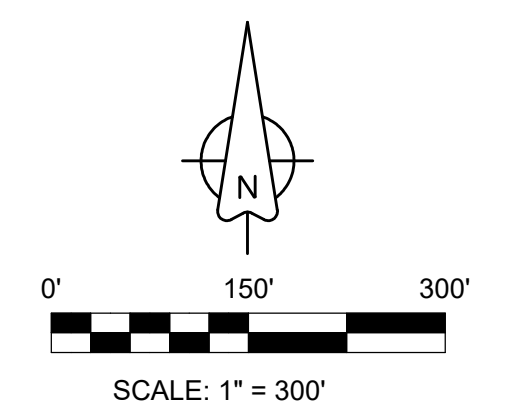


# Land of Indiana, Inc., Boundary & Split Survey

## Pt. NW/4, NW/4, Sec. 10 & Pt. E/2, NE/4, NE/4, Sec. 9 T-6-N, R-1-E Lawrence County, Indiana.



**TRACT 1**

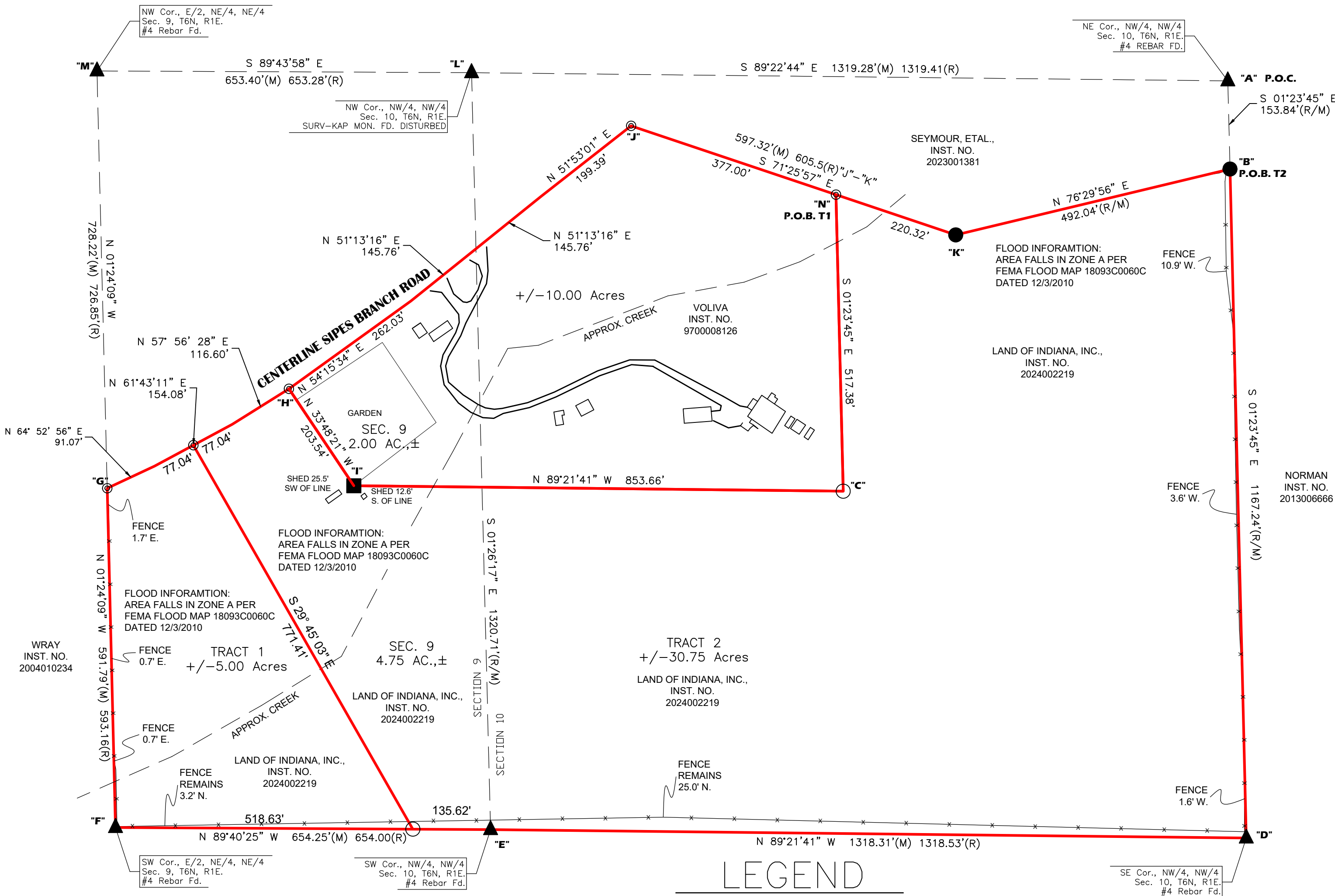
A part of the East half of the Northeast Quarter of the Northeast Quarter of Section 9, all in Township 6 North, Range 1 East, Lawrence County, Indiana and being 5.00 Acres, More or Less per a Survey by Travis A. Norman, Indiana License Number 20500020, dated May 16th, 2024, and described as follows:

Beginning at a #4 Rebar Found at the Southwest corner of the East Half of the Northeast Quarter of the Northeast Quarter, Section 9, Township 6 North, Range 1 East; thence North 01 Degrees 24 Minutes 09 Seconds West, along the West line of the East Half of the Northeast Quarter of the Northeast Quarter of said Section, 591.79 feet to a Mag Nail set on the centerline of Sipes Branch Road; thence North 64 Degrees 52 Minutes 56 Seconds East, along said centerline, 91.07 feet; thence North 61 Degrees 43 Minutes 11 Seconds East, along said centerline, 77.04 feet to a Mag Nail set; thence South 29 Degrees 45 Minutes 03 Seconds East, 771.41 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020" on the South line of said Half Quarter Quarter Section; thence North 89 Degrees 40 Minutes 25 Seconds West, along said South line, 518.63 feet to the Point of Beginning and containing 5.00 Acres, More or Less.

**TRACT 2**

A part of the Northwest Quarter of the Northwest Quarter of Section 10 and a part of the east half of the Northeast Quarter of the Northeast Quarter of Section 9, all in Township 6 North, Range 1 East, Lawrence County, Indiana and being 30.75 Acres, More or Less per a Survey by Travis A. Norman, Indiana License Number 20500020, dated May 16th, 2024, and described as follows:

Beginning at a #4 Rebar found at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 10; thence North 89 Degrees 21 Minutes 41 Seconds West, along the South line of said Quarter Quarter Section, 1318.31 feet to a #4 Rebar found at the Southeast corner of the East Half of the Northeast Quarter of the Northeast Quarter of Section 9; thence North 89 Degrees 40 Minutes 25 Seconds West, along the South line of the said Half Quarter Quarter Section, 135.62 feet; thence North 29 Degrees 45 Minutes 03 Seconds West, 771.41 feet to a Mag Nail set on the centerline of Sipes Branch Road; thence North 61 Degrees 43 Minutes 11 Seconds East, along said centerline, 77.04 feet; thence North 57 Degrees 56 Minutes 28 Seconds East, along said centerline, 116.60 feet; thence South 33 Degrees 48 Minutes 21 Seconds East, 203.54 feet to a Wood Corner Post; thence South 89 Degrees 21 Minutes 41 Seconds East, 853.66 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence North 01 Degrees 23 Minutes 45 Seconds West, 517.38 feet to a #5 rebar set; thence South 71 Degrees 25 Minutes 57 Seconds East, 220.32 feet to a #4 Rebar; thence North 76 Degrees 29 Minutes 56 Seconds East, 492.04 feet to a #4 Rebar on the East line of the said Quarter Quarter Section in Section 10; thence South 01 Degrees 23 Minutes 45 Seconds East, along said Quarter Quarter Section, 1167.24 feet to the Point of Beginning and containing 30.75 Acres, More or Less.



**SURVEYORS REPORT**

Prepared for Land of Indiana, Inc., for property described in Instrument Number 2024002219, Part of Sections 9 and 10, Township 6 North, Range 1 East in the records of the Lawrence County Recorder's Office. The purpose of this survey was to perform a Boundary Split Survey of said Instruments stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). 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:

- \*VARIANCES IN REFERENCE MONUMENTS;
- \*DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- \*INCONSISTENCIES IN LINES OF OCCUPATION;
- \*RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

**REFERENCE SURVEY INFORMATION:**

- 1) All reference deed information was obtained through the records of the Lawrence County Recorder's Office.
- 2) All reference Section corner information was obtained through the records of the Lawrence County Surveyors Office.
- 3) A survey by Michael D. Arena for Robin G. Smith, found in the records of the Lawrence County Surveyors Office.

**FINDINGS OF FACTS/THEORY OF LOCATION:**

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)

- A) A #4 rebar w/o cap was recovered 0.1' below grade and was held this survey for the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 10. Said rebar is consistent with the records found in the Lawrence County Surveyors Office and in document #3, listed above.
- B) A #4 rebar w/Arena cap was recovered flush with grade on the east line of the Northwest Quarter of the Northwest Quarter of said Section 10 and was held this survey. Said rebar is consistent with document #3, listed above.
- C) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade, at the clients direction.
- D) A #4 rebar w/Arena cap was recovered flush with grade and was held this survey for the southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 10. Said rebar is consistent with the records found in the Lawrence County Surveyors Office and in document #3, listed above.
- E) A #4 rebar w/Arena cap was recovered flush with grade and was held this survey for the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 10. Said rebar is consistent with the records found in the Lawrence County Surveyors Office and in document #3, listed above.
- F) A #5 rebar w/busted cap was recovered flush with grade and was held this survey for the southwest corner of the east half of the Northeast Quarter of the Northeast Quarter of said Section 9. Although the origin of said rebar is unknown, it matches record dimensions found within document #3, listed above.
- G) A mag nail w/washer was set flush with grade in the centerline of Sipes Branch Road at record dimensions found within document #3, listed above.
- H) A mag nail w/washer was set flush with grade in the centerline of Sipes Branch Road at record dimensions found within document #3, listed above.
- I) A wooden post was held for the corner, at the clients request.
- J) A mag nail w/washer was set flush with grade in the centerline of Sipes Branch Road at record dimensions found within document #3, listed above.
- K) A #4 rebar w/Arena cap was recovered flush with grade and was held this survey. Said rebar is consistent with document #3, listed above.
- L) An aluminum monument was recovered disturbed, flush with grade, and was held for the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 10. Said rebar is consistent with the records found in the Lawrence County Surveyors Office and in document #3, listed above.
- M) A #4 rebar w/o cap was recovered flush with grade and was held this survey for the northwest corner of the east half of the Northeast Quarter of the Northeast Quarter of said Section 9. Said rebar is consistent with document #3, listed above.
- N) A mag nail w/washer was set flush with grade, at the clients direction.

Record distances found tied to Sipes Branch Road were found to be different than measured. As a result, there is as much as +/- 3.0' of uncertainty. See survey plat for (R/M).

**SUMMARY:**

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows: none noted.

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts above.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: none noted.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat.

**SURVEY CLASSIFICATION:** The subject tract lies within an area classified as an Suburban survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

Notice: To subject landowner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Travis Norman Group, LLC, if you have any questions.

### LEGEND

- ▲ Section Corner Found (type as noted)
- 5/8" Rebar With Cap stamped PLS#20500020 Set
- Rebar Found
- ⊙ Mag nail Set
- ⊙ Mag/PK Nail found
- Railroad Spike found
- Railroad Spike Set
- ⊗ Iron Pipe Found
- Wood Corner Post Found
- ▭ Record Deed Dimension
- R/W Right of Way
- X- Fenceline

**LAND SURVEYORS CERTIFICATION:**

This survey was performed wholly under the direction of Travis A. Norman, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.



TRAVIS A. NORMAN, PLS      LS#20500020      DATE

Basis of Bearings: Indiana Sate Plane, West Zone

**TNG**  
TRAVIS NORMAN GROUP  
— LAND SURVEYING —  
812-583-7864

Address: 1535 G St., Bedford, IN 47421

Date: 5/14/2024    Drawn by: MPB    Scale: 1" = 150'  
Project No. 22-110    Checked by: TAN    Sheet 1 of 1