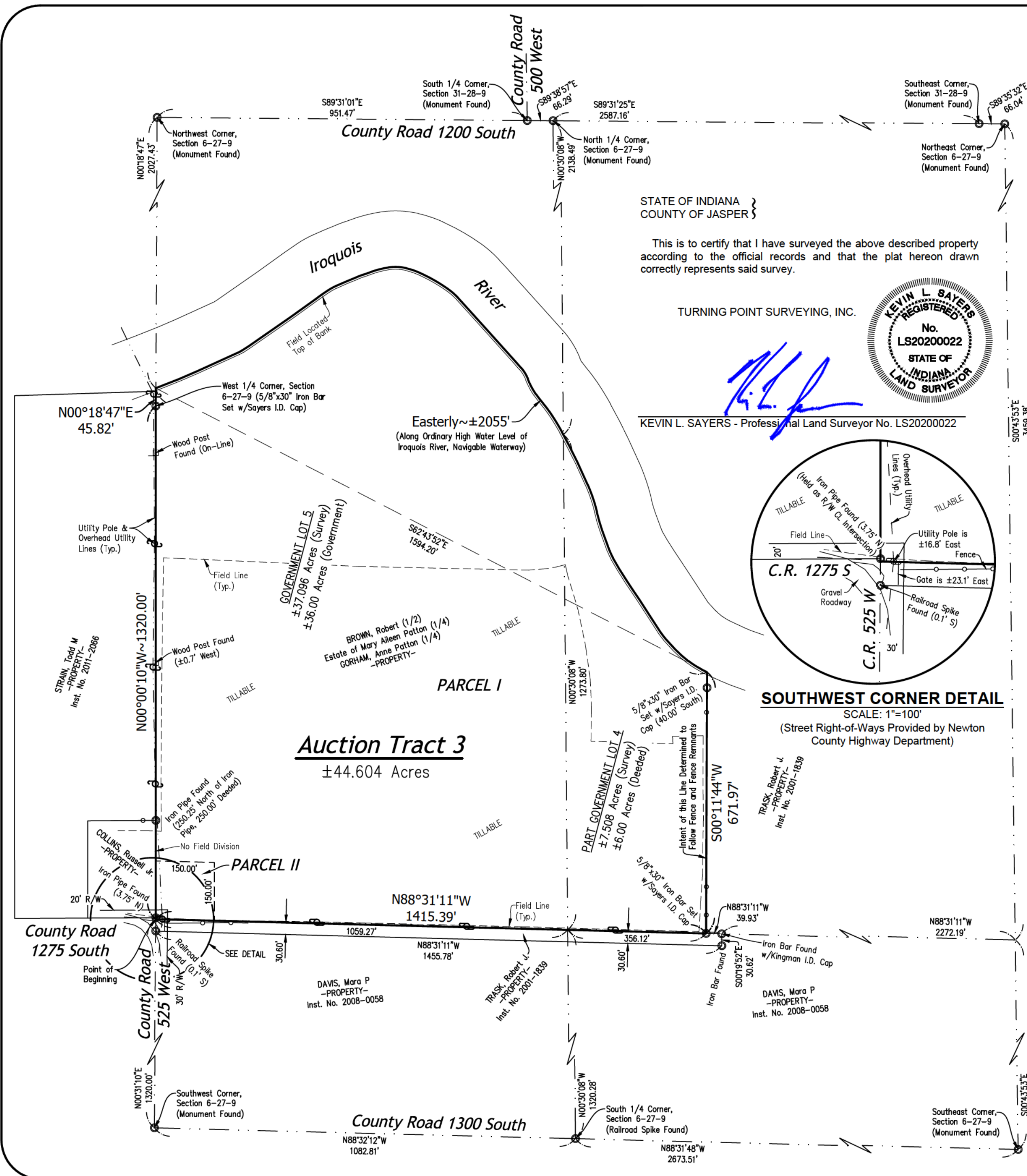


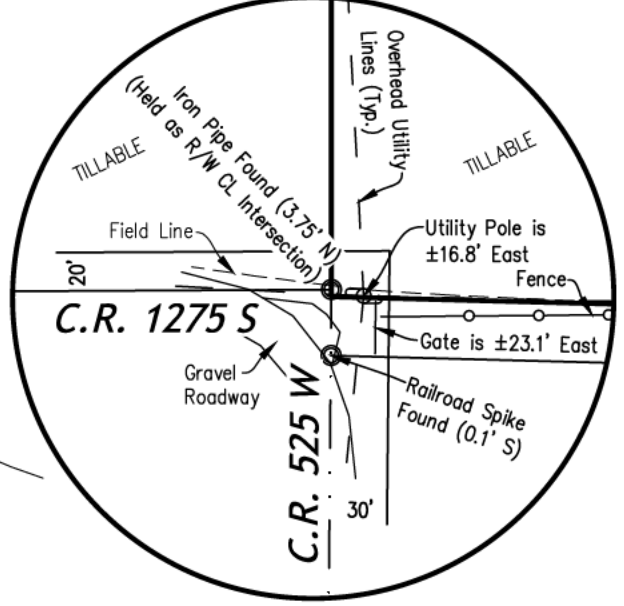
FILE NO: T:\2022\119-120-2022\_Schroeder (Newton)\dwg\survey.dwg



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. LS2020022



SOUTHWEST CORNER DETAIL  
SCALE: 1"=100'  
(Street Right-of-Ways Provided by Newton County Highway Department)

**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 "Knoche" tract to the South, 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. While the "Knoche" survey South of the Survey Tract, determined the location of the "Trask" 30.60 foot wide strip, it also noted that there was a discrepancy with the location of West line of the main "Trask" parcel, being the East line of the Survey Tract. While it appears that the 6 acre portion of the Lot 4 within the Survey Tract is significantly larger than deeded, as noted hereon, if perfect dimensions are used in this section from the East, and fences are held as section line evidence, this deeded 6 acre portion of Lot 4 is less than 0.5 acres larger than deeded. In considering that the river would also have to be measured to determine the splits in this portion of Lot 4 at the time of these deeds, this discrepancy is well within reason, and a best fit line along the ancient existing fence line has been held as clear intent of the line's location. The West line was determined using perfect dimensions from the South as shown in the "Knoche" survey and extending through evidence of the Western adjoiner. 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.

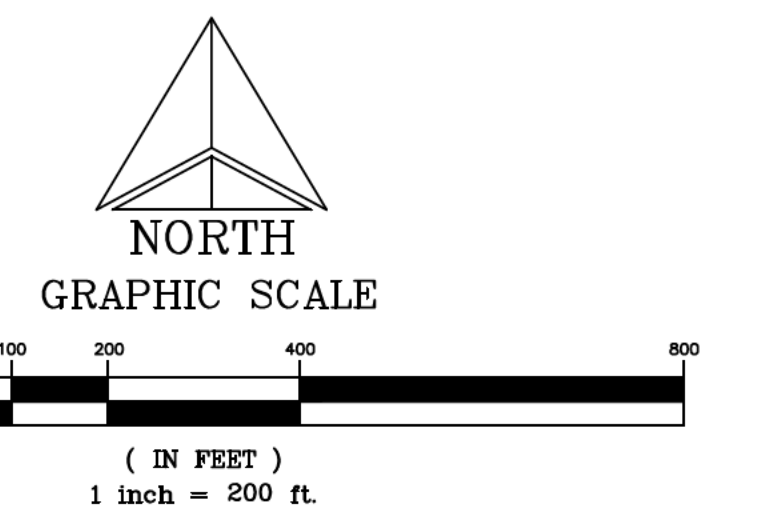
The survey baseline and basis for bearings shall be considered to be that line between the perpetuated monuments at the Northeast and Southeast corners of this section, as shown hereon.

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 3  
LEGAL DESCRIPTION:**

PARCEL I - LEGAL DESCRIPTION: Lot Five (5) and the West six (6) acres of Lot Four (4) in Section 6, Township 27 North, Range 9 West, EXCEPT the following tract: A part of Lot 5, described as follows: Commencing at the Southwest corner of said Lot 5 and running thence North a distance of 150 feet; thence East a distance of 150 feet; thence South a distance of 150 feet; thence West a distance of 150 feet to the point of beginning.

PARCEL II - LEGAL DESCRIPTION: Lot Five (5) in Section 6, Township 27 North, Range 9 West, described as follows: Commencing at the Southwest corner of said Lot 5 and running thence North a distance of 150 feet; thence East a distance of 150 feet; thence South a distance of 150 feet; thence West a distance of 150 feet to the point of beginning.

**MODERNIZED LEGAL DESCRIPTION:**

Government Lot 5 and the West 6 Acres of Government Lot 4, in Section 6, Township 27 North, Range 9 West of the Second Principal Meridian in Jefferson Township, Newton County, Indiana, being that 44.604 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 119-2022 (all monuments referenced herein are as set or found on the aforesaid survey), being more particularly described as follows:

Commencing at a perpetuated monument at the Southwest corner of said Section 6; thence North 00°31'10" East, along the West line of the South Half of the Southwest Quarter of said Section 6, a distance of 1320.00 feet, to the Point of Beginning;

Thence North 00°00'10" West, along the West line of the North Half of the Southwest Quarter of said Section 6, a distance of 1320.00 feet, to an iron bar with Sayers I.D. Cap; thence North 00°18'47" East, along the West line of the Northwest Quarter of said Section 6, a distance of 45.82 feet, more or less, to the ordinary high water level of the Iroquois River; thence Northeasterly, Easterly, and Southeasterly, along the ordinary high water level of the Iroquois River, a distance of 2055 feet, more or less, to a point on the East line of the West 6 Acres of said Government Lot 4, subtended by a direct bearing of South 62°43'52" East, a distance of 1594.20 feet; thence South 00°11'44" West, along the East line of the West 6 Acres of said Government Lot 4, a distance of 671.97 feet, to an iron bar with Sayers I.D. Cap at the Southeast corner of the West 6 Acres of said Government Lot 4; thence North 88°31'11" West, along the South line of said Government Lots 4 and 5, a distance of 1415.39 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.

<b>CLIENT:</b> Robert Brown, et al. 4040 Taylorsville Road Taylorsville, KY 40071	<b>REVISIONS:</b> 06-02-2022 05-16-2022
<b>JOB NO:</b> 119-2022	<b>DATE:</b> 05-10-2022
<b>SCALE:</b> 1"=200'	

**PLAT OF SURVEY**  
Brown, Schubert, Patton Auction  
Jefferson Township, Newton County, Indiana  
Part of Section 6-27-9

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@turningpoint.com