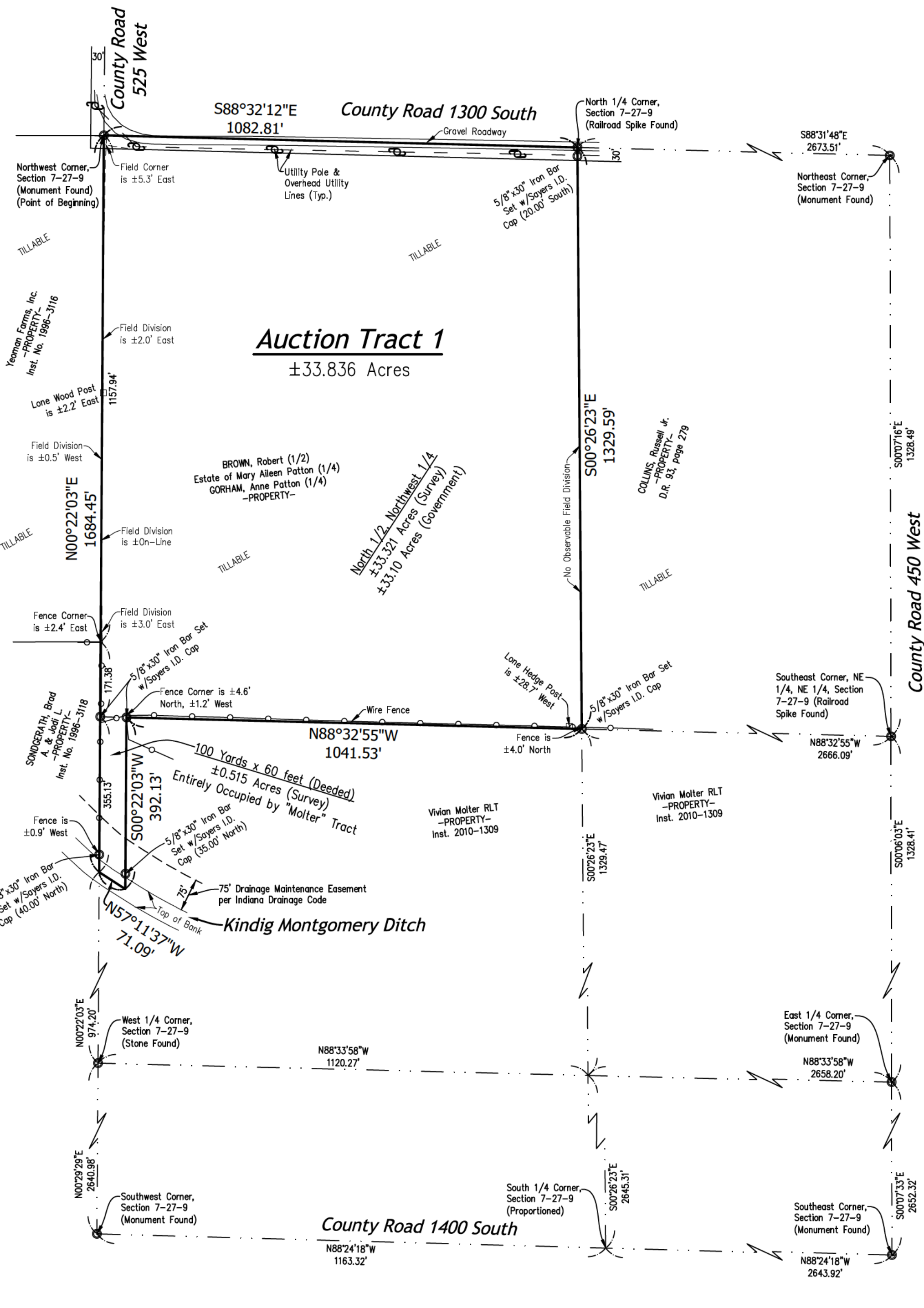


FILE NO: T:\2022\119-120-2022 Schradler (Newton)\dwg\survey.dwg



SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code "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 uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement. There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession (and survey points found) from the surveyed lines. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract, established this survey, is within the specifications for a "Rural Survey" (0.26"+200 ppm) as defined in IAC 865.

This survey has been based upon the following documents and records: Section Corner Monument Records from the Surveyor's Office; Original Government Notes; Title Commitment by Newton County Title Company, commitment No. 16,057, dated 04-22-2022, supplied by the client; Plat of Survey of the "Knochel" tract to the East and North, by Jasper County Land Surveying Services, LLC, dated 10-16-2007, found in this office's files; and the deed information referenced hereon.

All of the perpetuated corners, shown hereon, have been recovered as perpetuated by the Newton County Surveyor's Office. With these locations, the area deeds and referenced surveys were retraced and additional corners were recovered as indicated hereon. In addition to the proportional determination of the North Half of the Northwest Quarter of this fractional section, a 60 foot wide strip to the ditch was also determined. While the width of this strip was held, and the Eastern adjoiner's fence turns South near that established corner, the entire area is occupied by the Eastern adjoiner. This strip is also described as being 100 yards long, but calls out "to a branch of running water", therefore this survey has extended the lines of this strip to the centerline of the Kindig Montgomery Ditch, as it appears the intent was to allow the main portion of the Survey Tract access to the ditch. No drainage pipes and no clear access point from the main portion of the Survey Tract were observed during this survey. With these determinations made this Survey Tract was monumented and described as shown hereon.

Differences with respect to this calculated and now monumented boundary, and lines of occupation, have been shown and dimensioned hereon for information.

The survey baseline and basis for bearings shall be considered to be that line between the perpetuated monument at the Northeast corner and the Railroad Spike at the North Quarter corner of this section, as shown hereon.

Fence lines and other improvements shown along the boundaries of this subject tract are for informational purposes only. This survey does not warrant the right of possession or ownership of that part lying within or surrounding the subject tract, between said fence lines and deed lines.

Date of last fieldwork = May 9, 2022

Other than listed above, with the subject property, there are no apparent uncertainties due to record descriptions and no gaps or overlaps were discovered.

Documents used in the preparation of this survey have been listed in this report and can be found in the Newton County Surveyor's Office and Recorder's Office.

2. Ownership information indicated hereon is as identified in county or township records or on title work provided by others.

AUCTION TRACT 1 - LEGAL DESCRIPTION:

The North fractional half of the Northwest quarter of Section 7, Township 27 North, Range 9 West, containing 35 acres more or less, together with a strip of land sixty feet wide extending from the Southwest corner of said tract South to the Anderson branch (the strip described is referred to in a deed by James Martin and Addison Williams in Deed Record 5, page 118 of the records of Newton County, Indiana, and is described as "a lane" 100 yards long by 60 feet wide and beginning at the Northwest corner of the South half of the Northwest quarter, thence South 100 yards to a branch of running water.

MODERNIZED LEGAL DESCRIPTION:

Part of the West Half of Section 7, Township 27 North, Range 9 West of the Second Principal Meridian in Jefferson Township, Newton County, Indiana, being that 33.836 acre parcel surveyed by Kevin L. Sayers, Indiana Professional Surveyor #20200022 and shown on the plat of an original boundary survey certified on May 10, 2022 as Turning Point Surveying, Inc. Job Number 120-2022 (all monuments referenced herein are as set or found on the aforesaid survey), being more particularly described as follows:

Beginning at a perpetuated monument at the Northwest corner of said Section 7; thence South 88°32'12" East, along the North line of the Northwest Quarter of said Section 7, a distance of 1082.81 feet, to a railroad spike at the Northeast corner of the Northwest Quarter of said Section 7; thence South 00°26'23" East, along the East line of the Northwest Quarter of said Section 7, a distance of 1329.59 feet, to a 5/8"-inch iron bar with Sayers I.D. Cap at the Southeast corner of the North Half of the Northwest Quarter of said Section 7; thence North 88°32'55" West, along the South line of the North Half of the Northwest Quarter of said Section 7, a distance of 1041.53 feet, to a 5/8"-inch iron bar with Sayers I.D. Cap; thence South 00°22'03" West, along the East line of the West 60.00 feet of the Northwest Quarter of said Section 7, a distance of 392.13 feet, to a point on the approximate centerline of the Kindig Montgomery Ditch; thence North 57°11'37" West, along said centerline, a distance of 71.09 feet, to a point on the West line of the Northwest Quarter of said Section 7; thence North 00°22'03" East, along the West line of the Northwest Quarter of said Section 7, a distance of 1684.45 feet, to the Point of Beginning; all in Jefferson Township, Newton County, Indiana.

GENERAL SURVEY NOTES:

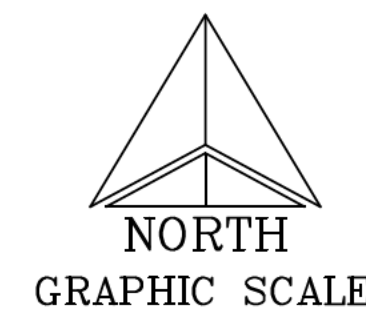
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 - Easements, other than the possibility of easements which were visible by physical evidence.
 - Building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations.
 - Any facts which an accurate and current title search may disclose.
 - Ownership or title.
- Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- Other documents of record may exist which would affect this parcel.
- Parcels identified by title description or record references as per 865 IAC 1-12-13-(11) are obtained from county auditor's office and or recorder's office and are not certified. The information may or may not reference the most current deed of record or the most current status or title for that parcel.
- No dimensions should be assumed by scale measurements upon the plat. All dimensions are given in feet and decimal parts thereof.
- Contractors or builders should be notified to carefully test and compare on the ground the points, measurements etc., as noted in this certificate, with the stakes, points etc., given on the property, before building on the same, and AT ONCE report any seeming or apparent differences between the same to the surveyor, that misunderstanding, displacements of points, etc., may be corrected before damage is done.
- I affirm, under the penalties for perjury, that I have taken responsible care to redact each social security number in this document, unless required by law, Kevin L. Sayers.

STATE OF INDIANA }
COUNTY OF JASPER }

This is to certify that I have surveyed the above described property according to the official records and that the plat hereon drawn correctly represents said survey.

TURNING POINT SURVEYING, INC.

KEVIN L. SAYERS - Professional Land Surveyor No. LS20200022



(IN FEET)
1 inch = 200 ft.

CLIENT:
Robert Brown, et. al.
4040 Taylorsville Road
Taylorsville, KY 40071

JOB NO: 120-2022

SCALE: 1"=200'

05-16-2022

REVISIONS:

DATE: 05-10-2022

PLAT OF SURVEY
Brown, Schubert, Patton Auction
Jefferson Township, Newton County, Indiana
Part of the Northwest Quarter of Section 7-27-9

SHEET
OF

TURNING POINT SURVEYING, INC. 610 South Halleck Street, P.O. Box 472, DeMotte, Indiana 46310 Phone: 219-987-8330 Fax: 260-230-2003 E-Mail: turningpoint@tntco.net