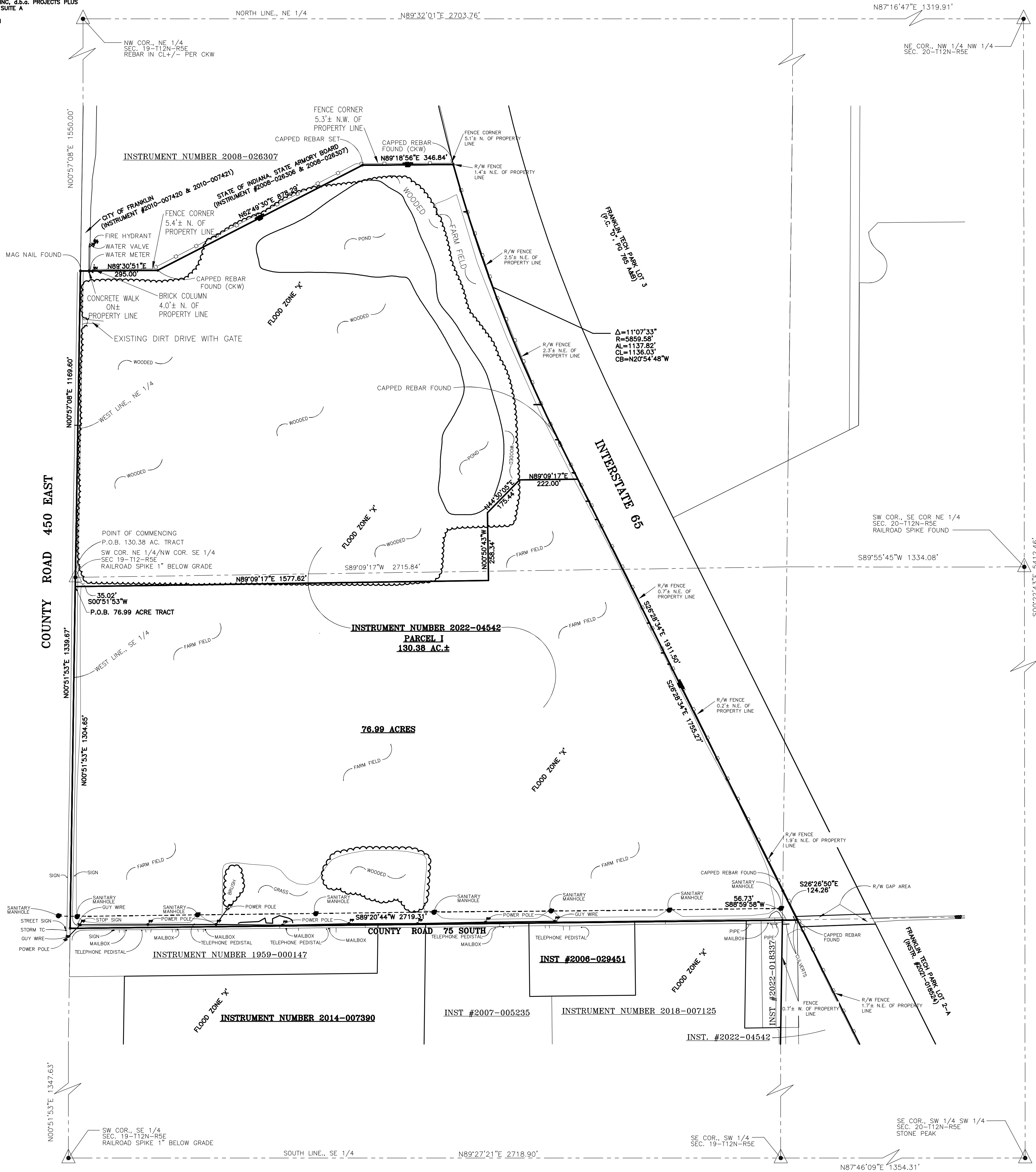


THIS INSTRUMENT PREPARED BY:  
JEFFREY D. KHARR, P.S.  
GREENWOOD SURVEYING, INC. d.b.a. PROJECTS PLUS  
1257 AIRPORT PARKWAY, SUITE A  
GREENWOOD, IN 46143  
(317) 882-5003 EX. 301



- LEGEND :**
- FOUND SECTION CORNER (AS NOTED)
  - SET 5/8" DIAMETER REBAR, MARKED PROJECTS PLUS--0029
  - FOUND MONUMENT (AS NOTED)
  - STORM MANHOLE
  - CURB INLET
  - EXISTING GAS LINE
  - EXISTING OVERHEAD POWERLINE
  - DRAINAGE AND UTILITY EASEMENT
  - BUILDING SETBACK LINE
  - EXISTING UTILITY POLE
  - EXISTING TRAFFIC SIGN
  - EXISTING AREA LIGHT
  - EXISTING TREE
  - EXISTING FENCE



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THIS DOCUMENT, UNLESS REQUIRED BY LAW."

*Jeffrey D. Kharr*

DATE	REVISION	SYMBOL	SCALE	PROJECT	TITLE
4/8/25	NORTH LINE OF 76.99 ACRE TRACT REVISED		1" = 200'	PALLADIUM SITE CITY OF FRANKLIN, INDIANA	ALTA/NSPS LAND TITLE SURVEY
			DRAWN BDK		
			CHECKED JDK		
			CERTIFIED JDK		
PROJECTS plus					
GREENWOOD SURVEYING COMPANY					
SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway Suite A - Greenwood, Indiana 46143 (317) 882-5003					
SEAL					
JOB NUMBER 24025					
SHEET 1					
OF TWO SHEETS					
DATE April 8, 2025					



THIS INSTRUMENT PREPARED BY:  
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Surveyor's Report

1. I, the undersigned, hereby certify, to the best of my professional knowledge, information, and belief, the within plat represents the results of an Urban Survey, as defined in 865 IAC 1-12-7, completed, in the field, under my direct supervision, on September 20th, 2024. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments (found and set) record documents, and the deed lines as established by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey. There may be unwritten rights regarding title over the land between the occupation and the deed line, the client should assume that the uncertainty of ownership of these areas is, at least, equal to the magnitude of the difference.

The survey may show differences between the record (R), deed (D), or plat (P) dimensions and the measured (M) dimensions along the deed lines. There may also be references made to monuments found at or near the corners, or along the deed lines of the subject real estate, in cases where the monument is not exactly in agreement with this survey, but within the tolerances for the acceptable relative positional accuracy of the survey, a new monument was not set, because the difference is deemed insignificant, the difference may be shown hereon to accentuate the uncertainty of that corner. In those cases where the difference is greater than the acceptable relative positional accuracy or uncertainty in referenced monuments, caution should be exercised before making any improvements along those lines affected. Those uncertainties considered to be significant are discussed below.

Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate. Monuments set in earthen cover are 5/8" rebar with yellow plastic caps stamped "PROJECTS PLUS-0029", unless otherwise noted. Monuments set on hard surfaced areas are as indicated on the drawing. There may be 5/8" rebar with red plastic caps stamped "PROJECTS PLUS-CONTROL POINT" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property.

If a natural body of water (lake, pond, stream, river, etc.) bounds the subject real estate on any side or crosses the property, it should be noted that water features can and often do change due to natural causes and it may or may not represent the actual limit of title.

This survey is an "Urban Survey" as defined in 865 IAC 1-12-7. The acceptable Relative Positional Accuracies for this survey is 0.07 feet plus 50 Parts Per Million.

Monuments

The following are the monuments found or reestablished marking the corners common to Sections 19 and 20, Township 12 North, Range 5 East. The monuments are those as referenced and perpetuated by the Johnson County Surveyor's office. Two separate GPS observations were made at the following corners.

Northwest Corner, Northeast Quarter, Section 19 – rebar in in CL +/- per CLK

Northeast Corner, Northwest Quarter, Northwest Quarter, Section 20 – Mag Nail and Washer set over Railroad Spike found in centerline of County Road 525 East at grade per Johnson County Surveyor's "Section Corner Record" sheet, uncertainty: none apparent

East Corner, Southwest Corner, Southeast Corner Northeast Quarter, Section 20 – Railroad Spike found per Johnson County Surveyor's "Section Corner Record" sheet, uncertainty: none apparent

Southeast Corner, Southwest Quarter, Southwest Quarter, Section 20 – stone peak found per Johnson County Surveyor's "Section Corner Record" sheet, uncertainty: none apparent

Southwest Corner, Southeast Quarter, Section 19 – Mag Nail and Washer over Railroad Spike found at centerline of County Road 450 East 1 Inch below grade per Johnson County Surveyor's "Section Corner Record" sheet, uncertainty: none apparent

West Corner, Southwest Quarter, Northeast Quarter, Section 19 – Mag Nail and Washer set over Railroad Spike found in centerline of County Road 450 East 1 Inch below grade per Johnson County surveyor's "Section Corner Record" sheet, uncertainty: none apparent

The monuments listed above were used to establish the Section and Quarter Section lines of Section 19 and 20, Township 12 North, Range 5 East.

Common Title Lines

A comparison was made between the calls within the deed for the subject real estate and the calls within the deeds of adjoining parcels of land. The following is my observations regarding the locations of common deed lines.

There are no gaps or overlaps by deed along common deed lines. A new description was prepared by Maurer Surveying, Inc. which is included on a Survey recorded February 16, 2022 as Instrument number 2022-004445.

Occupation Along Deed Lines

Occupation means some observable improvement either man made or natural barrier (manipulated by man) to delineate the property line; however, not all fences are erected to define property lines and caution is warranted before accepting a barrier as such. One should also be aware that these possible lines of occupation, when not in agreement with the title lines, may indicate unwritten rights to the lands between the title line and the occupation line.

Fencing along the West right-of-way line of I-65 is located from 0.2 feet to 2.5 feet East of said West line. See attached drawing for fence location.

If fences are to be installed it should be kept in mind the uncertainties of corners found or set.

As a result of the above observations, it is to the best of my knowledge and belief 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 apparent

Due to discrepancies in the record description: none apparent

Due to inconsistencies in lines of occupation: 2.5 feet West/East (existing right-of-way fence)

2. The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map of, Johnson County, Indiana, Community Panel #18081C0234D dated 8/2/ 2007, the described real estate lies within Zone "X", which is defined as Minimal Flood Risk.

3. Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others.

4. The right-of-way width of County Road 450 East and County Road 75 South was not determined. No evidence was found regarding the width in record descriptions, however, the width may be set forth in the Minutes of the County Commissioner meetings or elsewhere. If no record evidence of the right of the public to use the road exists an apparent right-of-way (edge of pavement) may exist.

5. No warranty, either express 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 of use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will Greenwood Surveying Company doing business as Projects Plus, its employees, agents and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

6. As used in this Survey, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

7. Evidence of source of title for the subject real estate was provided in the form of Enterprise Title Commitment #0204-71135, dated A, 2024. Some of the items disclosed in Schedule BII may have been depicted on the survey and are identified by their record information. If there is a need for additional items to be shown on the survey, please advise and provide the appropriate information.

Schedule BII Item 12 – Site is subject to all matters set out in ALTA/NSPS Survey by Maurer Surveying Inc., recorded February 16, 2022, as Instrument Number 2022-004445. Item is blanket in nature and therefore not plotted.

Certificate of Survey  
ALTA/NSPS Land Title Survey

To: Clayton Properties Group, Inc. dba Arbor Homes Inc., a Tennessee Corporation; Palladium Properties LLC, a limited Liability Company; Enterprise Title

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 Item 1, 2, 3, 4, 8, 9, 11(a), and 15 of Table "A" thereof. The field work was completed on September 20, 2024.

*Jeffrey D. Knarr*  
Professional Surveyor #20100069  
April 8, 2025  
jknarr@projectsplus.org



PARENT PARCEL  
INSTRUMENT NUMBER 2022-004542  
PARCEL I

A PART OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL BEING IN TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA, BEING A PART OF A SURVEY COMPLETED BY MAURER SURVEYING, INC. AS JOB NUMBER 2540, CERTIFIED FEBRUARY 16, 2022 BY ANDREW BARKOCY, PLS NO. 21800016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NORTH HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST (BASIS OF BEARING IS STATE PLANE COORDINATES – INDIANA EAST) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SECTION 1168.60 FEET TO THE SOUTHWEST CORNER OF THE LAND OF THE CITY OF FRANKLIN, INDIANA AS RECORDED AS INSTRUMENT NUMBER 2010-007421, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE THE NEXT THREE (3) COURSES BEING ALONG THE SOUTH LINE OF THE CITY OF FRANKLIN AND THE SOUTH LINE OF THE STATE OF INDIANA, STATE ARMOY BOARD AS RECORDED AS INSTRUMENT NUMBERS 2008-026306 AND 2008-026307, IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; (1) NORTH 89 DEGREES 30 MINUTES 51 SECONDS EAST 295.00 FEET; (2) NORTH 62 DEGREES 37 MINUTES 35 SECONDS EAST 878.29 FEET; (3) NORTH 89 DEGREES 18 MINUTES 5 SECONDS EAST 346.84 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF INTERSTATE 65 PER INDIANA STATE HIGHWAY COMMISSION PROJECT I-65-3(92)85, SAID POINT BEING A POINT OF NON-CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS POINT THAT BEARS NORTH 74 DEGREES 38 MINUTES 59 SECONDS EAST 5859.58 FEET; THENCE THE NEXT THREE (3) COURSES BEING ALONG SAID WESTERN RIGHT-OF-WAY LINE; (1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 48 SECONDS 1137.82 FEET; (2) SOUTH 26 DEGREES 28 MINUTES 34 SECONDS EAST 1911.50 FEET TO THE EAST LINE OF THE AFORESAID NORTH HALF QUARTER SECTION; (3) SOUTH 26 DEGREE 26 MINUTES 50 SECONDS EAST 124.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 88 DEGREES 59 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 56.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF QUARTER SECTION; THENCE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH HALF QUARTER SECTION 2719.31 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 51 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID NORTH HALF QUARTER SECTION 1339.67 FEET TO THE POINT OF BEGINNING, CONTAINING 130.38 ACRES, MORE OR LESS.

76.99 ACRE TRACT

A PART OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL BEING IN TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA BEING A PART OF A SURVEY COMPLETED BY MAURER SURVEYING, INC. AS JOB NUMBER 2540, CERTIFIED DEBRUARY 16, 2022 BY ANDREW BARKOCY, PLS NO. 21800016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEING AT A RAILROAD SPIKE 1 INCH BELOW GRADE, THENCE SOUTH 00 DEGREES 51 MINUTES 53 SECONDS WEST 35.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 1577.62 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 43 SECONDS WEST 258.34 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 09 SECONDS WEST 175.44 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 222.00 FEET TO THE WESTERN RIGHT-OF-WAY OF INTERSTATE 65 PER INDIANA STATE HIGHWAY COMMISSION PROJECT I-65-3(92)85; THENCE ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 28 MINUTES 34 SECONDS EAST 1755.27 FEET; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 26 MINUTES 50 SECONDS EAST 124.26 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND SOUTH 88 DEGREES 59 MINUTES 58 SECONDS WEST 56.73 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS WEST 2719.31 FEET TO THW WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 51 MINUTES 53 SECONDS EAST 1304.65 FEET TO THE POINT OF BEGINNING, CONTAINING 76.99 ACRES, MORE OR LESS.

PREPARED BY JEFFREY D. KNARR, P.S. PROJECTS PLUS 1257 AIRPORT PARKWAY, SUITE "A", GREENWOOD INDIANA 46143, (317) 882 5003 EX. 301

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

*Jeffrey D. Knarr*

DATE	REVISION	SYMBOL	SCALE	PROJECT	TITLE
4/8/25	NORTH LINE OF 76.99 ACRE TRACT REVISED		1" = 200'	CITY OF FRANKLIN, INDIANA	ALTA/NSPS LAND TITLE SURVEY
			DRAWN JDK		
			CHECKED JDK		
			CERTIFIED JDK		
PROJECTS plus GREENWOOD SURVEYING COMPANY SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway Suite A - Greenwood, Indiana 46143 (317) 882-5003					
SEAL					
JOB NUMBER 24025					
SHEET 2					
OF TWO SHEETS					
DATE April 8, 2025					



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