No: 000016366

The land referred to in this Commitment is described as follows:

PARCEL I

A part of the East Half of the Northeast Quarter of section 14, Township 12 North, range 4 East, of the Second Principal Meridian, more particularly described as follows:

Beginning at a point in the middle of Hamilton Avenue in the City of Franklin, Indiana, 185.92 feet West of the East line of said Half Quarter Section; thence West with the middle line of said Hamilton Avenue, 37.08 feet; thence North and parallel to the East line of said Half Quarter Section, 144 feet; thence West parallel to the middle line of Hamilton Avenue, 201 feet; thence North to a point 20 feet measured at right angles from the center of the main tract of the Fairland, Franklin and Martinsville Railroad; thence northeasterly parallel with and 20 feet distant from the center of said Fairland, Franklin and Martinsville Railroad tract to a point 100 feet West of the East line of said Quarter Section; thence South parallel to the East line of said Quarter Section to a point 150 feet North of the North line of said Hamilton Avenue; thence West 16 feet; thence North parallel to the East line of said Quarter Section to a point 212.10 feet North of the middle of said Hamilton Avenue; thence West parallel to the middle line of Hamilton Avenue 69.92 feet; thence South parallel to the East line of said Quarter Section 212.10 feet to the PLACE OF BEGINNING.

PARCEL II:

Part of the West Half of the Northwest Quarter of Section 13, Township 12 North, Range 4 East, described as follows:

Commencing on the West line of said Section at a point eight-eight and one-half (88 1/2) rods South of the Northwest corner thereof; thence East one hundred fifty (150) feet; thence North two hundred fifty (250) feet; thence West one hundred fifty (150) feet; thence South two hundred fifty (250) feet to the PLACE OF BEGINNING.

PARCEL III:

Part of the East Half of the Northeast Quarter of Section Fourteen (14), Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning on the East line of said Half Quarter Section at a point one hundred fifty (150) feet North of the intersection of said East line with the North line of the Franklin and Sugar Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West one hundred (100) feet; thence North to a point twenty (20) feet distant measured at right angles to the main track of the Fairland, Franklin and Martinsville Railroad; thence Northeasterly parallel with and twenty (20) feet distant from the center of said Fairland, Franklin and Martinsville Railroad track to the East line of said Half Quarter Section; thence South with said East line to the PLACE OF BEGINNING.

PARCEL IV:

A part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East, of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at a point 16 feet West of where the East line of said Quarter Section crosses the center of Sugar Creek gravel road; thence West along the center of said gravel road, 72 feet; thence North 144 feet; thence East 72 feet; thence South 144 to the PLACE OF BEGINNING.

PARCEL V:

Part of the East Half of the Northeast Quarter of Section 14, township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning on the East line of said Half Quarter Section at a point 144 feet North of the intersection of said East line, with the middle line of the Franklin and Sugar Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West 88 feet; thence South 144 feet to the middle line of said Gravel Road or Avenue; thence With the middle line of said Road or Avenue, 28 feet; thence North to a point 150 feet North of the North line of said Road or Avenue; thence East 116 feet to the East line of said Half Quarter Section; thence South to the PLACE OF BEGINNING.

EXCEPTION

A part of the Northeast quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, City of Franklin, Johnson County, Indiana, described as follows:

Commencing at a P.K. nail (re-set by 1974 references) in the approximate center of Hamilton Avenue at its intersection with the east line of said northeast quarter section line; thence north 89 degrees 01 minutes 30 seconds west (assumed bearing) on and along the approximate center of said Hamilton Avenue (based upon said 1974 survey) 185.92 feet (deed and measured distance) to a P.K. nail set and marking the point of beginning of this described tract; thence continuing north 89 degrees 01 minutes 30 seconds west on and along said approximate centerline 37.08 feet deed and measured distance) to a P.K. nail set; thence north 00 degrees 00 minutes 00 seconds east and parallel to the east line of said northeast quarter section (based upon 1974 survey) 144.00 feet (deed-measured distance) to a capped rebar set; thence south 89 degrees 01 minutes 30 seconds east 37.08 feet to a capped rebar set; thence south 00 degrees 00 minutes 00 seconds west and parallel to the said east line 144.00 feet to the point of beginning, containing 0.1226 acre, more or less.

SURVEYED LEGAL DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 14 and a part of the West Half of the Northwest Quarter of Section 13, both of Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning at the intersection of the centerline of Hamilton Avenue (formerly the Franklin and Sugar Creek Road) and the East line of the East Half of the Northeast Quarter of said Section 14; thence North 89 degrees 01 minute 30 seconds West along said centerline a distance of 116.00 feet to the Southeast corner of tract recorded in Book 277, Page 486; thence North 00 degrees 00 minutes 00 seconds East a distance of 212.10 feet to the Northeast corner of said tract; thence North 89 degrees 01 minute 30 seconds West a distance of 69.92 feet to the Northwest corner of said tract; thence South 00 degrees 00 minutes 00 seconds East along the West line of said tract a distance of 68.10 feet to the Northeast corner of a tract recorded in Instrument Number 98009882; thence North 89 degrees 01 minute 30 seconds West a distance of 238.08 feet to the East Southeast corner of a tract recorded in Book 253, Page 590; thence North 00 degrees 00 minutes 00 seconds East along the East line of said tract extended a distance of 146.77 feet to the centerline of the former Fairland, Franklin and Martinsville Railroad, now abandoned; thence North 55 degrees 04 minutes 12 seconds East along said centerline a distance of 517.09 feet to the East line of the East Half of the Northeast Quarter of said Section 14 and the Northwest corner of a tract recorded in Book 230, Page 15; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Half Quarter Section a distance of 327.55 feet to a corner of said tract; thence South 89 degrees 01 minute 00 seconds East a distance of 150.00 feet to a corner of said tract; thence South 00 degrees 00 minutes 00 seconds East a distance of 250.00 feet to the Southwest corner of said tract and the North right-of-way line of Hamilton Avenue; thence North 89 degrees 01 minute 00 seconds West along said right-of-way line 150.00 feet to the West line of the West Half of the Northwest Quarter of said Section 13; thence South 00 degrees 00 minutes 00 seconds East a distance of 16.50 feet to the Point of Beginning, containing 4.0391 acres, more or less, subject however to all legal rights-of-way and easements of record.

I hereby certify that the above plat and description are a true and accurate representation of a survey completed under my direction on November 13, 2001.

STEVEN BRENT WILLIAMS REGISTERED No. S0390 STATE OF INDIANA LAND SURVEYOR

Steven B. Williams, L.S. No. S0390

SURVEYOR'S REPORT

1) In accordance with Title 864, Article 1.1, Chapter 13, Section I through 34 of the Indiana Administrative Code, 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) Variances in the reference monuments:
b) Discrepancies in record descriptions and plats:
c) Inconsistencies in lines of occupation and:
d) Random errors in measurement (theoretical uncertainty):

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a class "C" survey 0.5 feet as defined in IAC 864.

a) Variances in the reference monuments: None noted.

b) Discrepancies in record descriptions and plats: A deed could not be located for the 16 feet x 144 feet strip West of the grain elevator. It appears this strip could have been used for a railroad spur in the past. There is no current sign of possession other than by Premier Ag. This strip is included in the 4.0391 acres legal description.

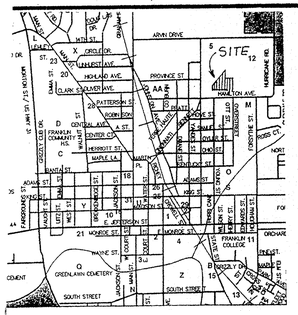
c) Inconsistencies in lines of occupation: A concrete apron is over the East property line 13.6 feet at the North end and 14.0 feet at the South end. The East edge of the stone lot is 10 feet over the same property line near the Northwest corner Parcel 11. Monumentation found in place as noted on survey plat.

d) Random errors in measurement (theoretical uncertainty = 0.05 feet)

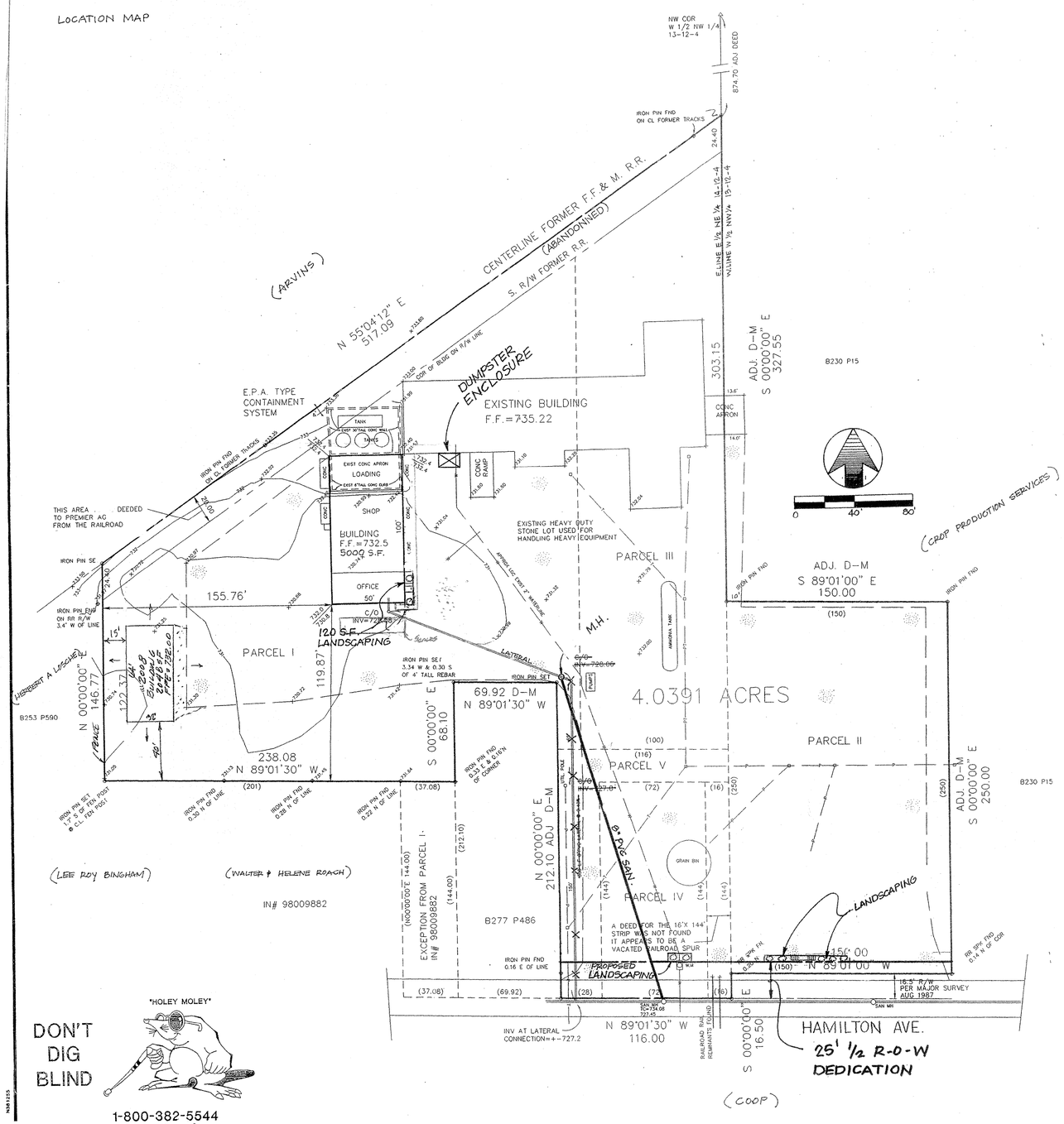
As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: None noted.
Due to discrepancies in the record description: None noted.
Due to inconsistencies in lines of occupation: 10 feet - 14 feet East-West along the East property line; 0.16 feet - 0.30 feet North-South along Southwest property line; Up to 3.4 feet East-West along West property line; 0.14 feet - 0.20 feet North-South along Hamilton Avenue; 0.33 feet - 3.34 feet East-West along North-South property line measuring 68.10 feet.

2) The within described tract of land does not lie within A Special Flood Hazard Zone "A" as said tract plots by scale on Community Panel Number 180114 0002B of the Flood Insurance Rate Maps for the City of Franklin, Indiana (Maps dated April 1, 1981).



LOCATION MAP



"HOLEY MOLEY"
DON'T DIG BLIND
1-800-382-5544

NOTES:

1. This survey prepared in conjunction with Chicago Title Insurance Company Policy Number 000016366, Date August 31, 2001.
2. The current use of this facility is the distribution of agricultural chemicals.
3. There are 4 full time employees.

OWNER: Premier Ag.
750 Hamilton Avenue
Franklin, IN 46131
317-736-5131

STEVEN BRENT WILLIAMS REGISTERED No. 17207 STATE OF INDIANA PROFESSIONAL ENGINEER

DESIGNED:
DRAWN:
CHECKED:

TITLE PREMIER AG SITE PLAN
2014 OPEN STORAGE BUILDING ADDITION

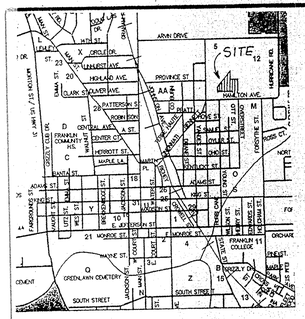
PREMIER AG
755 HAMILTON AVE., FRANKLIN, IN
PART ½ E NE 1/4 14-12-4 & PT W ½ NW 1/4 13-12-4

Steven B. Williams
Engineering and Land Surveying
2018 South Franklin Road
Greenwood, Indiana 46143
(317) 460-7730 (317)862-1876

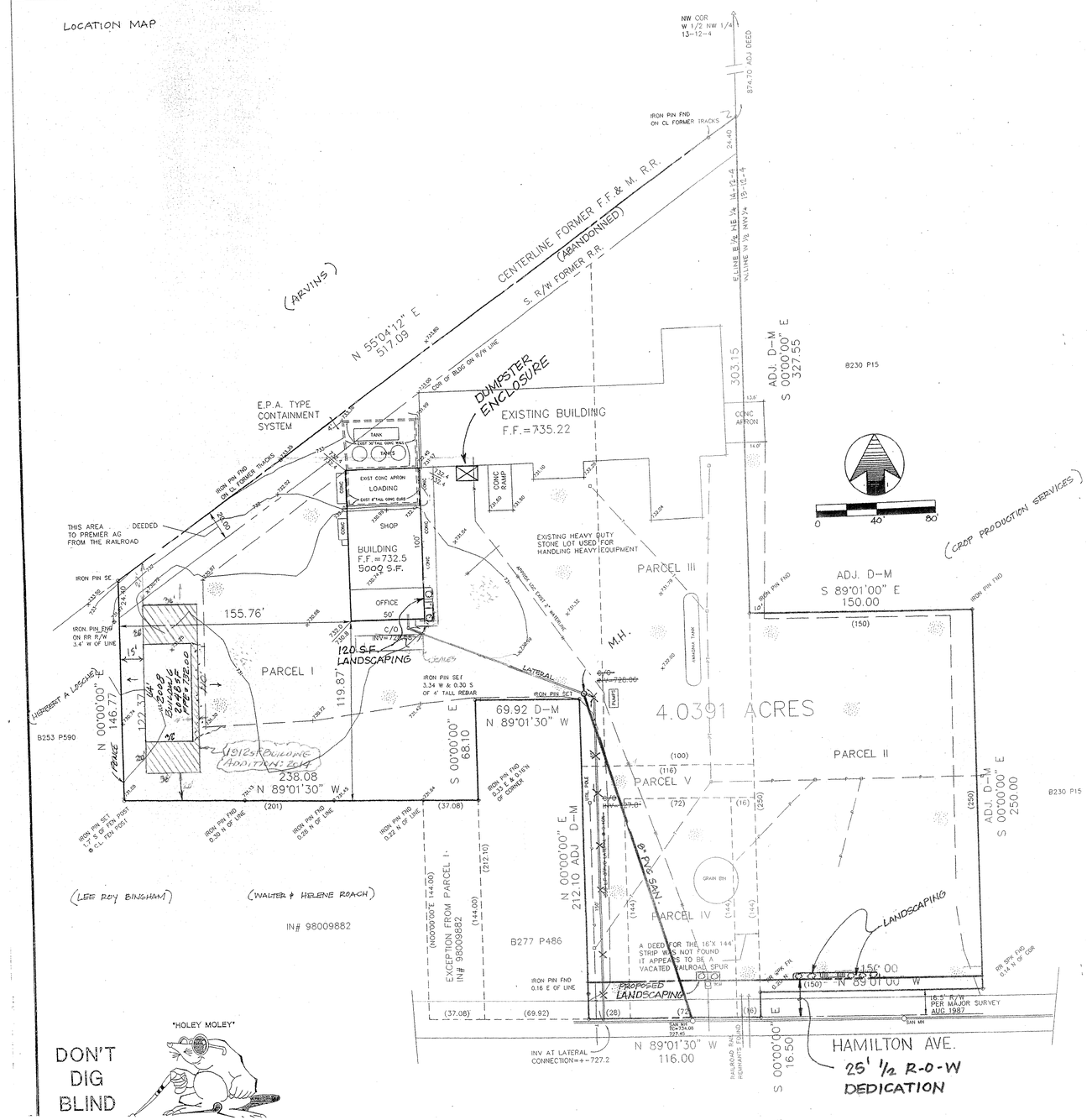
REVISIONS

DATE	REVISION

PROJ. NO.
SCALE 1" = 40'
DATE 2-26-14
FILE NO.
SHT 1 OF 3



LOCATION MAP



The land referred to in this Commitment is described as follows:

PARCEL I

A part of the East Half of the Northeast Quarter of section 14, Township 12 North, range 4 East, of the Second Principal Meridian, more particularly described as follows:

Beginning at a point in the middle of Hamilton Avenue in the City of Franklin, Indiana, 185.92 feet West of the East line of said Half Quarter Section; thence West with the middle line of said Hamilton Avenue, 37.08 feet; thence North and parallel to the East line of said Half Quarter Section, 144 feet; thence West parallel to the middle line of Hamilton Avenue, 201 feet; thence North to a point 20 feet measured at right angles from the center of the main tract of the Fairland, Franklin and Martinsville Railroad; thence northeasterly parallel with and 20 feet distant from the center of said Fairland, Franklin and Martinsville Railroad tract to a point 100 feet West of the East line of said Quarter Section; thence South parallel to the East line of said Quarter Section to a point 150 feet North of the North line of said Hamilton Avenue; thence West 16 feet; thence North parallel to the East line of said Quarter Section to a point 212.10 feet North of the middle of said Hamilton Avenue; thence West parallel to the middle line of Hamilton Avenue 69.92 feet; thence South parallel to the East line of said Quarter Section 212.10 feet to the PLACE OF BEGINNING.

PARCEL II:

Part of the West Half of the Northwest Quarter of Section 13, Township 12 North, Range 4 East, described as follows:

Commencing on the West line of said Section at a point eight-eight and one-half (88 1/2) rods South of the Northwest corner thereof; thence East one hundred fifty (150) feet; thence North two hundred fifty (250) feet; thence West one hundred fifty (150) feet; thence South two hundred fifty (250) feet to the PLACE OF BEGINNING.

PARCEL III:

Part of the East Half of the Northeast Quarter of Section Fourteen (14), Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning on the East line of said Half Quarter Section at a point one hundred fifty (150) feet North of the intersection of said East line with the North line of the Franklin and Sugar Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West one hundred (100) feet; thence North to a point twenty (20) feet distant measured at right angles to the main track of the Fairland, Franklin and Martinsville Railroad; thence Northeasterly parallel with and twenty (20) feet distant from the center of said Fairland, Franklin and Martinsville Railroad track to the East line of said Half Quarter Section; thence South with said East line to the PLACE OF BEGINNING.

PARCEL IV:

A part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East, of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at a point 16 feet West of where the East line of said Quarter Section crosses the center of Sugar Creek gravel road; thence West along the center of said gravel road, 72 feet; thence North 144 feet; thence East 72 feet; thence South 144 to the PLACE OF BEGINNING.

PARCEL V:

Part of the East Half of the Northeast Quarter of Section 14, township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning on the East line of said Half Quarter Section at a point 144 feet North of the intersection of said East line, with the middle line of the Franklin and Suger Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West 88 feet; thence South 144 feet to the middle line of said Gravel Road or Avenue; thence With the middle line of said Road or Avenue, 28 feet; thence North to a point 150 feet North of the North line of said Road or Avenue; thence East 116 feet to the East line of said Half Quarter Section; thence South to the PLACE OF BEGINNING.

EXCEPTION

A part of the Northeast quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, City of Franklin, Johnson County, Indiana, described as follows:

Commencing at a P.K. nail (re-set by 1974 references) in the approximate center of Hamilton Avenue at its intersection with the east line of said northeast quarter section line; thence north 89 degrees 01 minutes 30 seconds west (assumed bearing) on and along the approximate center of said Hamilton Avenue (based upon said 1974 survey) 185.92 feet (deed and measured distance) to a P.K. nail set and marking the point of beginning of this described tract; thence continuing north 89 degrees 01 minutes 30 seconds west on and along said approximate centerline 37.08 feet deed and measured distance) to a P.K. nail set; thence north 00 degrees 00 minutes 00 seconds east and parallel to the east line of said northeast quarter section (based upon 1974 survey) 144.00 feet (deed-measured distance) to a capped rebar set; thence south 89 degrees 01 minutes 30 seconds east 37.08 feet to a capped rebar set; thence south 00 degrees 00 minutes 00 seconds west and parallel to the said east line 144.00 feet to the point of beginning, containing 0.1226 acre, more or less.

LEGEND

(150)	Deed Distance
D-M	Deed & Measured
ADJ.	Adjoiner
—P—T—	Overhead Power & Telephone & Utility Pole
—W—	Waterline
+732.00	Existing Spot Grade
732.0 / 730.8	Proposed Grade
731	Existing Contour
	Area of Stone

NOTES:

1. This survey prepared in conjunction with Chicago Title Insurance Company Policy Number 000016366, Date August 31, 2001.
2. The current use of this facility is the distribution of agricultural chemicals.
3. There are 4 full time employees.
4. NO NEW LANDSCAPING PROPOSED. REPLACE BUSHES AS NECESSARY. NO SITE WORK. DISTURBED AREA = 19125 ft
5. VARIANCES GRANTED FOR PARKING & LANDSCAPING.

LEGAL DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 14 and a part of the West Half of the Northwest Quarter of Section 13, both of Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning at the intersection of the centerline of Hamilton Avenue (formerly the Franklin and Sugar Creek Road) and the East line of the East Half of the Northeast Quarter of said Section 14; thence North 89 degrees 01 minute 30 seconds West along said centerline a distance of 116.00 feet to the Southeast corner of tract recorded in Book 277, Page 486; thence North 00 degrees 00 minutes 00 seconds East a distance of 212.10 feet to the Northeast corner of said tract; thence North 89 degrees 01 minute 30 seconds West a distance of 69.92 feet to the Northwest corner of said tract; thence South 00 degrees 00 minutes 00 seconds East along the West line of said tract a distance of 68.10 feet to the Northeast corner of a tract recorded in Instrument Number 98009882; thence North 89 degrees 01 minute 30 seconds West a distance of 238.08 feet to the East Southeast corner of a tract recorded in Book 253, Page 590; thence North 00 degrees 00 minutes 00 seconds East along the East line of said tract extended a distance of 146.77 feet to the centerline of the former Fairland, Franklin and Martinsville Railroad, now abandoned; thence North 55 degrees 04 minutes 12 seconds East along said centerline a distance of 517.09 feet to the East line of the East Half of the Northeast Quarter of said Section 14 and the Northwest corner of a tract recorded in Book 230, Page 15; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Half Quarter Section a distance of 327.55 feet to a corner of said tract; thence South 89 degrees 01 minute 00 seconds East a distance of 150.00 feet to a corner of said tract; thence South 00 degrees 00 minutes 00 seconds East a distance of 250.00 feet to the Southwest corner of said tract and the North right-of-way line of Hamilton Avenue; thence North 89 degrees 01 minute 00 seconds West along said right-of-way line 150.00 feet to the West line of the West Half of the Northwest Quarter of said Section 13; thence South 00 degrees 00 minutes 00 seconds East a distance of 16.50 feet to the Point of Beginning, containing 4.0391 acres, more or less, subject however to all legal rights-of-way and easements of record.

I hereby certify that the above plat and description are a true and accurate representation of a survey completed under my direction on November 13, 2001.

STEVEN BRENT WILLIAMS REGISTERED No. S0390 STATE OF INDIANA LAND SURVEYOR

Steven B. Williams, L.S. No. S0390

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a) Variances in the reference monuments:
b) Discrepancies in record descriptions and plats:
c) Inconsistencies in lines of occupation and:
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a) Variances in the reference monuments: None noted.

b) Discrepancies in record descriptions and plats: A deed could not be located for the 16 feet x 144 feet strip West of the grain elevator. It appears this strip could have been used for a railroad spur in the past. There is no current sign of possession other than by Premier Ag. This strip is included in the 4.0391 acres legal description.

c) Inconsistencies in lines of occupation: A concrete apron is over the East property line 13.6 feet at the North end and 14.0 feet at the South end. The East edge of the stone lot is 10 feet over the same property line near the Northwest corner Parcel 11. Monumentation found in place as noted on survey plat.

d) Random errors in measurement (theoretical uncertainty = 0.05 feet)

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: None noted.
Due to discrepancies in the record description: None noted.
Due to inconsistencies in lines of occupation: 10 feet - 14 feet East-West along the East property line; 0.16 feet - 0.30 feet North-South along Southwest property line; Up to 3.4 feet East-West along West property line; 0.14 feet - 0.20 feet North-South along Hamilton Avenue; 0.33 feet - 3.34 feet East-West along North-South property line measuring 68.10 feet.

2) The within described tract of land does not lie within A Special Flood Hazard Zone "A" as said tract plots by scale on Community Panel Number 180114 0002B of the Flood Insurance Rate Maps for the City of Franklin, Indiana (Maps dated April 1, 1981).

OWNER: Premier Ag.
750 Hamilton Avenue
Franklin, IN 46131
317-736-5131

17207 STATE OF INDIANA

DESIGNED:
DRAWN:
CHECKED:

PREPARED SITE PLAN
PREMIER AG
2014 UPDATE PUBLIC ADMIN

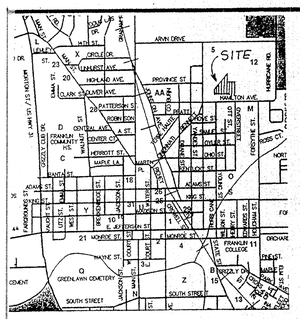
755 HAMILTON AVE., FRANKLIN, IN
PART ½ E NE 1/4 14-12-4 & PT W ½ NW 1/4 13-12-4

Steven B. Williams
Engineering and Land Surveying
2018 South Franklin Road
Greenwood, Indiana 46143
(317)862-1876
(317) 460-7730

REVISIONS

DATE	REVISION

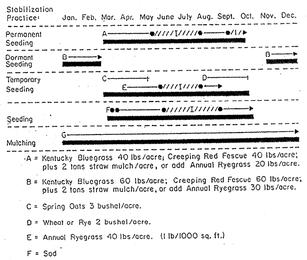
PROJ. NO.
SCALE 1" = 40'
DATE 2-26-14
FILE NO.
SHT 2 OF 3



LOCATION MAP

Seasonal Soil Protection Chart

TABLE "A"



-A = Kentucky Bluegrass 40 lbs/acre; Creeping Red Fescue 40 lbs/acre; plus 2 tons straw mulch/acre, or add Annual Ryegrass 20 lbs/acre.

B = Kentucky Bluegrass 60 lbs/acre; Creeping Red Fescue 60 lbs/acre; plus 2 tons straw mulch/acre, or add Annual Ryegrass 30 lbs/acre.

C = Spring Oats 3 bushel/acre.

D = Wheat or Rye 2 bushel/acre.

E = Annual Ryegrass 40 lbs/acre. (1 lb/1000 sq. ft.)

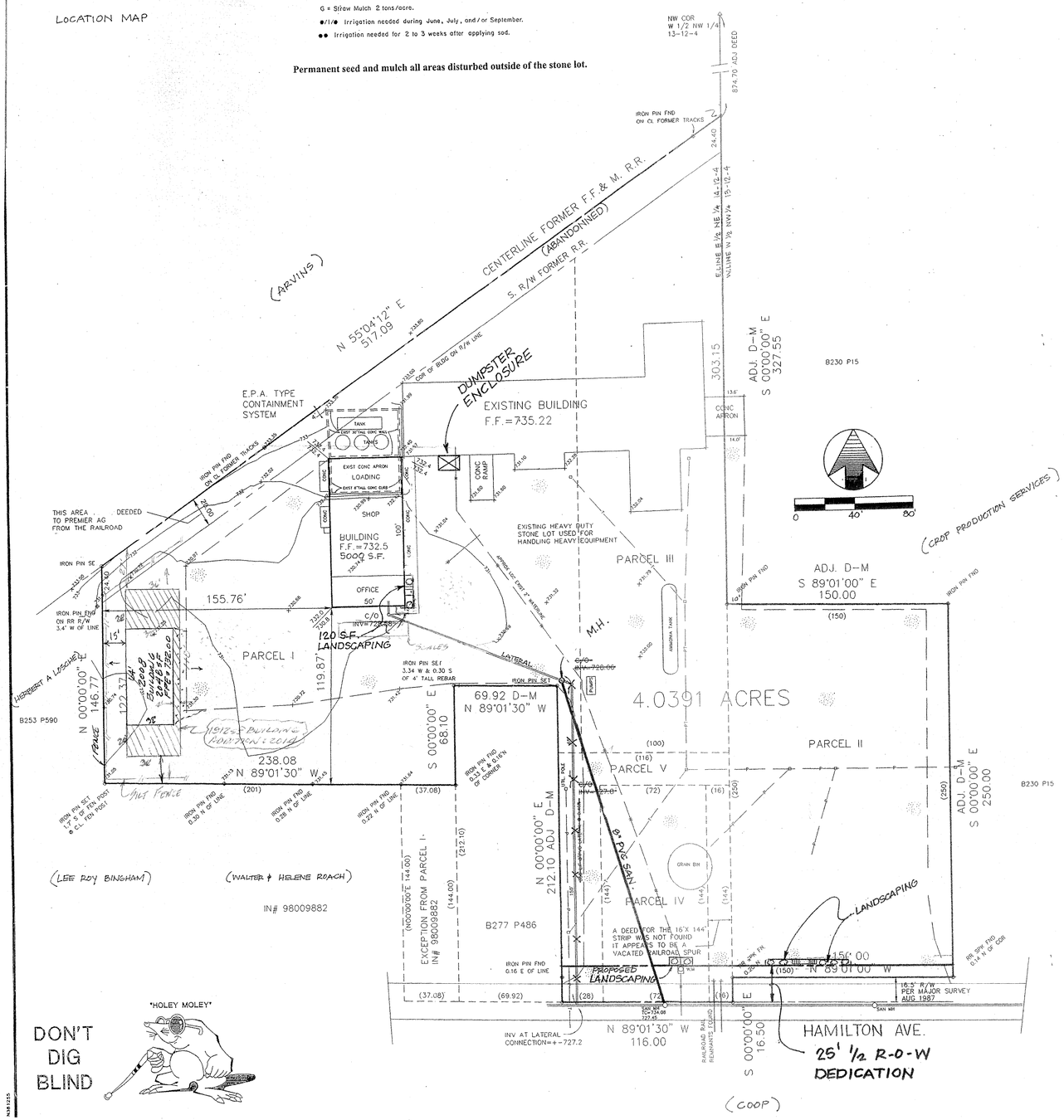
F = Sod

G = Straw Mulch 2 tons/acre.

●/I/● Irrigation needed during June, July, and/or September.

●● Irrigation needed for 2 to 3 weeks after applying sod.

Permanent seed and mulch all areas disturbed outside of the stone lot.



The land referred to in this Commitment is described as follows:

PARCEL I

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Beginning at a point in the middle of Hamilton Avenue in the City of Franklin, Indiana, 185.92 feet West of the East line of said Half Quarter Section; thence West with the middle line of said Hamilton Avenue, 37.08 feet; thence North and parallel to the East line of said Half Quarter Section, 144 feet; thence West parallel to the middle line of Hamilton Avenue, 201 feet; thence North to a point 20 feet measured at right angles from the center of the main tract of the Fairland, Franklin and Martinsville Railroad; thence northeasterly parallel with and 20 feet distant from the center of said Fairland, Franklin and Martinsville Railroad tract to a point 100 feet West of the East line of said Quarter Section; thence South parallel to the East line of said Quarter Section to a point 150 feet North of the North line of said Hamilton Avenue; thence West 16 feet; thence North parallel to the East line of said Quarter Section to a point 212.10 feet North of the middle of said Hamilton Avenue; thence West parallel to the middle line of Hamilton Avenue 69.92 feet; thence South parallel to the East line of said Quarter Section 212.10 feet to the PLACE OF BEGINNING:

PARCEL II:

Part of the West Half of the Northwest Quarter of Section 13, Township 12 North, Range 4 East described as follows:

Commencing on the West line of said Section at a point eight-eight and one-half (88 1/2) rods South of the Northwest corner thereof; thence East one hundred fifty (150) feet; thence North two hundred fifty (250) feet; thence West one hundred fifty (150) feet; thence South two hundred fifty (250) feet to the PLACE OF BEGINNING.

PARCEL III:

Part of the East Half of the Northeast Quarter of Section Fourteen (14), Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning on the East line of said Half Quarter Section at a point one hundred fifty (150) feet North of the intersection of said East line with the North line of the Franklin and Sugar Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West one hundred (100) feet; thence North to a point twenty (20) feet distant measured at right angles to the main track of the Fairland, Franklin and Martinsville Railroad; thence Northeasterly parallel with and twenty (20) feet distant from the center of said Fairland, Franklin and Martinsville Railroad track to the East line of said Half Quarter Section; thence South with said East line to the PLACE OF BEGINNING.

PARCEL IV:

A part of the Northeast Quarter of Section 14, Township 12 North, Range 4 East, of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at a point 16 feet West of where the East line of said Quarter Section crosses the center of Sugar Creek gravel road; thence West along the center of said gravel road, 72 feet; thence North 144 feet; thence East 72 feet; thence South 144 to the PLACE OF BEGINNING.

PARCEL V:

Part of the East Half of the Northeast Quarter of Section 14, township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Beginning on the East line of said Half Quarter Section at a point 144 feet North of the intersection of said East line, with the middle line of the Franklin and Sugar Creek Gravel Road, now Hamilton Avenue, in the City of Franklin; thence West 88 feet; thence South 144 feet to the middle line of said Gravel Road or Avenue; thence With the middle line of said Road or Avenue, 28 feet; thence North to a point 150 feet North of the North line of said Road or Avenue; thence East 116 feet to the East line of said Half Quarter Section; thence South to the PLACE OF BEGINNING.

EXCEPTION

A part of the Northeast quarter of Section 14, Township 12 North, Range 4 East of the Second Principal Meridian, Franklin Township, City of Franklin, Johnson County, Indiana, described as follows:

Commencing at a P.K. nail (re-set by 1974 references) in the approximate center of Hamilton Avenue at its intersection with the east line of said northeast quarter section line; thence north 89 degrees 01 minutes 30 seconds west (assumed bearing) on and along the approximate center of said Hamilton Avenue (based upon said 1974 survey) 185.92 feet (deed and measured distance) to a P.K. nail set and marking the point of beginning of this described tract; thence continuing north 89 degrees 01 minutes 30 seconds west on and along said approximate centerline 37.08 feet deed and measured distance) to a P.K. nail set; thence north 00 degrees 00 minutes 00 seconds east and parallel to the east line of said northeast quarter section (based upon 1974 survey) 144.00 feet (deed-measured distance) to a capped rebar set; thence south 89 degrees 01 minutes 30 seconds east 37.08 feet to a capped rebar set; thence south 00 degrees 00 minutes 00 seconds west and parallel to the said east line 144.00 feet to the point of beginning, containing 0.1226 acre, more or less.

LEGEND

(150)	**Deed Distance**
D-M	**Deed & Measured**
ADJ.	**Adjoiner**
—P—T—	**Overhead Power & Telephone & Utility Pole**
—W—	**Waterline**
+732.00	**Existing Spot Grade**
732.0 / 732.8	**Proposed Grade**
731	**Existing Contour**
	Area of Stone

NOTES:

1. **This survey prepared in conjunction with Chicago Title Insurance Company Policy Number 000016366, Date August 31, 2001.**
2. **The current use of this facility is the distribution of agricultural chemicals.**
3. **There are 4 full time employees.**

—// SILT FENCE (AS NEW LANDSCAPING) REPLACE BUSHES AS NEEDED

SURVEYED LEGAL DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 14 and a part of the West Half of the Northwest Quarter of Section 13, both of Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Beginning at the intersection of the centerline of Hamilton Avenue (formerly the Franklin and Sugar Creek Road) and the East line of the East Half of the Northeast Quarter of said Section 14; thence North 89 degrees 01 minute 30 seconds West along said centerline a distance of 116.00 feet to the Southeast corner of tract recorded in Book 277, Page 486; thence North 00 degrees 00 minutes 00 seconds East a distance of 212.10 feet to the Northeast corner of said tract; thence North 89 degrees 01 minute 30 seconds West a distance of 69.92 feet to the Northwest corner of said tract; thence South 00 degrees 00 minutes 00 seconds East along the West line of said tract a distance of 68.10 feet to the Northeast corner of a tract recorded in Instrument Number 98009882; thence North 89 degrees 01 minute 30 seconds West a distance of 238.08 feet to the East Southeast corner of a tract recorded in Book 253, Page 590; thence North 00 degrees 00 minutes 00 seconds East along the East line of said tract extended a distance of 146.77 feet to the centerline of the former Fairland, Franklin and Martinsville Railroad, now abandoned; thence North 55 degrees 04 minutes 12 seconds East along said centerline a distance of 517.09 feet to the East line of the East Half of the Northeast Quarter of said Section 14 and the Northwest corner of a tract recorded in Book 230, Page 15; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Half Quarter Section a distance of 327.55 feet to a corner of said tract; thence South 89 degrees 01 minute 00 seconds East a distance of 150.00 feet to a corner of said tract; thence South 00 degrees 00 minutes 00 seconds East a distance of 250.00 feet to the Southwest corner of said tract and the North right-of-way line of Hamilton Avenue; thence North 89 degrees 01 minute 00 seconds West along said right-of-way line 150.00 feet to the West line of the West Half of the Northwest Quarter of said Section 13; thence South 00 degrees 00 minutes 00 seconds East a distance of 16.50 feet to the Point of Beginning, containing 4.0391 acres, more or less, subject however to all legal rights-of-way and easements of record.

I hereby certify that the above plat and description are a true and accurate representation of a survey completed under my direction on November 13, 2001.

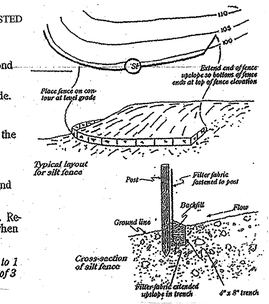
STEVEN BRENT WILLIAMS REGISTERED No. S0390 STATE OF INDIANA LAND SURVEYOR

Steven B. Williams, L.S. No. S0390

NUTECH 3(NWS-6) SILT FENCE
GAPS SHALL BE OVERLAPPED AND TWISTED

1. Install parallel to the contour of the land.
2. Extend ends upslope enough to allow water to pond behind the fence.
3. Excavate a trench 8 inches deep and 4 inches wide.
4. Install fence with stakes on the downslope side.
5. Bury 12 inches of fabric in the trench, extending the bottom 4 inches toward the upslope side.
6. Backfill trench with soil material, and compact.
7. Join silt fence sections by overlapping sections and nailing with lath to the nearest post.
8. Inspect twice a week and after each storm event. Repair as needed, and remove sediment deposits when they reach one-half the fence height.

(NOTE: Silt fence has a life expectancy of 6 months to 1 year, whereas straw bale barriers have a limited life of 3



OWNER: Premier Ag.
750 Hamilton Avenue
Franklin, IN 46131
317-736-5131

REGISTERED No. 17207 STATE OF INDIANA

DESIGNED:

DRAWN:

CHECKED:

LANDSCAPE PLAN REVISED CONTROL

PREMIER AG

2-24 STEEL STORAGE BUILDING ADDITION

755 HAMILTON AVE., FRANKLIN, IN
PART ½ NE 1/4 14-12-4 & PT W ½ NW 1/4 13-12-4

Steven B. Williams
Engineering and Land Surveying
2018 South Franklin Road
Greenwood, Indiana 46143
(317)852-1876
(317) 469-7730

REVISIONS	
DATE	REVISION

PROJ. NO.

SCALE 1" = 40'

DATE 2-26-14

FILE NO.

SHT 3 OF 3