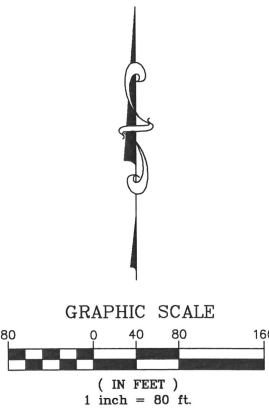


CHARLES H. & REBA A. GREEN
Part of the W. 1/2 of the N.W. 1/4
of Section 21, T.12-N., R.5-E.
Johnson County, Indiana

UTILITY STATEMENT:
THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD
EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES
THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN
SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND
UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF MAURER SURVEYING, INC. (MS). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR
ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM MS, BY ITS USE AGREES
TO INDEMNIFY AND HOLD HARMLESS MS FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

N.W. Cor. of the N.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
PK NAIL & WASHER FOUND
PER COUNTY TIES



COUNTY ROAD 600 EAST
N 0°03'24" W
1364.90'

S.W. Cor. of the N.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
MAG NAIL SET

S.W. Cor. of the S.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
REBAR FOUND

FENCE CORNER
11.2' ± S. OF
PROPERTY LINE

FENCE CORNER
3.5' ± S. OF
PROPERTY LINE

TREES & BRUSH
ALONG ±
PROPERTY LINE

SOUTH LINE OF THE NORTH 41 ACRES
46 FEET NORTH OF THE SOUTH LINE
1355.52'
S 86°11'26" W

KATHERINE L. WEBB & SUE ANN WEBB
(INSTR. #32025536)

FLOOD HAZARD STATEMENT

Flood Hazard Statement: The accuracy of any 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(s) (FIRM). The within described land lies within Zone "X", as said land
plots by scale on Community Panel No. 180810275 D of the Flood
Insurance Rate Map for Johnson County, Indiana, dated August 2, 2007.

42.43 AC±

ROBERT M. HENDRICKS, JR.
(INSTR. #2010-002589)

N.E. Cor. of the N.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
STONE FOUND NEXT
TO FENCE POST

N.E. Cor. of the N.W. 1/4
of Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
STONE FOUND 2' EAST
OF FENCE POST

N.E. Cor. of the N.E. 1/4
of Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
MAG NAIL & WASHER FOUND
PER COUNTY TIES

JAMES E. HENSLEY
(INSTR. #200625415)

S.E. Cor. of the N.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
FENCE POST FOUND &
CALCULATED LOCATION

S.E. Cor. of the S.W. 1/4
of the N.W. 1/4 of
Sec. 21, T. 12 N., R. 5 E.,
Johnson County, Indiana
STONE FOUND
PER COUNTY TIES

N 86°27'06" E
1342.86'
S 86°28'41" E
2698.68'

LEGAL DESCRIPTION
VESTING DEED (PART OF INSTR. #2018-007334)

Forty-one (41) acres by parallel lines off of the north end of the west half of the northwest quarter of section 21, township
12 north, range 5 east of the second principal meridian, containing 41 acres, more or less.

MODERNIZED LEGAL DESCRIPTION

Being the Northwest Quarter of the Northwest Quarter of Section 21, Township 12 North, Range 5 East of the Second Principal
Meridian, Franklin Township, Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter Quarter Section; thence the next four (4) courses being along
the North, East, South, and West lines of said Northwest Quarter Quarter Section; (1) North 86 degrees 21 minutes 55
seconds East 1362.25 feet to the Northeast corner of said Northwest Quarter Quarter Section; (2) South 01 degrees 14
minutes 13 seconds West 1361.22 feet to the Southeast corner of said Northwest Quarter Quarter Section; (3) South 86
degrees 11 minutes 26 seconds West 1355.52 feet to the Southwest corner of said Northwest Quarter Quarter section; (4)
thence North 00 degrees 03 minutes 24 seconds West 1364.90 feet to the Point of Beginning, containing 42.43 acres, more
or less.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, Section 1 through 19 of the Indiana Administrative Code (IAC), 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 reference monuments;
- B.) Discrepancies in record descriptions and plots;
- C.) Inconsistencies in lines of occupation and;
- D.) Relative Positional Precision (RPP)

The RPP (due to random errors in measurement) of the corners of the subject tract established this survey is within the
specifications for a "Rural Survey" (0.26 feet (79 millimeters) plus 200 parts per million) as defined in IAC 865.

This survey is a "Retracement Survey" as defined in IAC 865, of the within Tract of land. The subject parcel is bound by
farm land to the North, East, and South, and County Road 600 East to the West.

As shown in the Deed of Record the subject parcel is to be 41 acres off the North half of the West Half of the Northwest
Quarter. However, the adjoining parcel to the South (Webb) is deeded to be the South half of the West Half of the Northwest
Quarter. The other adjoining parcel to the South (Smythe) qualifies its Northwest corner has being the Northwest corner of the
Southwest Quarter of the Northwest Quarter. Therefore, to the best of my knowledge and belief, the intent is for this subject
parcel to be the Northwest Quarter of the Northwest Quarter. As shown in the drawing, this call of 41 acres, when there is
now 42.43 acres measured within this Quarter Quarter Section, there is approximately 46 feet of uncertainty in the location of
the South line.

The County Tied Northwest corner of the West Half Quarter Section was located along with a Non-County Tied Southwest corner
of the West Half Quarter Section and establishing the West line of the West Half Quarter Section. The split of the established
West line was then used as the Southwest corner of the Northwest Quarter Quarter Section and therefore establishing the
Southwest corner of the subject parcel. There was also a previous ALTA survey found for the Smythe parcel by CKW Land
Surveying, Inc. dated April 3, 2006, with a Work Order Number 060215. No monumentation from this survey was found but it
occurred within 0.3 feet for the location of the established Southwest and Northwest corners of subject parcel.

There was a Non-County Tied stone located at a 4-way fence intersection at the Northeast corner of the Northwest Quarter
Quarter Section also being the Northeast corner of the subject parcel. There was another Non-County Tied stone located at the
Northeast corner of the Northwest Quarter Section. There was a County Tied section corner located at the Northeast corner of
the Northwest Quarter. The Non-County Tied stones were held as the corners due to old farm fence remnants being along the
lines. However, the stones held are not on the even splits of the section and therefore cause up to 9.7' of uncertainty in the
location of the Northeast corner of the subject parcel.

There was a County Tied stone located at the Southeast corner of the West Half Quarter Section that was held with the
Non-County Tied stone located at the Northeast corner and were used to establish the East line of the West Half Quarter
Section. There were old fence remnants located along this line verifying the location. The split of the East line was then used
to establish the Southeast corner of the Northwest Quarter Quarter Section and the Southeast corner of the subject parcel.
There was also a fence post located at this corner verifying the established corner.

The entire subject parcel and surrounding parcels are all farm fields with the exception of the Smythe parcel. There are no
apparent encroachments and all of the fence and remnants along the established lines are apparently within 1 foot of them.

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: Up to 9.7' in the location of the NE corner due to a stone and fence located
there and used to establish this corner and being 9.7 feet East of the split of
the established North line of the within Quarter Quarter Section.
- Due to discrepancies in the record descriptions: Approximately 46 feet in the South line due to the measured 42.43 acres in
the size of the parcel and the existing deed calling for 41 acres.
- Due to inconsistencies in lines of occupation: None Apparent.

It should be assumed that uncertainties associated with the corners and lines established this survey are directly proportional to
the magnitude of the uncertainties as stated.

CERTIFICATION

I further certify to the best of my knowledge and belief that this report conforms with the requirements contained in section 1
through 19 of 865 IAC 1.1-12 for a retracement or record document survey.

I further certify that the survey work performed on the project shown hereon was performed either by me or under my direct
supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Date of Last Field Work - November 29, 2018.

Date of Plot or Map November 30 2018.

Paul Maurer

Paul Maurer
Registered Land Surveyor No. 880006
State of Indiana
Maurer Surveying, Inc.
4800 W. Smith Valley Rd., Ste. P
Greenwood, Indiana 46142
(317) 881-3898
paul@maurersurveying.com

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.

Paul Maurer

SCALE 1" = 80'	DRAWN BY AB	CHECKED BY PM	REGISTERED BY PAUL MAURER
MAURER SURVEYING, INC. REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR			
PROJECT NAME: GREEN - CR 600 S. PARCEL FRANKLIN, JOHNSON COUNTY, INDIANA			
SHEET NAME: STAKED BOUNDARY SURVEY			
MAURER SURVEYING, INC. 4800 W. SMITH VALLEY RD., STE. P, GREENWOOD INDIANA 46142 OFFICE - 317-881-3898 WWW.MAURERSURVEYING.COM LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES			
PREPARED FOR: PETER NORTON 6634 N. HURRICANE ROAD WHITELAND, IN 46184			
SHEET 1			
DATE 1			
NOVEMBER 30, 2018			
JOB NO. 2263-B5			