

LEGAL DESCRIPTION

Tract 1 - 3,500 Acres
Part of the Southeast Quarter of Section 21, Township 28 North, Range 15 East of the Second Principal Meridian, Union Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 2010000443 of Miller Land Surveying, Inc., Survey No. 19035025, dated June 12, 2019 and being more particularly described as follows:
Commencing at a 1-1/4" bar marking the Southwest corner of said Southeast Quarter; thence North 87 degrees 52 minutes 12 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 685.00 feet along the South line of said Southeast Quarter and within the right-of-way of County Road 800 North to a Dura Nail with a "Miller Firm #0095" identification ring set at the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 55 minutes 02 seconds West, a distance of 773.00 feet parallel with the West line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds West, a distance of 154.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 55 minutes 02 seconds West, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 87 degrees 52 minutes 12 seconds East, a distance of 340.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds East, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds West, a distance of 156.00 feet parallel with the South line of said Southeast Quarter; thence South 00 degrees 55 minutes 02 seconds East, a distance of 773.00 feet parallel with the West line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds West, a distance of 30.00 feet along said South line and within the right-of-way of County Road 800 North to the Point of Beginning. Containing 3,500 acres, more or less. Subject to the right-of-way of County Road 800 North, and subject to easements of record.

Tract 2 - 3,433 Acres
Part of the Southeast Quarter of Section 21, Township 28 North, Range 15 East of the Second Principal Meridian, Union Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 2010000443 of Miller Land Surveying, Inc., Survey No. 19035025, dated June 12, 2019 and being more particularly described as follows:
Commencing at a 1-1/4" bar marking the Southwest corner of said Southeast Quarter; thence North 87 degrees 52 minutes 12 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 715.00 feet along the South line of said Southeast Quarter and within the right-of-way of County Road 800 North to a Dura Nail with a "Miller Firm #0095" identification ring set at the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 55 minutes 02 seconds West, a distance of 773.00 feet parallel with the West line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds East, a distance of 156.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 55 minutes 02 seconds West, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 87 degrees 52 minutes 12 seconds East, a distance of 340.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds East, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds West, a distance of 156.00 feet parallel with the South line of said Southeast Quarter; thence South 00 degrees 55 minutes 02 seconds East, a distance of 773.00 feet parallel with the West line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds West, a distance of 30.00 feet along said South line and within the right-of-way of County Road 800 North to the Point of Beginning. Containing 3,433 acres, more or less. Subject to the right-of-way of County Road 800 North, the Blecke Legal Title, and subject to easements of record.

Tract 3 - 41,144 Acres
Part of the Southeast Quarter of Section 21, Township 28 North, Range 15 East of the Second Principal Meridian, Union Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 2010000443 of Miller Land Surveying, Inc., Survey No. 19035025, dated June 12, 2019 and being more particularly described as follows:
BEGINNING at a 1-1/4" bar marking the Southwest corner of said Southeast Quarter; thence North 00 degrees 55 minutes 02 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 2629.37 feet along the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the North line of said Southeast Quarter; said point also being the Center of Section 21; thence North 87 degrees 52 minutes 12 seconds East, a distance of 718.09 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds East, a distance of 1479.89 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds West, a distance of 187.00 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds West, a distance of 154.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds West, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 55 minutes 02 seconds East, a distance of 773.00 feet parallel with the West line of said Southeast Quarter to a Dura Nail with a "Miller Firm #0095" identification ring set on the South line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds West, a distance of 601.22 feet along said South line and within the right-of-way of County Road 800 North to the Point of Beginning. Containing 41,144 acres, more or less. Subject to the right-of-way of County Road 800 North, the Blecke Legal Title, and subject to easements of record.

Tract 4 - 19,794 Acres
Part of the Northwest Quarter and Northeast Quarter of Section 21, Township 28 North, Range 15 East of the Second Principal Meridian, Union Township in Adams County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 2010000443 of Miller Land Surveying, Inc., Survey No. 19035025, dated June 12, 2019 and being more particularly described as follows:
Commencing at a 1-1/4" bar marking the Southwest corner of said Southeast Quarter; thence North 00 degrees 55 minutes 02 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 2629.37 feet along the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set at the Center of said Section 21; said point also being the POINT OF BEGINNING of the herein described tract; thence North 87 degrees 52 minutes 12 seconds East, a distance of 718.09 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds East, a distance of 1479.89 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds West, a distance of 187.00 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 52 minutes 12 seconds West, a distance of 154.00 feet parallel with the South line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 00 degrees 55 minutes 02 seconds West, a distance of 380.32 feet parallel with the West line of said Southeast Quarter to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 55 minutes 02 seconds East, a distance of 773.00 feet parallel with the West line of said Southeast Quarter to a Dura Nail with a "Miller Firm #0095" identification ring set on the South line of said Southeast Quarter; said point being located 20.00 feet (Deed) North of the Center of said Section 21 as measured along the East line of said Northwest Quarter; thence North 00 degrees 55 minutes 02 seconds East, a distance of 1307.73 feet along said East line to the Northeast corner of an existing tract described in Document Number 2011004752 in the Office of the Recorder of Adams County, Indiana, said point being located 20.00 feet (Deed) East of the Center of said Section 21 as measured along the South line of said Northwest Quarter; said point also being referenced by a 1/2" steel rebar with a "WFW" identification cap found 0.26 feet South; thence North 87 degrees 52 minutes 12 seconds East, a distance of 27.91 feet along said Northeast line to the South line of said Southeast Quarter; said point being located 20.00 feet (Deed) East of the Center of said Section 21 as measured along the South line of said Southeast Quarter; thence South 87 degrees 52 minutes 12 seconds West, a distance of 601.22 feet along said South line and within the right-of-way of County Road 800 North to the Point of Beginning. Containing 19,794 acres, more or less. Subject to the right-of-way of the Staub Legal Open Drain, and subject to easements of record.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
The purpose of this survey was to create four tracts as requested by owner from an existing tract as described in Document Number 2011004752 in the Office of the Recorder of Adams County, Indiana.

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:

- Southwest corner Southeast Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.1', Per Co. Witnesses)
- Southwest corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-1.0', Per Co. Witnesses)
- Northeast corner Southeast Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.7', Per Co. Witnesses)
- Southwest corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-1.0', Per Co. Witnesses)
- Northeast corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.0', Per Co. Witnesses)
- Northeast corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.0', Per Co. Witnesses)
- Northeast corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.0', Per Co. Witnesses)
- Northeast corner Northwest Quarter: Section 21, T28N, R15E: 1-1/4" steel bar (-0.0', Per Co. Witnesses)

B) OCCUPATION OR POSSESSION LINES
There were uncertainties based on visual inspection of occupation or possession lines.

- There is a fence along the North (718.09 feet) line of Tract 3 that lies 24.0 feet North, more or less, of said North line at its West end and 7.0 feet North, more or less, of said North line at its East end.
- There is a fence along the South (672.21 feet) line of Tract 4 that lies 24.0 feet North, more or less, of said South line at its East end and 6.0 feet North, more or less, of said South line at its West end.
- There is a fence along the West (1325.68 feet) line of Tract 4 that lies 8.5 feet East, more or less, of said West line at its South end and 9.0 feet East, more or less, of said West line at its North end.

The existing fences and driving lane path near the center of Section 21 that is currently being used to connect Tracts 3 and 4 lies mostly outside of Document Number 2011004752. See Detail "A" on the survey drawing for more information.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
There were no ambiguities found within the descriptions used for the survey. Documents used include:

- Document Number 2011004752
- Document Number 2014003951
- Deed Record 193, Page 159
- Document Number 2010000442
- Document Number 2010000440
- Deed Record 217, Page 113
- Document Number 2015002115
- Survey completed by Wemhoff Land Surveying, Inc. as Record Number 2010000443 on January 2, 2010
- Survey completed by Wemhoff Land Surveying as Survey Number 21-28-15-2-11-15
- Survey completed by Setzer, Owen & Associates on February 11, 2005
- Survey completed by Miller Land Surveying, Inc. as Survey Number 16043499 on April 28, 2016

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 subdivisions lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

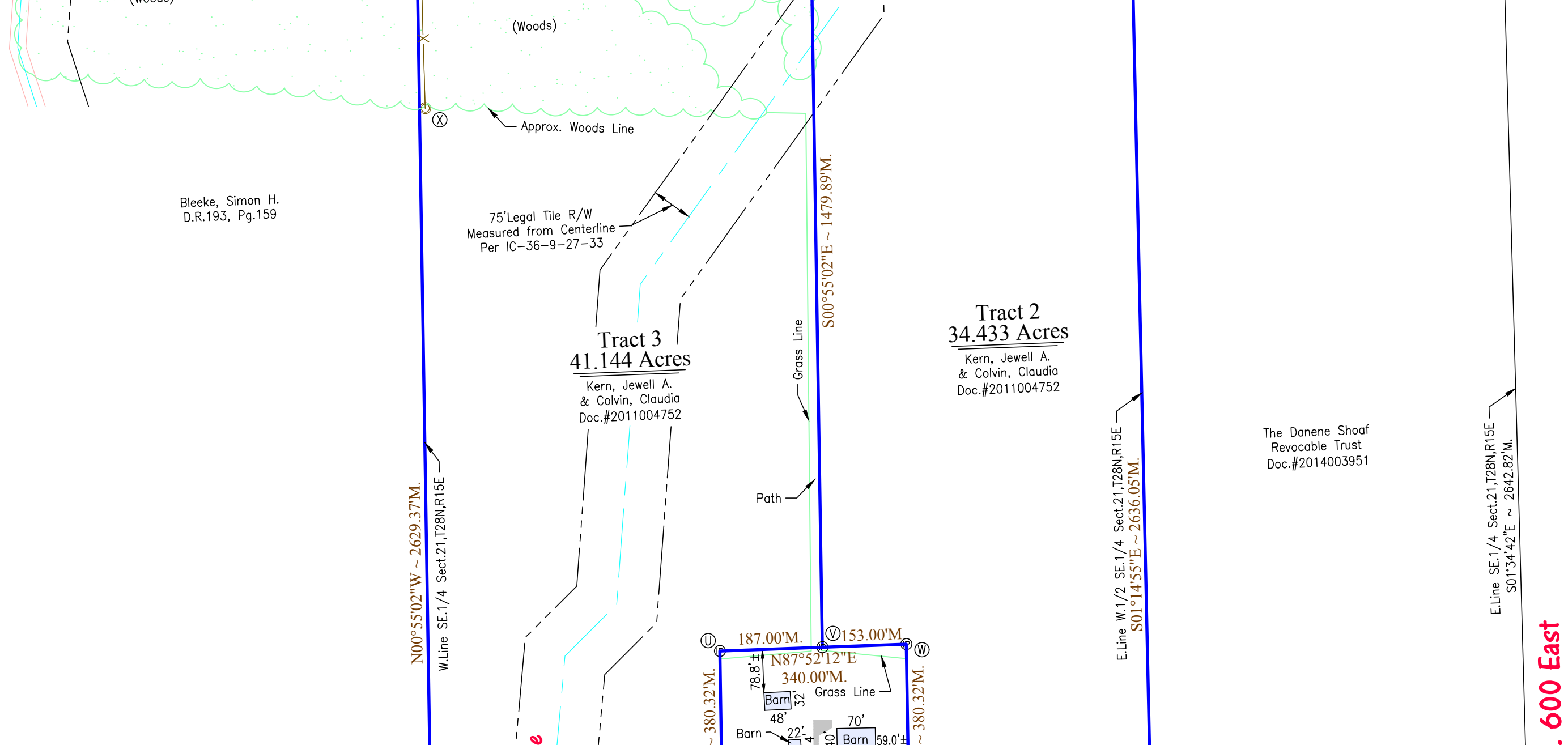
THEORY OF LOCATION:
Tract 1: The South (30.00 feet) line of the subject tract were established per the above referenced Public Land Survey Corners. The remaining lines of the subject tract were established per the owner's request.
Tract 2: The South (601.22 feet), East (2636.05 feet), and North (583.05 feet) lines of the subject tract were established per the above referenced Public Land Survey Corners. The remaining lines of the subject tract were established per the owner's request.
Tract 3: The South (685.00 feet), West (2629.37 feet), and North (718.09 feet) lines of the subject tract were established per the above referenced Public Land Survey Corners. The remaining lines of the subject tract were established per the owner's request.
Tract 4: The South (672.21 feet), South (20.00 feet), and East (1307.73 feet) lines of the subject tract were established per the above referenced Public Land Survey Corners. The West (1325.68 feet) and North (647.89 feet) lines of the subject tract were established per aliquot parts. The Southeastery (27.91 feet) line of the subject tract was established per the North line of an existing tract described in Document Number 2011004752, which was established by deed distances.

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.

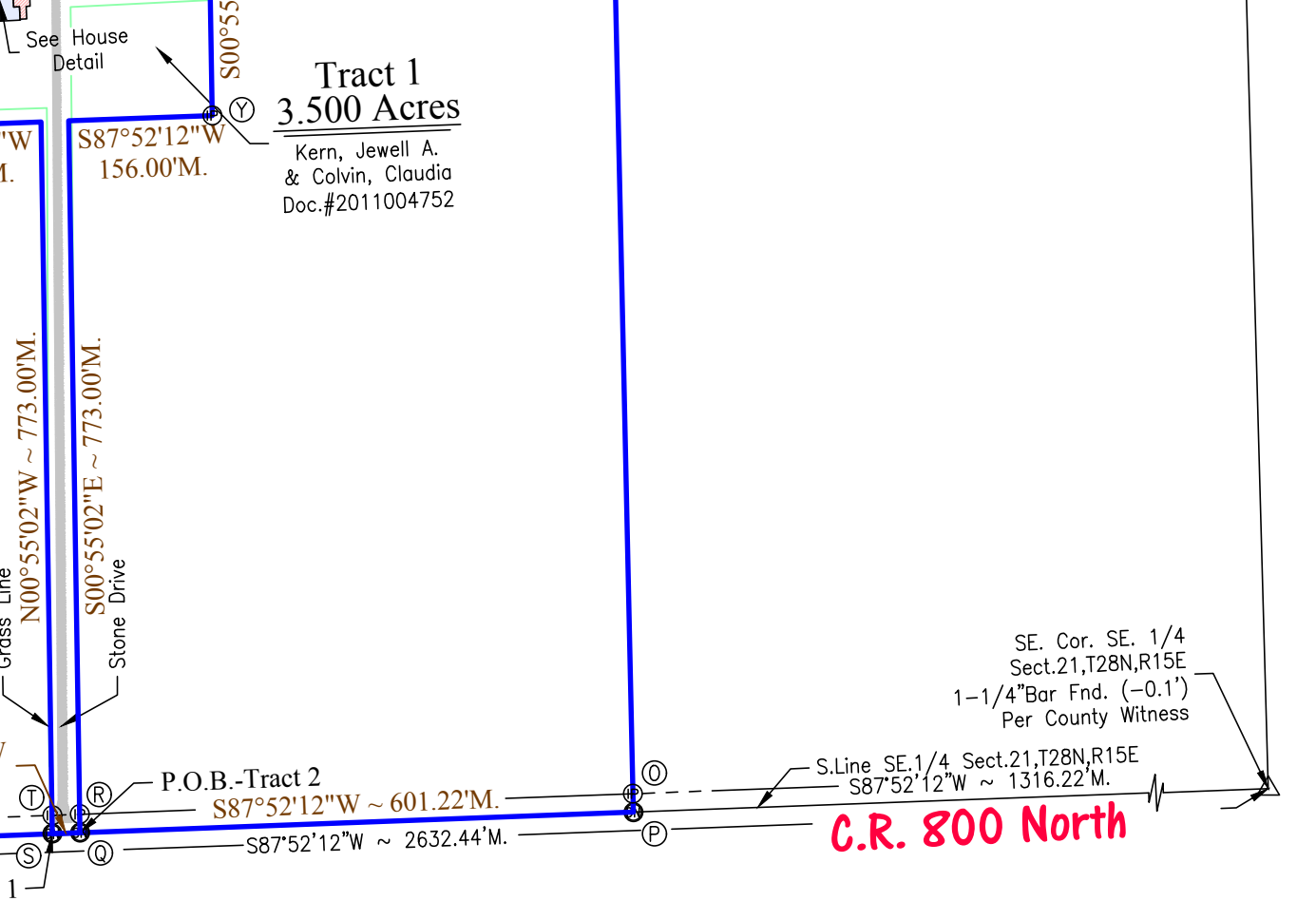
The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.



MONUMENT LEGEND

- A = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'N of Actual (Flush)
- B = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- C = 3/4" Steel Rebar w/ "WFW" id. Cap Found 0.2625' of Actual (Flush)
- D = 3/4" Steel Rebar w/ "WFW" id. Cap Found 0.195' & 0.12' of Actual (Flush)
- E = 8" Round Fence Post Found 14.0'N & 4.0'E of Center of Section and 7.0'SE of Monument "C"
- F = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 10.00'E of Actual (Flush)
- G = 4" Round Fence Post Found 6.0'N & 21.0'E of Actual
- H = 1/2" Steel Pipe Found 60.3'N (No History)
- I = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- J = 3/4" Steel Rebar w/ "WFW" id. Cap Found 0.82'N of Actual (Flush)
- K = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- L = 3/4" Steel Rebar w/ "WFW" id. Cap Found (Flush)
- M = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- N = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'N of Actual (Flush)
- O = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- P = Dura Nail w/ "Miller" id. Ring Found (Flush)
- Q = Dura Nail w/ "Miller" id. Ring Set (Flush)
- R = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'N of Actual (Flush)
- S = Dura Nail w/ "Miller" id. Ring Set (Flush)
- T = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set 20.00'N of Actual (Flush)
- U = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- V = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- W = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- X = 4"x4" Fence Post Found 10.0'E of Actual
- Y = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)
- Z = 5/8"x24" Steel Rebar w/ Miller Firm #0095" id. Cap Set (Flush)

DETAIL "A"



CERTIFICATION

For: Kern/Colvin
IN WITNESS WHEREOF, I hereunto place my hand and seal this 12th day of June, 2019.

Brett R. Miller

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

