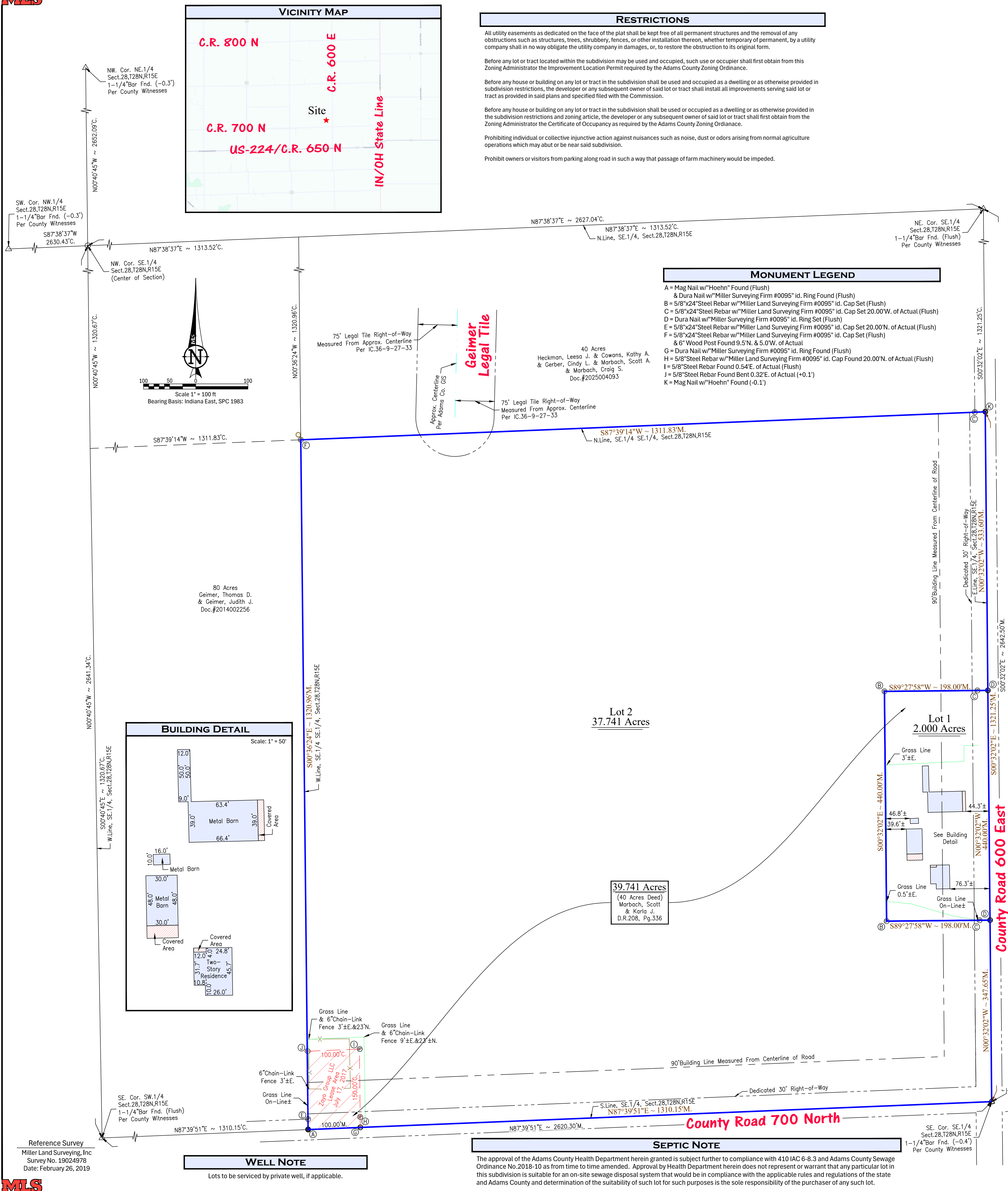


Marbach Subdivision

Union Township, Section 28, T28N, R15E
Adams County, Indiana



RECORD DESCRIPTION - D.R.208, Pg.336

The Southeast quarter of the Southeast quarter of Section Twenty-eight (28), Township Twenty-eight (28) North, Range Fifteen (15) East, containing 40 acres, more or less.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
The purpose of this survey was to retrace an existing tract described in Deed Record 208, Page 306 in the Office of the Recorder of Adams County, Indiana and to create 2 new parcels. Located at 7088 North 600 East, Decatur, IN 46733.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the above theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of 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.

- Northeast corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.0')
- Southwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.4')
- Southwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.0')
- Northwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.0')
- Northwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.0')
- Northwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.3')
- Northwest corner Southeast Quarter: Section 28, T28N, R15E: 1-1/4" Bar (-0.3')

B) OCCUPATION OR POSSESSION LINES

There were uncertainties based on visual inspection of occupation or possession lines.
- See survey drawing for locations of fence lines in relation to the boundary lines of the subject tract.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

There were no ambiguities found within the descriptions used for the survey. Documents used include:

- Deed Record 208, Page 336
- Document Number 2014002256
- Document Number 2025004093
- Survey completed by Miller Land Surveying, Inc., as Survey Number 19024978, dated February 26, 2019

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 is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

The South (1310.15 feet) line of the subject tract was established per the South line of the Southeast Quarter of Section 28, T28N, R15E, which was established by the above referenced Public Land Survey corners. The East (1321.25 feet) line of the subject tract was established per the East line of the Southeast Quarter of Section 28, T28N, R15E, which was established by the above referenced Public Land Survey corners. The West (1320.96 feet) line of the subject tract was established per the West line of the Southeast Quarter of the Southeast Quarter of Section 28, T28N, R15E, which was established by an equal split of said Section 28 using the above referenced Public Land Survey corners. The North (1311.83 feet) line of the subject tract was established per the North line of the Southeast Quarter of the Southeast Quarter of Section 28, T28N, R15E, which was established by an equal split of said Section 28 using the above referenced Public Land Survey corners. The lines around Lot 1 were established this survey.

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 herein.

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.

APPROVALS

COUNTY SURVEYOR OF
THE COUNTY OF ADAMS, INDIANA

BOARD OF HEALTH OF
THE COUNTY OF ADAMS, INDIANA

Surveyor

Sanitarian/Environmental Director

This ____ day of ____, 2026.

This ____ day of ____, 2026.

PLAN COMMISSION OF
THE COUNTY OF ADAMS, INDIANA

BOARD OF COMMISSIONERS OF
THE COUNTY OF ADAMS, INDIANA

I hereby certify that under I.C.36-7-4-700 et.seq. and after proper publication of Public Notice and hearing this plat was given secondary approval on this ____ day of ____, 2026.

District 1 Commissioner

Designated Official

District 2 Commissioner

Planning & Zoning Director

District 3 Commissioner

This ____ day of ____, 2026.

DEED OF DEDICATION

We, the undersigned Scott Marbach and Karla J. Marbach, owners of the real estate shown and described herein, do hereby certify that we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Marbach Subdivision, an addition to Adams County, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Witness our hands and seals this ____ day of ____, 2026.

STATE OF INDIANA)
COUNTY OF ADAMS)

Before me, the undersigned, a Notary Public in and for said County and State,

this ____ day of ____, 2026, personally appeared

_____, and acknowledged the execution

of the foregoing instrument.

Scott Marbach

Karla J. Marbach

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Notary Public

My Commission Expires:

My County of Residence is:

Owner

Scott & Karla J. Marbach
7088 N 600 E
Decatur, IN 46733

Corporate Office

221 Tower Drive
Monroe, IN 46772
(260) 692-6166
Brett R. Miller, PS No.LS20300059

MLS 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

Survey Number: 19024978.26

Date: July 16, 2026

Drawing Name: 19024978.26.dwg

Drawn By: JRT