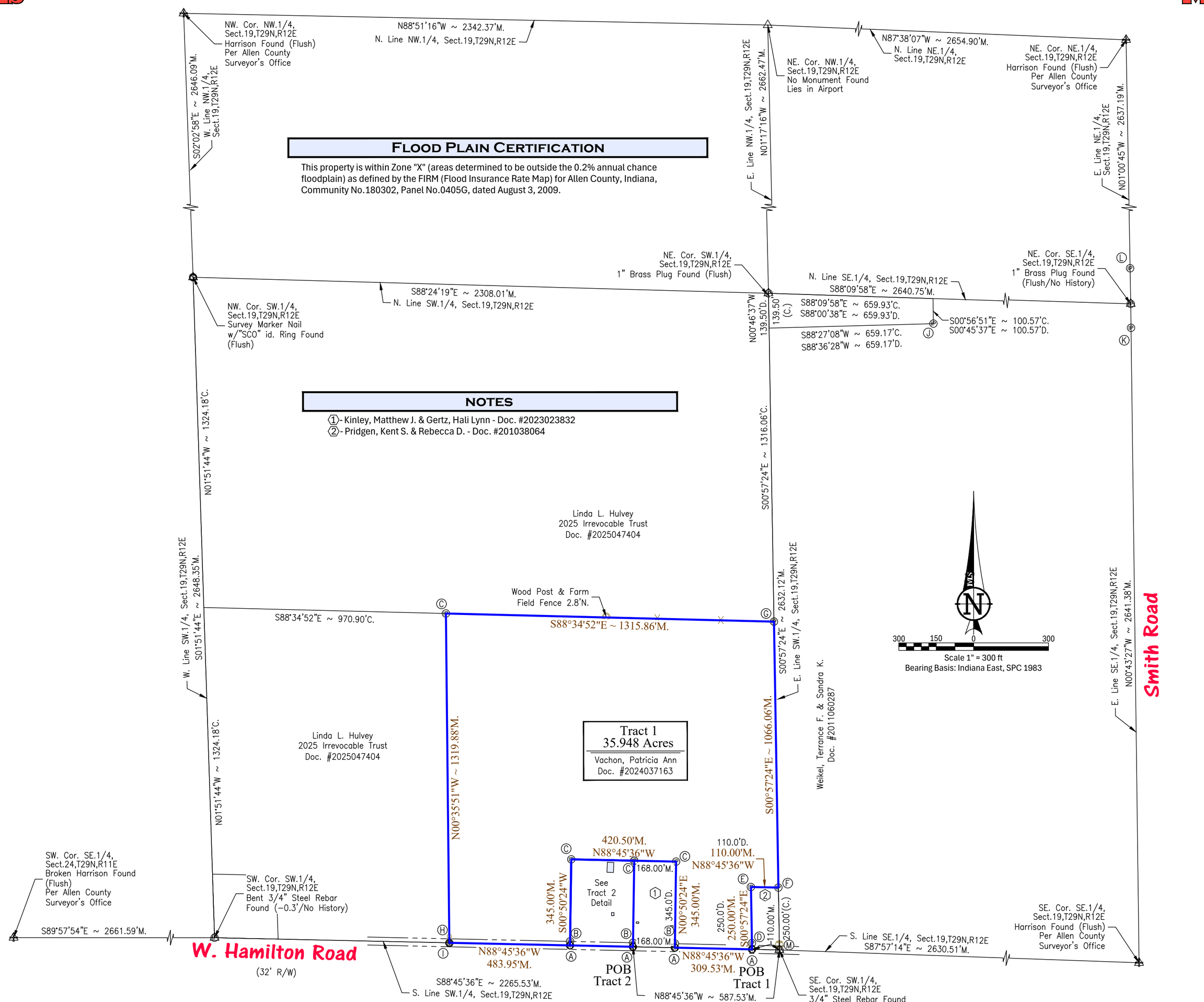
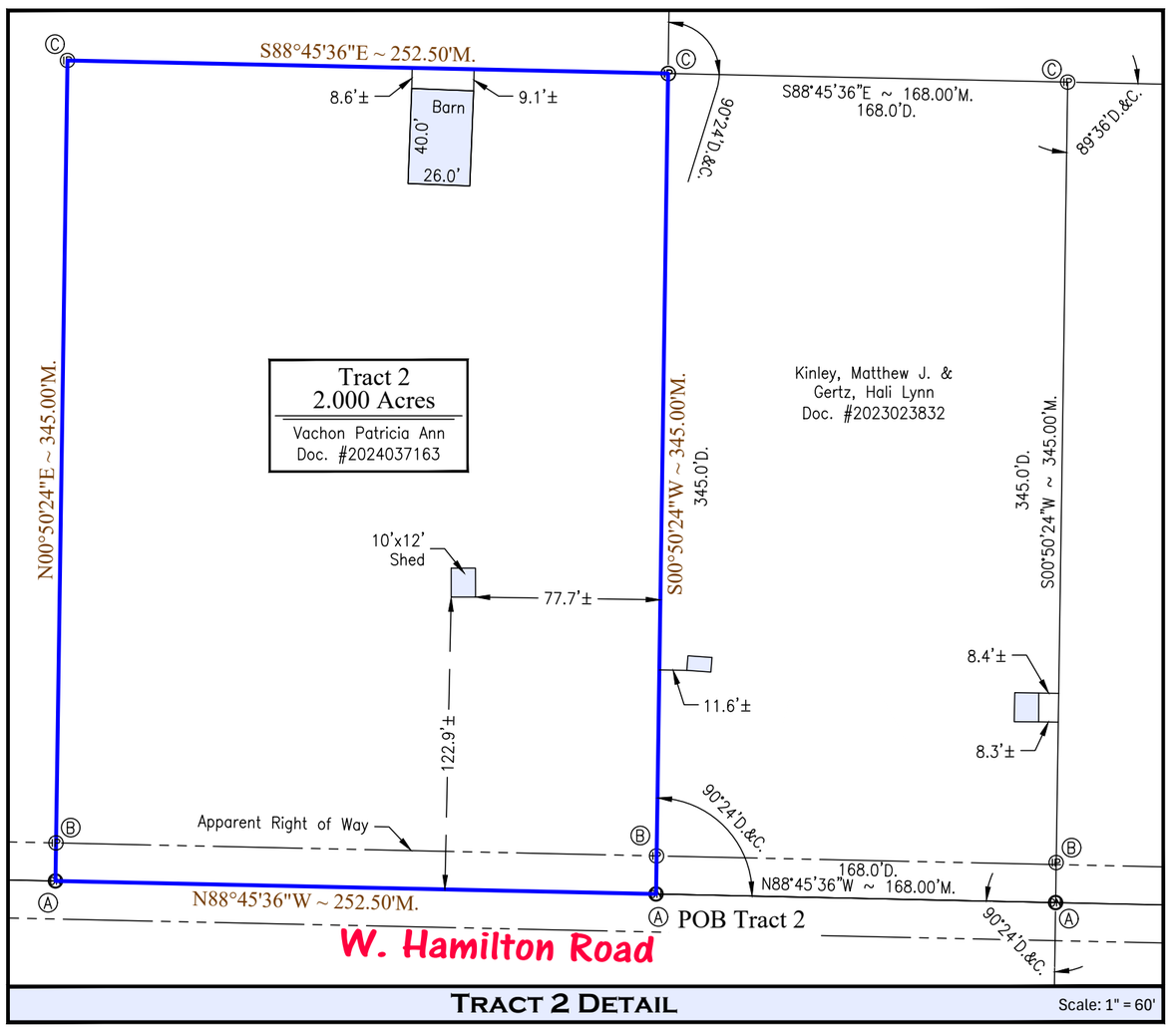
Flood Plain Certification

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Allen County, Indiana, Community No.180302, Panel No.0405G, dated August 3, 2009.

NOTES

①- Kinley, Matthew J. & Gertz, Hali Lynn - Doc. #2023023832
②- Pridgen, Kent S. & Rebecca D. - Doc. #201038064





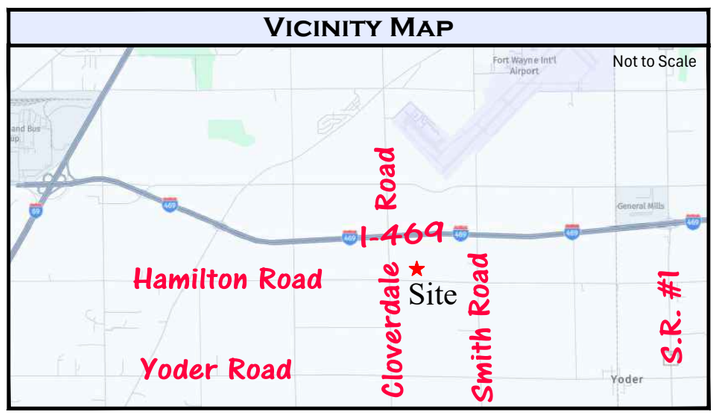
TRACT 2 DETAIL

Scale: 1" = 60'

MONUMENT LEGEND

A = DuraNail w/"Miller Surveying Firm #0095" id. Ring Set (Flush)
B = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set 16.0'N. (Flush)
C = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
D = 5/8" Steel Rebar w/"Stoody" id. Cap Found 25.9'N. of Actual (Flush)
E = 5/8" Steel Rebar Found 0.4'W. of Actual (Flush/No History)
F = 5/8" Steel Rebar w/Unidentifiable id. Cap Found0.2'W. of Actual (Flush/No History)
G = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
& Railroad Rail Found 0.6'N. & 2.2'E. of Actual (+4.5'/No History)
H = Railroad Rail Found 19.1'N. of Actual On Line (+4.0'/No History)
I = Mag Nail On Side Found 0.8'S. of Actual (-0.5'/No History)
J = 5/8" Steel Rebar w/"Gou" id. Cap Found 0.2'N. & 0.1'E. of Actual (+0.1')
K = 1" Bar in Concrete Found 142.7'N. of Actual On Line (Flush/No History)
L = 1" Bar in Concrete Found 96.2'S. of Actual On Line(Flush/No History)
M = T-Bar Found 22.7'N. of Actual (+3.5'/No History)

VICINITY MAP



Legend

POB - Point of Beginning
M. - Measured
P. - Plat
C. - Calculated
D. - Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

Tract 1 ~ 35.948 Acres - Tract 2 ~ 2.000 Acres
6032 W. Hamilton Road, Yoder, IN, 46798
Pleasant Twp., Sect.19,T29N,R12E, Allen Co., IN

IAC Title 865 "Original" Boundary Survey

REVISIONS:

Drawn By: ADW Field Crew: JKK
Date: November 25, 2025
Survey Number: 26108528
Approved By: BRM

Fieldwork Completed: November 25, 2026
Drawing Name: 26108528.dwg
For: Vachon

Corporate Office
221 Tower Drive
Monroe, IN 46772
(260) 692-6166

MILLER LAND SURVEYING
Precision and Professionalism is where we draw the line.
Brett R. Miller, PS No.LS20300059 Robert J. Marucci, PS No.LS20400028 Benjamin P. Johnson, PS No.LS22500003

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
(260) 489-8571

Surveyor's Report

PURPOSE OF SURVEY:
The purpose of this survey is to retrace Document Number 2024037163 as recorded within the Office of the Recorder of Allen County, Indiana and create a 2 acre parcel and the remainder parcel of 35.948 acres.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the amount of uncertainty in these lines is 5 feet due to the incomplete information in both the subject parcel's deed and the adjoining Hulvey deed. The Hulvey deed only excepts the Southeast Quarter of the Southwest Quarter without including bearings and/or distances. This is a Fractional Section and the original government notes found do not subdivide this portion of Section 19. Therefore, the original location of the West line of the subject parcel is unknown. The following lines were established by the opinion of this professional surveyor based upon the observations of this survey and the record descriptions due to the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
The monuments found are shown on the survey and listed on the survey under monument legend.

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Northwest corner of the Southwest Quarter: Section 19,T29N,R12E: Survey Marker Nail w/"SCO" id. Ring (Flush)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this is the best available evidence for this corner and therefore was held this survey.
- Northeast corner of the Southwest Quarter: Section 19,T29N,R12E: 1" Brass Plug (Flush)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this is the best available evidence for this corner and therefore was held this survey.
- Southeast corner of the Southwest Quarter: Section 19,T29N,R12E: 3/4" Steel Rebar (-0.9')
  - This corner is not witnessed in the Allen County Surveyor's Office, however this is the best available evidence for this corner and therefore was held this survey.
- Southwest corner of the Southwest Quarter: Section 19,T29N,R12E: Bent 3/4" Steel Rebar (-0.3')
  - This corner is not witnessed in the Allen County Surveyor's Office, however this is the best available evidence for this corner and therefore was held this survey..
- Southwest corner of the Southeast Quarter: Section 24,T29N,R11E: Harrison (Flush)
  - This corner is witnessed in the Allen County Surveyor's Office and therefore was held this survey.
- Southeast corner of the Southeast Quarter: Section 19,T29N,R12E: Harrison (Flush)
  - This corner is witnessed in the Allen County Surveyor's Office and therefore was held this survey.
- Northeast corner of the Southeast Quarter: Section 19,T29N,R12E: 1" Brass Plug (Flush)
  - This corner is not witnessed in the Allen County Surveyor's Office, however this is the best available evidence for this corner and therefore was held this survey.
- Northeast corner of the Northeast Quarter: Section 19,T29N,R12E: Harrison (Flush)
  - This corner is witnessed in the Allen County Surveyor's Office and therefore was held this survey.
- Northwest corner of the Northwest Quarter: Section 19,T29N,R12E: Harrison (Flush)
  - This corner is witnessed in the Allen County Surveyor's Office and therefore was held this survey.

B) OCCUPATION OR POSSESSION LINES
There were no uncertainties based on visual inspection of occupation or possession lines.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
There were no ambiguities found within the descriptions used for the survey. Documents used include:
1) Document Number 2024037163
2) Document Number 2025047404
3) Document Number 2011060287
4) Document Number 2023023832
5) Document Number 201038064
6) Reference Survey by Updike Survey, INC, Job No. 08-L-08B, Dated 11/15/2008, Document Number 2008060178
7) Reference Survey by Stoody Associates, File No. AL-11578, Dated 1/31/2015
8) Reference Survey by Stoody Associates, File No. AL-11578, Dated 2/19/2015, Document Number 2015012777
9) Reference Survey by Stoody Associates, File No. AL-11551-A, Dated 1/29/2015

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy for Tract 1 is Rural survey 0.26 feet (79 millimeters) plus 200 ppm and Tract 2 is Suburban survey 0.13 feet (40 millimeters) plus 100 ppm.

THEORY OF LOCATION:
The East line of Tract 1 was established by the monument at the Southeast corner of the Southwest Quarter and the monument at the Northeast Corner of the Southwest Quarter as listed above. The common lines of Tract 1 and Document Number 201038064 were established by deed calls and being parallel with the East line and South line of the Southwest Quarter, which is what is believed to be the intention of the deed. The South line of Tract 1 and Tract 2 was established by the monument at the Southeast corner of the Southwest Quarter and the monument at the Southwest Corner of the Southwest Quarter as listed above. The common lines of Tract 1 and Document Number 2023023832 were established by deed angles and distances, then the North line of Document Number 2023023832 was extended Westerly for the new portion of the line for Tract 1 and Tract 2. The West line of Tract 2 was created this survey to be parallel with the West line of Document Number 2023023832. The West line of Tract 1 was established by the monuments at "I" and "H" along with the possession line which lies at monument "C". The possession line is the best available evidence for established this line near the Northwest corner of Tract 1 as no distances are given in the deeds or the original government notes. The North line of Tract 1 was established by the equal distances along the East line and the West line of the Southwest Quarter. The North line of Tract 2 was created this survey as a Westerly extension of the North line of Document Number 2023023832. The East line of Tract 2 was established by deed angles and distances from Document Number 2023023832.

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

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, Brett R. Miller.

The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

New Legal Description ~ Tract 1

Part of the Southwest Quarter of Section 19, Township 29 North, Range 12 East of the Second Principal Meridian, Pleasant Township in Allen County, Indiana, based on a survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 26108528, dated November 25, 2026 and being more particularly described as follows:

Commencing at a 3/4" Rebar marking the Southeast corner of said Southwest Quarter; thence North 88 degrees 45 minutes 36 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 110.00 feet along the South line of said Southeast Quarter and within the right of way of West Hamilton Road to a DuraNail with "Miller Surveying Firm #0095" Identification Ring on the West line of Document Number 201038064 as recorded in the Office of the Recorder of Allen County, Indiana, also being the **POINT OF BEGINNING** of the herein described tract; thence continuing North 88 degrees 45 minutes 36 seconds West, a distance of 309.53 feet along said South line and within said right of way to a DuraNail with "Miller Surveying Firm #0095" Identification Ring on the East line of Document Number 2023023832 as recorded in said office; thence North 00 degree 50 minutes 24 seconds East, a distance of 345.00 feet along said East line to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the North line of said Document Number 2023023832; thence North 88 degrees 45 minute 36 seconds West, a distance of 420.50 feet along said North line and it's Westerly extension, being parallel with the South line said Southwest Quarter to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap; thence South 00 degree 50 minutes 24 seconds West, a distance of 345.00 feet parallel with the West line of said Document Number 2023023832 to a DuraNail with "Miller Surveying Firm #0095" identification ring on the South line of said Southwest Quarter; thence North 88 degrees 45 minutes 36 seconds West, a distance of 483.95 feet along said South line to the West line of Document Number 2024037163 as recorded in said Office; thence North 00 degree 35 minutes 51 seconds West, a distance of 1319.88 feet along said West line to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the North line of said Document Number 2024037163; thence South 88 degrees 34 minutes 52 seconds East, a distance of 1315.86 feet along said North line to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the East line of said Southwest Quarter; thence South 00 degree 57 minutes 24 seconds East, a distance of 1066.06 feet along said East line to a point on the North line of said Document Number 201038064, said point being a 5/8" Steel Rebar 0.2 feet West; thence North 88 degrees 45 minutes 36 seconds West, a distance of 110.00 feet along said North line to a point on the West line of said Document Number 201038064, said point being referenced by a 5/8" Steel Rebar 0.4 feet West; thence South 00 degree 57 minutes 24 seconds East, a distance of 250.00 feet along said West line to the **Point of Beginning**. Containing 35.945 acres, more or less. Subject to the Right of Way of Hamilton Road and all other Rights of Way and easements.

New Legal Description ~ Tract 2

Part of the Southwest Quarter of Section 19, Township 29 North, Range 12 East of the Second Principal Meridian, Pleasant Township in Allen County, Indiana, based on a survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 26108528, dated November 25, 2026 and being more particularly described as follows:

Commencing at a 3/4" Rebar marking the Southeast corner of said Southwest Quarter; thence North 88 degrees 45 minutes 36 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 587.53 feet along the South line of said Southeast Quarter and within the right of way of West Hamilton Road to a DuraNail with "Miller Surveying Firm #0095" Identification Ring on the West line of Document Number 2023023832 as recorded in the Office of the Recorder of Allen County, Indiana, also being the **POINT OF BEGINNING** of the herein described tract; thence continuing North 88 degrees 45 minutes 36 seconds West, a distance of 252.50 feet along said South line and within said right of way to a DuraNail with "Miller Surveying Firm #0095" Identification Ring; thence North 00 degree 50 minutes 24 seconds East, a distance of 345.00 feet parallel with said West line to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the Westerly extension of the North line of said Document Number 2023023832; thence South 88 degrees 45 minute 36 seconds East, a distance of 252.50 feet parallel with the South line said Southwest Quarter to a 5/8" Steel Rebar with a "Miller Firm #0095" identification cap on the West line of said Document Number 2023023832; thence South 00 degree 50 minutes 24 seconds West, a distance of 345.00 feet along said West line to the **Point of Beginning**. Containing 2.000 acres, more or less. Subject to the Right of Way of Hamilton Road and all other Rights of Way and easements.

Legend
POB - Point of Beginning
M. - Measured
P. - Plat
C. - Calculated
D. - Deed
- Right of Way (R/W)
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