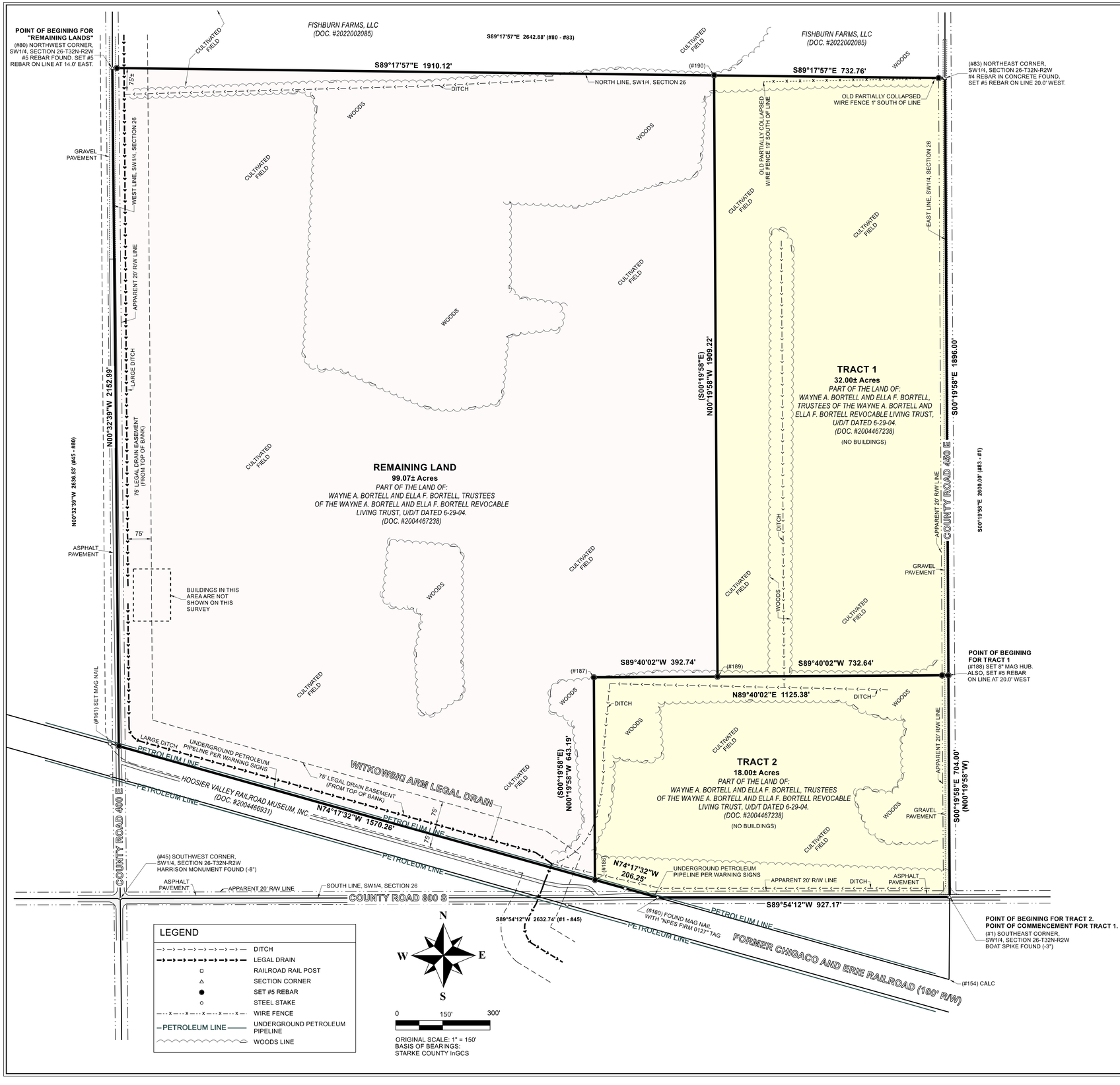

LEGAL DESCRIPTION

TRACT 1:
Part of the Southwest Quarter of Section 16, Township 32 North, Range 2 West, Starke County, Indiana, and being Tract 1 on a survey by ACRES Surveying and Mapping, LLC, job number 25-1927, dated May 1st, 2025 and being signed and stamped by Stephen E. Shannon, Professional Surveyor, license number 21300014, more particularly described as follows:

COMMENCING at a boat spike at the Southeast Corner of the Southwest Quarter of Section 16, Township 32 North, Range 2 West of the Second Principal Meridian; Thence N00°19'58"W (the bearings for this description are based on the Indiana Geospatial Coordinate System (InGCS) "Starke" zone per NAD 83(2011) epoch 2010.00) on the east line of said Southwest Quarter, a distance of 704.00 feet to a MAG hub at the POINT OF BEGINNING; Thence S89°40'02"W, a distance of 732.64 feet to a #5 rebar; Thence N00°19'58"W, a distance of 1909.22 feet to a #5 rebar on the north line of said Southwest Quarter; Thence S89°17'57"E, a distance of 732.76 feet to a #4 rebar at the Northeast Corner of the Southwest Quarter of said Section 26; Thence S00°19'58"E, a distance of 1896.00 feet to the POINT OF BEGINNING, containing 32.00 Acres more or less.

TRACT 2:
Part of the Southwest Quarter of Section 16, Township 32 North, Range 2 West, Starke County, Indiana, and being Tract 2 on a survey by ACRES Surveying and Mapping, LLC, job number 25-1927, dated May 1st, 2025 and being signed and stamped by Stephen E. Shannon, Professional Surveyor, license number 21300014, more particularly described as follows:

BEGINNING at a boat spike at the Southeast Corner of the Southwest Quarter of Section 16, Township 32 North, Range 2 West of the Second Principal Meridian; Thence S89°54'12"W (the bearings for this description are based on the Indiana Geospatial Coordinate System (InGCS) "Starke" zone per NAD 83(2011) epoch 2010.00) on the south line of said Southwest Quarter, a distance of 927.17 feet to a MAG spike on the northerly right of way line of the former Chicago and Erie Railroad; Thence N74°17'32"W on said northerly right of way line, a distance of 206.25 feet to a #5 rebar; Thence N00°19'58"W, a distance of 643.19 feet to a #5 rebar; Thence N89°40'02"E, a distance of 1125.38 feet to a MAG hub on the east line of said Southwest Quarter; Thence S00°19'58"E on said east line, a distance of 704.00 feet to the POINT OF BEGINNING, containing 18.00 Acres more or less.

REMAINING LAND:
Part of the Southwest Quarter of Section 16, Township 32 North, Range 2 West, Starke County, Indiana, and being that tract of land labeled "Remaining Land" on a survey by ACRES Surveying and Mapping, LLC, job number 25-1927, dated May 1st, 2025 and being signed and stamped by Stephen E. Shannon, Professional Surveyor, license number 21300014, more particularly described as follows:

COMMENCING at a boat spike at the Southeast Corner of the Southwest Quarter of Section 16, Township 32 North, Range 2 West of the Second Principal Meridian; Thence S89°54'12"W (the bearings for this description are based on the Indiana Geospatial Coordinate System (InGCS) "Starke" zone per NAD 83(2011) epoch 2010.00) on the south line of said Southwest Quarter, a distance of 927.17 feet to a MAG spike on the northerly right of way line of the former Chicago and Erie Railroad; Thence N74°17'32"W on said northerly right of way line, a distance of 206.25 feet to a #5 rebar at the POINT OF BEGINNING; Thence continuing N74°17'32"W on said northerly right of way line, a distance of 1570.26 feet to a MAG nail on the west line of said Southwest Quarter; Thence N00°32'39"W on said west line, a distance of 2152.99 feet to a 3/4-inch iron rod at the Northwest Corner of the Southwest Quarter of said Section 26; Thence S89°17'57"E on the north line of said Quarter Section, a distance of 1910.12 feet to a #5 rebar; Thence S00°19'58"E, a distance of 1909.22 feet to a #5 rebar; Thence S89°40'02"W, a distance of 392.74 feet to a #5 rebar; Thence S00°19'5

SURVEYOR'S REPORT

This Report and the attached Plat of Survey together form an Original Boundary Survey of 3 tracts of land described in the Legal Description (hereinafter: "Subject Tracts"). In accordance with Title 865, Article 1, Rule 12, Sections 1-30 of the Indiana Administrative Code, this Surveyor's Report is submitted to aid in identifying various uncertainties in the location of the boundary lines and corners retraced in this survey.

Address of the Subject Tracts: (Vacant) County Road 450 E, Knox, IN 46534..

REFERENCES:
Deed for the Parent Tract, Document #2004467238.
Survey of the adjoining tracts to the north, south, east and west by Northpointe Engineering and Surveying, Inc.
Starke County Geographic Information System (GIS).
Starke County Surveyor's Section Corner Record Sheets.
All other documents indicated on the Plat of Survey.

A. AMBIGUITIES IN THE RECORD DESCRIPTIONS OR PLATS:
No patent ambiguities were found in the record descriptions of the Subject Tracts or the adjoining tracts.

B. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
The Subject Tracts and the adjoining tracts are part of Section 26, Township 32 North, Range 2 West of the 2nd Principal Meridian of the United States Public Land Survey System. Therefore, several of the section corner monuments of Section 26 are implicitly called for:

Section corner monuments witnessed by the Starke County Surveyor were found and held at points 1, 45, 80 and 83. The estimated uncertainty in the location of these points is 1 foot in any direction.

C. THEORY OF LOCATION FOR THE ESTABLISHMENT OF LINES AND CORNERS:
The purpose of this survey is to survey and describe the proposed boundary lines of the Subject Tract. To aid in this survey, the record descriptions, referenced documents and found monuments were evaluated as described in Sections "A" and "B", and the pre-existing lines of the Subject Tracts were established from the controlling monuments and the deed calls as shown on the Plat of Survey. The new lines of the Subject Tracts were established according to the instructions from the client.

This Theory of Location is subject to the following uncertainties in location (in addition to uncertainties discussed elsewhere in this Report or shown on the Plat of Survey): 1 foot in any direction.

D. INCONSISTENCIES IN LINES OF OCCUPATION:
Visible evidence of occupation lines that conflict with the boundary lines of the Subject Tracts were observed on site and noted on the Plat of Survey. Such evidence can include fences, driveways, retaining walls, buildings and other features. Under certain conditions specified by law, some types of occupation may have unwritten rights associated with them or may develop those rights in the future.

Evidence of occupation observed during this survey includes the following:

The neighbor to the north appears to be farming and cultivating as much as 75 feet south of the north line of the Remaining Land Tract, as shown on the Plat of Survey.

An old, partially collapsed fence lies from 1 foot to 19 feet south of the of the north line of Tract 1, as shown on the Plat of Survey.

The pavement and right of way of County Road 450 East crosses the east side of Tracts 1 and 2, as shown on the Plat of Survey. There are utilities with said right of way.

The pavement and right of way of County Road 400 East crosses the west side of the Remaining Land Tract, as shown on the Plat of Survey. There are utilities with said right of way.

The pavement and right of way of County Road 800 South crosses the south side of Tract 2, as shown on the Plat of Survey. There are utilities with said right of way.

According to warning signs observed during the field survey, an underground petroleum pipeline crosses Tract 2 and the Remaining Land Tract, as shown on the Plat of Survey. There is almost certainly an easement for this line.

The Witkowski Arm legal drain runs through the Remaining Lands Tract as shown on the Plat of Survey. There is a 75 feet (from top of bank) statutory drainage easement on each side of this drain.

E. RELATIVE POSITIONAL ACCURACY (The uncertainty due to random errors in measurements):
The Relative Positional Accuracy of the measurements between the survey markers found and set during this survey fall within the specifications for a Rural Survey: 0.26 feet plus 200 ppm as defined by IAC 865. The decimal precision shown on the Plat of Survey for the bearings, distances and coordinates is for consistency in the mathematical calculations and is not meant to indicate the precision of the measurements taken for this survey.

NOTES:
1. All survey monuments are found unless noted as "set", Survey monuments set during this survey are #5 rebar stakes 24" long with "Shannon" identification caps, unless otherwise noted on the Plat of Survey. All monuments are within 0.2 feet of grade unless otherwise noted.
2. The bearings and distances in BOLD on the Plat of Survey were directly measured during the field survey (if between two survey markers) or were calculated from the measurements (if one or both end points are calculated points). Record bearings and distances are shown with ordinary text.
3. This survey was completed without the benefit of a complete title search, which may reveal additional facts affecting this survey. A current title commitment was not provided for use with this survey.
4. Underground improvements and environmental conditions are not part of this survey.
5. The boundary of the Subject Tracts depicted on the Plat of Survey is the opinion of a Professional Land Surveyor. It is based on established land surveying principles applied to evidence gathered from the deed descriptions, public records and the field survey. It is possible that other written and/or unwritten rights may affect the boundary lines shown or that more evidence may be found that would affect the opinion of the Land Surveyor. This opinion applies only to the lines and corners of the Subject Tracts. All other lines and corners shown on the Plat of Survey are for information purposes only and are not to be misconstrued as the Surveyor's opinion of the boundaries of tracts other than the Subject Tracts.
6. Easements, covenants and restrictions, and other encumbrances on the Subject Tracts are not shown unless documentation of such matters was provided by the client.
7. Check with the local planning department for current code requirements and setback distances before undertaking any construction on the Subject Tracts.
8. The deed for the Parent Tract indicates that a life estate is reserved for Wayne A. Bortell and Ella F. Bortell.

CERTIFICATION

I, Stephen E. Shannon, hereby certify that I am a Professional Land Surveyor licensed in compliance with the Laws of the State of Indiana, and that this Certificate correctly represents a survey completed in the field by me on the 28th day of April, 2025 which, to the best of my knowledge and belief, was executed according to the survey requirements of Title 865.

Stephen E. Shannon Date: 05/01/2025
Stephen E. Shannon, PS #21300014

STEPHEN E. SHANNON REGISTERED No. 21300014 STATE OF INDIANA LAND SURVEYOR

Job For: WAYNE A. BORTELL AND ELLA F. BORTELL, TRUSTEES OF THE WAYNE A. BORTELL AND ELLA F. BORTELL REVOCABLE LIVING TRUST, U/D/T DATED 6-29-04.
This certificate is not valid or complete without all pages, seal and signature

ACRES SURVEYING AND MAPPING, LLC
Stephen E. Shannon, Professional Land Surveyor
PO Box 796, La Porte, IN 46352
219-877-8711 • www.acreslandsurveying.com

Original Boundary Survey
Part of the SW1/4, Section 26-T32N-R2W
((Vacant) County Road 450 E, Knox, IN 46534.)

REVISIONS		JOB NUMBER: 25-1927
DATE:	CODE:	SCALE: 1"=150'
		DATE: 05/01/2025
		DRAWN BY: SES
		REVIEWED BY: SES