

Surveyor's Report - 250107

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and professional opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties of reference monuments; occupation or possession lines; clarity or ambiguity of the record descriptions; and as introduced by random errors in measurement ("Relative Positional Accuracy").

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown herein and, likewise, there may be found monuments 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, 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.

The relative positional accuracy (due to random errors of measurement) of this survey is within the specifications for a Rural Survey (+0.26 feet) plus 200ppm as defined in IAC 865 1-12-7.

Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (InGCS) "Clinton" zone per NAD 83(2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof.

The purpose of this survey was for the retracement of the land described in a deed to K & J Pyle Family Limited Partnership as recorded in Instrument Numbers 20120993 and 20120994 in the Office of the Recorder of Clinton County, Indiana. The Parent Tract was then divided into two tract of equal acreage at the direction of the Client.

Availability and condition of reference monuments:

Section 18-22N-2W

- 1) Northwest Corner, Northwest Quarter - A rebar was found near the centerline of County Road 1000W. The Section Corner Dossier for this corner, found in the Clinton County Surveyor's Office, calls for a railroad spike at this location. It is the belief of the undersigned that this rebar is a perpetuation of said error.
- 2) Northeast Corner, Northwest Quarter - A concrete post was found with fence running East and West therefrom. This post is, in the opinion of the undersigned, the best available evidence of the original Section Corner.
- 3) Northeast Corner, Northeast Quarter - A concrete post was found. This post is, in the opinion of the undersigned, the best available evidence of the original Section Corner.
- 4) Southeast Corner, Northwest Quarter - No evidence of this corner was found. This corner was established herein at the midpoint of a line from (1) to (6).
- 5) Southeast Corner, Northeast Quarter - A concrete post was found. This post is, in the opinion of the undersigned, the best available evidence of the original Section Corner.
- 6) Southwest Corner, Southwest Quarter - A pink granite stone was found as shown on the dossier for this corner found in the Clinton County Surveyor's Office.
- 7) Southwest Corner, Southwest Quarter - A rebar was found in the location shown on the dossier for this corner found in the Clinton County Surveyor's Office, though said dossier does not specify the type of monument located at this corner.
- 8) All other aliquot corners in the sections listed above were calculated based on the rules for subdivision of government sections.
- 9) The Greer Tract adjacent to the South of the westerly portion of the Parent Tract was created by a survey performed by Carl Anderson in 1896. A copy of said survey can be found in Survey Record 7, page 449 in the Office of the Surveyor of Clinton County. Of the 4 rebar shown in the Anderson survey, only 2 were found. The Northwest corner of the Anderson survey appears to have been replaced with a wood post. The remaining fence running along the East and West lines of the Anderson survey were held as the best remaining evidence of the lines of the Greer Tract. The undersigned estimates up to 2 feet of uncertainty along the 76.23-foot course of the Subject Tract due to the missing monuments from the Anderson survey.
- 10) No monuments were found marking the corners of the State of Indiana Tract. A route survey was performed in 1910 recorded as Instrument Number 191034643 in said recorder's Office that established the control from which the State of Indiana description was written. The coordinates from the route survey used to establish the State of Indiana Tract were derived from the coordinates of other monuments. The undersigned hereby tells within measurement tolerances of the corresponding coordinates of the route survey, the undersigned attributes negligible uncertainty along the lines of the State of Indiana tract established herein.

Occupation or possession lines:

County Road 1000W runs near the West line of the Parent Tract. The centerline of said road falls up to 5.3 feet East of said West line, contributing up to 5.3 feet of uncertainty along said West line.

Remnants of a fence line were found near the 1320.00-foot course of the Parent Tract. Said remnants fall up to 4 feet South of said course, contributing up to 4 feet of uncertainty thereto.

A tillable field division runs near the East line of the Parent Tract, in general agreement with said East line

A wire fence runs near the North line of the Parent Tract, falling up to 12 feet North of said North line, and contributing up to 12 feet of uncertainty thereto.

A driveway apron serving the northwesterly adjoiner falls up to 40 feet South of the North line of the Parent Tract

Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with the adjoiners' lines:

During the Anderson Survey, the easterly fence line of the Greer parcel was held, but Anderson noted that said fence fell up to 12 feet West of the East line of the Southwest Quarter of the Northwest Quarter of the Section, which was the title line at the time of the Anderson Survey. When the Anderson Tract was separated from the Parent Tract, this left a strip in width that is now the Lahman tract and East of the Greer tract (being the Anderson survey tract). This strip was measured herein to be 3 feet in width. This is an area of deed uncertainty. The Lahman Tract may have some claim to this area, as may the Greer Tract. The Greer Tract is the only tract that has a claim to this area. The Anderson Tract hereinafter likely does not have a claim to this area of deed uncertainty, as the Greer Tract likely took with it any claim to said area when it was originally split from the Parent Tract in the 1980s. There is up to 5 feet of uncertainty along the 88.65-foot course of the Parent Tract herein due to these discrepancies.

The Parent Tract description excerpts out 20 acres off of the South side of the East Half of the Northwest Quarter of the Section, though does not describe how said 20 acres is to be established. The deed of the southerly adjoining (Lahman) describes a 20-acre tract as beginning at the Southeast Quarter of said Half-Quarter, thence North 40 rods, West 80 rods, South 40 rods, and East 80 rods. There are several varying theories of how to establish the North line of said 20-acres: an acreage side, using the record calls from the Lahman description, or assuming the intent was for the 20-acres to be the South Half of the Southeast Quarter of the Northwest Quarter of the Section. The undersigned held the distances from the Lahman deed, but the varying theories of establishment for this line result in an uncertainty of up to 6 feet along the 1320.00-foot course of the Parent Tract herein.

Notes:

1. The centerlines and fence lines as depicted on this plat are shown graphically as straight lines. These lines may actually meander between these end points and may have the potential to create areas of confusion by gap or overlap.
2. Ownership information indicated hereon is as identified in county records.
3. This document was prepared by the undersigned, I, the undersigned, 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.

A CERTIFIED COPY OF THIS SURVEY WILL BE RECORDED (AND PROVIDED TO THE CLIENT, UPON REQUEST) ONCE PAYMENT IS RECEIVED.

LAND DESCRIPTION - TRACT A - PER THIS SURVEY

Part of the Northwest Quarter of Section 18, Township 22 North, Range 2 West of the Second Principal Meridian in Clinton County, Indiana, being Tract A of a boundary survey certified on January 28, 2025 by Easton T. French, PS #LS21900007 as Deckard Surveying project number 250107 (all references to monuments and courses herein are as shown on the plat of said survey) described as follows:

Beginning at a rebar marking the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 00 seconds West (grid bearing based on InGCS "Clinton" zone, NAD83 2011 Epoch 2010.00) along the West line of said Quarter a distance of 370.80 feet (all distances in this description are horizontal ground distances) to a mag nail with a washer stamped "Deckard Firm #00444"; thence South 89 degrees 38 minutes 48 seconds East a distance of 3070.70 feet to a 5/8" x 24" rebar with a yellow plastic cap stamped "Deckard Firm #00444" on the East line of said Quarter; thence North 00 degrees 38 minutes 48 seconds East along said East line a distance of 370.82 feet to a concrete post marking the Northeast Corner of said Quarter; thence North 89 degrees 38 minutes 48 seconds West along the North line of said Quarter a distance of 3074.87 feet to the Point of Beginning, containing 68.482 acres, more or less.

LAND DESCRIPTION - TRACT B - PER THIS SURVEY

Part of the Northwest Quarter of Section 18, Township 22 North, Range 2 West of the Second Principal Meridian in Clinton County, Indiana, being Tract B of a boundary survey certified on January 28, 2025 by Easton T. French, PS #LS21900007 as Deckard Surveying project number 250107 (all references to monuments and courses herein are as shown on the plat of said survey) described as follows:

Commencing at a rebar marking the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 00 seconds West (grid bearing based on InGCS "Clinton" zone, NAD83 2011 Epoch 2010.00) along the West line of said Quarter a distance of 970.80 feet (all distances in this description are horizontal ground distances) to a mag nail with a washer stamped "Deckard Firm #0044A" (hereinafter

referred to as "Deckard land" marking the Point of Beginning; thence continuing South 00 degrees 24 minutes 00 seconds West along said West line a distance of 793.23 feet to a Deckard land marking the Northwest Corner of a 0.452-acre tract described in a deed to the State of Indiana recorded as Instrument Number 20213625 in the Office of the Recorder of said County (the following three courses are along the North line of said tract); thence continuing East 89 degrees 38 minutes 48 seconds West along said East line a distance of 58.24 feet to a yellow flag stamped "Deed Firm #00044" (hereinafter referred to as "Deckard tree"); thence South 66 degrees 11 minutes 00 seconds East along said East line a distance of 45.42 feet to a Deckard tree on the West line of a 12.0517-acre tract described on a survey performed by Carl Anderson in 1986, said survey being found in Survey Record, Page 7, again in the Office of the Surveyor of said County; thence North 00 degrees 33 minutes 58 seconds East along the West line of said 12.0517-acre tract, being along a fence line, a distance of 76.23 feet to a wood post; thence South 89 degrees 22 minutes 33 seconds East along said East line a distance of 10.25 feet to a yellow flag stamped "Deed Firm #00044" (hereinafter referred to as "Deckard tree"); thence South 89 degrees 38 minutes 48 seconds West along said West line a distance of 88.65 feet to a Deckard tree marking the Northwest Corner of a 20-acre tract described in a deed to Daniel L. Gay, and Robin Lahman recorded as Instrument Number 20191299 in said Recorder's Office; thence South 89 degrees 33 minutes 24 seconds East along the North line of said 20-acre tract a distance of 10.25 feet to a yellow flag stamped "Deed Firm #00044" (hereinafter referred to as "Deckard tree"); thence continuing East 89 degrees 38 minutes 48 seconds West along said East line a distance of 1029.32 feet to a Deckard tree; thence North 00 degrees 38 minutes 48 seconds West a distance of 3070.70 feet to the Point of Beginning, containing 68.482 acres, or a lesser amount.

LAND DESCRIPTION - SUBJECT TRACT - PER INSTRUMENT NUMBERS 20120993 & 20120994

Tract I

The West Half of the Southeast Quarter of Section 23, in Township 22 North, Range 2 West of the Second Principal Meridian, containing 80 acres, more or less.
 ALSO, the Northwest Quarter of the Northeast Quarter of Section 26, in Township 22 North, Range 2 West of the Second Principal Meridian, containing 40 acres, more or less.
 Containing in all 120 acres, more or less.

Tract II

The East Half of the Northwest Quarter of Section 18, in Township 22 North, Range 2 West of the Second Principal Meridian, EXCEPTING THEREFROM twenty (20) acres off the South end thereof, leaving in said tract 60 acres, more or less.

ALSO, all that part of the West Half of the Northwest Quarter of said Section 18 lying North of State Highway No. 38, containing 87.95 acres, more or less

EXCEPTING THEREFROM: A part of the Northwest Quarter of Section 18, Township 22 North, Range 2 West of the Second Principal Meridian, particularly described as follows: From the Northwest corner of the aforesaid Northwest Quarter, proceed thence South 00 degrees 25 minutes 46 seconds West (the bearing determined from U.S.G.S. Quadrangle map 14851, 101 East along the Section line; thence South 05 degrees 00 minutes 40 seconds East, 120.47 feet (pursuant to prior deed, "a fence exists more or less along this line"); thence South 89 degrees 17 minutes 43 seconds East, 1,306.21 feet (pursuant to prior deed, "a fence exists more or less along the Eastern portion of this line"); thence South 00 degrees 40 minutes 46 seconds West, 683.2 feet (pursuant to prior deed, "a fence exists more or less along this line"); thence North 1 degrees 18 minutes 18 seconds East, 1,422.57 feet along the plan center line of State Highway No. 38, on the point beginning, containing 12,217.7 acres, subject to the right-of-way of State Highway No. 38 and to the right-of-way of the railroad house and railroad tracks of the Chicago and North Western Railway Company, as shown on the plat of the Survey of March 28, 1988 and filed in the office of the Surveyor of Clinton County, Indiana. And containing after said exception, 79,893.85 acres, more or less.

Containing in all 135.8938 acres, more or less.

REVISION	DATE	PROJECT NO.:250107		DECKARD SURVEYING 1517 S. GRANT AVE. CRAWFORDSVILLE, IN 47933 (765)-361-1510 WWW.DECKARDSURVEYING.COM INFO@DECKARDSURVEYING.COM
		DATED: 01/28/2025		
		SCALE 1" = 150'		
		DRAWN BY:ETF		
		CHECKED BY:CTF		
K & J PYLE FAMILY L.P. RETRACEMENT SURVEY AND ORIGINAL BOUNDARY SURVEY SECTION 18-22N-2W CLINTON COUNTY, INDIANA				

