



301 E. Jefferson Street - Franklin, Indiana 46131  
Phone (317) 736-0781 - Fax (317) 736-0791

Exhibit

MODERNIZED LAND DESCRIPTION: (OUT OF INSTRUMENT NO. 2000-016009)

TRACT 1:  
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
REFERENCED ON THE BROWN-WANKO SURVEY - RECORDED INSTRUMENT NO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST (GEODETIC BEARING) ON AND ALONG THE EAST LINE OF SAID QUARTER QUARTER, 315.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID QUARTER QUARTER NORTH 00 DEGREES 14 MINUTES 49 SECONDS WEST A DISTANCE OF 1537.84 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 06 SECONDS WEST A DISTANCE OF 927.11 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1641.64 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 415.18 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 303.26 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 45 SECONDS WEST A DISTANCE OF 315.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 207.43 FEET TO THE POINT OF BEGINNING, CONTAINING 35.85 ACRES, MORE OR LESS.

SUBJECT TO A 25 FOOT HALF RIGHT-OF-WAY ALONG COUNTY ROAD 200 SOUTH, A 25 FOOT HALF RIGHT-OF-WAY LINE MEASURED FROM THE CENTERLINE OF COUNTY ROAD 200 SOUTH. THIS RIGHT-OF-WAY IS DEDICATED, FEE SIMPLE ABSOLUTE, AND IS TO BE MAINTAINED BY THE JURISDICTION IN WHICH IT LIES.  
SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

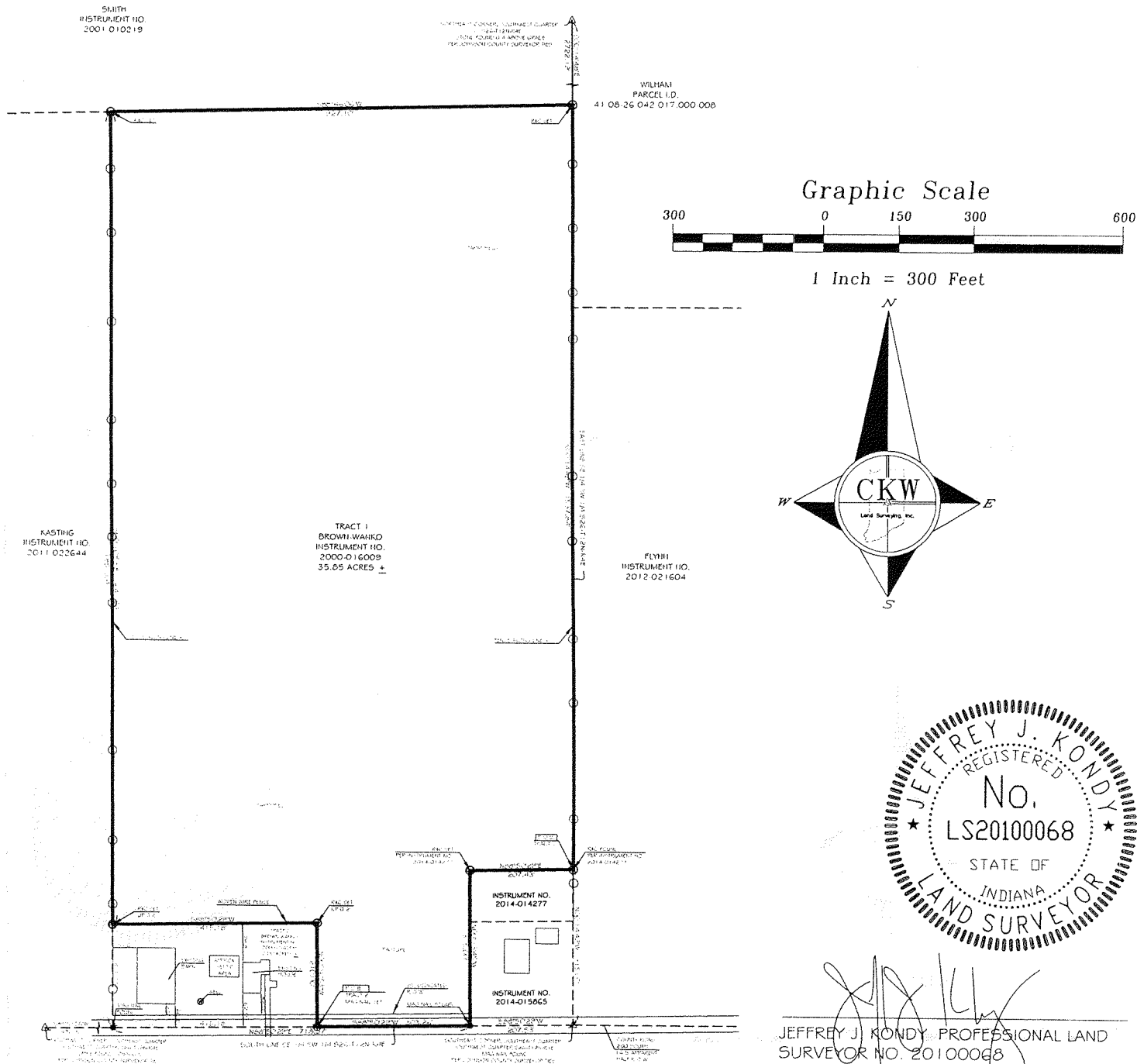


Exhibit		Prepared For:	
Tract 1 ~ 35.85 Acre Tract		Gordon Brown, Betsy Wanko	
Franklin, Indiana ~ Johnson County		446 Fleetwood Lane	
		Franklin, Indiana 46131	
Scale: 1" = 300'	Prepared By: JCW	Property Address:	Job Number:
Date: October 31, 2016	Sheet 1 of 1	2510 E. 200 South	160186
		Franklin, Indiana 46131	