

ALTA/NSPS
LAND TITLE SURVEY

THIS SURVEY PREPARED FOR:

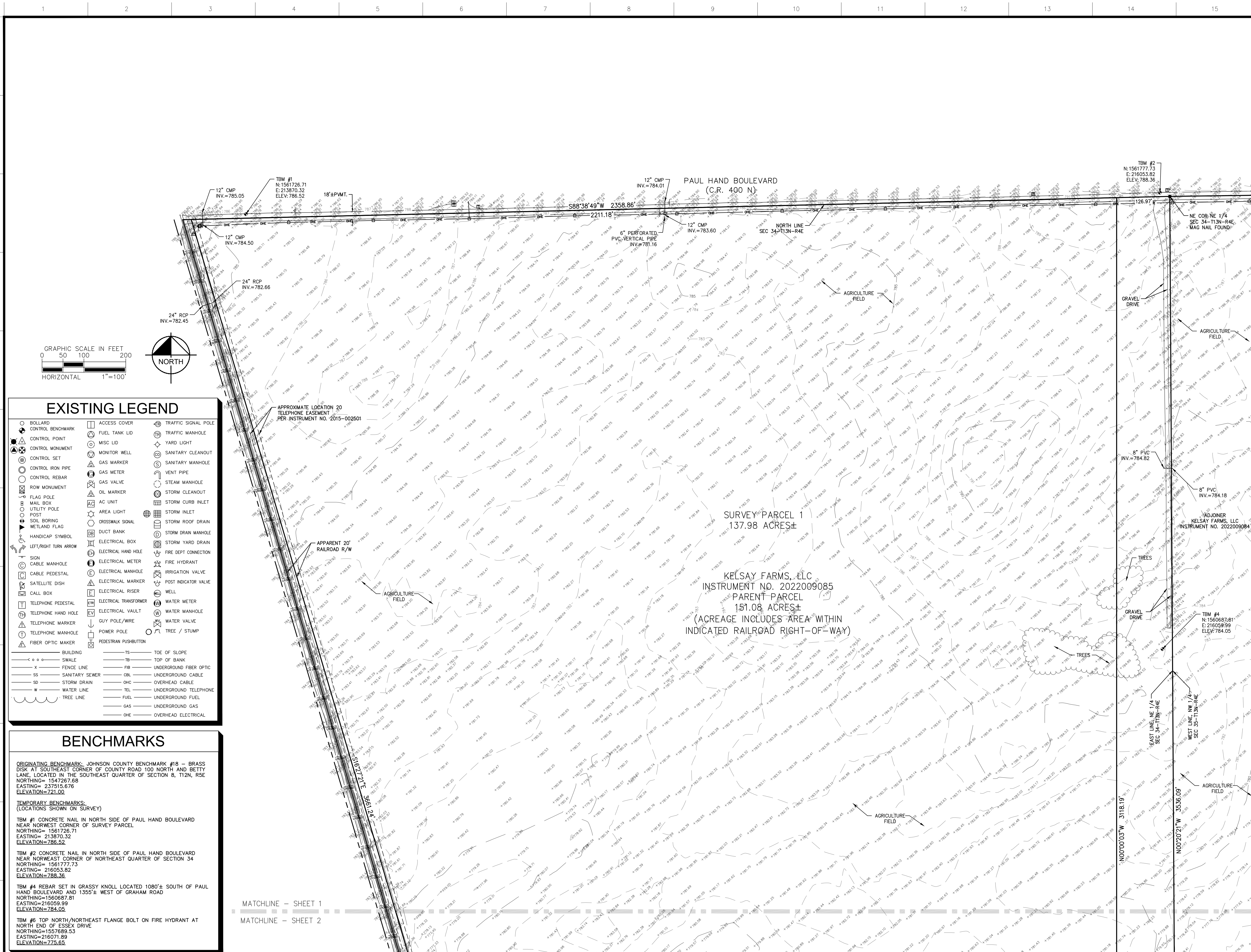
Kimley»Horn

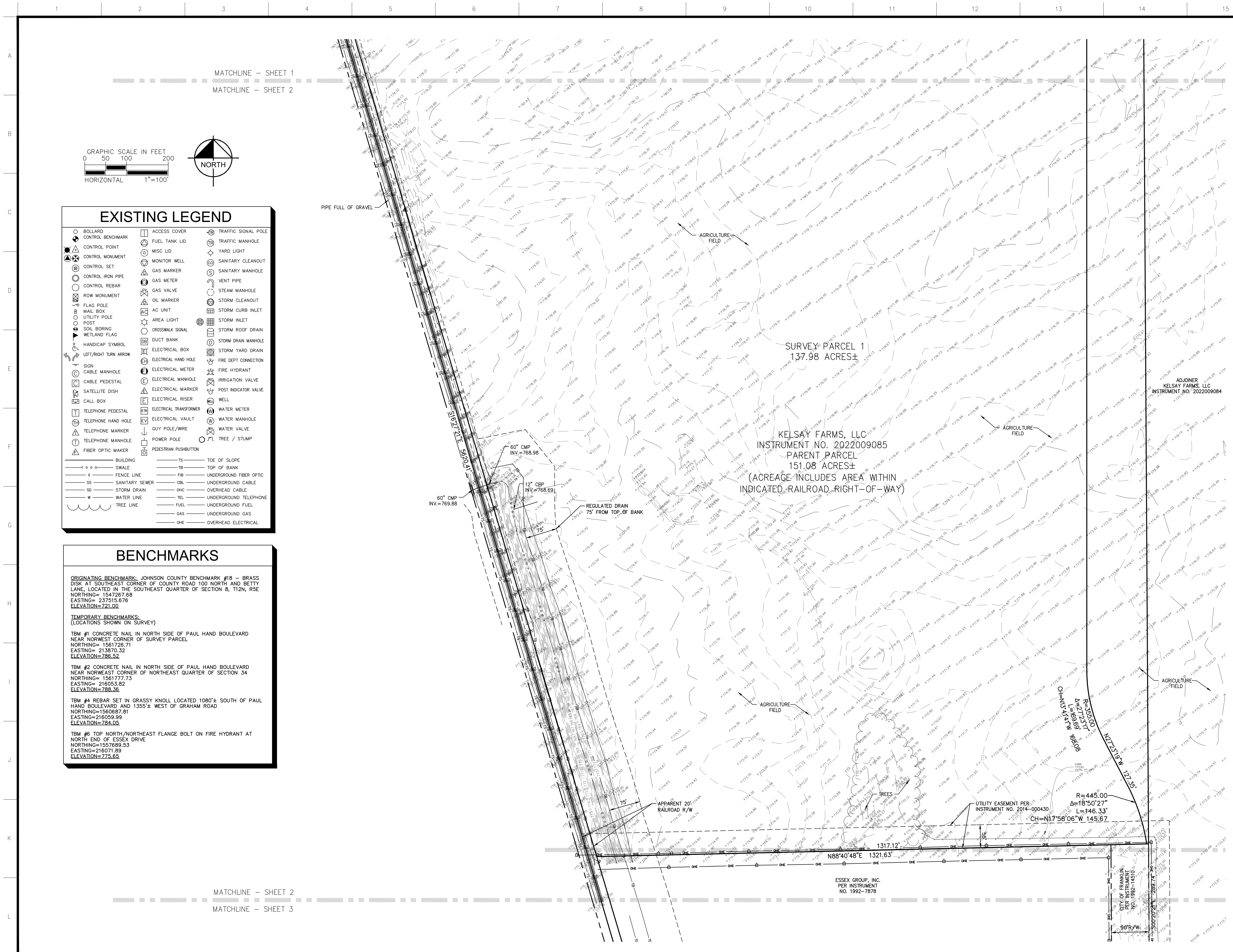
2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

[illegible]

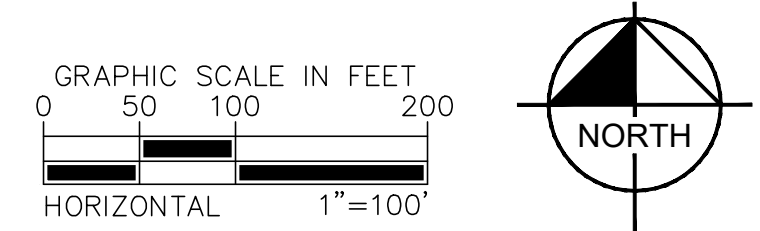
811 Know what's below.
Call before you dig.

Sheet Number :





MATCHLINE - SHEET 1
MATCHLINE - SHEET 2

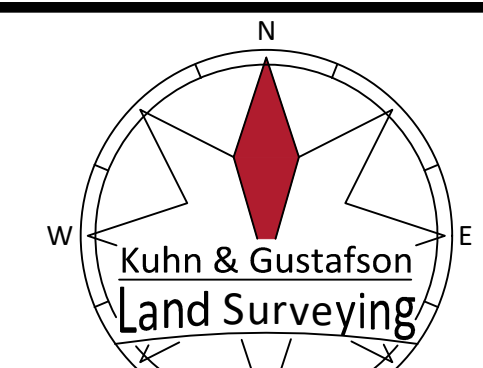


EXISTING LEGEND

	BOLLARD		ACCESS COVER		TRAFFIC SIGNAL POLE
	CONTROL POINT		FUEL TANK LID		TRAFFIC MANHOLE
	CONTROL MONUMENT		MISC LID		YARD LIGHT
	CONTROL SET		MONITOR WELL		SANITARY CLEANOUT
	CONTROL IRON PIPE		GAS MARKER		SANITARY MANHOLE
	CONTROL REBAR		GAS METER		VENT PIPE
	ROW MONUMENT		GAS VALVE		STEAM MANHOLE
	FLAG POLE		OIL MARKER		STORM CLEANOUT
	MAIL BOX		AC UNIT		STORM CURB INLET
	UTILITY POLE		AREA LIGHT		STORM INLET
	POST		CROSSWALK SIGNAL		STORM ROOF DRAIN
	SOIL BORING		DUCT BANK		STORM DRAIN MANHOLE
	WETLAND FLAG		ELECTRICAL BOX		STORM YARD DRAIN
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		FIRE DEPT CONNECTION
	LEFT/RIGHT TURN ARROW		ELECTRICAL METER		FIRE HYDRANT
	SIGN		ELECTRICAL MANHOLE		IRRIGATION VALVE
	CABLE MANHOLE		ELECTRICAL MARKER		POST INDICATOR VALVE
	CABLE PEDESTAL		ELECTRICAL RISER		WELL
	SATELLITE DISH		ELECTRICAL TRANSFORMER		WATER METER
	CALL BOX		ELECTRICAL VAULT		WATER MANHOLE
	TELEPHONE PEDESTAL		GUY POLE/WIRE		WATER VALVE
	TELEPHONE HAND HOLE		POWER POLE		TREE / STUMP
	TELEPHONE MARKER		PEDESTRIAN PUSHBUTTON		
	TELEPHONE MANHOLE				
	FIBER OPTIC MAKER				
	BUILDING		TS TOE OF SLOPE		
	SWALE		TB TOP OF BANK		
	FENCE LINE		FIB UNDERGROUND FIBER OPTIC		
	SS SANITARY SEWER		CBL UNDERGROUND CABLE		
	SD STORM DRAIN		OHC OVERHEAD CABLE		
	W WATER LINE		TEL UNDERGROUND TELEPHONE		
	TREE LINE		FUEL UNDERGROUND FUEL		
			GAS UNDERGROUND GAS		
			OHE OVERHEAD ELECTRICAL		

BENCHMARKS	
ORIGINATING BENCHMARK: JOHNSON COUNTY BENCHMARK #18 - BRASS DISK AT SOUTHEAST CORNER OF COUNTY ROAD 100 NORTH AND BETTY LANE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, T12N, R5E NORTHING= 1547267.68 EASTING= 237515.676 ELEVATION=721.00	
TEMPORARY BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)	
TBM #1 CONCRETE NAIL IN NORTH SIDE OF PAUL HAND BOULEVARD NEAR NORTHWEST CORNER OF SURVEY PARCEL NORTHING= 1561726.71 EASTING= 213670.32 ELEVATION=788.52	
TBM #2 CONCRETE NAIL IN NORTH SIDE OF PAUL HAND BOULEVARD NEAR NORTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 34 NORTHING= 1561777.73 EASTING= 216053.82 ELEVATION=788.36	
TBM #4 REBAR SET IN GRASSY KNOLL LOCATED 1080'± SOUTH OF PAUL HAND BOULEVARD AND 1355'± WEST OF GRAHAM ROAD NORTHING=1560687.81 EASTING=216059.99 ELEVATION=784.05	
TBM #6 TOP NORTH/NORTHEAST FLANGE BOLT ON FIRE HYDRANT AT NORTH END OF ESSEX DRIVE NORTHING=1557669.53 EASTING=216071.89 ELEVATION=775.65	

MATCHLINE - SHEET 2
MATCHLINE - SHEET 3



Kuhn & Gustafson
Land Surveying
410 W. OAK STREET, SUITE 9B
ZIONSVILLE, IN 46077
(317)344-2822

PROJECT LOCATED IN:
GRAHAM ROAD & PAUL HAND BOULEVARD
SEC. 34-T13N-R4E
CITY OF FRANKLIN, JOHNSON COUNTY, IN

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

THIS SURVEY PREPARED FOR:

Kimley»Horn

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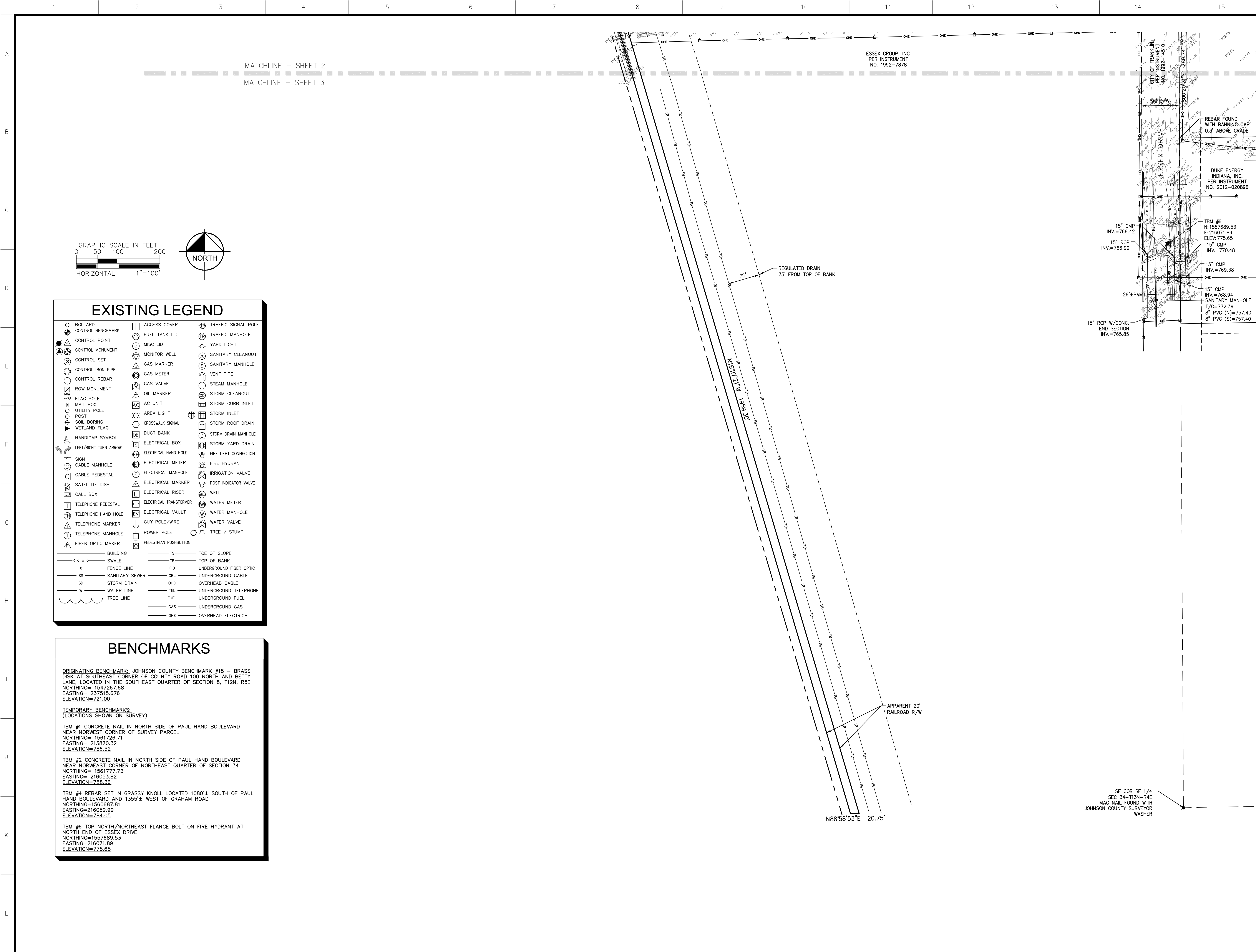
ADJOINER
KELSAY FARMS, LLC
INSTRUMENT NO. 202209084

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Approved By:	BK
Drawn By:	JG
Date of Last Field Work:	05/20/2024
Date Plotted:	05/29/2024

Project Number:
240154
Sheet Number :



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LAND DESCRIPTION
PARENT PARCEL:
A PART OF THE EAST HALF OF SECTION 34, IN TOWNSHIP 13 NORTH, IN RANGE 4 EAST, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S10°10'46"W TO THE NORTH LINE THEREOF, 143 RODS AND 3 LINKS TO THE CENTER OF THE TRACT OF THE PITTSBURGH, CINCINNATI, CHICAGO, & ST. LOUIS RAILWAY COMPANY, FORMERLY JEFFERSONVILLE, MADISON AND INDIANAPOLIS RAILROAD COMPANY, NEE MADISON AND INDIANAPOLIS RAILROAD COMPANY; THENCE SOUTHEASTWARDLY ALONG THE CENTER OF SAID RAILROAD TRACT TO THE SOUTH LINE OF SAID SECTION; THENCE EAST ON SAID SOUTH LINE, 48 RODS AND 13 LINKS, TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ON THE EAST LINE THEREOF, TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM 45 ACRES OFF OF THE SOUTH END OF SAID TRACT, AND CONTAINING IN THE PART HEREIN CONVEYED 151 ACRES, MORE OR LESS.

SURVEY PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY BRADY KUHN, PROFESSIONAL SURVEYOR NO. LS20500007, STATE OF INDIANA, FOR KUHN AND GUSTAFSON LAND SURVEYING, INC. LAST REVISED _____ DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST (BEARINGS BASED ON EAST LINE OF SECTION 34 BEING SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST) 126.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88 DEGREES 38 MINUTES 49 SECONDS WEST 2211.18 FEET TO THE APPARENT EAST 20' HALF RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD; THENCE ALONG SAID APPARENT EAST 20' HALF RIGHT-OF-WAY LINE SOUTH 16 DEGREES 27 MINUTES 21 SECONDS EAST 3661.24 FEET TO THE NORTH LINE OF THE LAND OF ESSEX GROUP, INC. AS DESCRIBED IN INSTRUMENT NO. 1992-7878 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 40 MINUTES 48 SECONDS EAST 1317.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING NORTH 17 DEGREES 58 MINUTES 06 SECONDS WEST 145.67 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 146.33 FEET; THENCE NORTH 27 DEGREES 23 MINUTES 19 SECONDS WEST 127.35 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 355.00 FEET AND A CHORD BEARING NORTH 13 DEGREES 41 MINUTES 41 SECONDS WEST 168.08 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 169.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST 3118.19 FEET TO THE POINT OF BEGINNING, CONTAINING 137.98 ACRES, MORE OR LESS.

LAND SURVEYOR'S REPORT
THE PLANIMETRIC DATA WAS GATHERED USING SURVEY GRADE GPS AND STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC INSTRUMENT WITH DATA COLLECTOR. THE FOLLOWING PARAGRAPHS ARE OBSERVATIONS AND OPINIONS REGARDING THE UNCERTAINTIES IN THE LOCATIONS OF MONUMENTS BOTH FOUND AND SET, RECORD DOCUMENTS AND

THE DEED LINES AS ESTABLISHED OR REESTABLISHED BY THIS SURVEY, AND AS INTRODUCED BY PROBABLE RANDOM ERRORS IN THE MEASUREMENTS MADE DUE TO THE INSTRUMENTATION AND TECHNIQUES EMPLOYED (RELATIVE POSITIONAL ACCURACY). THE SURVEY MAY SHOW DIFFERENCES BETWEEN THE RECORD (R) OR PLAT (P) DIMENSIONS AND THE MEASURED (M) DIMENSIONS ALONG THE DEED LINES. THERE MAY BE DIFFERENCES BETWEEN LINES OF OCCUPATION (POSSESSION) AND THE DEED LINES AS SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS PROJECT WAS TO PREPARE AN ALTA/NSPS LAND TITLE SURVEY ON THE REAL ESTATE DESCRIBED HEREIN.

MONUMENTS
MONUMENTS WERE SET OR FOUND DURING THE COURSE OF THIS SURVEY, THOSE SET IN THE GROUND ARE 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "K&G LS FIRM 0141", UNLESS OTHERWISE NOTED. MONUMENTS SET IN HARD SURFACED AREAS, SUCH AS ASPHALT, ARE AS INDICATED ON THE DRAWING AND HAVE A WASHER STAMPED "K&G LS 0141" WHERE POSSIBLE. THE MONUMENTS ESTABLISHED AT THE CORNERS OF THE SUBJECT REAL ESTATE ARE WITHIN THE ACCEPTABLE RELATIVE POSITIONAL SPECIFICATIONS FOR AN URBAN SURVEY, 0.07 FEET +/- 50 PPM AS DEFINED IN 865 IAC 1-12-7.

THE THEORY OF LOCATION:
THE SURVEYED PARCEL WAS RETRACED DURING AN ALTA/NSPS LAND TITLE SURVEY BY TESCO CERTIFIED BY MARK SETTLEMAYER LS20200044 UNDER PROJECT NUMBER 21022 DATED JULY 22, 2021. ESTABLISHMENT OF THE PARCELS BASED ON SECTION LINES, DEEDS AND OTHER CONTROLLING LINES WERE REVIEWED DURING THE COURSE OF THIS SURVEY AND FOUND TO AGREE WITH THE TESCO SURVEY. THE SECTION BREAKDOWN FOR THE WEST HALF OF SECTION 35 AND SECTION 34 WERE ADOPTED FROM THE TESCO SURVEY, WITH THE EXCEPTION OF THE LOCATION OF THE LOCATION OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35. THIS CORNER WAS HELD AS A MAG NAIL SHOWN ON A LOCATION CONTROL ROUTE SURVEY PREPARED BY CROSSROADS ENGINEERS, INC. AND RECORDED AS INSTRUMENT NO. 2023001562. IT SHOULD BE NOTED AS A TYPOGRAPHICAL ERROR EXISTS WITH THE BEARING ON THE NORTH LINE OF THE NORTH HALF OF SECTION 34 ON THE SECTION CORNER MAP OF THE TESCO SURVEY. THE SECTION CORNER MAP RECITES THE BEARING OF THIS LINE AS S89°38'49"W, BUT SHOULD READ S88°38'49"W. THE FOLLOWING WAS RECITED IN THE TESCO SURVEY:

"SEVERAL SECTION CORNER MONUMENTS WERE RECOVERED PER JOHNSON COUNTY SURVEYOR'S TIES AND ARE NOTED ON THE SURVEY. UTILIZING THE RECOVERED MONUMENTS THE SECTION LINES WERE ESTABLISHED IN ORDER TO RE-TRACE THE SUBJECT PARCELS AND THEIR ADJOINERS. THE NORTH LINE OF SECTION 34 WAS ESTABLISHED FROM THE RECOVERED NORTHEAST CORNER AND THE MATHEMATICAL SPLIT OF THE RECOVERED SOUTHWEST CORNER OF SECTION 34 AND THE RECOVERED MONUMENT AT THE THE NORTHWEST CORNER OF SECTION 27. THIS METHOD BETTER FIT THE EXISTING FEATURES OVER UTILIZING THE RECOVERED MONUMENT AT THE NORTHWEST CORNER OF SECTION 33. THE UNCERTAINTY BETWEEN THE TWO

METHODS WAS DETERMINED TO BE 10.42 FEET.

THE EAST LINE OF THE WEST HALF OF THE NORTHEAST AND SOUTHEAST QUARTER SECTIONS OF SECTION 35 WAS ESTABLISHED USING THE RECOVERED REFERENCED MONUMENT AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER SECTION AND THE NON-REFERENCED MONUMENT RECOVERED AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER SECTION. THESE MONUMENTS REPRESENTED BETTER FIT TO THE EXISTING FEATURES AND A RECOVERED CAPPED REBAR (SHOWN ON SURVEY) VERSUS CREATING A MATHEMATICAL SPLIT OF THE RECOVERED CORNER MONUMENTS OF THE SOUTHEAST QUARTER SECTION OF SECTION 35. THE UNCERTAINTY ASSOCIATED WITH THE UTILIZED METHOD VERSUS THE MATHEMATICAL SPLIT WAS FOUND TO BE 2.7 FEET. THE REMAINING SECTION LINES WERE CREATED BY MATHEMATICAL SPLITS."

IT IS THIS LAND SURVEYOR'S PROFESSIONAL OPINION THAT THE CAUSE AND THE AMOUNT OF UNCERTAINTY IN THESE LINES AND CORNERS IS DUE TO THE FOLLOWING:

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
+/- 0.5'.

OCCUPATION OR POSSESSION LINES
PAUL HAND BOULEVARD (COUNTY ROAD 400 NORTH) LIES ALONG THE NORTH LINE
A RAILROAD LIES ALONG THE WESTERLY LINE

CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTIONS:
THE WEST LINE OF THE PARENT PARCEL (TITLE POLICY) QUALIFIES TO THE CENTERLINE OF THE RAILROAD TRACT FROM THE NORTH LINE TO THE SOUTH LINE OF SECTION 34. HOWEVER THE SELL-OFF PORTION (SOUTHWEST ADJOINER) QUALIFIES OWNERSHIP TO THE RAILROAD RIGHT OF WAY, THUS LEAVING A SLIVER REMNANT OF THE EXISTING RAILROAD TRACT. NO DOCUMENTS WERE RECOVERED GRANTING OWNERSHIP OR EASEMENT OF THE RAILROAD RIGHT OF WAY. THEREFORE THE SURVEY INCLUDES THE REMNANT AS STILL BEING PART OF THE PARENT PARCEL.

LAND SURVEYOR'S NOTES
NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES AND WETLANDS AREA(S). IN NO EVENT WILL KUHN & GUSTAFSON LAND SURVEYING, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS, BE LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH

INFORMATION.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON OBSERVED EVIDENCE SUCH AS MANHOLES AND PEDESTALS TOGETHER WITH MARKINGS PROVIDED BY INDIANA 811. UTILITY MARKINGS BY INDIANA 811 AT THE SITE APPEAR TO BE INCOMPLETE. SHOULD THE LOCATION OF ANY SPECIFIC UTILITIES BE OF CONCERN OR IF EXCAVATION IS TO TAKE PLACE AT THE SITE, ANOTHER UTILITY LOCATE REQUEST SHOULD BE MADE TO INDIANA 811.

ALONG ANY LINE WHERE A DEED GAP OR OVERLAP OR INCONSISTENCY IN LINE OF OCCUPATION OCCURS, UNWRITTEN RIGHTS MAY BE AVAILABLE TO THE SUBJECT AND/OR THE ADJOINING REAL ESTATES.

FLOOD INFORMATION NOTE
FLOOD STATUS INFORMATION WAS OBTAINED USING FLOOD INSURANCE RATE MAPS (FIRM) PROVIDED BY THE UNITED STATES DEPARTMENT OF HOUSING AND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON THEIR WEBSITE, LOCATED AT HTTP://MSC.FEMA.GOV/.

THE SUBJECT REAL ESTATE DESCRIBED HEREON WAS SCALED ON THE FIRM MAPS OF JOHNSON COUNTY, INDIANA, MAP NUMBERS 18081C0137D, 18081C0145D, 18081C0143E, 18081C0139E, DATED JANUARY 29, 2021, AND WAS FOUND TO BE LOCATED PARTIALLY WITHIN FLOOD ZONE 'AE' AND PARTIALLY WITHIN FLOOD ZONE 'X', BEING WITHIN COMMUNITY PANEL NUMBER 180111.

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS LAND SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THIS CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FIRM NOTED ABOVE AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

TITLE INSURANCE COMPANY COMMITMENT NOTE
EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A FILE NUMBER OF 24911556-GWD WITH COMMITMENT DATE APRIL 10, 2024. SURVEY-RELATED EXCEPTIONS THAT WERE DISCLOSED WITHIN SCHEDULE B OF SAID TITLE COMMITMENT HAVE BEEN DEPICTED ON THE SURVEY, EACH BEING IDENTIFIED BY THEIR RECORDING DATA.

NOTES ON THOSE SURVEY RELATED EXCEPTIONS WITH REGARD TO THE SUBJECT REAL ESTATE:

11. TERMS AND PROVISIONS OF ORDINANCE #2018-11, AN ORDINANCE APPROVING A RESOLUTION OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, AND ANNEXING CERTAIN PROPERTY CONTIGUOUS TO THE FRANKLIN CORPORATE LIMITS RECORDED DECEMBER 12, 2018 AS INSTRUMENT NUMBER 2018-027168 AND RE-RECORDED AUGUST 25, 2020 AS INSTRUMENT NUMBER 2020-022972.
SURVEYOR COMMENT: LAND DESCRIBED IN 'EXHIBIT A' INCLUDES SURVEYED PARCEL, LIKELY EXCEPT THE RAILROAD

RIGHT-OF-WAY. DOCUMENT INCLUDES STATEMENT THAT THE AREA DESCRIBED INCLUDES "ALL CONTIGUOUS AREAS OF PUBLIC HIGHWAYS AND RIGHTS-OF-WAY OF THE PUBLIC HIGHWAYS WHICH ARE NOT ALREADY CONTAINED WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF FRANKLIN." SURVEYOR DOES NOT KNOW IF THE RAILROAD IS A PUBLIC HIGHWAY.

12. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED FEBRUARY 10, 2015 AS INSTRUMENT NUMBER 2015-002501.
SURVEYOR COMMENT: DOCUMENT CONTAINS NO LAND DESCRIPTION. APPROXIMATE LOCATION SHOWN BASED ON EXISTING TELECOMMUNICATION LINE MARKERS.

13. GRANT OF EASEMENT TO DUKE ENERGY INDIANA, INC., RECORDED JANUARY 9, 2014 AS INSTRUMENT NUMBER 2014-000430.
SURVEYOR COMMENT: SHOWN ON DRAWING

CERTIFICATE OF LAND SURVEY

TO: _____

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 1-5, 7(A), 8, 9, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON _____, 2024.

DATE OF PLAT OR MAP: _____, 2024

PROFORMA COPY

BRADY KUHN
REGISTERED LAND SURVEYOR OF THE STATE OF INDIANA
REGISTRATION NUMBER LS20500007

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, BRADY KUHN.

THIS DOCUMENT WAS PREPARED BY BRADY KUHN.

AREA MAP

