

Cover page for:

Preliminary Title Insurance Schedules **(with copies of recorded exception documents)**

Preliminary title insurance schedules prepared by:

Abstract & Title of Putnam County, Inc.

File Number: G25-06005C (Revision No. 2)

Auction Tracts 12 - 19

Note: The tracts identified in the attached preliminary title insurance schedules ("Title Tracts") are correlated to the Auction Tracts as follows:

Title Tract(s):	Auction Tract(s):
A	12
B	15
C	18, 19
D	13
E	14
F	16
G & H	17

For September 9, 2025 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Britton Farms, Inc., et al.



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Abstract & Title of Putnam County, Inc.
Issuing Office: 50 N. Jackson Street, Greencastle, IN 46135
Issuing Office's ALTA® Registry ID:
Commitment No.: G25-06005C
Issuing Office File No.: G25-06005C
Property Address: Vacant Land, Ladoga, IN 47954
1200 S, Ladoga, IN 47954
Vacant Land, North Salem, IN 46165
Revision No.: Revision 2 9/4/25 tb

SCHEDULE A

1. Commitment Date: May 23, 2025 at 08:00 AM
2. Policy to be issued:
 - a. 2021 ALTA Owner's Policy (07/01/2021)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner
Proposed Amount of Insurance: \$100,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Britton Farms, Inc., an Indiana corporation (Tracts A, B, D, E)

Britton Farms, Inc., a Kentucky Corporation and Britton Farms, Inc. and Britton Farms, Incorporated. (Tract C)

Britton Farms Inc. (Tract F, G, H)
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

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ALTA Commitment for Title Insurance (7-1-21)

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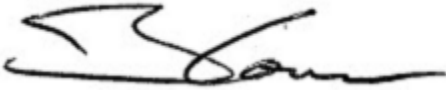
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G25-06005C

SCHEDULE A
(Continued)

Abstract & Title of Putnam County, Inc.
Issued at Greencastle, IN 46135



By: _____
Authorized Officer or Agent ms

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G25-06005C



Fidelity National Title Insurance Company

SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Britton Farms Inc to Purchaser with contractual rights under a purchase agreement with the vested owner.
5. The Proposed Policy Amount(s) must be modified to the full value of the estate or interest being insured, and any additional premium must be paid. The Proposed Policy Amount for an owner's policy should reflect the contract sales price unless the Company is furnished with a current appraisal indicating a different value. The Proposed Policy Amount for a loan policy will not be issued for an amount less than the principal amount of the mortgage debt or no more than 20% in excess of the principal debt in order to cover interest, foreclosure costs, etc. Proposed Policy Amount(s) will be revised, and premiums will be charged per the Company's Rate Manual then in effect when the final amounts of insurance are approved.
6. Evidence of record that Britton Farms Inc., an Indiana corporation is one and the same as Britton Farms, Inc., a Kentucky Corporation and Britton Farms, Inc. and Britton Farms, Incorporated
7. Effective July 1, 1993, buyers and sellers of real estate must complete a typed Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form is not recorded but rather is filed with the Auditor's office. The disclosure form must be filed before the deed can be recorded.
8. Pursuant to I.C.36-2-11-15, all documents to be recorded must contain the required affirmation statement to be accepted for recording.
9. Release of record of property described under Schedule A hereof from a lien of Mortgage from Britton Farms Inc, an Indiana corporation to Farm Credit Mid-America, FLCA, a corporation, dated May 31, 2013, recorded May 31, 2013, as Instrument No. 2013002871, in the office of the Recorder of Putnam County, Indiana. Said mortgage securing the original principal sum of \$ [REDACTED]. (Part of Tracts A and B)

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SCHEDULE B - PART I

(Continued)

10. Payment and release of record of the following:
Mortgage from Britton Farms Inc to Farm Credit Mid-America, FLCA, a corporation, dated July 24, 2015, recorded July 31, 2015, as Instrument No. 2015003536, in the office of the Recorder of Putnam County, Indiana. Said mortgage securing the original principal sum of \$ [REDACTED]. (Part of Tract C)
11. Payment and release of record of the following:
Mortgage from Britton Farms Inc, a Kentucky corporation to Farm Credit Mid-America, FLCA, dated January 29, 2019, recorded January 30, 2019, as Instrument No. 2019000431, in the office of the Recorder of Putnam County, Indiana. Said mortgage securing the original principal sum of \$ [REDACTED]. (Part of Tract C)
12. Release of record of the property described under Schedule A hereof from a lien of mortgage from Britton Farms, Inc. to Farm Credit Services of Mid-America, FLCA dated August 9, 2011, recorded August 11, 2011 as Instrument Number 201117358, in the office of the Recorder of Hendricks County, Indiana. Said mortgage securing the original principal sum of \$ [REDACTED]. (Tracts G and H)
13. We must be furnished a certificate(s) from the town or company supplying water and/or sewer utilities certifying that there are no unpaid charges affecting the insured real estate.
14. We must be furnished a Certificate of Existence from the Secretary of State of Indiana attesting the current good standing of Britton Farms, Inc., an Indiana corporation, Britton Farms, Inc., a Kentucky Corporation and Britton Farms, Incorporated.
15. Concerning any party to the transaction that constitutes a business or other entity, documentation must be furnished, in form and content acceptable to Abstract & Title, that provides proof of the authority of the individual(s) who will execute closing-related documents on behalf of the entity. This may include, by way of example, a copy of corporate By-Laws, a limited liability company Operating Agreement, or a partnership agreement, and/or an entity resolution document executed by appropriate entity personnel.
16. We must be furnished a Certificate of Existence from the Secretary of State of Indiana attesting the current good standing of Britton Farms Inc.
17. Vendor's Affidavit.
18. Proof of identification will be required at settlement.
19. If the Company provides settlement services for the contemplated transaction, IC 27-7-3-22 requires that each party to the transaction obtain a Closing Protection Letter at a cost filed with the Indiana Department of Insurance.
20. Section I.C. 27-7-3.6 requires the collection of a \$5 fee from the purchaser of each title policy issued in conjunction with a closing occurring on or after July 1, 2006.

NOTE: I.C. 27-7-3-7 requires funds deposited into an escrow account of a closing agent in amounts of \$10,000 or more to be in the form of wired funds. Funds in amounts less than \$10,000 may be deposited in the form of cash, wired funds cashier's check, check on the account of another closing agent, or check drawn on account of a licensed real estate broker. Personal check in excess of \$500.00 will not be accepted.

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G25-06005C

SCHEDULE B - PART I

(Continued)

NOTE: Judgment search has been made against Britton Farms Inc. for ten years last past. (FIND NONE).

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G25-06005C



SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land Survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public record.
7. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
 Assessed in Jackson Township
 Key No 001-500671-00 (Tract A) PUTNAM COUNTY
 State No 67-01-01-200-002.000-009
 Land \$229,000.00; Improvements \$0.00; Exemption \$0
 2024 installment due in May 2025 in the amount of \$1,903.68 PAID
 2024 installment due in November 2025 in the amount of \$1,903.68 PAID
 NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
 NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
 NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.

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SCHEDULE B - PART II

(Continued)

8. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.

Assessed in Jackson Township

Key No 001-500280-00 (Tract B) PUTNAM COUNTY

State No 67-01-01-100-005.000-009

Land \$182,300.00; Improvements \$0.00; Exemption \$0

2024 installment due in May 2025 in the amount of \$1,515.46 PAID

2024 installment due in November 2025 in the amount of \$1,515.46 PAID

NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.

9. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.

Assessed in Jackson Township

Key No 001-500440-00 (Tract C) PUTNAM COUNTY

State No 67-01-12-900-011.000-009

Land \$654,500.00; Improvements \$0.00; Exemption \$0

2024 installment due in May 2025 in the amount of \$5,440.86 PAID

2024 installment due in November 2025 in the amount of \$5,440.86 PAID

NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.

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G25-06005C

SCHEDULE B - PART II

(Continued)

10. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Clark Township
Key No 005-07016-00 (Tract D) MONTGOMERY COUNTY
State No 54-16-36-400-007.000-007
Land \$72,200.00; Improvements \$1,200.00; Exemption \$0
2024 installment due in May 2025 in the amount of \$547.34 PAID
2024 installment due in November 2025 in the amount of \$547.34 PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.
11. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Eel River Township
Key No 004-131722-300002 (Tract E) HENDRICKS COUNTY
State No 32-04-31-300-002.000-007
Land \$135100; Improvements \$0; Exemption \$0
2024 installment due in May 2025 in the amount of \$1024.06, PAID
2024 installment due in November 2025 in the amount of \$1024.06, PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.

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SCHEDULE B - PART II

(Continued)

12. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Eel River Township
Key No 004-206622-100008 (Tract F 41.34 ac) HENDRICKS COUNTY
State No 32-05-06-100-008.000-007
Land \$107800; Improvements \$0; Exemption \$0
2024 installment due in May 2025 in the amount of \$817.12, PAID
2024 installment due in November 2025 in the amount of \$817.12, PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.
13. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Eel River Township
Key No 004-206622-300001 (Tract F 39 ac) HENDRICKS COUNTY
State No 32-05-06-300-001.000-007
Land \$105400; Improvements \$0; Exemption \$0
2024 installment due in May 2025 in the amount of \$798.93, PAID
2024 installment due in November 2025 in the amount of \$798.93, PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.
14. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Eel River Township
Key No 004-207622-100004 (Tract G) (assessed with other land) HENDRICKS COUNTY
State No 32-05-07-100-004.000-007
2024 installment due in May 2025 in the amount of \$2740.93, PAID
2024 installment due in November 2025 in the amount of \$2740.93, PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.

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G25-06005C

SCHEDULE B - PART II

(Continued)

15. Taxes for 2024 due and payable in 2025, plus any penalties and interest which may accrue, and all taxes thereafter.
Assessed in Eel River Township
Key No 004-207622-200016 (Tract H) HENDRICKS COUNTY
State No 32-05-07-200-016.000-007
Land \$21100; Improvements \$0; Exemption \$0
2024 installment due in May 2025 in the amount of \$159.94, PAID
2024 installment due in November 2025 in the amount of \$159.94, PAID
NOTE: No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.
NOTE: The permanent key numbers are provided for information only. The Company neither guarantees nor insures the accuracy or completeness thereof. You are advised that you should not rely upon these numbers and should independently verify the accuracy thereof.
NOTE: If the May 2025 tax installment is indicated as unpaid, it may be due to May installment payments not yet having been posted by the Treasurer's office. The Company will confirm the status of the May installment prior to closing.
16. Putnam County Drainage System and any assessments thereto. (OWNERS POLICY ONLY)
17. Assessments for water and/or sewer utilities. (OWNERS POLICY ONLY)
18. This policy does not insure the accuracy of the quantity of land appearing on the legal description as shown on commitment.
19. Taxes and assessments which are not yet due and payable.
20. Rights of the public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
21. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
22. Possible easement for any legal drains and/or ditches and incidental rights affecting the subject real estate.
23. Terms and conditions of that certain Right-of-Way Easement dated May 27, 1999 and recorded June 15, 1999 as [Book 115, page 582](#) in the office of the Recorder of Putnam County, Indiana. (Tract C)
24. Terms and conditions of that certain Right-of-Way Lease dated March 20, 2000 and recorded March 24, 2000 as Instrument No. [2000011588](#) in the office of the Recorder of Putnam County, Indiana. (Tract C)
25. Terms and conditions of that certain Drainage Easement dated January 9, 2008 and recorded January 9, 2008 as Instrument No. [2008000127](#) in the office of the Recorder of Putnam County, Indiana. (Tract C)
26. Declaration of Easement, Set Backs and Restrictions recorded on March 24, 2009 as Instrument No. [2009001588](#) in the Office of the Recorder of Putnam County, Indiana. (Tract C)

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SCHEDULE B - PART II

(Continued)

27. Survey recorded July 18, 2007, as Instrument Number [2007004588](#), in the office of the Recorder of Putnam County, Indiana. (Tract C)
28. Survey recorded May 29, 2007 as Instrument No. [2007003339](#) in the Office of the Recorder of Putnam County, Indiana. (Tract C)
29. Survey recorded March 14, 2013 as Instrument No. [2013001458](#) in the Office of the Recorder of Putnam County, Indiana. (Tract B)
30. Declaration of Drainage Easement recorded May 19, 2021 in Instrument Number [202116631](#), in the office of the Recorder of Hendricks County, Indiana. (Tracts G and H)
31. Drainage Easement recorded May 17, 2013 in Instrument Number [201313365](#), in the office of the Recorder of Hendricks County, Indiana. (Tracts G and H)
32. Declaration of Drainage Easement recorded August 12, 2024 as Instrument Number [202414161](#), in the office of the Recorder of Hendricks County, Indiana. (Tracts G and H)
33. Drainage Easement recorded October 11, 2024 as Instrument Number [202418446](#), in the office of the Recorder of Hendricks County, Indiana. (Tracts G and H)
34. Riparian rights are neither guaranteed nor insured; riparian or littoral rights of others in and to the ditch, stream, or other body of water on, or through, the insured real estate described herein. (Tract G)
35. Survey recorded May 20, 2021, as Instrument Number [202116746](#), in the office of the Recorder of Hendricks County, Indiana. (Tract H)
36. The Company may make additional requirements or exceptions upon its ascertaining further details of the transaction or its review of the documents creating the interest to be insured.

NOTE: The Indiana statutes prohibit ownership of certain real property by certain foreign parties. The specific statutory language can be found at Indiana Code § 1-1-16-1, et seq. and IC 32-22-3-1, et seq. ("the Acts"). Any loss or damage resulting from a violation of the Acts is excluded under the terms of the Policy.

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EXHIBIT A

The Land is described as follows:

TRACT A: PUTNAM COUNTY

The Northeast Quarter of the Northwest fractional Quarter of Section 1, Township 16 North, Range 3 West, of the Second Principal Meridian, containing 47 acres, more or less.

ALSO:

A part of the Southeast Quarter of the Northwest fractional Quarter of Section 1, Township and Range aforesaid, bounded and described as follows, to-wit:

Beginning at the Northwest corner of said Quarter Quarter Section and running thence South on the Half Section line 24 chains and 29 links to the Southwest corner of said Quarter Quarter Section; thence East 37 rods and 18 links; thence North parallel to the West line thereof 24 chains and 29 links to the North line of said Quarter Quarter Section; thence West 37 rods and 18 links to the place of beginning, containing 23 acres, more or less.

ALSO:

A part of the Southeast Quarter of the Northwest Quarter of said Section 1, Township 16 North, Range 3 West, described as follows, to-wit: Beginning at a point on the East line of said Quarter Quarter which is 37 rods 13 feet and 10 inches North of the Southeast corner of said Quarter Quarter; and running thence West 42 rods and 7 links; thence North 14 chains and 72 links to the North line of said Quarter Quarter; thence East with said line 42 rods and 7 links to the Northeast corner of said Quarter Quarter; thence South with the East line of said Quarter Quarter 14 chains and 72 links to the place of beginning, containing 15.62 acres, more or less.

TRACT B: PUTNAM COUNTY

Part of the Northeast Quarter of Section 1, Township 16 North, Range 3 West, of the Second Principal Meridian, more particularly described as follows:

Considering the North line of said Northeast Quarter as bearing West 90 degrees 00 minutes 00 seconds with all bearings contained herein relative thereto.

Commencing at the Northeast corner of said Section 1, monumented by a railroad spike; thence on and along the North line of said Northeast Quarter West 90 degrees 00 minutes 00 seconds 502.58 feet to a PK nail at the Northeast corner of that certain parcel of land described in deed recorded in Book 201, page 366, record of said County, same being the point of beginning; thence on and along the East line of said certain parcel, parallel with the East line of said Northeast Quarter, South 00 degrees 02 minutes 43 seconds West 1600.50 feet to a 5/8 inch rebar with cap at the Southeast corner of said certain parcel; thence on and along the South line of said certain parcel, parallel with the North line of said Northeast Quarter, West 90 degrees 00 minutes 00 seconds 819.39 feet to a 5/8 inch rebar with cap; thence parallel with the East line of said Northeast Quarter, North 00 degrees 02 minutes 43 seconds East 1600.50 feet to a PK nail on the North line of said Northeast Quarter; thence on and along said North line East 90 degrees 00 minutes 00 seconds 819.39 feet to the point of beginning. The above described parcel contains 30.11 acres.

ALSO:

A part of the Northeast Quarter of Section one (1), Township sixteen (16) North, Range three (3) West, described as follows, to-wit:

Beginning at the North East corner of said North East quarter, running thence South 193.27 rods; thence West 42 rods; thence North 50 rods; thence east 11 rods 9 feet and 11 inches; thence North 143.27 rods; thence east (30 rods 7 feet and 7 inches to the place of beginning, containing 40.42 acres, more or less. Situate in Putnam County, Indiana.

EXHIBIT A

(Continued)

EXCEPT:

Situate in the State of Indiana, County of Putnam and being a part of the East Half of the Northeast Quarter of Section 1, Township 16 North, Range 3 West of the Second Principal Meridian, more particularly described, to-wit:

Beginning at a point on the South line of the East Half of the Northeast Quarter of Section 1, Township 16 North, Range 3 West, which point is 501.60 feet West of the Southeast corner of said East Half Quarter; thence West 191.40 feet with the South line of said East Half Quarter; thence North 825 feet; thence East 191.40 feet; thence South 825 feet to the point of beginning, containing 3.63 acres, more or less.

TRACT C: PUTNAM COUNTY

Part of the East half of the Southwest Quarter of Section Twelve (12), Township Sixteen (16) North, Range Three (3) West, in Jackson Township, Putnam County, Indiana, containing 40 acres more or less.

EXCEPT:

A part of the northeast quarter of the southwest quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, more particularly described, to-wit:

Beginning at a point on the west line of the northeast quarter of the southwest quarter of Section 12, Township 16 North, Range 3 West, which point is 446.4 feet north of the southwest corner of said northeast quarter quarter; thence north 225.7 feet with the west line of said northeast quarter quarter; thence south 88 degrees 46 minutes east 277.2 feet; thence south 0 degrees 53 minutes east 223.0 feet; thence north 89 degrees 20 minutes west 280.6 feet to the point of beginning, containing 1.44 acres

ALSO:

Situate in the State of Indiana, County of Putnam and being the east half of the West half of the Northeast quarter and part of the Northeast quarter of the Northeast quarter all in Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, more particularly described to wit:

Beginning at the Northeast corner of Section 12, Township 16 North, Range 3 West; thence South 880 feet with the East line of said Section 12 to a point 1760 feet North of the Southeast corner of the Northeast quarter of said Section 12; thence West 1320 feet to the East line of the West half of said North-east quarter; thence South 1760 feet to the Southeast corner of said West half; thence West 660 feet to the Southwest corner of the East half of the West half of the aforesaid Northeast quarter; thence North 2640 feet to the Northwest corner of the East half of the West half of said Northeast quarter; thence East 1980 feet to the point of beginning, containing 66.67 acres, more or less.

ALSO:

A part of the East Half of the Northeast Quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, more particularly described, to-wit:

Beginning at a point on the East line of the East Half of the Northeast Quarter of Section 12, Township 16 North, Range 3 West, which point is 1252.7 feet North of the Southeast corner of said East Half Quarter; thence North 88 degrees 56 minutes West 191.9 feet; thence North 269.0 feet; thence East 192.0 feet to the East line of the aforesaid East Half Quarter; thence Southerly 272.5 feet with said East line to the point of beginning, containing 1.19 acres, more or less.

ALSO:

The West Half of the West Half of the Northeast Quarter and part of the Northwest Quarter, all in Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a 3/4-inch iron rod in concrete at the northwest corner of said Northeast Quarter; thence South 89 degrees 41 minutes 25 seconds East (assumed bearing) along the north line of said Northeast Quarter a distance of 661.81 feet to the northeast corner of said Half Half Quarter; thence South 00 degrees 16 minutes 43 seconds East along the east line of said Half Half Quarter a distance of 2643.94 feet to the southeast corner of said Half Half Quarter; thence North 89 degrees 50 minutes 12 seconds West along the south line of said Northeast Quarter a distance of 663.87 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at the

EXHIBIT A

(Continued)

southwest corner of said Northeast Quarter; thence continuing North 89 degrees 50 minutes 12 seconds West along the south line of the Northwest Quarter of said Section 12 a distance of 320.31 feet to a point lying 996.40 feet from the southwest corner of the East Half of said Northwest Quarter, said point being the southwest corner of real estate conveyed to Helen Booker and described as Tract II in Probate Book 78, Page 125 in the Office of the Clerk of Courts of said Putnam County; thence North 00 degrees 14 minutes 01 seconds West parallel with the east line of said Northwest Quarter and along the west line of said Tract II a distance of 2645.33 feet to a MAG nail with washer scribed "KRUSE CONSULTING" at the northeast corner of said Tract II, said point being on the north line of said Northwest Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 320.31 feet to the point of beginning. Containing 59.70 acres, more or less.

ALSO:

Part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a MAG nail with washer scribed "KRUSE CONSULTING" located on the north line of said Quarter at a point North 89 degrees 48 minutes 20 seconds West (assumed bearing) a distance of 320.31 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence South 00 degrees 14 minutes 01 second West parallel with the east line of said Quarter a distance of 549.52 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" on the eastward extension of a north line of a tract of real estate described in a Warranty Deed to Shirley J. Hill, Trustee recorded in Instrument Number 2006001725 in the Office of the Recorder of said Putnam County; thence South 86 degrees 15 minutes 19 seconds West along said extension and said north line a distance of 403.66 feet to a fence corner post at a corner of said tract; thence North 01 degree 07 minutes 41 seconds West along an east line of said tract and its northerly extension a distance of 577.39 feet to a MAG nail with said washer on the north line of said Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 411.92 feet to the point of beginning. Containing 5.27 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West, Second Principal Meridian, described as follows:

Beginning at a point on the North line of said Quarter located North 89 degrees 48 minutes 20 seconds West (assumed bearing) 88.81 feet from a 3/4 inch rebar in concrete at the Northeast corner of said Quarter; thence North 89 degrees 48 minutes 20 seconds West along said North line 350.00 feet; thence South 00 degrees 11 minutes 40 seconds West 495.00 feet (passing through a 5/8 inch rebar with cap scribed "Kruse Consult Firm No. 78" at 40.00 feet) to a rebar with said cap; thence South 89 degrees 48 minutes 20 seconds East parallel with said North line 350.00 feet to a rebar with said cap; thence North 00 degrees 11 minutes 40 seconds East 495.00 feet (passing through a rebar with said cap at 455.00 feet) to the point of beginning, containing 3.98 acres more or less.

ALSO:

A part of the East half of the North East quarter of Section Twelve (12) in Township Sixteen (16) North of Range Three (3) West, bounded as follows, to wit:

Beginning at the South East corner of said East half of North East quarter; thence West 80 rods; thence North on the West line of said half quarter 106 rods and 11 feet; thence East 80 rods; thence South 106 rods and 11 feet to the place of beginning, estimated to contain 53-1/3 acres, more or less.

EXCEPT:

A part of the East Half of the Northeast Quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, more particularly described, to-wit:

Beginning at a point on the East line of the East Half of the Northeast Quarter of Section 12, Township 16 North, Range 3 West, which point is 1252.7 feet North of the Southeast corner of said East Half Quarter; thence North 88 degrees 56 minutes West 191.9 feet; thence North 269.0 feet; thence East 192.0 feet to the East line of the aforesaid East Half Quarter; thence Southerly 272.5 feet with said East line to the point of beginning, containing 1.19 acres, more or less.

EXHIBIT A

(Continued)

ALSO:

The West half of the North-west quarter of the South-east quarter of Section Twelve (12) Township Sixteen (16) North, Range Three (3) West, containing Twenty acres, more or less.

ALSO:

The Northeast Quarter of the Northwest quarter of the Southeast quarter of Section Twelve (12), Township Sixteen (16) North, Range Three (3) West.

ALSO:

The Southeast quarter of the Northwest quarter of the Southeast quarter of Section Twelve (12), Township Sixteen (16) North, Range Three (3) West, containing Twenty (20) acres, more or less.

Also, appurtenant easement rights, if any, established in that certain Right-of-Way Easement dated May 27, 1999 and recorded June 15, 1999 as Book 115 Page 582 in the office of the Recorder of Putnam County, Indiana.

Also, appurtenant easement rights, if any, established in that certain Right-of-Way Lease dated March 20, 2000 and recorded March 24, 2000 as Instrument No. 2000011588 in the office of the Recorder of Putnam County, Indiana.

Also, appurtenant easement rights, if any, established in that certain Drainage Easement dated January 9, 2008 and recorded January 9, 2008 as Instrument No. 2008000127 in the office of the Recorder of Putnam County, Indiana.

Also, appurtenant easement rights, if any, established in that certain Declaration of Easement, Set Backs and Restrictions dated March 24, 2009 and recorded October 4, 2007 as Instrument No. 2009001588 in the office of the Recorder of Putnam County, Indiana.

TRACT D: MONTGOMERY COUNTY

867.0 feet taken by parallel lines off the entire south line of the following described real estate, containing 26.28 acres more or less:

A part of the East half of the Southeast quarter of Section 36, Township 17 North, Range 3 West, described as follows:

Beginning at the Southwest corner of said East half and running thence North 34.30 chains; thence East 12.74 chains; thence South 14.26 chains; thence West 5.22 chains; thence South 20 chains; thence West 7.40 chains to the place of beginning, containing 33 acres, more or less.

Part of the East half of the Southeast quarter of Section 36, Township 17 North, Range 3 west, described as follows:

Beginning at the Northeast corner of said quarter section, running thence West 20 chains and 20 links to the Northwest corner of said half quarter section; thence South 6 chains; thence East 20 chains and 20 links to a stake; thence North 6 chains to the place of beginning, containing 12 acres, more or less.

Part of the East half of the Southeast quarter of Section 36, Township 17 North, Range 3 West, described as follows:

Beginning at a stake 6 chains South of the Northeast corner of said quarter section; thence West 7 chains and 50 links; thence South 10 chains and 66 links; thence East 7 chains and 60 links to a stake; thence North 10 chains and 66 links to the place of beginning, containing 8 acres, more or less.

Part of the East half of the Southeast quarter of Section 36, Township 17 North, Range 3 west, described as follows:

Beginning at the Southeast corner of said section; running thence North 23 chains and 60 links to a stake; thence West 7 chains and 50 links; thence South 3 chains and 60 links to a stake; thence West 6 chains to a stake; thence South 20 chains; thence East 13 chains and 50 links to the place of beginning, containing 26.20 acres, more or less.

TRACT E: HENDRICKS COUNTY

EXHIBIT A
(Continued)

Sixty (60) acres of even width off of and across the entire South side of the Southwest quarter of Section 31, Township 17 North of Range 2 West, bounded and described as follows, to-wit:

Beginning at the Southwest corner of Section 31, Township and Range aforesaid and then running thence East along the South line thereof 160 rods more or less and to the center line of said section; thence North with said centerline 60 rods; thence West 160 rods and to the West line of said section; thence South on the West line thereof to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point 51 $\frac{3}{7}$ rods North of the Southwest corner of Section 31, Township 17 North of Range 2 West and running thence East 160 rods; thence North 80 $\frac{4}{7}$ rods; thence West 160 rods; thence South 80 $\frac{4}{7}$ rods to the place of beginning, estimated to contain 8 $\frac{4}{7}$ acres, more or less.

TRACT F: HENDRICKS COUNTY

A part of the Northwest Fractional Quarter and a part of the West Half of the Northeast Quarter of Section 6, Township 16 North of Range 2 West, bounded as follows, to-wit:

Commencing at the Southwest corner of said quarter; thence East to the Southeast corner of said Northwest Quarter; and continuing East 3 rods and 17 links; thence North 82 rods to the center of the Russellville State Road; thence South 63 degrees West to the West line of said Northwest quarter, and thence South 32 rods and 17 links to the beginning, containing 41 acres and 54 rods, more or less.

ALSO:

A part of the North Half of the Southwest Fractional Quarter of Section 6, Township 16 North of Range 2 West, bounded as follows, to-wit:

Beginning on the West line of said Southwest Fractional Quarter of Section 6, where the North line of the right of way of the I. D. & W. Railroad crosses the same, which point is 104 rods and 14 feet North of the Southwest corner of said Southwest Fractional Quarter, and running thence East on the North line of said right of way 113 rods to the East line of said Southwest Fractional Quarter; thence North to the Northeast corner thereof; thence West on the North line thereof 113 rods to the Northwest corner thereof; thence South to the place of beginning, estimated to contain 39 acres, more or less.

TRACT G: HENDRICKS COUNTY

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 89 degrees 28 minutes East (bearing taken from Deed Record 293, Page 149 in the Office of the Recorder of said Hendricks County) along the North line of said Northeast Quarter a distance of 820.37 feet to the point where said North line crosses the South Right-of-Way line of State Road 236, which point is also the West corner of a 2.75- acre parcel described in said Deed Record 293, Page 149; thence along Southwesterly along said Right-of-Way on a curve whose central angle is 05 degrees 28 minutes 03.4 seconds with a degree of curvature of 3 degrees 00 minutes, a radius of 1949.86 feet and a long chord of 186.00 feet at a bearing of South 79 degrees 30 minutes 40 seconds West and an arc distance of 186.07 feet; thence South 29 degrees 43 minutes 31 seconds East a distance of 268.57 feet; thence North 71 degrees 17 minutes 35 seconds East a distance of 719.30 feet to a point on the North line of said Northeast Quarter distant 719.30 feet from the point where said North line crosses the South Right-of-Way of State Road 236, said point being the East corner of said 2.75-acre parcel; thence East along said North line to the Northeast corner of said Northeast Quarter; thence South along the East line of said Northeast Quarter a distance of 1355 feet more or less to the North line of a 3.685-acre parcel described in Deed Record 309, Page 413 in said Office of the Recorder; thence West along the North line of said parcel a distance of 598.13 feet to the Northwest corner of said parcel and the East line of a 27.637-acre parcel described in Instrument Number 200732232 in said Office of the Recorder; thence South 00 degrees 16 minutes 16 seconds West (this and the remaining bearings are based upon the South line of said Northwest Quarter having a bearing of North 89 degrees 33 minutes 40 seconds West) a distance of 804.65 feet to a point located North 00 degrees 16 minutes 16 seconds East a distance of 480.68 feet from the South line of said Northeast Quarter; thence North 40 degrees 11 minutes 09

EXHIBIT A

(Continued)

seconds West a distance of 239.37 feet; thence North 89 degrees 43 minutes 44 seconds West a distance of 84.09 feet; thence North 46 degrees 44 minutes 33 seconds West a distance of 212.43 feet; thence North 86 degrees 57 minutes 58 seconds West a distance of 329.96 feet; thence South 85 degrees 09 minutes 08 seconds West a distance of 174.32 feet; thence South 49 degrees 35 minutes 20 seconds West a distance of 95.38 feet; thence South 88 degrees 13 minutes 56 seconds West a distance of 164.64 feet; thence North 35 degrees 06 minutes 08 seconds West a distance of 177.21 feet; thence North 65 degrees 17 minutes 35 seconds West a distance of 152.66 feet; thence North 52 degrees 15 minutes 06 seconds West a distance of 163.57 feet; thence North 25 degrees 50 minutes 30 seconds West a distance of 524.29 feet; thence North 60 degrees 30 minutes 14 seconds West a distance of 204.33 feet; thence North 38 degrees 34 minutes 13 seconds West a distance of 123.00 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 238.62 feet; thence South 36 degrees 37 minutes 26 seconds East a distance of 143.48 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 423.18 feet; thence South 33 degrees 58 minutes 05 seconds East a distance of 224.62 feet; thence South 00 degrees 26 minutes 20 seconds West a distance of 1007.21 feet to the South line of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West along said South line a distance of 1570.59 feet to an aluminum disk at the Southwest corner of said Northwest Quarter; thence North 00 degrees 04 minutes 39 seconds West along the West line of said Northwest Quarter a distance of 2638.63 feet to the Northwest corner of said Northwest Quarter; thence South 89 degrees 47 minutes 56 seconds East along the North line of said Northwest Quarter a distance of 1842.65 feet to the point of beginning. Containing 191.8 acres, more or less.

EXCEPT:

A part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Eel River Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 7, Township 16 North, Range 2 West, said corner being the northeastern corner of the 191.8-acre tract of land granted to Britton Farms, Inc. ("Grantor") (recorded as Instrument Number 200923873 and 201227406 in the Office of the Recorder of Hendricks County, Indiana); thence South 00 degrees 00 minutes 50 seconds East (Basis of Bearings: NAD 83, Indiana State Plane Coordinate System West Zone) 883.88 feet along the East Line of said Northeast Quarter to the POINT OF BEGINNING of this description, said point lying North 00 degrees 00 minutes 50 seconds West 460.86 feet (1344.74 feet total length measured, 1355 feet more or less - Grantor) from the northern line of the 3.685-acre tract of land granted to John L. Guernsey, Linda J. Guernsey, Donald R. Mosson and Amy L. Mosson ("Guernsey tract") (recorded as Instrument Number 201305743 in said Recorder's Office); thence continue South 00 degrees 00 minutes 50 seconds East 460.86 feet along said East Line to the northern line of said Guernsey tract; thence North 90 degrees 00 minutes 00 seconds West (West - Grantor) 116.00 feet along the northern line of said Guernsey tract; thence North 00 degrees 00 minutes 50 seconds West 460.86 feet parallel with the East Line of said Northeast Quarter; thence South 90 degrees 00 minutes 00 seconds East 116.00 feet parallel with the northern line of said Guernsey tract to the POINT OF BEGINNING, containing 1.227 acres, more or less.

ALSO EXCEPT:

A part of the Southeast Quarter of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Eel River Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at a point on the South Line of the Southeast Quarter of the Northeast Quarter of said Section 7, Township 16 North, Range 2 West, said point lying 1453.00 feet (1461.5 feet - Deed) west of the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 8, Township and Range aforesaid, said point also being the point of beginning of the 17.25-acre tract of land granted to John L. and Linda J. Guernsey and Donald R. and Amy L. Mosson ("Guernsey tract") (recorded as Instrument Number 201305743 in the Office of the Recorder of Hendricks County, Indiana); thence North 89 degrees 49 minutes 25 seconds West (Basis of Bearings: NAD 83, Indiana State Plane Coordinate System West Zone) 470.87 feet (471 feet - Deed) along the South Line of said Northeast Quarter to the southwestern corner of said Guernsey tract and the southeastern corner of Minor Plat #1034/08 (recorded as 201227250 in said Recorder's Office); thence North 00 degrees 02 minutes 14 seconds West 780.00 feet along the western line of said Guernsey tract and the eastern line of said Minor Plat and its northerly extension to the POINT OF BEGINNING of this description; thence North 90 degrees 00 minutes 00 seconds West 219.00 feet parallel with the northern line of said Guernsey tract; thence North 00 degrees 02 minutes 14 seconds West 505.33 feet parallel with the western line of said Guernsey tract to the westerly extension of the northern line of the 3.685-acre tract of land as recorded in said Instrument Number

EXHIBIT A

(Continued)

201305743; thence South 90 degrees 00 minutes 00 seconds East 219.00 feet along said extension to the northwestern corner thereof; thence South 00 degrees 02 minutes 14 seconds East 505.33 feet along the western line of said Guernsey tract to the POINT OF BEGINNING, containing 2.541 acres, more or less.

ALSO EXCEPT:

Part of the North Half of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Beginning at a rebar in concrete marking the Northwest corner of the Northeast quarter of said section; thence South 89 degrees 13 minutes 34 seconds East (assumed bearing) along the North line of said quarter section 820.37 feet to a rebar with plastic cap stamped "Kruse Consult Firm No 78" (hereinafter "Kruse rebar") at the point of curvature of a non tangent curve to the right having a radius of 1949.86 feet, which point is also the corner of a 2.75 acre tract of land described in Instrument Number 202003441 found in the office of the Recorder of Hendricks County, Indiana (following 3 calls will be along said 2.75 acre tract); (1) thence along said curve 186.07 feet and whose long chord bears South 79 degrees 45 minutes 08 seconds West 186.00 feet to a Kruse rebar; (2) thence South 29 degrees 29 minutes 05 seconds East 268.57 feet to a Kruse rebar; (3) thence North 71 degrees 32 minutes 01 seconds East 811.88 feet to a Kruse rebar on the North line of said quarter section; thence South 89 degrees 13 minutes 34 seconds East along said North line 1107.58 feet to a 3/4" iron pipe at the Northeast corner of said quarter section; thence South 00 degrees 16 minutes 11 seconds West along the East line of said quarter section 884.77 feet to a Kruse rebar on the North line of a 20.618 acre tract of land described in Instrument Number 202314549 found in said Recorder's Office; (following 6 calls will be along said 20.618 acre tract); (1) thence North 89 degrees 41 minutes 30 seconds West 115.47 feet to a DRM capped rebar; (2) thence South 00 degrees 17 minutes 40 seconds West 460.86 feet to a Kruse rebar; (3) thence North 89 degrees 41 minutes 30 seconds West 478.69 feet to a DRM capped rebar; (4) thence continuing North 89 degrees 41 minutes 30 seconds West 219.00 feet to a DRM capped rebar; (5) thence South 00 degrees 16 minutes 16 seconds West 505.33 feet to a DRM capped rebar; (6) thence South 89 degrees 41 minutes 30 seconds East 219.00 feet to a Kruse rebar at the Northwest corner of Minor Residential Plat #037/13, as per plat thereof recorded in Instrument Number 201322497 in said Recorder's Office; thence South 00 degrees 16 minutes 16 seconds West along the West line of said Minor Residential Plat 299.32 feet to a Kruse rebar at the Northeast corner of Minor Plat #1034/08, as per plat thereof recorded in Instrument Number 201227250 in said Recorder's Office; (following 4 calls will be along said Minor Plat); (1) thence North 40 degrees 11 minutes 09 seconds West 239.37 feet to a Kruse rebar; (2) thence North 89 degrees 43 minutes 44 seconds West 84.09 feet to a Kruse rebar; (3) thence North 46 degrees 44 minutes 33 seconds West 212.43 feet to a Kruse rebar; (4) thence North 86 degrees 57 minutes 58 seconds West 176.69 feet to a Kruse rebar at the Northeast corner of a 33.58 acre tract of land described in Instrument Number 202122977 found in said Recorder's Office; (following 11 calls will be along said 33.58 acre tract); (1) thence North 86 degrees 57 minutes 58 seconds West 150.27 feet to a Kruse rebar; (2) thence South 85 degrees 09 minutes 08 seconds West 174.32 feet to a Kruse rebar; (3) thence South 49 degrees 35 minutes 20 seconds West 95.38 feet to a Kruse rebar; (4) thence South 88 degrees 13 minutes 56 seconds West 164.64 feet to a Kruse rebar; (5) thence North 35 degrees 06 minutes 08 seconds West 177.21 feet to a Kruse rebar; (6) thence North 65 degrees 17 minutes 35 seconds West 152.66 feet to a Kruse rebar; (7) thence North 52 degrees 15 minutes 06 seconds West 163.57 feet to a Kruse rebar; (8) thence North 25 degrees 50 minutes 30 seconds West 524.29 feet to a Kruse rebar; (9) thence North 60 degrees 30 minutes 14 seconds West 204.33 feet to a Kruse rebar; (10) thence North 38 degrees 34 minutes 13 seconds West 123.00 feet to a Kruse rebar; (11) thence South 53 degrees 22 minutes 34 seconds West 68.66 feet to a Kruse rebar on the East line of the Northwest quarter of said section; thence North 00 degrees 13 minutes 18 seconds West along said East line 310.57 feet to a Kruse rebar; thence North 60 degrees 05 minutes 25 seconds West 124.78 feet to a Kruse rebar; thence North 27 degrees 45 minutes 02 seconds West 152.13 feet to a Kruse rebar; thence North 31 degrees 03 minutes 28 seconds West and passing through a Kruse rebar at a distance of 491.92 feet, a distance of 555.56 feet to a mag nail with washer stamped "Kruse Consult Firm No 78" on the North line of said quarter section; thence South 89 degrees 48 minutes 00 seconds East along said North line 463.02 feet to the point of beginning, containing 94.59 acres, more or less.

TRACT H: HENDRICKS COUNTY

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Beginning at an aluminum disk marking the southeast corner of said Northwest Quarter; thence North 89 degrees

EXHIBIT A

(Continued)

33 minutes 40 seconds West (assumed bearing) along the south line of said Quarter a distance of 279.47 feet; thence North 00 degrees 26 minutes 20 seconds East a distance of 1007.21 feet; thence North 33 degrees 58 minutes 05 seconds West a distance of 224.62 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 423.18 feet; thence North 36 degrees 37 minutes 26 seconds West a distance of 143.48 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 238.62 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.80 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the south line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said south line a distance of 1311.46 feet to the point of beginning. Containing 43.021 acres, more or less.

EXCEPT:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Beginning at an aluminum disk marking the Southwest corner of said Northeast quarter; thence North 00 degrees 14 minutes 15 seconds West (assumed bearing) along the West line of said quarter section a distance of 1325.84 feet to a stone found at the Southwest corner of the Northwest quarter of the Northeast quarter; thence North 00 degrees 13 minutes 18 seconds West along the West line of said quarter quarter a distance of 338.77 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 68.66 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.8 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the South line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said South line a distance of 1311.46 feet to the point of beginning. Containing 33.58 acres, more or less.

EXCEPT THAT PORTION THEREOF:

Part of the Southwest Quarter of the Northeast Quarter of Section Seven (7) Township Sixteen (16) North of Range Two (2) West, commencing 49 rods, North and East 30 1/2 2 feet 9 inches from the half mile corner in the center of said Section 7 thence East 10 rods, thence North 8 rods, thence West 10 rods, thence South 8 rods to the place of beginning. containing 1/2 acre. To be used for grave yard and for no other purpose.

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RECEIVED FOR RECORD 4/6/19
INSTRUMENT # 11572
BOOK 11572 PAGE 582/53

JUN 15 1999

Mary G. ...
PUTNAM COUNTY RECORDER

RIGHT-OF-WAY EASEMENT
(12 inch Subsurface Tile Drain)

In consideration of Five Hundred (\$500) and other good and valuable consideration paid to Arthur Franklin Plunkett and Peggy Plunkett, Grantors of Putnam County, in the State of Indiana, hereinafter referred to as GRANTORS, by Britton Farms, Inc., Putnam County, Indiana, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successor and assigns, exclusive easement with the right to install and lay, and thereafter use, operate, inspect, repair, maintain and replace a 12 inch subsurface drain tile over, across and through the land of the GRANTORS situate in Putnam County, State of Indiana, said land being described as follows:

Fifteen feet (15') along either side of the 12 inch subsurface drain tile line approximately 800 feet, more or less, North to South as actually installed perpendicular to Putnam County road 1225 North on land owned by the Grantor in the Southeast quarter of the Southwest quarter of Section 12, Township 16 North, Range 3 West.

1. Subject to any and all rights-of-way, easements, agreements and restrictions of record. The address of such real estate is 8342 E Co. Road 1225 N., Roachdale, Indiana.
2. The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.
3. Any damage to property of the Grantors, or of the heirs, executors, administrators, assigns or tenants of the Grantors, caused by the employees of the Grantee, or occasioned by the original construction or subsequent acts of the Grantee's employees, shall be promptly paid by the said Grantee. The Grantee further agrees to hold the Grantors harmless for any acts or omissions of the Grantee.

BOOK 11572 PAGE 582/53

"No Notary"

Marty Watts
Putnam County Recorder IN
IN 2000011588 L
03/24/2000 11:22:16 2 PGS

24

Right-of-Way Lease

(Irrigation Line)

In Consideration of three hundred dollars (\$300) and other good and valuable consideration paid to Quad-L Farms, LLC received by Dan Lucas, Managing Member, Lessor of Putnam County, in the State of Indiana, herein will refer to Britton Farms Inc, and Bradfield Inc., Putnam County Indiana as Lessee.

Receipt of which will be hereby acknowledged.

Lessor does hereby grant lease privileges detailed for a ten-year continuously renewable period beginning with dated signature.

Lessee, its successor and assigns, exclusive right of way with the right to install, and lay, and thereafter exclusively use, operate, repair, maintain, replace and remove a 6-inch PVC irrigation water line. Over, across and through the land of Lessor situated in Putnam County, State of Indiana, said land being described as follows:

Ten feet (10') along either side of an irrigation Water Line as actually installed parallel with Putnam county road 825 East on land owned by Lessor in the West half of the Northwest quarter of section 12. Township 16 North, Range 3 West, of the second principle Meridian. Such tract being along side of County Road 825 East a distance of approximately 300 feet.

1. Lease shall be an inherent guarantee for lease time period for Lessee to perform all functions pertinent to irrigation line construction, maintenance and disposal.
2. Any damage to property, (land, tile, and crops) of Lessor, heirs, executors, administrators, assigns or tenants of Lessor occasioned by the original construction or subsequent acts of Lessee employees, shall promptly be paid by the said Lessee.

Continued

ZBB

3. The consideration herein above recited shall constitute payment in full for any damages to the land of Lessor at institution of lease, it's successors and assigns, by reason of the installation, operation and maintenance of the structures or improvements referred to herein. The Lessee covenants to maintain the lease strip in good repair so that no unreasonable damage will result to growing crops from its use to the adjacent land of the Lessor, it's successors and assigns.

4. In the event that unforeseen circumstances shall dictate removal or abandonment of irrigation line. Lessor will grant Lessee in writing a prior notification of cancellation of lease agreement, warranting full removal, or abandonment, and subsequent return of land to original pre-construction form. Such notice shall be at least 1 year in advance of the date of cancellation, with provision of time for Lessee to satisfy terms of cancellation. Disposition of Irrigation line by Lessor will be determined at time of cancellation.

5. Lessee agrees to hold Lessor harmless from any legal liability as a result of future irrigation usages obtained by Lessee.


In witness whereof, Lessor has executed the lease agreement this 20th Day of March 2000

Lessee: Britton Farms Inc
Bradfield, Inc.
Signature, by Edward Britton, President
Britton Farms Inc/Bradfield, Inc., Edward Britton

Lessor:
Signature, Quad-L Farms, LLC Daniel Lucas
Quad-L Farms, LLC Daniel Lucas

THIS DOCUMENT PREPARED BY DANIEL LUCAS FOR LESSOR.

6



* 2 0 0 8 0 0 0 1 2 7 8 *

JEANETTE M. SUMMITT
PUTNAM COUNTY RECORDER
01/09/2008 12:59:48PM
REC FEE:\$25.00
RECORDED AS PRESENTED

25

DRAINAGE EASEMENT

Cross-Reference

This easement encumbers real estate, which was most recently transferred by Quitclaim Deed recorded June 6, 2000 as Instrument Number 2000013314 in the Office of the Recorder of Putnam County, Indiana.

Grant of Easement

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Robert H. Gordon and Doris A. Gordon, as Trustees of the Robert H. Gordon and Doris A. Gordon Joint Revocable Trust dated April 18, 2000 (hereafter "Grantor") own certain real estate located in Putnam County, Indiana, being more particularly described on attached Exhibit "A"; and

WHEREAS, Britton Farms, Inc. (hereafter "Grantee") owns certain real estate located in Putnam County, Indiana, being more particularly described on attached Exhibit "B"; and

WHEREAS, Grantor is willing and desirous of granting and establishing unto Grantee, and to its successors and assigns, a drainage easement over, under, through and across a portion of Grantor's property described in Exhibit A, which specific easement area is more particularly described on attached Exhibit "C" ("Easement Area") and depicted on attached Exhibit "D";

WHEREAS, said easement granted herein is for the non-exclusive benefit of Tract B.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert H. Gordon and Doris A. Gordon, as Trustees of the Robert H. Gordon and Doris A. Gordon Joint Revocable Trust dated April 18, 2000 do hereby grant unto Britton Farms, Inc., and its successors and assigns, a drainage easement over, under, through and across that real estate being more particularly described in attached Exhibit "C" and depicted on attached Exhibit "D", for the non-exclusive benefit of the real estate described in attached Exhibit "B", subject to the following terms and conditions:

1. That said drainage easement shall include the right to use, repair, maintain, improve, construct and upgrade the Easement Area for drainage purposes, including but not limited to the installation of a drainage pipe.
2. That Grantor shall also be allowed to utilize the Easement Area in any way that does not burden or interfere with Grantee's use for drainage purposes, including but not limited to Grantor's right to also utilize the Easement Area for drainage purposes.
3. That any installation, repair, maintenance, and improvement to the Easement Area for the sole benefit of the real estate described in Exhibit B shall be at the sole expense of Grantee.
4. That in the event the Easement Area is used by multiple parties for drainage purposes, then any expense for installation, repair, maintenance and improvement shall be shared equally by such parties.
5. That in the event Grantor develops, builds, or otherwise utilizes the real estate described in Exhibit A in a way that requires the Easement Area be relocated, then Grantee shall consent to relocate the Easement Area in the form of a written, signed, and recorded Modification of this Drainage Easement, so long as the relocation of the Easement Area continues to adequately serve the drainage needs of the real estate described in Exhibit B, and so long as any such Modification and relocation of the Easement Area, and improvements therein, shall be at Grantor's sole expense.

6. That any action to enforce the terms of this Agreement shall include attorney's fees and any costs thereof to the successful party.
7. That the easement herein shall run with the land of Grantor and shall inure to the benefit of the owners of real estate described on attached Exhibit "B".

So granted this 7th day of December 2007.

GRANTOR:

The Robert H. Gordon and Doris A. Gordon Joint Revocable Trust dated April 18, 2000

By: Robert H. Gordon
Robert H. Gordon, Trustee

By: Doris A. Gordon
Doris A. Gordon, Trustee

ACCEPTANCE BY GRANTEE

The Grantee, by its signature below, does hereby agree to the foregoing terms and conditions of the foregoing Drainage Easement.

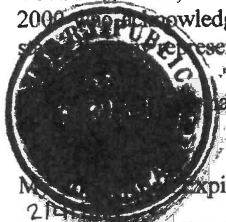
GRANTEE:

Britton Farms, Inc.

By: Ed Britton
Ed Britton, President

STATE OF INDIANA)
) SS:
COUNTY OF Hendricks)

Before me, a Notary Public in and for said County and State, personally appeared Robert H. Gordon and Doris A. Gordon, as Trustees of the Robert H. Gordon and Doris A. Gordon Joint Revocable Trust dated April 18, 2000, who acknowledged the execution of the foregoing Drainage Easement, and who, having been duly sworn, the representations therein contained are true.



and Notarial Seal this 7 day of December 2007.

Commission Expires: 2/14
Resident of Hendricks County

James N. Henry
Notary Public - Signature
James N. Henry
Notary Public - Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF Putnam)

Before me, a Notary Public in and for said County and State, personally appeared Ed Britton, President of Britton Farms, Inc., who acknowledged the execution of the foregoing Drainage Easement, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of JAN 2008 2007.

Diane M Priest

Notary Public - Signature

Diane M Priest

Notary Public - Printed Name

Resident of Putnam County

My Commission Expires:
1-18-08

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Ben Comer.

This instrument was prepared by Ben Comer, Attorney-at-Law, 71 West Marion Street, P.O. Box 207 Danville, IN 46122.

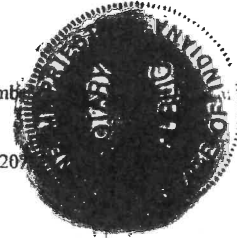


EXHIBIT "A"
Gordon/Servient Tract
Page 1 of 2

Beginning at a corner post marking the Northwest corner of the Southwest quarter of Section 1, Township 16 North, Range 3 West; thence South 89 degrees 16 minutes East 1325.37 feet to an iron pin marking the Northeast corner of the Northwest quarter of the Southwest quarter; thence South 00 degrees 16 minutes West 1063.40 feet with the East line of said Northwest quarter quarter to the South right-of-way line of the B & O Railroad; thence South 89 degrees 43 minutes West 223.00 feet with said South right-of-way line to an iron pin in an existing property line fence; thence with said property line fence South 00 degrees 11 minutes East 611.17 feet to a wood corner post; thence South 88 degrees 13 minutes East 223.00 feet to the centerline of a county road; thence North 00 degrees 15 minutes West 519.23 feet to the South right-of-way line of the B & O Railroad; thence North 89 degrees 43 minutes East 1327.95 feet with said South right-of-way to an iron pin on the East line of the Southwest quarter; thence South 00 degrees 08 minutes West 1459.46 feet with said East line to a concrete right-of-way monument on the North right-of-way line of State Highway 236; thence North 89 degrees 24 minutes West 1054.56 feet with said North right-of-way line to an existing property line fence; thence with said property line fence North 01 degree 13 minutes East 172.94 feet to a wood corner post; thence North 89 degrees 50 minutes West 178.16 feet to a wood corner post; thence North 04 degrees 04 minutes East 78.69 feet to a wood corner post; thence North 86 degrees 42 minutes West 94.13 feet with the aforesaid property line fence and the Westerly extension thereof to the centerline of a county road; thence North 00 degrees 27 minutes West 62.51 feet with said centerline; thence with an established property line fence and the Easterly extension thereof North 88 degrees 16 minutes West 339.18 feet to a corner post; thence South 02 degrees 51 minutes West 213.84 feet to a corner post at the Northeast corner of a cemetery; thence with the fence on the North and West sides of the cemetery South 89 degrees 16 minutes West 153.46 feet to a corner post; thence South 73 degrees 27 minutes West 232.48 feet to a corner post; thence South 04 degrees 10 minutes West 52.27 feet to a concrete right-of-way monument at the Southwest corner of the cemetery and on the North right-of-way line of State Highway 236; thence with said North right-of-way line 89 degrees 41 minutes West 342.39 feet to an iron pin; thence North 83 degrees 59 minutes West 100.72 feet to a concrete right-of-way monument; thence North 89 degrees 41 minutes West 154.00 feet to an iron pin on the West line of the Southwest quarter; thence leaving the aforesaid North right-of-way line North 2612.79 feet with said West line to the point of beginning, containing 115.59 acres, more or less

EXCEPT: Beginning at an iron pin at the intersection of the North right-of-way line of the B & O Railroad and the West line of the Southwest quarter of Section 1, Township 16 North, Range 3 West, which iron pin is South 987.11 feet from a corner post marking the Northwest corner of said Southwest quarter; thence North 89 degrees 43 minutes East 1320.75 feet with the North right-of-way line of the B & O Railroad to an iron pin on the East line of the Northwest quarter of the Southwest quarter; thence South 00 degrees 16 minutes West 100.00 feet with said East line; thence South 89 degrees 43 minutes West 1320.28 feet with the South right-of-way line of the B & O Railroad to an iron pin on the West line of said Northwest quarter quarter; thence North 100.00 feet with said West line to the point of beginning, containing 3.03 acres, more or less.

EXCEPT: Commencing at an iron pin marking the Northeast corner of the Northwest quarter of the Southwest quarter of Section 1, Township 16 North, Range 3 West; thence South 00 degrees 16 minutes West 1163.41 feet with the East line of said Northwest quarter quarter to an iron pin; thence South 00 degrees 15 minutes East 530.98 feet with the centerline of a county road to the true point of beginning of the real estate herein described; thence North 89 degrees 35 minutes East 113.00 feet to a corner post; thence South 00 degrees 15 minutes East 228.72 feet to an iron pin; thence South 89 degrees 34 minutes West 113.00 feet to the centerline of a county road; thence North 00 degrees 15 minutes West 228.73 feet with said centerline to the point of beginning, containing 0.59 acres, more or less.

EXHIBIT "A"
Gordon/Servient Tract
Page 2 of 2

EXCEPT: Commencing at a Corner post marking the Northwest Corner of the Southwest Quarter of Section 1, Township 16 North, Range 3 West; thence South 2612.79 feet with the West line of said Southwest Quarter to the North right-of-way of Indiana State Road 236; thence South 89 degrees 41 minutes East 30.0 feet with said North right-of-way to the true point of beginning of Real Estate herein described; thence North 512.0 feet; thence South 89 degrees 41 minutes East 293.0 feet; thence South 362.0 feet; thence South 362.0 feet; thence South 89 degrees 41 minutes East 653.53 feet to an existing property line; thence South 02 degrees 51 minutes West 37.63 feet to a Corner post at the Northeast Corner of a cemetery; thence with the fence on the North and West sides of the cemetery South 89 degrees 16 minutes West 153.46 feet to a Corner post; thence South 73 degrees 27 minutes West 232.48 feet to a Corner post; thence South 04 degrees 10 minutes West 52.27 feet to a concrete right of way monument at the Southwest Corner of the cemetery and on the North right-of-way line of Indiana State Road 236; thence with said North right-of-way line North 89 degrees 41 minutes West 342.39 feet to an iron pin; thence North 83 degrees 59 minutes West 100.72 feet to a concrete right-of-way monument; thence North 89 degrees 41 minutes West 124.00 feet to the point of beginning, containing 5.01 acres, more or less.

Containing a total of 106.96 acres, more or less, after the three above described exceptions.

EXHIBIT "B"
Britton/Dominant Tract

The West Half of the West Half of the Northeast Quarter and part of the Northwest Quarter, all in Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a 3/4-inch iron rod in concrete at the northwest corner of said Northeast Quarter; thence South 89 degrees 41 minutes 25 seconds East (assumed bearing) along the north line of said Northeast Quarter a distance of 661.81 feet to the northeast corner of said Half Half Quarter; thence South 00 degrees 16 minutes 43 seconds East along the east line of said Half Half Quarter a distance of 2643.94 feet to the southeast corner of said Half Half Quarter; thence North 89 degrees 50 minutes 12 seconds West along the south line of said Northeast Quarter a distance of 663.87 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at the southwest corner of said Northeast Quarter; thence continuing North 89 degrees 50 minutes 12 seconds West along the south line of the Northwest Quarter of said Section 12 a distance of 320.31 feet to a point lying 996.40 feet from the southwest corner of the East Half of said Northwest Quarter, said point being the southwest corner of real estate conveyed to Helen Booker and described as Tract II in Probate Book 78, Page 125 in the Office of the Clerk of Courts of said Putnam County; thence North 00 degrees 14 minutes 01 seconds West parallel with the east line of said Northwest Quarter and along the west line of said Tract II a distance of 2645.33 feet to a MAG nail with washer scribed "KRUSE CONSULTING" at the northeast corner of said Tract II, said point being on the north line of said Northwest Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 320.31 feet to the point of beginning. Containing 59.70 acres, more or less.

ALSO: Part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a MAG nail with washer scribed "KRUSE CONSULTING" located on the north line of said Quarter at a point North 89 degrees 48 minutes 20 seconds West (assumed bearing) a distance of 320.31 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence South 00 degrees 14 minutes 01 second West parallel with the east line of said Quarter a distance of 549.52 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" on the eastward extension of a north line of a tract of real estate described in a Warranty Deed to Shirley J. Hill, Trustee recorded in Instrument Number 2006001725 in the Office of the Recorder of said Putnam County; thence South 86 degrees 15 minutes 19 seconds West along said extension and said north line a distance of 403.66 feet to a fence corner post at a corner of said tract; thence North 01 degree 07 minutes 41 seconds West along an east line of said tract and its northerly extension a distance of 577.39 feet to a MAG nail with said washer on the north line of said Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 411.92 feet to the point of beginning. Containing 5.27 acres, more or less.

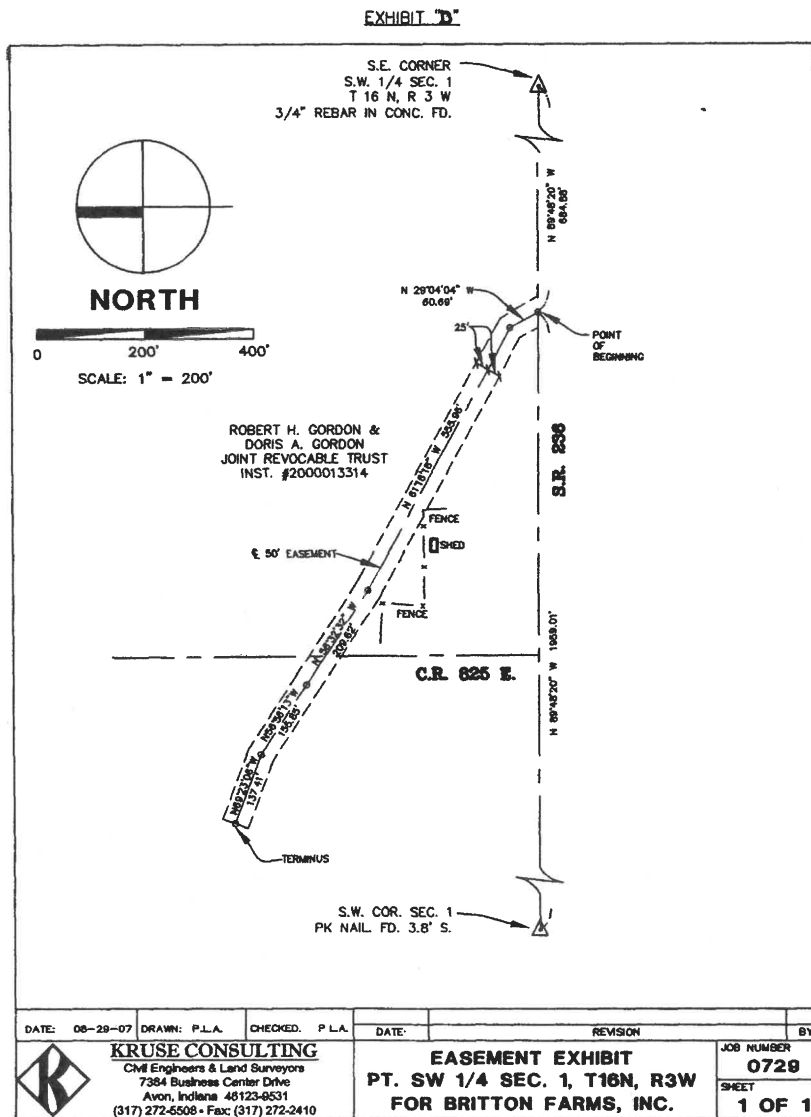
EXHIBIT C
EASEMENT AREA

Part of the Southwest Quarter of Section 1, Township 16 North, Range 3 West, Putnam County, Indiana, being a 50-foot strip of land the centerline of which is described as follows:

Beginning at a point on the south line of said Quarter at a point located North 89 degrees 48 minutes 20 seconds West a distance of 684.88 feet from a ¾-inch rebar in concrete at the southeast corner of said Quarter; thence North 29 degrees 04 minutes 04 seconds West a distance of 60.69 feet; thence North 61 degrees 16 minutes 18 seconds West a distance of 555.96 feet; thence North 56 degrees 32 minutes 32 seconds West a distance of 209.62 feet; thence North 56 degrees 56 minutes 13 seconds West a distance of 155.85 feet; thence North 69 degrees 23 minutes 06 seconds West a distance of 137.41 feet to the terminus. The sidelines of said strip to be lengthened or shortened to intersect the grantor's lines, except said sidelines shall not extend past the terminus point.

*

EXHIBIT D
 Kruse Easement Exhibit (to be attached)



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26

DECLARATION OF EASMENT, SET BACKS, AND RESTRICTIONS

This Declaration, made this 4TH day October 2007 by Britton Farms Inc. for its benefit, and the benefit of its successors and assigns.

WITNESSETH:

WHEREAS, Britton Farms Inc. is the owner of certain real estate in Putnam County, Indiana described in attached Exhibit "A" (the "Lot"); and

WHEREAS, Britton Farms Inc. is the owner of certain real estate in Putnam County, Indiana described in attached Exhibit "B" (the "Farm"); and

WHEREAS, the undersigned is desirous of encumbering the Lot with certain easements, covenants and restrictions for the benefit of the Farm.

NOW THEREFORE, in consideration of the premises herein contained and for other good and valuable consideration, Britton Farms Inc. does hereby establish the following easements, covenants and restrictions to run with the land described in attached Exhibit "A":

SET BACK LINES.

1. That a One hundred thirty (130) foot required set back is hereby established along the North line of the Lot as depicted on attached Exhibit "C".
2. That a Fifty (50) foot required set back is hereby established along the West line of the Lot as depicted on attached Exhibit "C".
3. No structures of any kind shall be erected outside the building set back lines.

EASEMENT.

1. That a Fifty (50) foot non-exclusive drainage easement is hereby established along the West and South lines of the Lot as depicted on attached Exhibit "C".
2. That such drainage easement shall be for the non-exclusive benefit of the real estate described in attached Exhibit "B".
3. The owner of the Lot shall also be allowed to utilize the easement area for drainage purposes.
4. That said drainage easement shall include the right to remove all brush, trees and have access, use, repair, maintain, improve, construct and upgrade the Easement Area for drainage purposes.
5. That any construction, repair, maintenance, or improvement within the Easement Area shall be at the expense of the party or parties benefiting from such work.
6. That after any such work, the Easement Area shall be returned to a condition as existed prior to the disturbance, less any trees or brush which may have been removed.
7. No structures of any kind shall be erected within the easement area.

03/24/2009
PUTNAM COUNTY RECORDER
03:29:23PM



8. That the existing barn encroaching into the drainage easement along the South line of the Lot as depicted on the attached Exhibit "C" is allowed to remain, but shall not be rebuilt within the easement area.

RESTRICTIONS.

1. That the following covenants and restrictions are hereby established on the Lot:
 - a. The Lot shall be used for residential purposes only;
 - b. The Lot shall not be further subdivided;
 - c. No more than One (1) residential home shall be allowed;
 - d. No trailer, manufactured, modular or mobile home shall be allowed;
 - e. Any new residential dwelling shall have a minimum roof pitch of 7/12 on the main structure of the dwelling;
 - f. No residential dwelling may exceed two-stories above ground.
 - g. The minimum livable floor area, exclusive of open porches, decks and garages, for any new one-story dwelling shall be not less than one thousand eight hundred (1,800) square feet. The minimum livable floor area, exclusive of open porches and garages, of any new two-story dwelling shall be not less than two thousand (2,000) square feet.
 - h. The minimum ground floor area, exclusive of porches, deck and patios for any two-story dwelling shall be not less than One Thousand (1,000) square feet.
 - i. No temporary structures such as basement, shed, garage, barn or other outbuilding erected upon said property shall be used as a residence temporarily or permanently. All dwellings must be fully completed on the exterior before being occupied.
 - j. The exterior of any new residential dwelling shall be comprised of brick, masonry, stone or other natural material;
 - k. No abandoned, inoperable, or unlicensed motor vehicles shall be allowed outside an enclosed structure;
 - l. The Lot shall not be used as a junk yard;
 - m. There shall be no more than two (2) detached storage buildings;
 - n. No more than four (4) licensed, operable vehicles shall be parked outside, except that occasional visitor parking shall be allowed outside;
 - o. Any gas or oil storage tanks used in connection with the Lot shall comply with the laws, rules and regulations of the Indiana State Fire Marshall, the Environmental Protection Agency, and all other relevant governmental bodies. Tanks shall be located within a garage or house such that they are completely concealed from public view.
 - p. Any fence erected including boundary fences on the Lot shall be at the sole expense of the Lot owner; and the Lot owner shall tastefully maintain any such fence.
 - q. The Lot owner shall at all times maintain the Lot and any improvements thereon to prevent the same from becoming unsightly by removing all debris, rubbish, dead trees, and other materials or conditions that reasonably tend to detract from or diminish the aesthetic appearance of the Lot, and by keeping the exterior of all

improvements in a good state or repair. No Lots shall be used or maintained as a dumping ground for rubbish, garbage or other waste, and same shall not be kept, except in sanitary containers out of view from the Street, except on days of collection. The Lot shall be mowed by the Lot owner a minimum of twice during the months of April through October. In the event the Lot owner fails to meet this provision, then the Farm owner may make the necessary arrangements for compliance and collect the damages through litigation, including attorney fees and the costs thereof.

- r. No noxious or offensive activity shall be carried out or allowed to be carried out on any lot, nor shall anything be done or allowed to be done thereon which may become or be an annoyance or nuisance to the Farm property.
- s. Swimming pools, including aboveground swimming pools are permitted. No swimming pool shall extend in front of the back of the house.
- t. No garden shall extend in front of the back of the house.
- u. No animals, livestock or poultry of any kind shall be raised, bred, or kept on the Lot, except that two (2) beef animals, six (6) swine animals, one (1) horse, dogs, cats, caged birds, aquarium fish or other domestic pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

MISCELLANEOUS.

1. The easement, set back lines and restrictions contained herein shall run with the Lot described in attached Exhibit "A", and shall inure to the benefit of the owner of the Farm described on attached Exhibit "B".
2. Any provision herein may be released, subordinated, modified, rescinded, or amended in whole or in part, only with the written, recorded consent of the owner of the Farm described in Exhibit "B".
3. That the owner of the Farm may bring an action against the owner of the Lot for the enforcement of the any item(s) contained herein, which action shall include attorney's fees and any costs thereof to the successful party.
4. That the successors in title to the Lot, by acceptance of Deed, agree to be bound by the terms of this instrument.

So established on the date as set forth above.

Britton Farms, Inc.

By: 
Printed: Edward B. Britton, Vice-President

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

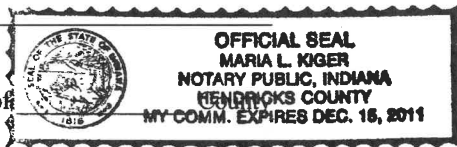
Before me, a Notary Public, in and for said County and State, personally appeared Edward B. Britton, the Vice-President of Britton Farms, Inc., who acknowledged the execution of the foregoing to be his voluntary act and deed for the uses and purposes contained therein.

WITNESS my hand and seal this 4th day of October 2007.

My Commission Expires:

Maria L. Kiger
Notary Public - Signature

Resident of



Notary Public - Printed Name

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, Ben Comer.

This document prepared by Ben Comer, Attorney-at-Law, Comer Law Office, P.O. Box 207, 71 West Marion Street, Danville, Indiana 46122. (317) 745-4300.

"A"
Servient Tract
The Lot description

A part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West, Second Principal Meridian, described as follows:
Beginning at a point on the north line of said Quarter located North 89 degrees 48 minutes 20 seconds West (assumed bearing) 88.81 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence North 89 degrees 48 minutes 20 seconds West along said north line 350.00 feet; thence South 00 degrees 11 minutes 40 seconds West 495.00 feet (passing through a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at 40.00 feet) to a rebar with said cap; thence South 89 degrees 48 minutes 20 seconds East parallel with said north line 350.00 feet to a rebar with said cap; thence North 00 degrees 11 minutes 40 seconds East 495.00 feet (passing through a rebar with said cap at 455.00 feet) to the point of beginning. Containing 3.98 acres, more or less.

EXHIBIT B
Dominant Tract
The Farm description
Page 1 of 2

The West Half of the West Half of the Northeast Quarter and part of the Northwest Quarter, all in Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a 3/4-inch iron rod in concrete at the northwest corner of said Northeast Quarter; thence South 89 degrees 41 minutes 25 seconds East (assumed bearing) along the north line of said Northeast Quarter a distance of 661.81 feet to the northeast corner of said Half Half Quarter; thence South 00 degrees 16 minutes 43 seconds East along the east line of said Half Half Quarter a distance of 2643.94 feet to the southeast corner of said Half Half Quarter; thence North 89 degrees 50 minutes 12 seconds West along the south line of said Northeast Quarter a distance of 663.87 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at the southwest corner of said Northeast Quarter; thence continuing North 89 degrees 50 minutes 12 seconds West along the south line of the Northwest Quarter of said Section 12 a distance of 320.31 feet to a point lying 996.40 feet from the southwest corner of the East Half of said Northwest Quarter, said point being the southwest corner of real estate conveyed to Helen Booker and described as Tract II in Probate Book 78, Page 125 in the Office of the Clerk of Courts of said Putnam County; thence North 00 degrees 14 minutes 01 seconds West parallel with the east line of said Northwest Quarter and along the west line of said Tract II a distance of 2645.33 feet to a MAG nail with washer scribed "KRUSE CONSULTING" at the northeast corner of said Tract II, said point being on the north line of said Northwest Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 320.31 feet to the point of beginning. Containing 59.70 acres, more or less.

EXHIBIT B
Dominant Tract
The Farm description
Page 2 of 2

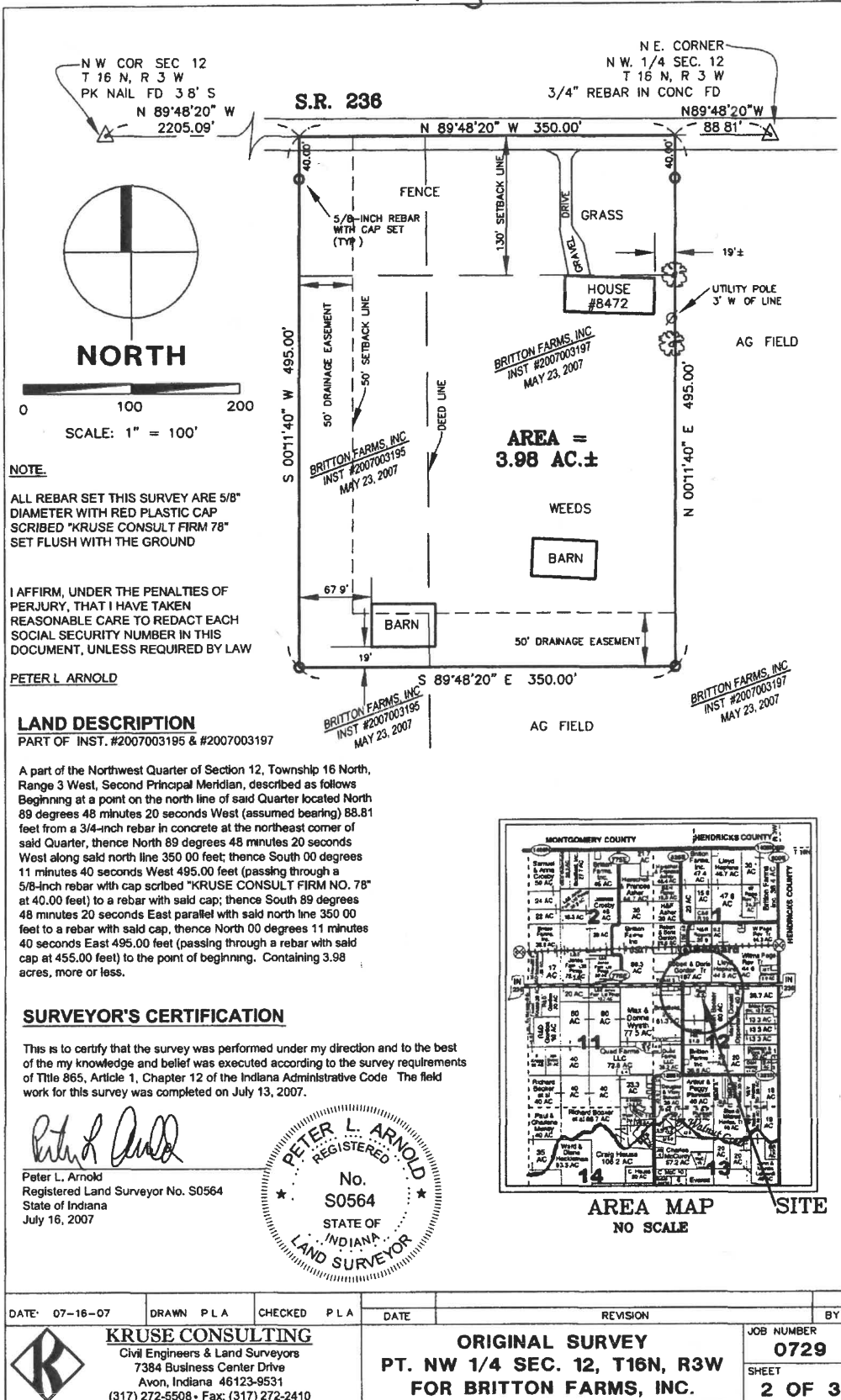
ALSO: Part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West of the Second Principal Meridian, Putnam County, Indiana, described as follows:

Beginning at a MAG nail with washer scribed "KRUSE CONSULTING" located on the north line of said Quarter at a point North 89 degrees 48 minutes 20 seconds West (assumed bearing) a distance of 320.31 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence South 00 degrees 14 minutes 01 second West parallel with the east line of said Quarter a distance of 549.52 feet to a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" on the eastward extension of a north line of a tract of real estate described in a Warranty Deed to Shirley J. Hill, Trustee recorded in Instrument Number 2006001725 in the Office of the Recorder of said Putnam County; thence South 86 degrees 15 minutes 19 seconds West along said extension and said north line a distance of 403.66 feet to a fence corner post at a corner of said tract; thence North 01 degree 07 minutes 41 seconds West along an east line of said tract and its northerly extension a distance of 577.39 feet to a MAG nail with said washer on the north line of said Quarter; thence South 89 degrees 48 minutes 20 seconds East along said north line a distance of 411.92 feet to the point of beginning. Containing 5.27 acres, more or less.

EXCEPT THAT PART OF THE FOLLOWING DESCRIBED TRACT FROM EACH OF THE FOREGOING DESCRIPTIONS:

A part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West, Second Principal Meridian, described as follows:

Beginning at a point on the north line of said Quarter located North 89 degrees 48 minutes 20 seconds West (assumed bearing) 88.81 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence North 89 degrees 48 minutes 20 seconds West along said north line 350.00 feet; thence South 00 degrees 11 minutes 40 seconds West 495.00 feet (passing through a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at 40.00 feet) to a rebar with said cap; thence South 89 degrees 48 minutes 20 seconds East parallel with said north line 350.00 feet to a rebar with said cap; thence North 00 degrees 11 minutes 40 seconds East 495.00 feet (passing through a rebar with said cap at 455.00 feet) to the point of beginning. Containing 3.98 acres, more or less.



NOTE.

ALL REBAR SET THIS SURVEY ARE 5/8" DIAMETER WITH RED PLASTIC CAP SCRIBED "KRUSE CONSULT FIRM 78" SET FLUSH WITH THE GROUND

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW

PETER L. ARNOLD

LAND DESCRIPTION

PART OF INST. #2007003195 & #2007003197

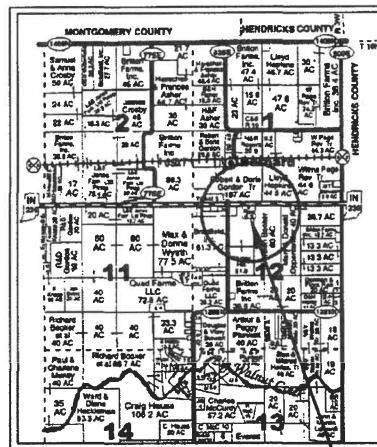
A part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West, Second Principal Meridian, described as follows Beginning at a point on the north line of said Quarter located North 89 degrees 48 minutes 20 seconds West (assumed bearing) 88.81 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter, thence North 89 degrees 48 minutes 20 seconds West along said north line 350.00 feet; thence South 00 degrees 11 minutes 40 seconds West 495.00 feet (passing through a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at 40.00 feet) to a rebar with said cap; thence South 89 degrees 48 minutes 20 seconds East parallel with said north line 350.00 feet to a rebar with said cap, thence North 00 degrees 11 minutes 40 seconds East 495.00 feet (passing through a rebar with said cap at 455.00 feet) to the point of beginning. Containing 3.98 acres, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that the survey was performed under my direction and to the best of the my knowledge and belief was executed according to the survey requirements of Title 865, Article 1, Chapter 12 of the Indiana Administrative Code The field work for this survey was completed on July 13, 2007.

Peter L. Arnold

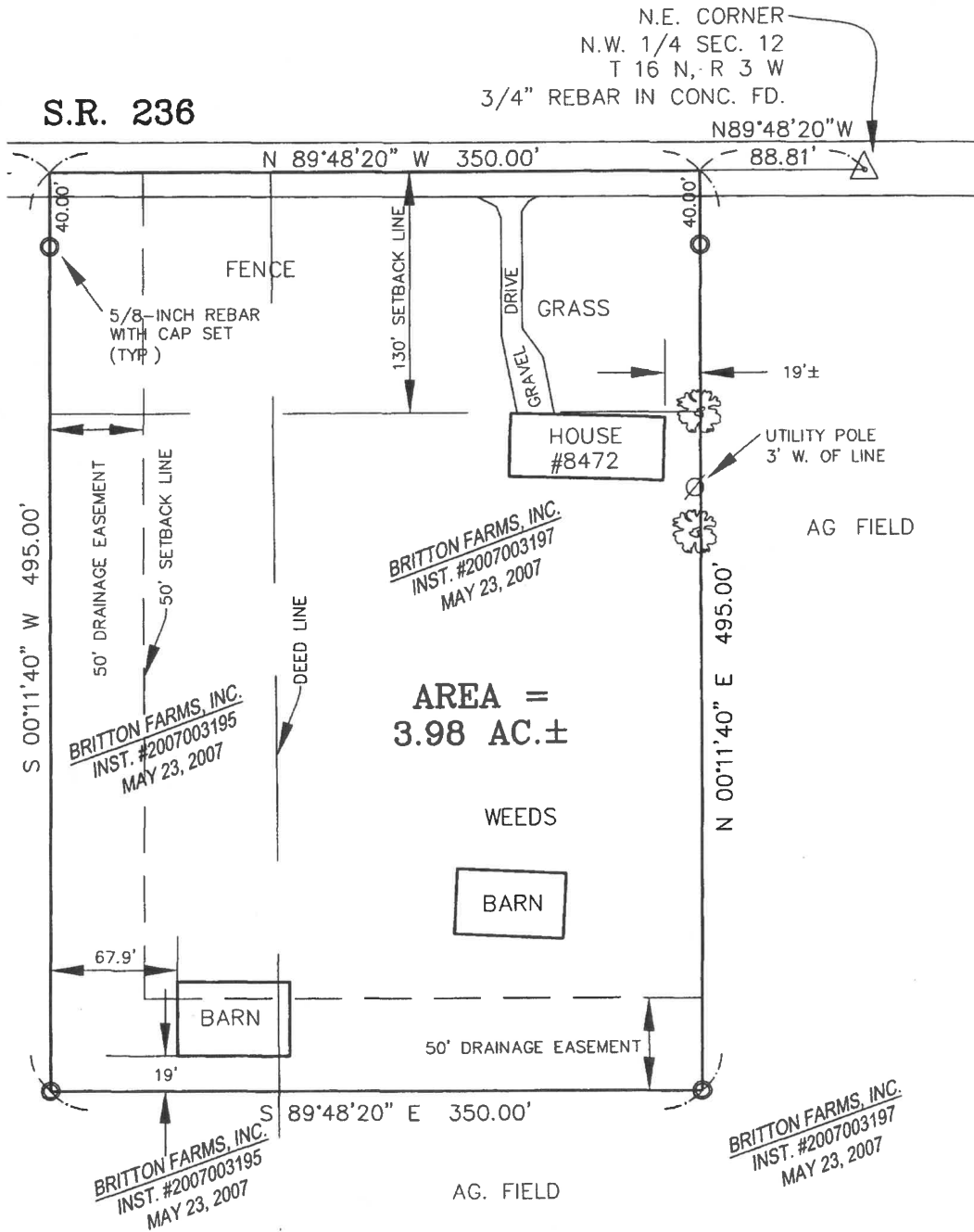
Peter L. Arnold
Registered Land Surveyor No. S0564
State of Indiana
July 16, 2007



AREA MAP SITE
NO SCALE

DATE: 07-16-07	DRAWN: P.L.A.	CHECKED: P.L.A.	DATE:	REVISION:	BY:
KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410			ORIGINAL SURVEY PT. NW 1/4 SEC. 12, T16N, R3W FOR BRITTON FARMS, INC.		JOB NUMBER 0729 SHEET 2 OF 3

Exhibit C, page 2 of 2 *



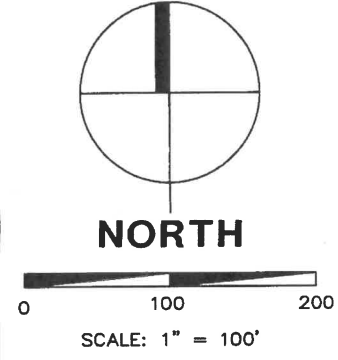
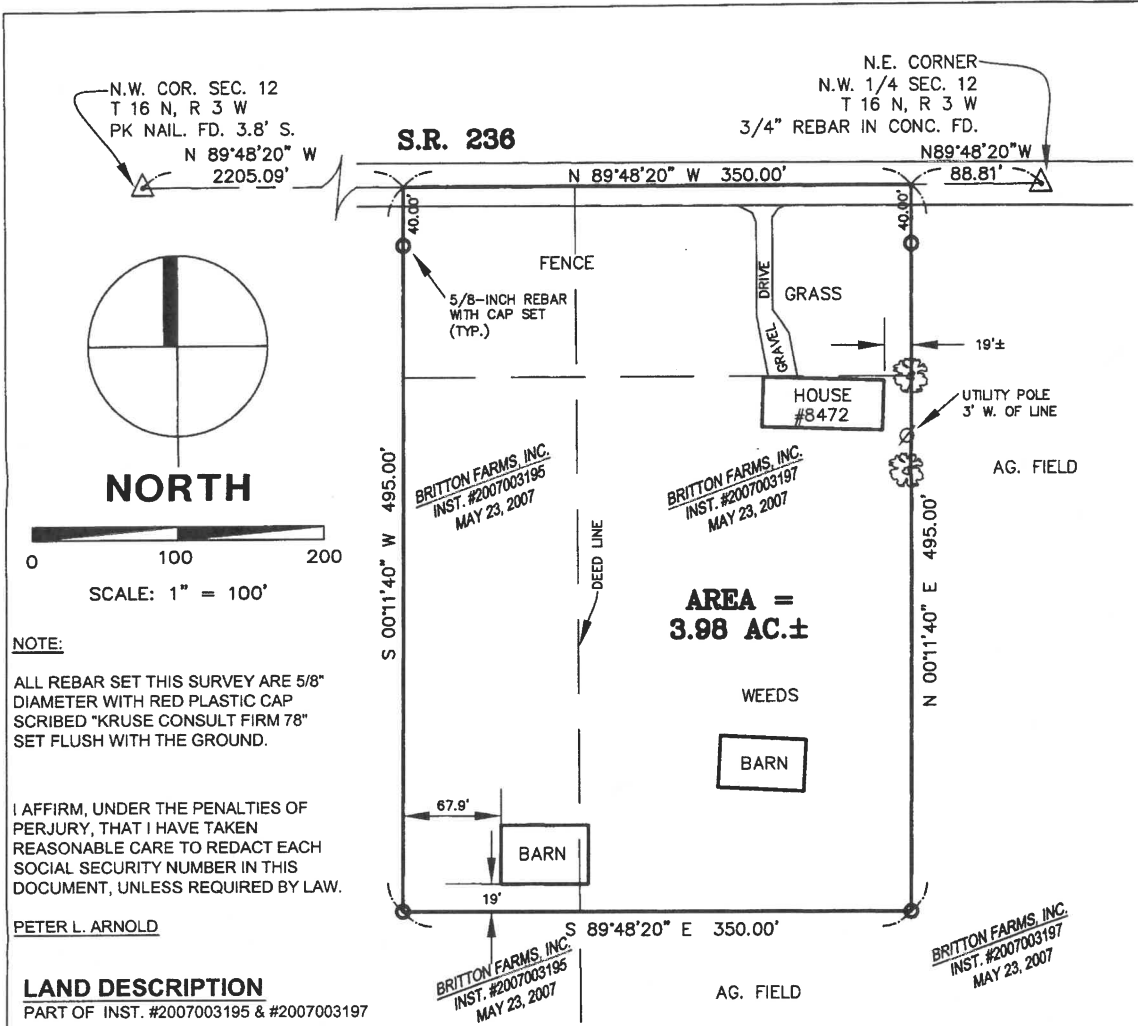
**BOUNDARY SURVEY
PT. NW 1/4 SEC. 12, T16N, R3W
BRITTON FARMS, INC.**

**JOB NO. 0729
JULY 16, 2007**



KRUSE CONSULTING

Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123-9531
(317) 272-5508 Fax: (317) 272-2410



NOTE:
 ALL REBAR SET THIS SURVEY ARE 5/8" DIAMETER WITH RED PLASTIC CAP SCRIBED "KRUSE CONSULT FIRM 78" SET FLUSH WITH THE GROUND.

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

PETER L. ARNOLD

LAND DESCRIPTION

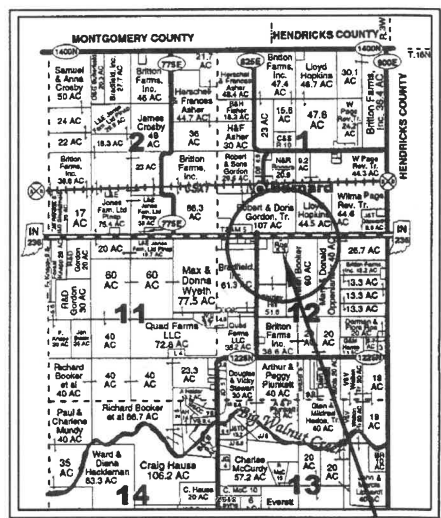
PART OF INST. #2007003195 & #2007003197

A part of the Northwest Quarter of Section 12, Township 16 North, Range 3 West, Second Principal Meridian, described as follows: Beginning at a point on the north line of said Quarter located North 89 degrees 48 minutes 20 seconds West (assumed bearing) 88.81 feet from a 3/4-inch rebar in concrete at the northeast corner of said Quarter; thence North 89 degrees 48 minutes 20 seconds West along said north line 350.00 feet; thence South 00 degrees 11 minutes 40 seconds West 495.00 feet (passing through a 5/8-inch rebar with cap scribed "KRUSE CONSULT FIRM NO. 78" at 40.00 feet) to a rebar with said cap; thence South 89 degrees 48 minutes 20 seconds East parallel with said north line 350.00 feet to a rebar with said cap; thence North 00 degrees 11 minutes 40 seconds East 495.00 feet (passing through a rebar with said cap at 455.00 feet) to the point of beginning. Containing 3.98 acres, more or less.


SURVEYOR'S CERTIFICATION

This is to certify that the survey was performed under my direction and to the best of the my knowledge and belief was executed according to the survey requirements of Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was completed on July 13, 2007.

Peter L. Arnold
 Peter L. Arnold
 Registered Land Surveyor No. S0564
 State of Indiana
 July 16, 2007



AREA MAP SITE
 NO SCALE

DATE: 07-16-07	DRAWN: P.L.A.	CHECKED: P.L.A.	DATE:	REVISION	BY
 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410				ORIGINAL SURVEY PT. NW 1/4 SEC. 12, T16N, R3W FOR BRITTON FARMS, INC.	
				JOB NUMBER	0729
				SHEET	2 OF 3



SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Putnam County Auditor, Recorder and Clerk of the Court. The purpose of this survey is to define the lines of a new parcel taken from two parcels land previously surveyed by Kruse Consulting, Inc. The basis of bearings is assumed. (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Relative Positional Accuracy stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Plat of survey of a 59.70-acre parcel and a 5.27-acre parcel in Section 12, Township 16 North, Range 3 West prepared by Kruse Consulting, Inc. and certified by the undersigned surveyor on May 10, 2007, Job #0729. The tract defined by the within survey is part of both previously surveyed parcels.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:


- 1) Variance caused by the availability and condition of record monuments.
 - a) A 3/4-inch rebar in concrete was found at the northeast corner of the Northeast Quarter of Section 12 in the approximate centerline of State Road 236. The Putnam County Surveyor has no modern ties for this corner. Indiana Department of Transportation Project 618 Section B(1) did not call for a monument to be placed at this location, however it was found to be of similar construction as the monument at the northeast corner of Section 12. There is an old fence line to the north that is in line with this monument. In my opinion, the monument found is the best available evidence of the original government corner. There is little or no uncertainty associated with this corner.
 - b) No monument was found at the northwest corner of Section 12. A PK nail of unknown origin was found in the centerline of State Road 236. The nail is in line with old fences to the north and to the south. The Putnam County Surveyor has no modern ties for this corner. Road records were obtained from the Indiana Department of Transportation (InDOT) for this section of State Road 236. InDOT Project 368 and its corresponding survey book (Transit Book #2622T) show that a stone was found marking the corner on June 1, 1933. The stone was found at Station 532+46.1, 3.8 feet left of centerline per the survey book. The corresponding InDOT plan sheet erroneously shows the stone 13.8 feet left. Fence lines running north and south and in line with the stone are also shown in the survey book. For this survey, the section corner was established in line with the present fences and 3.8 feet north of the centerline of pavement. In my opinion, this is the best solution to re-establish the original government corner. There is an estimated uncertainty of 4 feet associated with this corner.

NOTE: As allowed in said "Rule 12", certain corner monuments may not be set if an existing monument is found at the corner that is within the limits of the relative positional accuracy for the class of survey being performed.

- 2) The existing deeds and plats of record - No discrepancies were found.

This survey was prepared utilizing Lawyers Title Insurance Corporation Commitments No. G07-04033 and G07-04034. Right-of-way Grants to Indiana State Highway Commission are listed in both commitments in Schedule B - Section 2 Exceptions Items 5 and 6. The grants do not affect the land surveyed here.
- 3) The occupation or possession lines (fences, etc.) as related to the surveyed lines - None.
- 4) The relative positional accuracy of the lines and corners of this survey due to measurements is within the specifications for a Rural survey (0.26 foot).
- 5) The subject tract appears to lie within Zone "C", as determined by scale location on Flood Insurance Rate Map (FIRM) for the Putnam County, Indiana, Community Panel Number 180213 0002 A, revised date February 24, 1978, Federal Emergency Management Agency, Federal Insurance Administration. The accuracy of any flood hazard statement is subject to map scale uncertainty.

THEORY OF LOCATION - The two section corner locations discussed above were used to determine the direction of both the north line and south line. The east and west lines were made perpendicular to said lines. The locations of the east, west and south lines were determined by the client.

DATE: 07-16-07	DRAWN: P.L.A.	CHECKED: P.L.A.	DATE:	REVISION	BY
 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410			ORIGINAL SURVEY PT. NW 1/4 SEC. 12, T16N, R3W FOR BRITTON FARMS, INC.		JOB NUMBER 0729
					SHEET 3 OF 3

JS

**BOUNDARY SURVEY
PT. N 1/2 SEC. 12, T16N, R3W
BOOKER ESTATE & ROE PARCELS**

**JOB NO. 0729
MAY 10, 2007**

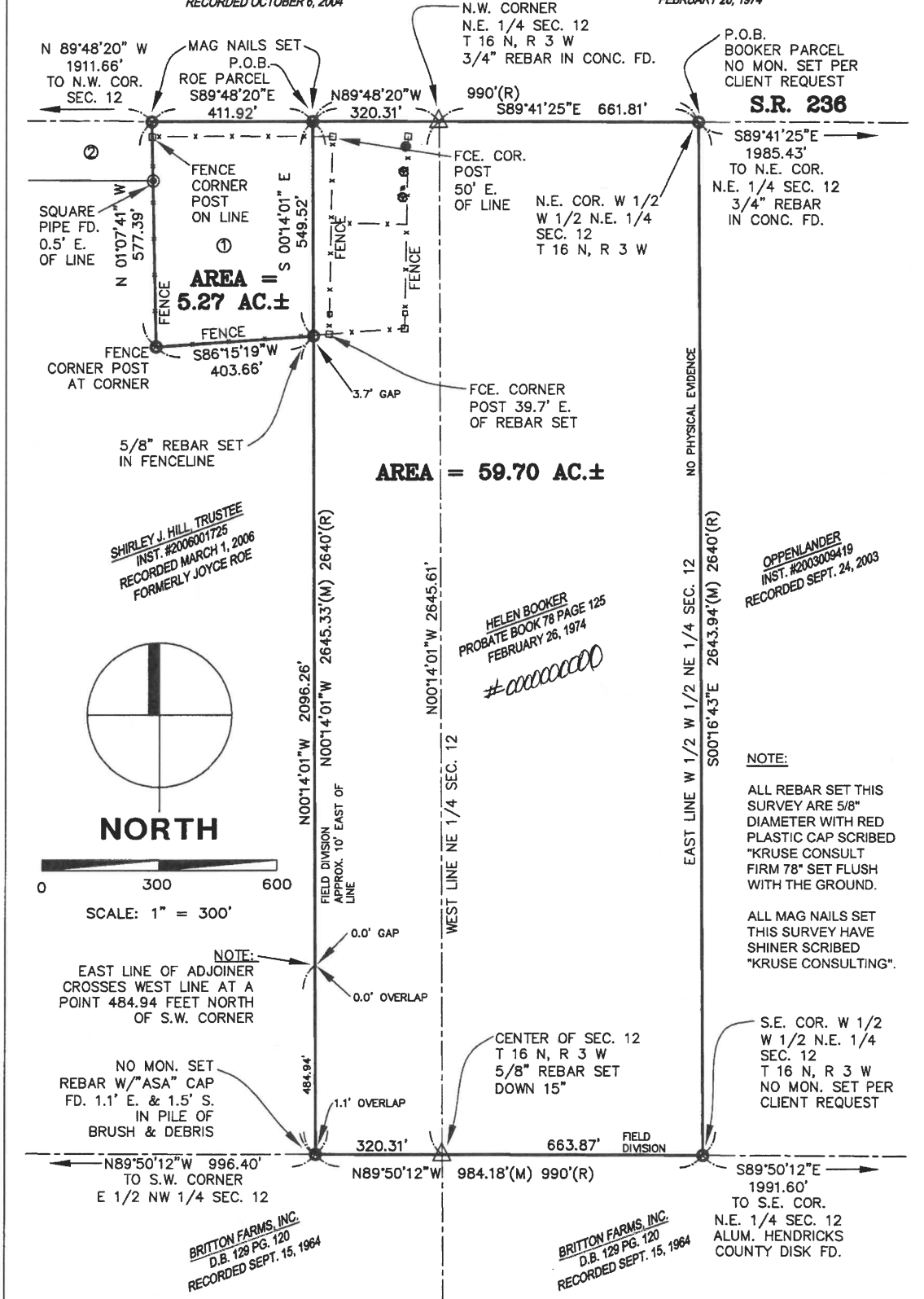


KRUSE CONSULTING

Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123-9531
(317) 272-5508 Fax: (317) 272-2410

② ALAN & MAY LARMER
 INST. #2004007386
 RECORDED OCTOBER 6, 2004

① JOYCE ROE
 PROBATE BOOK 78 PAGE 125
 FEBRUARY 26, 1974




SHIRLEY J. HILL, TRUSTEE
 INST. #2006001725
 RECORDED MARCH 1, 2006
 FORMERLY JOYCE ROE

HELEN BOOKER
 PROBATE BOOK 78 PAGE 125
 FEBRUARY 26, 1974
 #cccccccc

OPPENLANDER
 INST. #2003009419
 RECORDED SEPT. 24, 2003

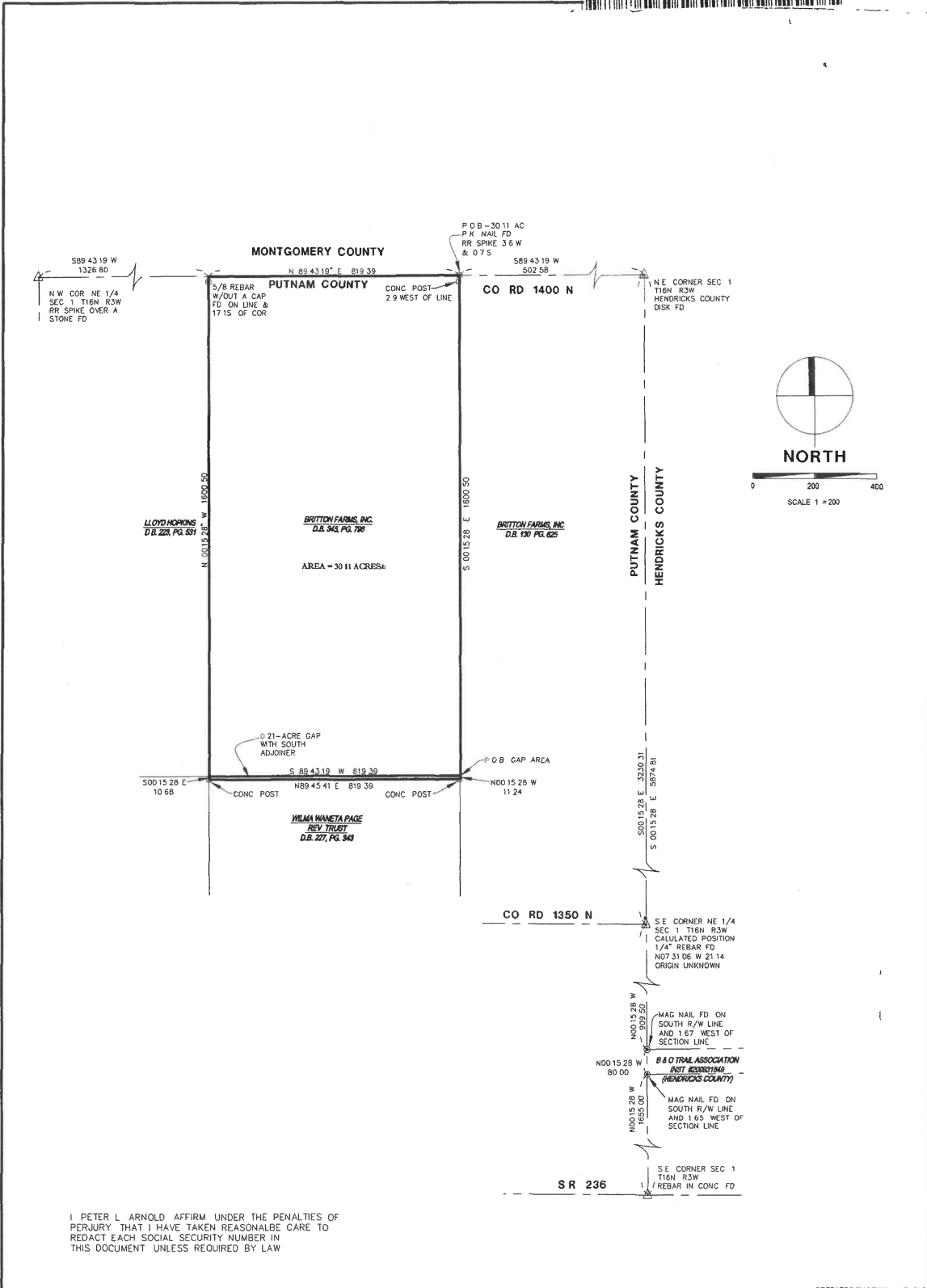
NOTE:
 ALL REBAR SET THIS SURVEY ARE 5/8" DIAMETER WITH RED PLASTIC CAP SCRIBED "KRUSE CONSULT FIRM 78" SET FLUSH WITH THE GROUND.
 ALL MAG NAILS SET THIS SURVEY HAVE SHINER SCRIBED "KRUSE CONSULTING".

DATE: 05-10-07	DRAWN: P.L.A.	CHECKED: P.L.A.	DATE:	REVISION	BY
 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410			BOUNDARY SURVEY PT. N 1/2 SEC. 12, T16N, R3W BOOKER ESTATE & ROE PARCELS		JOB NUMBER 0729 SHEET 2 OF 5

4

2013001458 MISC \$17.00
03/14/2013 01:20:40P 4 PGS
Opal Sutherland
Putnam County Recorder IN
Recorded as Presented

29



I, PETER L. ARNOLD AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW

<p>KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon Indiana 46123-0531 (317) 272-6508 Fax (317) 272-2410</p>	CLIENT	DESCRIPTION	PREPARED BY PETER L. ARNOLD	
	BRITTON FARMS, INC	RETRACEMENT SURVEY	DATE 02-01-12	
	ED BRITTON 1717 ALLIANT AVE. STE 21 LOUISVILLE KY 40299-6302	PT OF NE 1/4 SEC. 1, T16N, R3W	DRAWN PLA CHKD PLA	FILE 1029BASE OWG
			LOCATION BARNARD IN	TWP JACKSON
			SEC 1 T16N R3W	CO PUTNAM
		SHEET 1	OF 4	

RECORD LAND DESCRIPTION

BRITTON FARMS, INC
DEED BOOK 234 PAGE 796


990000 6649

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 3 WEST, OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS
CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER AS BEARING WEST 90 DEGREES 00 MINUTES 00 SECONDS WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, MONUMENTED BY RAILROAD SPIKE, THENCE ON AND ALONG THE NORTH LINE OF SAID-NORTHEAST QUARTER WEST 90 DEGREES 00 MINUTES 00 SECONDS 502 58 FEET TO A PK NAIL AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 201, PAGE 366, RECORDS OF SAID COUNTY, SAME BEING THE POINT OF BEGINNING THENCE ON AND ALONG THE EAST LINE OF SAID CERTAIN PARCEL, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 02 MINUTES 43 SECONDS WEST 1600 50 FEET TO A 5/8 INCH REBAR WITH CAP AT THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL THENCE ON AND ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, WEST 90 DEGREES 00 MINUTES 00 SECONDS 819 39 FEET TO A 5/8 INCH REBAR WITH CAP, THENCE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, NORTH 00 DEGREES 02 MINUTES 43 SECONDS EAST 1600 50 FEET TO A PK NAIL ON THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE ON AND ALONG SAID NORTH LINE EAST 90 DEGREES 00 MINUTES 00 SECONDS 819 39 FEET TO THE POINT OF BEGINNING
THE ABOVE-DESCRIBED PARCEL CONTAINS 30 11 ACRES

GAP AREA DESCRIPTION

ORIGINAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 3 WEST OF THE SECOND PRINCIPAL MERIDIAN, PUTNAM COUNTY, INDIANA, DESCRIBED AS FOLLOWS COMMENCING AT AN ALUMINUM "HENDRICKS COUNTY SURVEYOR" DISK MARKING THE NORTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 89 DEGREES 14 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER (AS EVIDENCED BY A RAILROAD SPIKE OVER A STONE AT THE NORTHWEST CORNER OF SAID QUARTER LYING 2648 77 FEET WEST) A DISTANCE OF 502 58 FEET TO A PK NAIL AT THE NORTHEAST CORNER OF A 30 11-ACRE PARCEL OF LAND DESCRIBED IN DEED BOOK 234, PAGE 796 IN THE OFFICE OF THE RECORDER OF SAID PUTNAM COUNTY, THENCE SOUTH 00 DEGREES 15 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL AND PARALLEL TO THE EAST LINE OF SAID QUARTER A DISTANCE OF 1600 50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 43 MINUTES 19 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF THE QUARTER AND ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 819 39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE SOUTH 00 DEGREES 15 MINUTES 28 SECONDS EAST PARALLEL WITH SAID EAST LINE A DISTANCE OF 10 68 FEET TO A CONCRETE POST AT THE NORTHWEST CORNER OF A 26 56-ACRE PARCEL OF LAND DESCRIBED IN DEED BOOK 227, PAGE 343 IN SAID OFFICE OF THE RECORDER, THENCE NORTH 89 DEGREES 45 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID 26 56-ACRE PARCEL A DISTANCE OF 819 39 FEET TO A CONCRETE POST AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE NORTH 00 DEGREES 15 MINUTES 28 SECONDS WEST PARALLEL WITH SAID EAST LINE OF THE QUARTER A DISTANCE OF 11 24 FEET TO THE POINT OF BEGINNING CONTAINING 0 21 ACRES, MORE OR LESS

DATE	02-01-12	DRAWN	P L A	CHECKED	P L A	DATE	REVISION	BY
	KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax (317) 272-2410					RETRACEMENT SURVEY PT. NE 1/4 SEC. 1 T16N, R3W, PUTNAM COUNTY		JOB NUMBER 1029
								SHEET 2 OF 4

SURVEYOR'S REPORT

THE RECORD DESCRIPTIONS USED IN THIS SURVEY WERE PROVIDED BY RESEARCH AT THE OFFICE OF THE PUTNAM COUNTY PLAT ROOM AND RECORDER. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE LINES OF BRITTON FARMS PARCEL DESCRIBED IN DEED BOOK 234 PAGE 796 AND TO DESCRIBE THE LINES OF A PARCEL THAT IS A GAP BETWEEN THE SOUTH LINE OF THE BRITTON PARCEL AND THE NORTH LINE OF THE PAGE PARCEL. THE BASIS OF BEARINGS IS SOUTH 89°43'19" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 3 WEST. (BEARING AND DISTANCE RELATIONSHIPS TO FOUND MONUMENTATION ON THE ADJOINING PROPERTIES IS SHOWN ON THE ATTACHED PLAT FOR THE PURPOSE OF ESTABLISHING A HISTORY OF MONUMENTATION, HOWEVER, THIS PLAT DOES NOT REPRESENT A SURVEY OF SAID ADJOINING PROPERTIES.)

THERE MAY BE DIFFERENCES WITH DEED DIMENSIONS WHEN COMPARED WITH MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES IS LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED IN THE FOLLOWING REPORT AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION DISCUSSED IN THE FOLLOWING REPORT, THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR THE PURPOSES OF MATHEMATICAL CLOSURE AND ARE THEREFORE NOT DISCUSSED BELOW. WHEN SUCH DIFFERENCES ARE GREATER THAN SAID UNCERTAINTIES OR ARE THE RESULT OF TITLE DISCREPANCIES, THEY ARE GENERALLY DISCUSSED IN MORE DETAIL BELOW AS MAY BE NECESSARY FOR CLARITY OF THE LINES ESTABLISHED OR REESTABLISHED THIS SURVEY.

UNLESS OTHERWISE NOTED ON THE ATTACHED PLAT OR IN THE FOLLOWING REPORT, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES OF THE SUBJECT TRACT. WHEN FENCES OR OTHER LINES OF OCCUPATION ARE SHOWN ON THE PLAT, THEY HAVE BEEN LOCATED ONLY AT THE ENDS OR SPECIFIC LOCATIONS NOTED, THEREFORE, FOR THE PURPOSES OF THIS SURVEY, SUCH LINES ARE ASSUMED TO RUN STRAIGHT BETWEEN SAID LOCATIONS, BUT IN ACTUALITY MAY SLIGHTLY VARY FROM SUCH STRAIGHT LINE.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES.


A SURVEY OF THE BRITTON FARMS 30 11-ACRE PARCEL PREPARED BY WILSON ENGINEERING & SURVEYING, INC. AND CERTIFIED BY BEN H. WILSON ON JANUARY 8, 1997 WAS FOUND TO BE RECORDED AS INSTRUMENT NUMBER 19335 IN BOOK 109 PAGE 2 IN THE OFFICE OF THE PUTNAM COUNTY RECORDER.

A COPY OF THE STONE RECORD BOOK WAS PROVIDED BY THE PUTNAM COUNTY SURVEYOR.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED WITH REFERENCE TO THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF

1) VARIANCE CAUSED BY THE AVAILABILITY AND CONDITION OF RECORD MONUMENTS

- a. AN ALUMINUM "HENDRICKS COUNTY" DISK WAS FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1 AT THE INTERSECTION OF PUTNAM COUNTY ROAD 1400 NORTH AND PUTNAM COUNTY 900 EAST (ALSO KNOWN IN HENDRICKS COUNTY AS PUTNAM COUNTY ROAD). THE HENDRICKS COUNTY SURVEYOR'S TIE SHEET FOR THIS CORNER DESCRIBES A DISK OVER A STONE WITH THE STONE HAVING BEEN SET IN 1983. IN MY OPINION, THE DISK REPRESENTS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL GOVERNMENT CORNER. THERE IS LITTLE OR NO UNCERTAINTY ASSOCIATED WITH THIS CORNER.
- b. A 1/4" REBAR OF UNKNOWN ORIGIN WAS FOUND IN THE INTERSECTION OF PUTNAM COUNTY ROADS 1350 NORTH AND 900 EAST WHICH IS IN THE VICINITY OF THE EAST QUARTER CORNER OF SECTION 1. NO TIES WERE AVAILABLE FROM EITHER THE PUTNAM COUNTY SURVEYOR OR THE HENDRICKS COUNTY SURVEYOR FOR THIS CORNER. THE 1/4" REBAR COULD NOT BE VERIFIED BY ANY RELIABLE MEANS AND WAS THEREFORE NOT USED FOR THIS SURVEY.
- c. A REBAR IN CONCRETE WAS FOUND AT THE SOUTHEAST CORNER OF SECTION 1 AT THE INTERSECTION OF PUTNAM COUNTY ROAD 900 EAST AND STATE ROAD 236. THE HENDRICKS COUNTY SURVEYOR'S TIE SHEET DESCRIBES AN IRON PIN IN CONCRETE OVER A TYPE C MONUMENT. IN MY OPINION, THE REBAR REPRESENTS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL GOVERNMENT CORNER. THERE IS LITTLE OR NO UNCERTAINTY ASSOCIATED WITH THIS CORNER.
- d. A RAILROAD SPIKE OVER A STONE WAS FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 1. THE PUTNAM COUNTY SURVEYOR, MR. DAVID PENTURF, HIRED MR. DICK HAYDEN TO EXCAVATE THIS CORNER DURING THE TIME THIS SURVEY WAS BEING CONDUCTED. A TIE SHEET HAD NOT BEEN PREPARED BUT THE UNDERSIGNED SURVEYOR PERSONALLY SPOKE WITH MR. HAYDEN ABOUT THE RAILROAD SPIKE THAT WAS SET OVER THE STONE. IN MY OPINION, THE RAILROAD SPIKE REPRESENTS THE BEST AVAILABLE EVIDENCE OF THE CORNER. THERE IS LITTLE OR NO UNCERTAINTY ASSOCIATED WITH THIS CORNER.

DATE	02-01-12	DRAWN	P L A	CHECKED	P L A	DATE	REVISION	BY
	KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax (317) 272-2410					RETRACEMENT SURVEY PT. NE 1/4 SEC 1 T16N, R3W, PUTNAM COUNTY		
	JOB NUMBER		1029		SHEET		3 OF 4	

SURVEYOR'S REPORT

NOTE AS ALLOWED IN SAID "RULE 12", CERTAIN CORNER MONUMENTS MAY NOT BE SET IF AN EXISTING MONUMENT IS FOUND AT THE CORNER THAT IS WITHIN THE LIMITS OF THE RELATIVE POSITIONAL ACCURACY FOR THE CLASS OF SURVEY BEING PERFORMED

2) THE EXISTING DEEDS AND PLATS OF RECORD - THERE APPEARS TO BE A DEED GAP OF APPROXIMATELY 11 FEET BETWEEN THE SUBJECT PARCEL AND THE PARCEL TO THE SOUTH THERE ARE TWO SUBSTANTIAL CONCRETE POSTS THAT APPEAR TO MARK THE NORTHEAST AND NORTHWEST CORNERS OF THE SOUTH ADJOINER THIS MATTER IS DISCUSSED FURTHER IN THE THEORY OF LOCATION LOCATED BELOW

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OR AN UP-TO-DATE TITLE REPORT, AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT THAT SUCH DOCUMENTS MAY DISCLOSE

3) THE OCCUPATION OR POSSESSION LINES (FENCES, ETC) AS RELATED TO THE SURVEYED LINES - NONE OBSERVED


4) THE RELATIVE POSITIONAL ACCURACY,

THE RELATIVE POSITIONAL ACCURACY OF THE LINES AND CORNERS OF THIS SURVEY DUE TO MEASUREMENTS IS WITHIN THE SPECIFICATIONS FOR AN RURAL SURVEY (0 26 FOOT PLUS 200 PARTS PER MILLION)


THEORY OF LOCATION - THE OBJECTIVE IS TO RETRACE THE LINES OF THE 30 11-ACRE PARCEL AND DEFINE THE LINES OF THE GAP AREA BETWEEN THE SOUTH LINE OF THIS PARCEL AND SOUTH ADJOINER THE NORTH LINE OF THE 30 11-ACRE PARCEL IS ALONG A STRAIGHT LINE BETWEEN THE MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF THE NORTHEAST QUARTER OF SECTION 1 THE SOUTH LINE OF THE 30 11-ACRE PARCEL WAS SET PARALLEL WITH THE NORTH LINE THE EAST AND WEST LINES OF SAID PARCEL ARE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER THE EAST LINE OF NORTHEAST QUARTER IS DEFINED AS A STRAIGHT LINE BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF THE SECTION A 1/4-INCH REBAR WAS FOUND IN VICINITY OF THE EAST QUARTER CORNER OF SECTION 1 BUT ITS ORIGIN IS UNKNOWN AND IS NOT RECOGNIZED AS A SECTION CORNER MONUMENT BY EITHER THE PUTNAM COUNTY SURVEYOR OR THE HENDRICKS COUNTY SURVEYOR THE 1/4-INCH REBAR WAS NOT USED FOR THIS SURVEY THE SCOPE OF WORK FOR THIS SURVEY DID NOT INCLUDE SURVEYING THE SOUTH ADJOINER'S PARCEL HOWEVER, ENOUGH MEASUREMENTS WERE TAKEN TO ARRIVE AT THE CONCLUSION THAT THE CONCRETE POSTS REPRESENT THE NORTHEAST AND NORTHWEST CORNERS OF THE SOUTH ADJOINER'S PARCEL THE STONE RECORD BOOK SHOWS BOTH GRAPHICAL PARCELS AND WRITTEN ENTRIES FOR CORNER MONUMENTS AND TIES ONE OF THE PARCELS SHOWN HAS THE SAME EXACT DIMENSIONS AS THAT CONTAINED IN THE CURRENT DESCRIPTION FOR THE SOUTH ADJOINER STONES ARE CALLED FOR IN THE WRITTEN ENTRIES IT SEEMS A REASONABLE CONCLUSION THAT CONCRETE POSTS WERE SET TO REPLACE STONES AT SOME TIME IN THE PAST ALSO OF NOTE IN THE STONE RECORD BOOK IS A DISTANCE OF 24 41-2/3 CHAINS ALONG A LINE RUNNING NORTH FROM THE SOUTH ADJOINER'S NORTHEAST CORNER THIS CONVERTS TO 1611 50 FEET WHICH IS 11 FEET LONGER THAN THE EAST LINE OF THE 30 11-ACRE PARCEL

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF THE MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS OF TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 01, 2012


 PETER L. ARNOLD
 REGISTERED LAND SURVEYOR NO S0564
 STATE OF INDIANA



DATE	02-01-12	DRAWN	P L A	CHECKED	P L A	DATE	REVISION	BY
 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax (317) 272-2410	RETRACEMENT SURVEY PT NE 1/4 SEC. 1 T16N, R3W, PUTNAM COUNTY						JOB NUMBER 1029	
							SHEET 4 OF 4	



30

DECLARATION OF DRAINAGE EASEMENT

Cross-Reference:

This easement encumbers real estate which was most recently transferred by Deed recorded September 18, 2009 as Instrument Number 200923873 in the Office of the Recorder of Hendricks County, Indiana.

Declaration:

This Declaration is made this 16TH day of May 2021 by the Britton Farms, Inc. (hereinafter, "Britton"), for the benefit of the real estate herein described, its owners, mortgagees, successors and assigns.

WITNESSETH:

WHEREAS, Britton is the owner of certain real estate in Hendricks County, Indiana described in attached Exhibits "A" and "B"; and

WHEREAS, Britton will be selling off the land currently described in attached Exhibit "A" (the "33.58 Acres"); and

WHEREAS, the remainder of the Britton tract, less the 33.58 Acres, is described in attached Exhibit "B" (the "Remainder Tract"); and

WHEREAS, certain drainage ways benefitting the Remainder Tract are located on the 33.58 Acres, and the 33.58 Acres will be sold subject to the drainage easement rights created herein; and

WHEREAS, the undersigned owner is desirous of permanently creating, granting and reserving a Drainage Easement over, under, through and across those three (3) portions of the 33.58 Acres described and depicted on attached Exhibit "C" (the "Easement Areas"), for the benefit of the Remainder Tract, subject to certain terms and conditions contained herein.

NOW THEREFORE, in consideration of the promises herein contained and for other good and valuable consideration, Britton Farms, Inc. does hereby create, reserve, grant and establish for the benefit of the Remainder Tract, it's current and successor owners and their Mortgagees, a Drainage Easement over, under, through and across the Easement Areas described in Exhibit "C", subject to the following terms and conditions:

1. That this Drainage Easement shall be for the benefit of the Remainder Tract described in attached Exhibit "B".
2. That all successor owners of the 33.58 Acres shall take title subject to the easement rights reserved herein.
3. That this Drainage Easement is non-exclusive, in that the 33.58 Acres tract owner may also utilize the Easement Area for drainage purposes.

4. That this Drainage Easement includes the rights of the Remainder Tract owner to access, install, repair and maintain drainage ways and infrastructure within the Easement Areas.
5. That all costs and expenses relating to the installation, repair and maintenance of drainage infrastructure benefitting the Remainder Tract shall be at the sole expense of the Remainder Tract owner, and their successors in title.
6. That the Remainder Tract owner shall return the Easement Areas to a condition as reasonably existed prior to any use, installation, repair, or access.
7. That any action to enforce the terms of this Declaration shall include attorney's fees and any costs thereof to the successful party.
8. That this easement and its terms shall run with the lands described herein, and shall be binding upon the heirs, successors and assigns of the undersigned landowner.

Britton Farms, Inc.

By: Edward B Britton
Edward B. Britton, Vice President

STATE OF Kentucky)
) SS:
COUNTY OF Jefferson)

Before me, a Notary Public, in and for said County and State, personally appeared Edward B. Britton, as officer of Britton Farms Inc., who acknowledged the execution of the foregoing Declaration of Easement to be his voluntary act and deed for the uses and purposes contained therein.

WITNESS my hand and seal this 18 day of May 2021.

My Commission Expires:
1/10/23
Resident of Jefferson County

Kelly Shawhin
Notary Public - Signature
Kelly Shawhin
Notary Public - Print Name
NOTARY PUBLIC
STATE OF KENTUCKY
KELLY SHAWHIN
NOTARY ID # 114902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact my social security number in this document, unless required by law, Ben Comer. This document prepared by Ben Comer, Attorney-at-Law, Comer Law Office, P.O. Box 207, Danville, IN 46122.

EXHIBIT B – P 1
Remainder Tract description

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said Northeast Quarter; thence South 89 degrees 28 minutes East (bearing taken from Deed Record 293, Page 149 in the Office of the Recorder of said Hendricks County) along the north line of said Northeast Quarter a distance of 820.37 feet to the point where said north line crosses the South Right-of-Way line of State Road 236, which point is also the west corner of a 2.75- acre parcel described in said Deed Record 293, Page 149; thence along Southwesterly along said Right-of-Way on a curve whose central angle is 05 degrees 28 minutes 03.4 seconds with a degree of curvature of 3 degrees 00 minutes, a radius of 1949.86 feet and a long chord of 186.00 feet at a bearing of South 79 degrees 30 minutes 40 seconds West and an arc distance of 186.07 feet; thence South 29 degrees 43 minutes 31 seconds East a distance of 268.57 feet; thence North 71 degrees 17 minutes 35 seconds East a distance of 719.30 feet to a point on the north line of said Northeast Quarter distant 719.30 feet from the point where said north line crosses the south Right-of-Way of State Road 236, said point being the east corner of said 2.75-acre parcel; thence east along said north line to the northeast corner of said Northeast Quarter; thence south along the east line of said Northeast Quarter a distance of 1355 feet more or less to the north line of a 3.685-acre parcel described in Deed Record 309, Page 413 in said Office of the Recorder; thence west along the north line of said parcel a distance of 598.13 feet to the northwest corner of said parcel and the east line of a 27.637-acre parcel described in Instrument Number 200732232 in said Office of the Recorder; thence South 00 degrees 16 minutes 16 seconds West (this and the remaining bearings are based upon the south line of said Northwest Quarter having a bearing of North 89 degrees 33 minutes 40 seconds West) a distance of 804.65 feet to a point located North 00 degrees 16 minutes 16 seconds East a distance of 480.68 feet from the south line of said Northeast Quarter; thence North 40 degrees 11 minutes 09 seconds West a distance of 239.37 feet; thence North 89 degrees 43 minutes 44 seconds West a distance of 84.09 feet; thence North 46 degrees 44 minutes 33 seconds West a distance of 212.43 feet; thence North 86 degrees 57 minutes 58 seconds West a distance of 329.96 feet; thence South 85 degrees 09 minutes 08 seconds West a distance of 174.32 feet; thence South 49 degrees 35 minutes 20 seconds West a distance of 95.38 feet; thence South 88 degrees 13 minutes 56 seconds West a distance of 164.64 feet; thence North 35 degrees 06 minutes 08 seconds West a distance of 177.21 feet; thence North 65 degrees 17 minutes 35 seconds West a distance of 152.66 feet; thence North 52 degrees 15 minutes 06 seconds West a distance of 163.57 feet; thence North 25 degrees 50 minutes 30 seconds West a distance of 524.29 feet; thence North 60 degrees 30 minutes 14 seconds West a distance of 204.33 feet; thence North 38 degrees 34 minutes 13 seconds West a distance of 123.00 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 238.62 feet; thence South 36 degrees 37 minutes 26 seconds East a distance of 143.48 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 423.18 feet; thence South 33 degrees 58 minutes 05 seconds East a distance of 224.62 feet; thence South 00 degrees 26 minutes 20 seconds West a distance of 1007.21 feet to the south line of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West along said south line a distance of 1570.59 feet to an aluminum disk at the southwest corner of said Northwest Quarter; thence North 00 degrees 04 minutes 39 seconds West along the west line of said Northwest Quarter a distance of 2638.63 feet to the northwest

EXHIBIT B – P 2

comer of said Northwest Quarter; thence South 89 degrees 47 minutes 56 seconds East along the north line of said Northwest Quarter a distance of 1842.65 feet to the point of beginning. Containing 191.8 acres, more or less.

ALSO:

PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM DISK MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 279.47 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 1007.21 FEET; THENCE NORTH 33 DEGREES 58 MINUTES 05 SECONDS WEST A DISTANCE OF 224.62 FEET; THENCE NORTH 53 DEGREES 22 MINUTES 34 SECONDS EAST A DISTANCE OF 423.18 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 143.48 FEET; THENCE NORTH 53 DEGREES 22 MINUTES 34 SECONDS EAST A DISTANCE OF 238.62 FEET; THENCE SOUTH 38 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 123.00 FEET; THENCE SOUTH 60 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 204.33 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 30 SECONDS EAST A DISTANCE OF 524.29 FEET; THENCE SOUTH 52 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 163.57 FEET; THENCE SOUTH 65 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 152.66 FEET; THENCE SOUTH 35 DEGREES 06 MINUTES 08 SECONDS EAST A DISTANCE OF 177.21 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 56 SECONDS EAST A DISTANCE OF 164.64 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 20 SECONDS EAST A DISTANCE OF 95.38 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 174.32 FEET; THENCE SOUTH 86 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 150.27 FEET; THENCE SOUTH 26 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 331.8 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 516.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1311.46 FEET TO THE POINT OF BEGINNING. CONTAINING 43.021 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM DISK MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1325.84 FEET TO A STONE FOUND AT THE SOUTHWEST

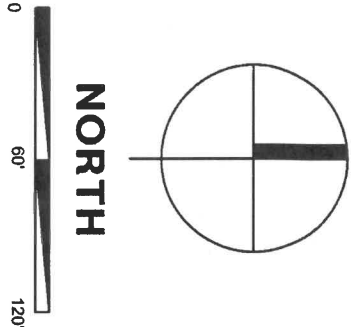
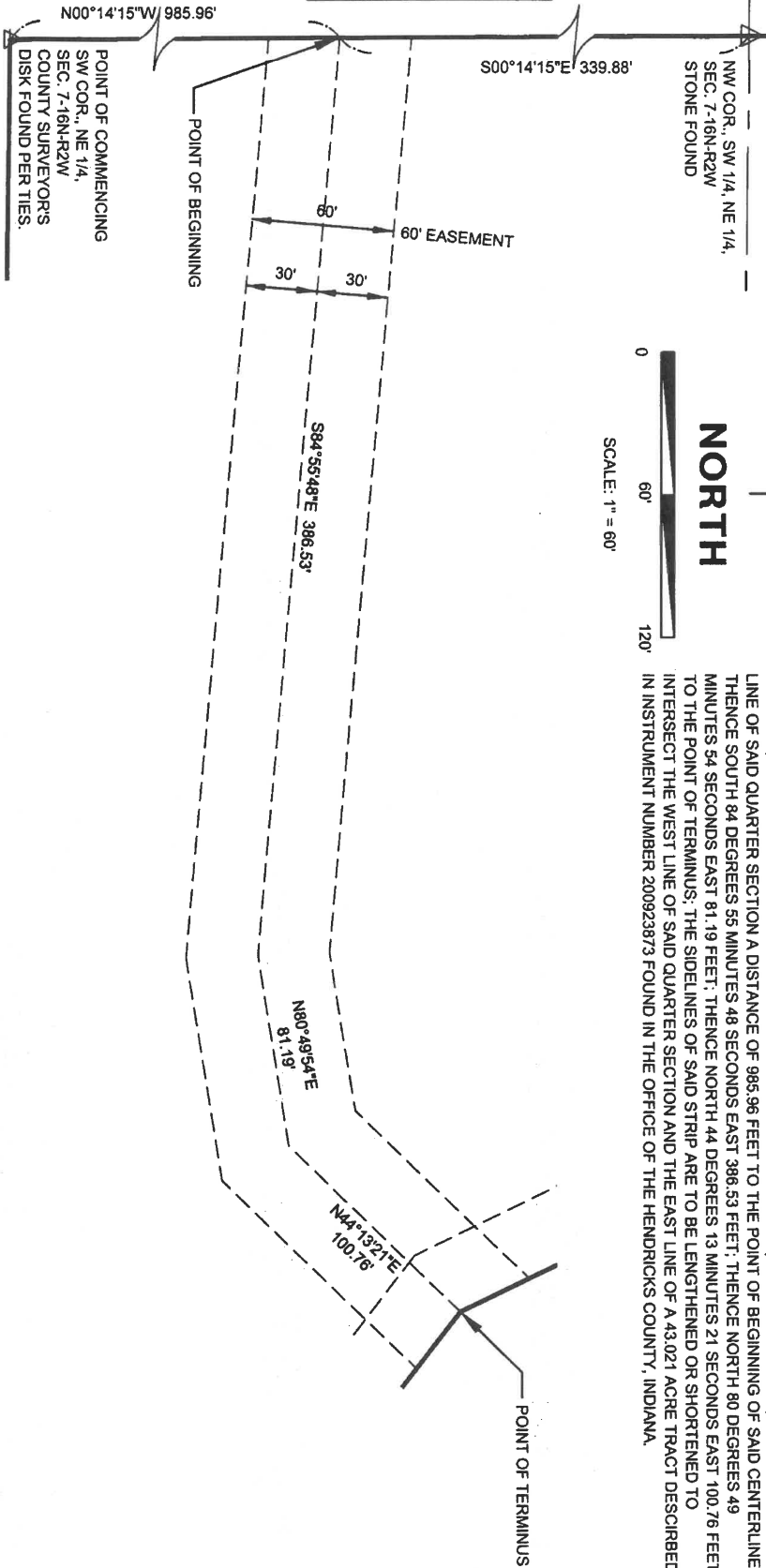
EXHIBIT B – P 3

CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER A DISTANCE OF 338.77 FEET; THENCE NORTH 53 DEGREES 22 MINUTES 34 SECONDS EAST A DISTANCE OF 68.66 FEET; THENCE SOUTH 38 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 123.00 FEET; THENCE SOUTH 60 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 204.33 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 30 SECONDS EAST A DISTANCE OF 524.29 FEET; THENCE SOUTH 52 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 163.57 FEET; THENCE SOUTH 65 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 152.66 FEET; THENCE SOUTH 35 DEGREES 06 MINUTES 08 SECONDS EAST A DISTANCE OF 177.21 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 56 SECONDS EAST A DISTANCE OF 164.64 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 20 SECONDS EAST A DISTANCE OF 95.38 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 174.32 FEET; THENCE SOUTH 86 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 150.27 FEET; THENCE SOUTH 26 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 331.8 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 516.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1311.46 FEET TO THE POINT OF BEGINNING. CONTAINING 33.58 ACRES, MORE OR LESS.

ALSO:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at a point on the south line of said Quarter located South 89 degrees 30 minutes 55 seconds East (assumed bearing) a distance of 1113.46 feet from an aluminum disk marking the southwest corner of said Quarter; thence North 00 degrees 16 minutes 16 seconds East parallel with the east line of said Quarter a distance of 516.02 feet; thence North 26 degrees 33 minutes 39 seconds East a distance of 331.80 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 176.69 feet; thence South 46 degrees 44 minutes 33 seconds East a distance of 212.43 feet; thence South 89 degrees 43 minutes 44 seconds East a distance of 84.09 feet; thence South 40 degrees 11 minutes 09 seconds East a distance of 239.37 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with said east line a distance of 480.68 feet to the south line of said Quarter; thence North 89 degrees 30 minutes 55 seconds West along said line a distance of 718.26 feet to the point of beginning. Containing 11.460 acres, more or less.

EXHIBIT C P1 Easement Area descriptions (3)

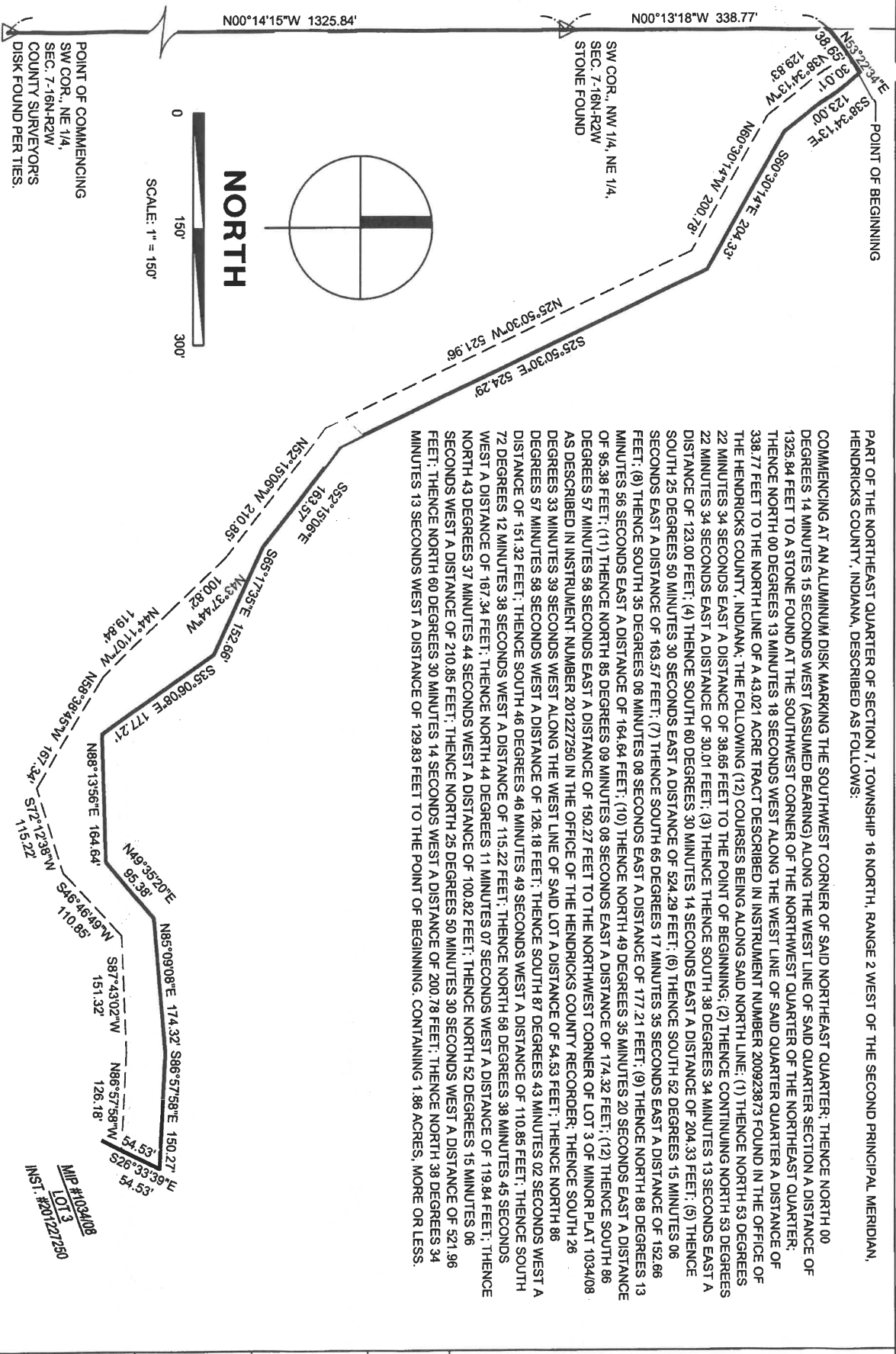


PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, BEING A 60 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY SURVEYOR'S DISK MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 985.96 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 84 DEGREES 55 MINUTES 48 SECONDS EAST 386.53 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 54 SECONDS EAST 81.19 FEET; THENCE NORTH 44 DEGREES 13 MINUTES 21 SECONDS EAST 100.76 FEET TO THE POINT OF TERMINUS; THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT THE WEST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF A 43.021 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 200923873 FOUND IN THE OFFICE OF THE HENDRICKS COUNTY, INDIANA.

DATE: 4-8-2021	DRAWN: JJZ	CHECKED: DTK	DATE:	REVISION	
KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410				EASEMENT EXHIBIT SEC. 7-T16N-R2W	JOB NUMBER 9712
				SHEET 1 OF 1	

EXHIBIT "C" P 2

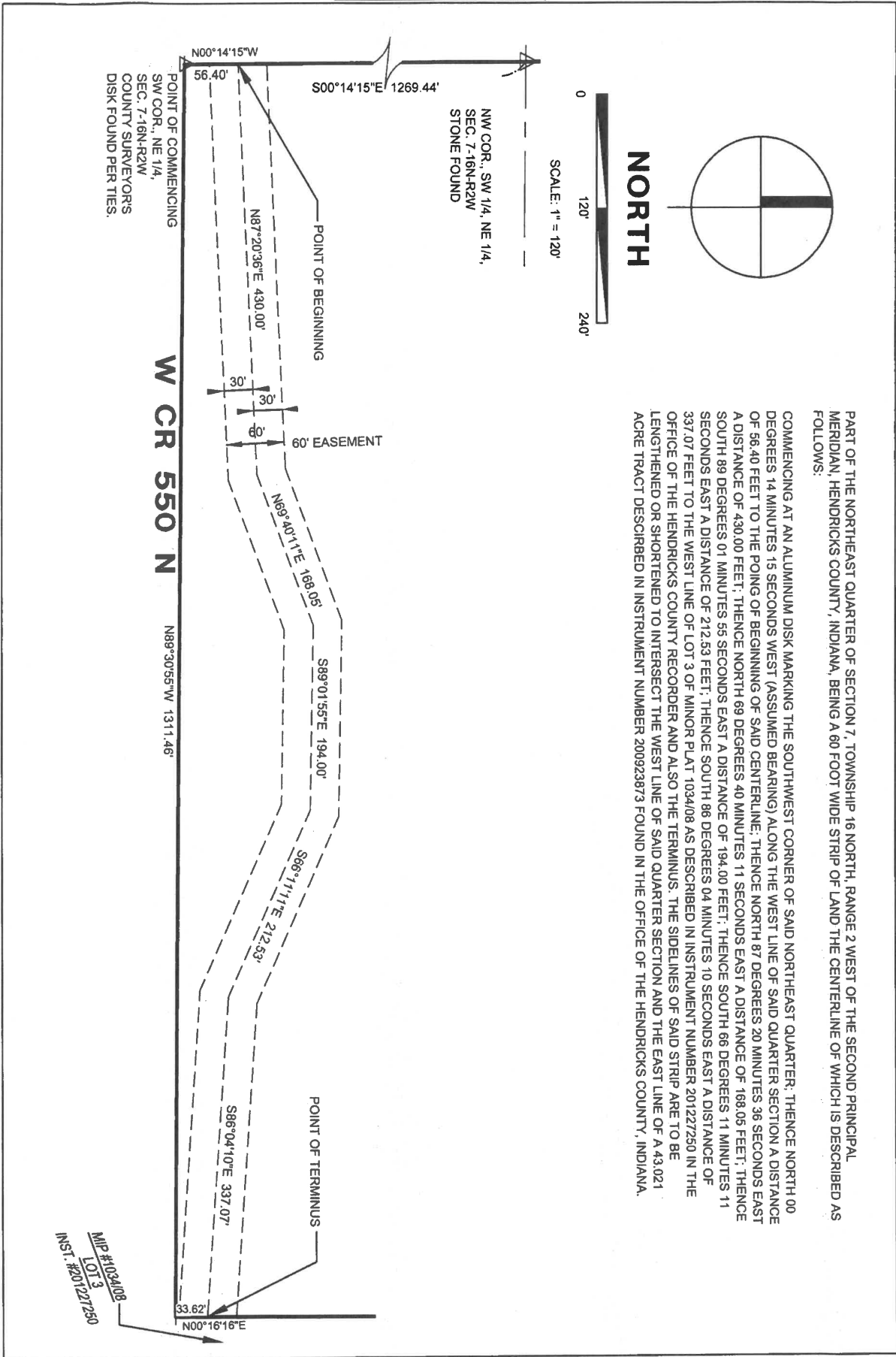


PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

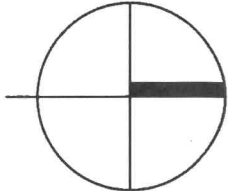
COMMENCING AT AN ALUMINUM DISK MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 1325.84 FEET TO A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 338.77 FEET TO THE NORTH LINE OF A 43.021 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 200923873 FOUND IN THE OFFICE OF THE HENDRICKS COUNTY, INDIANA; THE FOLLOWING (12) COURSES BEING ALONG SAID NORTH LINE: (1) THENCE NORTH 53 DEGREES 22 MINUTES 34 SECONDS EAST A DISTANCE OF 30.01 FEET; (2) THENCE SOUTH 38 DEGREES 34 MINUTES 13 SECONDS EAST A DISTANCE OF 123.00 FEET; (3) THENCE SOUTH 80 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 204.33 FEET; (4) THENCE SOUTH 60 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 204.33 FEET; (5) THENCE SOUTH 25 DEGREES 50 MINUTES 30 SECONDS EAST A DISTANCE OF 524.29 FEET; (6) THENCE SOUTH 52 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 163.37 FEET; (7) THENCE SOUTH 65 DEGREES 17 MINUTES 35 SECONDS EAST A DISTANCE OF 152.66 FEET; (8) THENCE SOUTH 35 DEGREES 08 MINUTES 08 SECONDS EAST A DISTANCE OF 177.21 FEET; (9) THENCE NORTH 88 DEGREES 13 MINUTES 56 SECONDS EAST A DISTANCE OF 164.64 FEET; (10) THENCE NORTH 49 DEGREES 35 MINUTES 20 SECONDS EAST A DISTANCE OF 95.38 FEET; (11) THENCE NORTH 85 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 174.32 FEET; (12) THENCE SOUTH 86 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 150.27 FEET TO THE NORTHWEST CORNER OF LOT 3 OF MINOR PLAT 1034/08 DEGREES 33 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 54.53 FEET; THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST A DISTANCE OF 126.78 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 02 SECONDS WEST A DISTANCE OF 151.32 FEET; THENCE SOUTH 46 DEGREES 46 MINUTES 49 SECONDS WEST A DISTANCE OF 110.85 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 08 SECONDS WEST A DISTANCE OF 174.32 FEET; THENCE SOUTH 72 DEGREES 12 MINUTES 38 SECONDS WEST A DISTANCE OF 115.22 FEET; THENCE NORTH 58 DEGREES 38 MINUTES 45 SECONDS WEST A DISTANCE OF 167.34 FEET; THENCE NORTH 44 DEGREES 07 SECONDS WEST A DISTANCE OF 119.84 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 44 SECONDS WEST A DISTANCE OF 100.82 FEET; THENCE NORTH 52 DEGREES 15 MINUTES 06 SECONDS WEST A DISTANCE OF 210.85 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 521.96 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 14 SECONDS WEST A DISTANCE OF 200.78 FEET; THENCE NORTH 38 DEGREES 34 MINUTES 13 SECONDS WEST A DISTANCE OF 129.83 FEET TO THE POINT OF BEGINNING; CONTAINING 1.86 ACRES, MORE OR LESS.

DATE: 4-8-2021	DRAWN: JJZ	CHECKED: DTK	DATE:	REVISION
<p>KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410</p>				JOB NUMBER
				9712
<p>EASEMENT EXHIBIT SEC. 7-T16N-R2W</p>				SHEET
				1 OF 1

EXHIBIT "C" P 3



NORTH




SCALE: 1" = 120'



PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, BEING A 60 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM DISK MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 56.40 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 87 DEGREES 20 MINUTES 36 SECONDS EAST A DISTANCE OF 430.00 FEET; THENCE NORTH 69 DEGREES 40 MINUTES 11 SECONDS EAST A DISTANCE OF 168.05 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 55 SECONDS EAST A DISTANCE OF 194.00 FEET; THENCE SOUTH 66 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 212.53 FEET; THENCE SOUTH 86 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 337.07 FEET TO THE WEST LINE OF LOT 3 OF MINOR PLAT 1034/08 AS DESCRIBED IN INSTRUMENT NUMBER 201227250 IN THE OFFICE OF THE HENDRICKS COUNTY RECORDER AND ALSO THE TERMINUS. THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT THE WEST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF A 60' WIDE STRIP DESCRIBED IN INSTRUMENT NUMBER 200923873 FOUND IN THE OFFICE OF THE HENDRICKS COUNTY, INDIANA.

DATE: 4-8-2021	DRAWN: JJZ	CHECKED: DTK	DATE:	REVISION
 <p>KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410</p>				JOB NUMBER
				9712
EASEMENT EXHIBIT SEC. 7-T16N-R2W				SHEET
				1 OF 1

MIP #1034/08
LOT 3
INST. #201227250



31

201313365

THERESA D LYNCH
HENDRICKS COUNTY RECORDER
05/17/2013 02:20:06PM

DRAINAGE EASEMENT

Cross-Reference

This easement encumbers real estate, which was most recently transferred by Deed recorded February 25, 2013 as Instrument No. 201305743 in the Office of the Recorder of Hendricks County, Indiana.

Grant of Easement

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, John L. Guernsey, Linda J. Guernsey, Donald R. Mosson and Amy L. Mosson (hereafter, collectively "Grantor") own certain real estate located in Hendricks County, Indiana, being more particularly described on attached Exhibit "A"; and

WHEREAS, Britton Farms, Inc. (hereafter "Grantee") owns certain adjoining real estate located in Hendricks County, Indiana, being more particularly described on attached Exhibit "B"; and

WHEREAS, Grantor is willing and desirous of granting and establishing unto Grantee, and to its successors and assigns, a drainage easement over, under, through and across that portion of Grantor's property more particularly described and depicted on attached Exhibit "C" (hereafter "Easement Area"), subject to certain terms and conditions; and

WHEREAS, said easement will be for the benefit of that real estate described in Exhibit B.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John L. Guernsey, Linda J. Guernsey, Donald R. Mosson and Amy L. Mosson do hereby grant unto Britton Farms, Inc., and its successors and assigns, a drainage easement over, under, through and across that real estate being more particularly described in attached Exhibit "C", for the benefit of the real estate described in attached Exhibit "B", subject to the following terms and conditions:

1. That this easement shall include the rights of Grantee to access and use the Easement Area for drainage purposes, including but not limited to grading and installation of piping or other infrastructure.
2. That Grantor may utilize the Easement Areas in any manner not inconsistent with Grantee's use, including but not limited to utilizing the Easement Areas and improvements therein for drainage purposes benefitting the land described in attached Exhibit "A".
3. That Grantee shall maintain the drainage improvements located in the Easement Area at its own expense; unless the drainage improvements also benefits Grantor's land described in Exhibit "A", in which case all benefitting owners shall share the expense of any maintenance or repair to the commonly used improvements.
4. That any action to enforce the terms of this Agreement shall include attorney's fees and any costs thereof to the successful party.
5. That the easement herein shall run with the land of Grantor and shall inure to the benefit of the owners of real estate described on attached Exhibit "B".

So granted this 14 day of May 2013.

John L. Guernsey

Linda J. Guernsey

6-17

Donald R. Mosson
Donald R. Mosson

Amy L. Mosson
Amy L. Mosson

STATE OF INDIANA)
) SS:
COUNTY OF Hendricks)

Before me, a Notary Public in and for said County and State, personally appeared John L. Guernsey and Linda J. Guernsey, who acknowledged the execution of the foregoing Drainage Easement, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of May 2013.

My Commission Expires: 8/25/19
Resident of Hendricks County

Amy L. Mosson
Notary Public - Signature
Amy L. Mosson
Notary Public - Printed Name



STATE OF INDIANA)
) SS:
COUNTY OF Hendricks)

Before me, a Notary Public in and for said County and State, personally appeared Donald R. Mosson and Amy L. Mosson, who acknowledged the execution of the foregoing Drainage Easement, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of May 2013.

My Commission Expires: 8/25/19
Resident of Hendricks County

Amy L. Mosson
Notary Public - Signature
Amy L. Mosson
Notary Public - Printed Name

This instrument was prepared by Ben Comer, Attorney-at-Law, P.O. Box 207, Danville, IN 46122, (317-745-4300).

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Ben Comer.

EXHIBIT "A"
Grantor Tract

Part of the Southwest Quarter of the Northwest Quarter of Section 8, and part of the Southeast quarter of the Northeast quarter of Section 7, all in Township 16 North, Range 2 West of the Second Principal Meridian in Eel River Township, Hendricks County, Indiana, and being ore particularly described as follows, to-wit:

Beginning at a point on the south line of the Southeast Quarter of the Northeast quarter of said Section 7, Township 16 North, Range 2 West, which point is 1461.50 feet west of the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 8, Township and Range aforesaid; thence West 471 feet with the South line of said Southeast Quarter-Quarter section; thence North 1085.233 feet to the point of beginning; thence East 802.7 feet; thence North 200 feet; thence West 802.7 feet; thence South 200 feet to the point of beginning. Containing 3.685 acres, more or less.

EXHIBIT "B"
Britton Tract
Page 1 of 2

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said Northeast Quarter; thence South 89 degrees 28 minutes East (bearing taken from Deed Record 293, Page 149 in the Office of the Recorder of said Hendricks County) along the north line of said Northeast Quarter a distance of 820.37 feet to the point where said north line crosses the South Right-of-Way line of State Road 236, which point is also the west corner of a 2.75-acre parcel described in said Deed Record 293, Page 149; thence along Southwesterly along said Right-of-Way on a curve whose central angle is 05 degrees 28 minutes 03.4 seconds with a degree of curvature of 3 degrees 00 minutes, a radius of 1949.86 feet and a long chord of 186.00 feet at a bearing of South 79 degrees 30 minutes 40 seconds West and an arc distance of 186.07 feet; thence South 29 degrees 43 minutes 31 seconds East a distance of 268.57 feet; thence North 71 degrees 17 minutes 35 seconds East a distance of 719.30 feet to a point on the north line of said Northeast Quarter distant 719.30 feet from the point where said north line crosses the south Right-of-Way of State Road 236, said point being the east corner of said 2.75-acre parcel; thence east along said north line to the northeast corner of said Northeast Quarter; thence south along the east line of said Northeast Quarter a distance of 1355 feet more or less to the north line of a 3.685-acre parcel described in Deed Record 309, Page 413 in said Office of the Recorder; thence west along the north line of said parcel a distance of 598.13 feet to the northwest corner of said parcel and the east line of a 27.637-acre parcel described in Instrument Number 200732232 in said Office of the Recorder; thence South 00 degrees 16 minutes 16 seconds West (this and the remaining bearings are based upon the south line of said Northwest Quarter having a bearing of North 89 degrees 33 minutes 40 seconds West) a distance of 804.65 feet to a point located North 00 degrees 16 minutes 16 seconds East a distance of 480.68 feet from the south line of said Northeast Quarter; thence North 40 degrees 11 minutes 09 seconds West a distance of 239.37 feet; thence North 89 degrees 43 minutes 44 seconds West a distance of 84.09 feet; thence North 46 degrees 44 minutes 33 seconds West a distance of 212.43 feet; thence North 86 degrees 57 minutes 58 seconds West a distance of 329.96 feet; thence South 85 degrees 09 minutes 08 seconds West a distance of 174.32 feet; thence South 49 degrees 35 minutes 20 seconds West a distance of 95.38 feet; thence South 88 degrees 13 minutes 56 seconds West a distance of 164.64 feet; thence North 35 degrees 06 minutes 08 seconds West a distance of 177.21 feet; thence North 65 degrees 17 minutes 35 seconds West a distance of 152.66 feet; thence North 52 degrees 15 minutes 06 seconds West a distance of 163.57 feet; thence North 25 degrees 50 minutes 30 seconds West a distance of 524.29 feet; thence North 60 degrees 30 minutes 14 seconds West a distance of 204.33 feet; thence North 38 degrees 34 minutes 13 seconds West a distance of 123.00 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 238.62 feet; thence South 36 degrees 37 minutes 26 seconds East a distance of 143.48 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 423.18 feet; thence South 33 degrees 58 minutes 05 seconds East a distance of 224.62 feet; thence South 00 degrees 26 minutes 20 seconds West a distance of 1007.21 feet to the south line of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West along said south line a distance of 1570.59 feet to an aluminum disk at the southwest corner of said Northwest Quarter; thence North 00 degrees 04 minutes 39 seconds West along the west line of said Northwest Quarter a distance of 2638.63 feet to the northwest corner of said Northwest Quarter; thence South 89 degrees 47 minutes 56 seconds East along the north line of said Northwest Quarter a distance of 1842.65 feet to the point of beginning. Containing 191.8 acres, more or less.

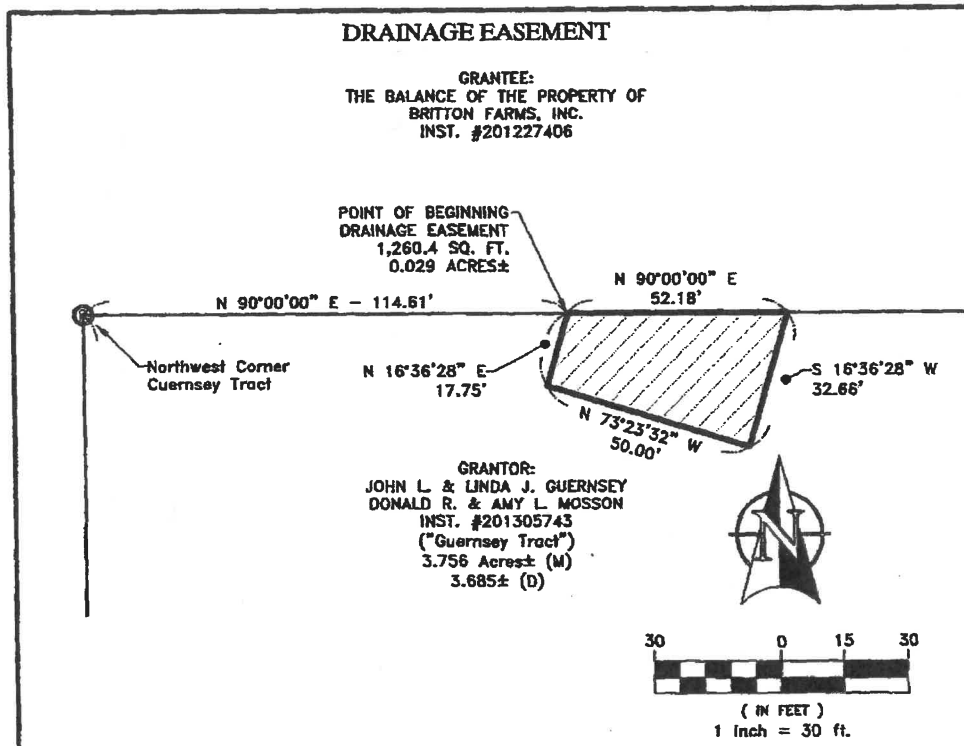
EXHIBIT "B"
Britton Tract
Page 2 of 2

ALSO:

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at an aluminum disk marking the southeast corner of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West (assumed bearing) along the south line of said Quarter a distance of 279.47 feet; thence North 00 degrees 26 minutes 20 seconds East a distance of 1007.21 feet; thence North 33 degrees 58 minutes 05 seconds West a distance of 224.62 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 423.18 feet; thence North 36 degrees 37 minutes 26 seconds West a distance of 143.48 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 238.62 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.80 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the south line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said south line a distance of 1311.46 feet to the point of beginning. Containing 43.021 acres, more or less.

ALSO:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at a point on the south line of said Quarter located South 89 degrees 30 minutes 55 seconds East (assumed bearing) a distance 1311.46 feet from an aluminum disk marking the southwest corner of said Quarter; thence North 00 degrees 16 minutes 16 seconds East parallel with the east line of said Quarter a distance of 516.02 feet; thence North 26 degrees 33 minutes 39 seconds East a distance of 331.80 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 176.69 feet; thence South 46 degrees 44 minutes 33 seconds East a distance of 212.43 feet; thence South 89 degrees 43 minutes 44 seconds East a distance of 84.09 feet; thence South 40 degrees 11 minutes 09 seconds East a distance of 239.37 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with said east line a distance of 480.68 feet to the south line of said Quarter; thence North 89 degrees 30 minutes 55 seconds West along said line a distance of 718.26 feet to the point of beginning. Containing 11.460 acres, more or less.

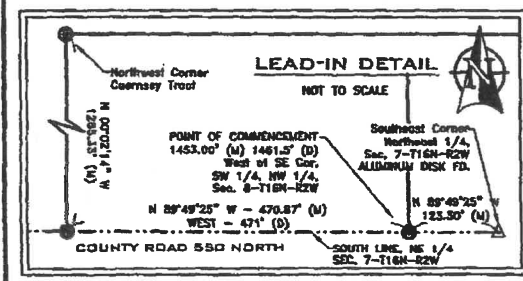


DRAINAGE EASEMENT

A portion of the property of John L. & Linda J. Guernsey
and Donald R. & Amy L. Mosson
A part of Instrument Number 201305743
April 30, 2013

A part of the Southeast Quarter of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Eel River Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at a point on the South Line of the Southeast Quarter of the Northeast Quarter of said Section 7, Township 16 North, Range 2 West, said point lying 1453.00 feet (1461.5 feet - Deed) west of the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 8, Township and Range aforesaid, said point also being the point of beginning of the 17.25-acre tract of land granted to John L. and Linda J. Guernsey and Donald R. and Amy L. Mosson ("Guernsey tract") (recorded as Instrument Number 201305743 in the Office of the Recorder of Hendricks County, Indiana); thence North 89 degrees 49 minutes 25 seconds West (Basis of Bearings: NAD 83, Indiana State Plane Coordinate System West Zone) 470.87 feet (471 feet - Deed) along the South Line of said Northeast Quarter to the southwestern corner of said Guernsey tract and the southeastern corner of Minor Plat #1034/08 (recorded as 201227250 in said Recorder's Office); thence North 00 degrees 02 minutes 14 seconds West 1285.33 feet along the western line of said Guernsey tract and the eastern line of said Minor Plat and its northerly extension to the northwestern corner of said Guernsey tract; thence North 90 degrees 00 minutes 00 seconds East 114.61 feet along the northern line of said Guernsey tract to the POINT OF BEGINNING of this description; thence continue North 90 degrees 00 minutes 00 seconds East 52.18 feet along the northern line of said Guernsey tract; thence South 16 degrees 36 minutes 28 seconds West 32.66 feet; thence North 73 degrees 25 minutes 32 seconds West 50.00 feet; thence North 16 degrees 36 minutes 28 seconds East 17.75 feet to the POINT OF BEGINNING, containing 1,260.4 square feet (0.029 acres), more or less.



PREPARED FOR:
BRITTON FARMS, INC.
1717 ALLIANT AVENUE, SUITE 21
LOUISVILLE, KENTUCKY 40299

CENTRAL STATES CONSULTING, LLC
23-N NORTH GREEN STREET
BROWNSBURG, INDIANA 46112
PHONE: 317-850-8868 FAX: 317-850-6672

DRAINAGE EASEMENT EXHIBIT
8150 WEST COUNTY ROAD 550 NORTH
NORTH SALEM, INDIANA

DATE: 04/30/2013	PROJECT NUMBER: 13-008
DRAWN BY: HLP	
CHECKED BY: DBH	
SCALE: 1" = 30'	SHEET: 1 OF 1



DECLARATION OF DRAINAGE EASEMENTS

32

Cross-Reference:

This easement encumbers real estate which was most recently transferred by Deed recorded September 18, 2009 as Instrument Number 200923873 in the Office of the Recorder of Hendricks County, Indiana.

Declaration:

This Declaration is made this 9TH day of August 2024 by the Britton Farms, Inc. (hereinafter, "Britton"), for the benefit of the real estate herein described, its owners, mortgagees, successors and assigns.

WITNESSETH:

WHEREAS, Britton is the owner of certain real estate in Hendricks County, Indiana described in attached Exhibits "A" and "B"; and

WHEREAS, Britton will be selling off the land currently described in attached Exhibit "A" (the "94.59 Acres"); and

WHEREAS, the remainder of the Britton tract is described in attached Exhibit "B" (the "Remainder Tract"); and

WHEREAS, certain drainage ways benefitting the Remainder Tract are located on the 94.59 Acres, and the 94.59 Acres will be sold subject to the drainage easement rights created herein; and

WHEREAS, the undersigned owner is desirous of permanently creating, granting and reserving a Drainage Easement over, under, through and across that portion of the 94.59 Acres described on attached Exhibit "C" (the "Easement Area"), and depicted on attached Exhibit "D", for the benefit of the Remainder Tract, subject to certain terms and conditions contained herein.

NOW THEREFORE, in consideration of the promises herein contained and for other good and valuable consideration, Britton Farms, Inc. does hereby create, reserve, grant and establish for the benefit of the Remainder Tract, it's current and successor owners and their Mortgagees, a Drainage Easement over, under, through and across the Easement Area described in Exhibit "C", subject to the following terms and conditions:

1. That this Drainage Easement shall be for the benefit of the Remainder Tract described in attached Exhibit "B".
2. That all successor owners of the 94.59 Acres shall take title subject to the easement rights reserved herein.
3. That this Drainage Easement is non-exclusive, in that the 94.59 Acres tract owner may also utilize the Easement Area for drainage purposes.

4. That this Drainage Easement includes the rights of the Remainder Tract owner to access, install, repair and maintain drainage ways and infrastructure within the Easement Areas.
5. That all costs and expenses relating to the installation, repair and maintenance of drainage infrastructure benefitting the Remainder Tract shall be at the sole expense of the Remainder Tract owner, and their successors in title.
6. That the Remainder Tract owner shall return the Easement Areas to a condition as reasonably existed prior to any use, installation, repair, or access.
7. No damming, retention, or ponding of water shall be allowed within the Easement Area, by any party or owner.
8. That any action to enforce the terms of this Declaration shall include attorney's fees and any costs thereof to the successful party.
9. That this easement and its terms shall run with the lands described herein, and shall be binding upon the heirs, successors and assigns of the undersigned landowner.

Britton Farms, Inc.

By: Edward Britton - Vice President
Edward B. Britton, Vice President



STATE OF Kentucky)
COUNTY OF Jefferson) SS:

Before me, a Notary Public, in and for said County and State, personally appeared Edward B. Britton, as officer of Britton Farms Inc., who acknowledged the execution of the foregoing Declaration of Easement to be his voluntary act and deed for the uses and purposes contained therein.

WITNESS my hand and seal this 9 day of August, 2024 ~~May 2021~~.

My Commission Expires:
7-23-2028

Resident of Jefferson County

Edward Phillips
Notary Public - Signature
Edward Phillips
Notary Public - Printed Name

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, Ben Comer.
This document prepared by Ben Comer, Attorney-at-Law, Comer Law Office, P.O. Box 207, Danville, IN 46122.

EXHIBIT A
94.59 Acres description
Burdened tract description

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR IN CONCRETE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION 820.37 FEET TO A REBAR WITH PLASTIC CAP STAMPED "KRUSE CONSULT FIRM NO 78" (HEREINAFTER "KRUSE REBAR") AT THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1949.86 FEET, WHICH POINT IS ALSO THE CORNER OF A 2.75 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202003441 FOUND IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA (FOLLOWING 3 CALLS WILL BE ALONG SAID 2.75 ACRE TRACT); (1) THENCE ALONG SAID CURVE 186.07 FEET AND WHOSE LONG CHORD BEARS SOUTH 79 DEGREES 45 MINUTES 08 SECONDS WEST 186.00 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 29 DEGREES 29 MINUTES 05 SECONDS EAST 268.57 FEET TO A KRUSE REBAR; (3) THENCE NORTH 71 DEGREES 32 MINUTES 01 SECONDS EAST 811.88 FEET TO A KRUSE REBAR ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE 1107.58 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 884.77 FEET TO A KRUSE REBAR ON THE NORTH LINE OF A 20.618 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202314549 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 6 CALLS WILL BE ALONG SAID 20.618 ACRE TRACT); (1) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 115.47 FEET TO A DRM CAPPED REBAR; (2) THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST 460.86 FEET TO A KRUSE REBAR; (3) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 478.69 FEET TO A DRM CAPPED REBAR; (4) THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 219.00 FEET TO A DRM CAPPED REBAR; (5) THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 505.33 FEET TO A DRM CAPPED REBAR; (6) THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 219.00 FEET TO A KRUSE REBAR AT THE NORTHWEST CORNER OF MINOR RESIDENTIAL PLAT #037/13, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201322497 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID MINOR RESIDENTIAL PLAT 299.32 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF MINOR PLAT #1034/08, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201227250 IN SAID RECORDER'S OFFICE; (FOLLOWING 4 CALLS WILL BE ALONG SAID MINOR PLAT); (1) THENCE NORTH 40 DEGREES 11 MINUTES 09 SECONDS WEST 239.37 FEET TO A KRUSE REBAR; (2) THENCE NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST 84.09 FEET TO A KRUSE REBAR; (3) THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS WEST 212.43 FEET TO A KRUSE REBAR; (4) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 176.69 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF A 33.58 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202122977 FOUND IN SAID

RECORDER'S OFFICE; (FOLLOWING 11 CALLS WILL BE ALONG SAID 33.58 ACRE TRACT); (1) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 150.27 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 85 DEGREES 09 MINUTES 08 SECONDS WEST 174.32 FEET TO A KRUSE REBAR; (3) THENCE SOUTH 49 DEGREES 35 MINUTES 20 SECONDS WEST 95.38 FEET TO A KRUSE REBAR; (4) THENCE SOUTH 88 DEGREES 13 MINUTES 56 SECONDS WEST 164.64 FEET TO A KRUSE REBAR; (5) THENCE NORTH 35 DEGREES 06 MINUTES 08 SECONDS WEST 177.21 FEET TO A KRUSE REBAR; (6) THENCE NORTH 65 DEGREES 17 MINUTES 35 SECONDS WEST 152.66 FEET TO A KRUSE REBAR; (7) THENCE NORTH 52 DEGREES 15 MINUTES 06 SECONDS WEST 163.57 FEET TO A KRUSE REBAR; (8) THENCE NORTH 25 DEGREES 50 MINUTES 30 SECONDS WEST 524.29 FEET TO A KRUSE REBAR; (9) THENCE NORTH 60 DEGREES 30 MINUTES 14 SECONDS WEST 204.33 FEET TO A KRUSE REBAR; (10) THENCE NORTH 38 DEGREES 34 MINUTES 13 SECONDS WEST 123.00 FEET TO A KRUSE REBAR; (11) THENCE SOUTH 53 DEGREES 22 MINUTES 34 SECONDS WEST 68.66 FEET TO A KRUSE REBAR ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 310.57 FEET TO A KRUSE REBAR; THENCE NORTH 60 DEGREES 05 MINUTES 25 SECONDS WEST 124.78 FEET TO A KRUSE REBAR; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 152.13 FEET TO A KRUSE REBAR; THENCE NORTH 31 DEGREES 03 MINUTES 28 SECONDS WEST AND PASSING THROUGH A KRUSE REBAR AT A DISTANCE OF 491.92 FEET, A DISTANCE OF 555.56 FEET TO A MAG NAIL WITH WASHER STAMPED "KRUSE CONSULT FIRM NO 78" ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 463.02 FEET TO THE POINT OF BEGINNING. CONTAINING 94.59 ACRES, MORE OR LESS.

EXHIBIT B
Remainder Tract description
Benefitted tract description

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said Northeast Quarter; thence South 89 degrees 28 minutes East (bearing taken from Deed Record 293, Page 149 in the Office of the Recorder of said Hendricks County) along the north line of said Northeast Quarter a distance of 820.37 feet to the point where said north line crosses the South Right-of-Way line of State Road 236, which point is also the west corner of a 2.75-acre parcel described in said Deed Record 293, Page 149; thence along Southwesterly along said Right-of-Way on a curve whose central angle is 05 degrees 28 minutes 03.4 seconds with a degree of curvature of 3 degrees 00 minutes, a radius of 1949.86 feet and a long chord of 186.00 feet at a bearing of South 79 degrees 30 minutes 40 seconds West and an arc distance of 186.07 feet; thence South 29 degrees 43 minutes 31 seconds East a distance of 268.57 feet; thence North 71 degrees 17 minutes 35 seconds East a distance of 719.30 feet to a point on the north line of said Northeast Quarter distant 719.30 feet from the point where said north line crosses the south Right-of-Way of State Road 236, said point being the east corner of said 2.75-acre parcel; thence east along said north line to the northeast corner of said Northeast Quarter; thence south along the east line of said Northeast Quarter a distance of 1355 feet more or less to the north line of a 3.685-acre parcel described in Deed Record 309, Page 413 in said Office of the Recorder; thence west along the north line of said parcel a distance of 598.13 feet to the northwest corner of said parcel and the east line of a 27.637-acre parcel described in Instrument Number 200732232 in said Office of the Recorder; thence South 00 degrees 16 minutes 16 seconds West (this and the remaining bearings are based upon the south line of said Northwest Quarter having a bearing of North 89 degrees 33 minutes 40 seconds West) a distance of 804.65 feet to a point located North 00 degrees 16 minutes 16 seconds East a distance of 480.68 feet from the south line of said Northeast Quarter; thence North 40 degrees 11 minutes 09 seconds West a distance of 239.37 feet; thence North 89 degrees 43 minutes 44 seconds West a distance of 84.09 feet; thence North 46 degrees 44 minutes 33 seconds West a distance of 212.43 feet; thence North 86 degrees 57 minutes 58 seconds West a distance of 329.96 feet; thence South 85 degrees 09 minutes 08 seconds West a distance of 174.32 feet; thence South 49 degrees 35 minutes 20 seconds West a distance of 95.38 feet; thence South 88 degrees 13 minutes 56 seconds West a distance of 164.64 feet; thence North 35 degrees 06 minutes 08 seconds West a distance of 177.21 feet; thence North 65 degrees 17 minutes 35 seconds West a distance of 152.66 feet; thence North 52 degrees 15 minutes 06 seconds West a distance of 163.57 feet; thence North 25 degrees 50 minutes 30 seconds West a distance of 524.29 feet; thence North 60 degrees 30 minutes 14 seconds West a distance of 204.33 feet; thence North 38 degrees 34 minutes 13 seconds West a distance of 123.00 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 238.62 feet; thence South 36 degrees 37 minutes

26 seconds East a distance of 143.48 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 423.18 feet; thence South 33 degrees 58 minutes 05 seconds East a distance of 224.62 feet; thence South 00 degrees 26 minutes 20 seconds West a distance of 1007.21 feet to the south line of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West along said south line a distance of 1570.59 feet to an aluminum disk at the southwest corner of said Northwest Quarter; thence North 00 degrees 04 minutes 39 seconds West along the west line of said Northwest Quarter a distance of 2638.63 feet to the northwest corner of said Northwest Quarter; thence South 89 degrees 47 minutes 56 seconds East along the north line of said Northwest Quarter a distance of 1842.65 feet to the point of beginning. Containing 191.8 acres, more or less.

ALSO:

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at an aluminum disk marking the southeast corner of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West (assumed bearing) along the south line of said Quarter a distance of 279.47 feet; thence North 00 degrees 26 minutes 20 seconds East a distance of 1007.21 feet; thence North 33 degrees 58 minutes 05 seconds West a distance of 224.62 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 423.18 feet; thence North 36 degrees 37 minutes 26 seconds West a distance of 143.48 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 238.62 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.80 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the south line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said south line a distance of 1311.46 feet to the point of beginning. Containing 43.021 acres, more or less.

ALSO:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at a point on the south line of said Quarter located South 89 degrees 30 minutes 55 seconds East (assumed bearing) a distance 1311.46 feet from an aluminum disk marking the southwest corner of said Quarter; thence North 00 degrees 16 minutes 16 seconds East parallel with the east line of said Quarter a distance of 516.02 feet; thence North 26 degrees 33 minutes 39 seconds East a distance of 331.80 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 176.69 feet; thence South 46 degrees 44 minutes

33 seconds East a distance of 212.43 feet; thence South 89 degrees 43 minutes 44 seconds East a distance of 84.09 feet; thence South 40 degrees 11 minutes 09 seconds East a distance of 239.37 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with said east line a distance of 480.68 feet to the south line of said Quarter; thence North 89 degrees 30 minutes 55 seconds West along said line a distance of 718.26 feet to the point of beginning. Containing 11.460 acres, more or less.

EXCEPTING THEREFROM:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at an aluminum disk marking the Southwest corner of said Northeast quarter; thence North 00 degrees 14 minutes 15 seconds West (assumed bearing) along the West line of said quarter section a distance of 1325.84 feet to a stone found at the Southwest corner of the Northwest quarter of the Northeast quarter; thence North 00 degrees 13 minutes 18 seconds West along the West line of said quarter quarter a distance of 338.77 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 68.66 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.8 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the South line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said South line a distance of 1311.46 feet to the point of beginning. Containing 33.58 acres, more or less.

ALSO EXCEPTING THEREFROM:

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR IN CONCRETE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION 820.37 FEET TO A REBAR WITH PLASTIC CAP STAMPED "KRUSE CONSULT FIRM NO 78" (HEREINAFTER "KRUSE REBAR") AT THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1949.86 FEET, WHICH POINT IS ALSO THE CORNER OF A 2.75 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202003441 FOUND IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA (FOLLOWING 3 CALLS WILL BE ALONG SAID 2.75 ACRE TRACT); (1) THENCE ALONG SAID CURVE

186.07 FEET AND WHOSE LONG CHORD BEARS SOUTH 79 DEGREES 45 MINUTES 08 SECONDS WEST 186.00 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 29 DEGREES 29 MINUTES 05 SECONDS EAST 268.57 FEET TO A KRUSE REBAR; (3) THENCE NORTH 71 DEGREES 32 MINUTES 01 SECONDS EAST 811.88 FEET TO A KRUSE REBAR ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE 1107.58 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 884.77 FEET TO A KRUSE REBAR ON THE NORTH LINE OF A 20.618 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202314549 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 6 CALLS WILL BE ALONG SAID 20.618 ACRE TRACT); (1) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 115.47 FEET TO A DRM CAPPED REBAR; (2) THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST 460.86 FEET TO A KRUSE REBAR; (3) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 478.69 FEET TO A DRM CAPPED REBAR; (4) THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 219.00 FEET TO A DRM CAPPED REBAR; (5) THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 505.33 FEET TO A DRM CAPPED REBAR; (6) THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 219.00 FEET TO A KRUSE REBAR AT THE NORTHWEST CORNER OF MINOR RESIDENTIAL PLAT #037/13, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201322497 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID MINOR RESIDENTIAL PLAT 299.32 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF MINOR PLAT #1034/08, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201227250 IN SAID RECORDER'S OFFICE; (FOLLOWING 4 CALLS WILL BE ALONG SAID MINOR PLAT); (1) THENCE NORTH 40 DEGREES 11 MINUTES 09 SECONDS WEST 239.37 FEET TO A KRUSE REBAR; (2) THENCE NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST 84.09 FEET TO A KRUSE REBAR; (3) THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS WEST 212.43 FEET TO A KRUSE REBAR; (4) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 176.69 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF A 33.58 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202122977 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 11 CALLS WILL BE ALONG SAID 33.58 ACRE TRACT); (1) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 150.27 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 85 DEGREES 09 MINUTES 08 SECONDS WEST 174.32 FEET TO A KRUSE REBAR; (3) THENCE SOUTH 49 DEGREES 35 MINUTES 20 SECONDS WEST 95.38 FEET TO A KRUSE REBAR; (4) THENCE SOUTH 88 DEGREES 13 MINUTES 56 SECONDS WEST 164.64 FEET TO A KRUSE REBAR; (5) THENCE NORTH 35 DEGREES 06 MINUTES 08 SECONDS WEST 177.21 FEET TO A KRUSE REBAR; (6) THENCE NORTH 65 DEGREES 17 MINUTES 35 SECONDS WEST 152.66 FEET TO A KRUSE REBAR; (7) THENCE NORTH 52 DEGREES 15 MINUTES 06 SECONDS WEST 163.57 FEET TO A

KRUSE REBAR; (8) THENCE NORTH 25 DEGREES 50 MINUTES 30 SECONDS WEST 524.29 FEET TO A KRUSE REBAR; (9) THENCE NORTH 60 DEGREES 30 MINUTES 14 SECONDS WEST 204.33 FEET TO A KRUSE REBAR; (10) THENCE NORTH 38 DEGREES 34 MINUTES 13 SECONDS WEST 123.00 FEET TO A KRUSE REBAR; (11) THENCE SOUTH 53 DEGREES 22 MINUTES 34 SECONDS WEST 68.66 FEET TO A KRUSE REBAR ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 310.57 FEET TO A KRUSE REBAR; THENCE NORTH 60 DEGREES 05 MINUTES 25 SECONDS WEST 124.78 FEET TO A KRUSE REBAR; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 152.13 FEET TO A KRUSE REBAR; THENCE NORTH 31 DEGREES 03 MINUTES 28 SECONDS WEST AND PASSING THROUGH A KRUSE REBAR AT A DISTANCE OF 491.92 FEET, A DISTANCE OF 555.56 FEET TO A MAG NAIL WITH WASHER STAMPED "KRUSE CONSULT FIRM NO 78" ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 463.02 FEET TO THE POINT OF BEGINNING. CONTAINING 94.59 ACRES, MORE OR LESS.

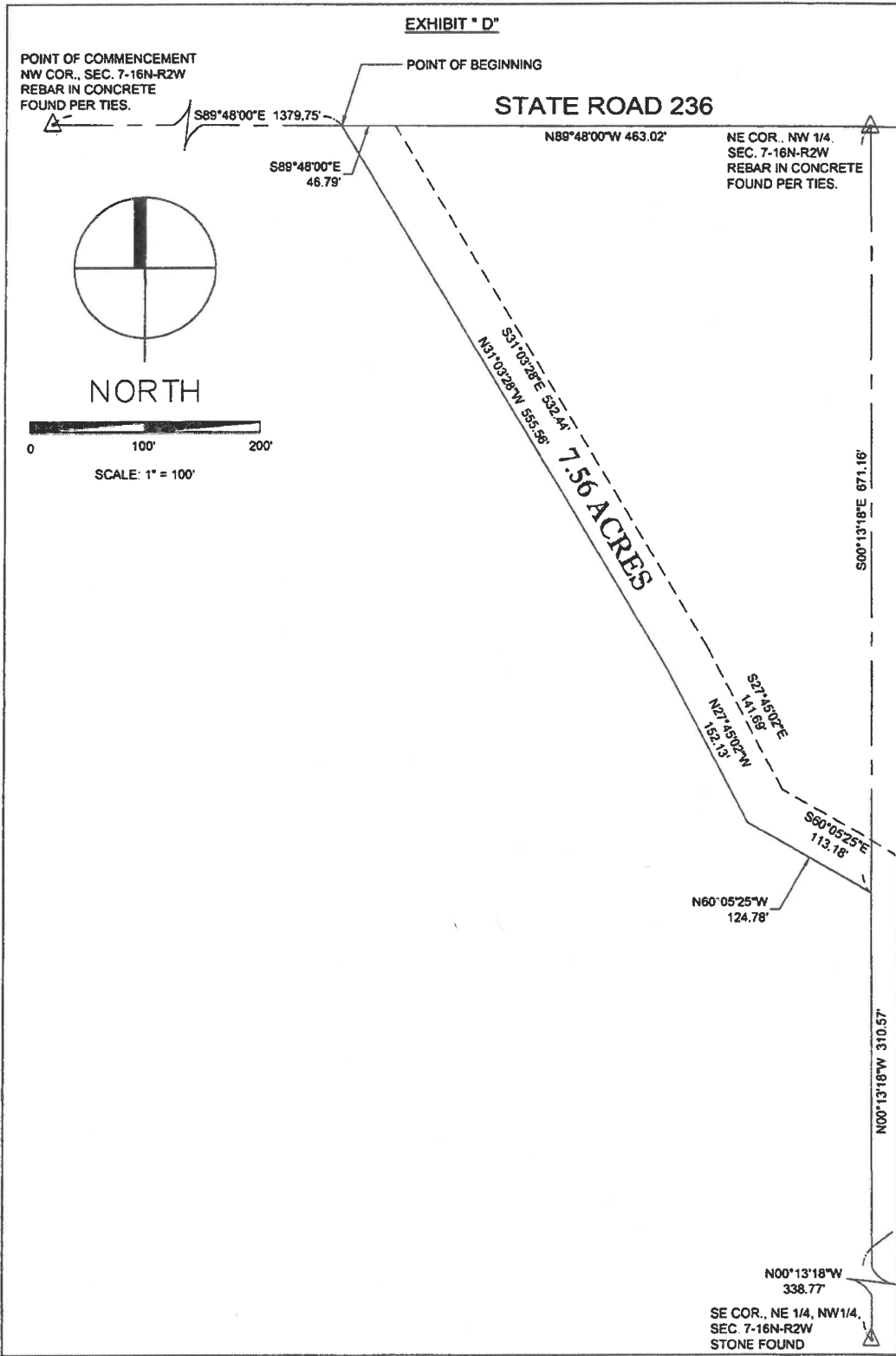
EXHIBIT C
Easement Area description

PART OF THE NORTH HALF OF FRACTIONAL SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR IN IN CONCRETE MARKING THE NORTHWEST CORNER OF SAID FRACTIONAL QUARTER SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID FRACTIONAL QUARTER SECTION 1379.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 46.79 FEET; THENCE SOUTH 31 DEGREES 03 MINUTES 28 SECONDS EAST 532.44 FEET; THENCE SOUTH 27 DEGREES 45 MINUTES 02 SECONDS EAST 141.69 FEET; THENCE SOUTH 60 DEGREES 05 MINUTES 25 SECONDS EAST 113.18 FEET; THENCE SOUTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 388.43 FEET; THENCE SOUTH 62 DEGREES 35 MINUTES 44 SECONDS EAST 198.31 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 30 SECONDS EAST 532.03 FEET; THENCE SOUTH 52 DEGREES 15 MINUTES 06 SECONDS EAST 128.68 FEET; THENCE SOUTH 65 DEGREES 17 MINUTES 35 SECONDS EAST 168.21 FEET; THENCE SOUTH 35 DEGREES 06 MINUTES 08 SECONDS EAST 150.26 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 56 SECONDS EAST 75.66 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 20 SECONDS EAST 92.39 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 08 SECONDS EAST 213.28 FEET; THENCE SOUTH 86 DEGREES 57 MINUTES 58 SECONDS EAST 370.46 FEET; THENCE SOUTH 46 DEGREES 39 MINUTES 46 SECONDS EAST 183.98 FEET TO A CORNER OF A 20.618 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202314549 FOUND IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT 219.00 FEET TO THE NORTHWEST CORNER OF MINOR RESIDENTIAL PLAT #037/13 FOUND IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID MINOR RESIDENTIAL PLAT 299.32 FEET TO THE NORTHEAST CORNER OF MINOR PLAT #1034/08, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201227250 IN SAID RECORDER'S OFFICE; (FOLLOWING 4 CALLS WILL BE ALONG SAID MINOR PLAT); (1) THENCE NORTH 40 DEGREES 11 MINUTES 09 SECONDS WEST 239.37 FEET; (2) THENCE NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST 84.09 FEET; (3) THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS WEST 212.43 FEET; (4) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 176.69 FEET TO THE NORTHEAST CORNER OF A 33.58 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202122977 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 11 CALLS WILL BE ALONG SAID 33.58 ACRE TRACT); (1) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS

WEST 150.27 FEET; (2) THENCE SOUTH 85 DEGREES 09 MINUTES 08 SECONDS WEST 174.32 FEET; (3) THENCE SOUTH 49 DEGREES 35 MINUTES 20 SECONDS WEST 95.38 FEET; (4) THENCE SOUTH 88 DEGREES 13 MINUTES 56 SECONDS WEST 164.64 FEET; (5) THENCE NORTH 35 DEGREES 06 MINUTES 08 SECONDS WEST 177.21 FEET; (6) THENCE NORTH 65 DEGREES 17 MINUTES 35 SECONDS WEST 152.66 FEET; (7) THENCE NORTH 52 DEGREES 15 MINUTES 06 SECONDS WEST 163.57 FEET; (8) THENCE NORTH 25 DEGREES 50 MINUTES 30 SECONDS WEST 524.29 FEET; (9) THENCE NORTH 60 DEGREES 30 MINUTES 14 SECONDS WEST 204.33 FEET; (10) THENCE NORTH 38 DEGREES 34 MINUTES 13 SECONDS WEST 123.00 FEET; (11) THENCE SOUTH 53 DEGREES 22 MINUTES 34 SECONDS WEST 68.66 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 310.57 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 25 SECONDS WEST 124.78 FEET; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 152.13 FEET; THENCE NORTH 31 DEGREES 03 MINUTES 28 SECONDS WEST 555.56 FEET TO THE POINT OF BEGINNING. CONTAINING 7.56 ACRES, MORE OR LESS.

EXHIBIT D Easement Area Drawing





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DRAINAGE EASEMENT

Cross-Reference

This easement encumbers real estate which was most recently transferred by Deed recorded September 18, 2009 as Instrument Number 200923873 in the Office of the Recorder of Hendricks County, Indiana.

Recitals

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Britton Farms, Inc. (hereinafter, "Grantor") is the owner of certain real estate located in Hendricks County, Indiana, being described on attached Exhibit "A" (the "Grantor Tract"); and

WHEREAS, Edward B. Britton, as Trustee of the Edward Bradfield Britton Trust (hereinafter, "Grantee") owns adjoining real estate located in Hendricks County, Indiana, being described on attached Exhibit "B" (the "Grantee Tracts"); and

WHEREAS, Grantor is willing to grant and establish unto Grantee a drainage easement through a part of the Grantor's tract, for the benefit of the Grantee Tracts; and

WHEREAS, the Drainage Easement area shall be limited to that portion of Grantor's Tract described on attached Exhibit "C" (the "Easement Area"), as depicted on Exhibit "D"; and shall be subject to the terms and conditions set forth herein below.

Grant of Easement

NOW THEREFORE, for good and valuable consideration, Grantor does hereby grant and establish unto Grantee, and Grantee's Mortgagees and successors in title, a Drainage Easement over, under, through and across the Easement Area, for benefit of the Grantee Tracts described on attached Exhibit "B", subject to the following terms and conditions:

1. That said drainage easement includes the rights of Grantee to use, access, install, repair and maintain drainage infrastructure within the Easement Area.
2. That said drainage easement is non-exclusive, in that Grantor may also utilize the Easement Area for drainage purposes, or for any other use that does not interfere with Grantee's easement rights.
3. That after any construction, installation, repair, maintenance or access by Grantee to the Easement Area, Grantee shall return the Easement Area to a condition as reasonably existed prior to any such use.
4. That any action to enforce the terms of this Drainage Easement shall include attorney's fees and any costs thereof to the successful party.
5. That the easement, and its terms and conditions stated herein shall run with the land of Grantor Tract described in Exhibit "A", and shall inure to the benefit of the owners of the Grantee Tracts described on attached Exhibit "B".

So granted this 07 day of October 2024.

(Grantor signature and notary acknowledgment on following attached page.)

Britton Farms, Inc.

By: Edward B. Britton, Vice President
Edward B. Britton, Vice President

STATE OF IN)
COUNTY OF Hendricks) SS:

Before me, a Notary Public, in and for said County and State, personally appeared Edward B. Britton, as officer of Britton Farms Inc., who acknowledged the execution of the foregoing Declaration of Easement to be his voluntary act and deed for the uses and purposes contained therein.

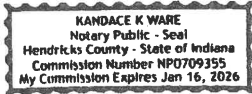
WITNESS my hand and seal this 07 day of October 2024.

My Commission Expires:
04/16/2026

Kandace K Ware
Notary Public - Signature

Resident of Hendrick County

Kandace K Ware
Notary Public - Printed Name



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Ben Comer.

This instrument was prepared by Ben Comer, Attorney-at-Law, P. O. Box 207, Danville, IN 46122, (317-745-4300).

EXHIBIT A
GRANTOR LEGAL DESCRIPTION

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at the northwest corner of said Northeast Quarter; thence South 89 degrees 28 minutes East (bearing taken from Deed Record 293, Page 149 in the Office of the Recorder of said Hendricks County) along the north line of said Northeast Quarter a distance of 820.37 feet to the point where said north line crosses the South Right-of-Way line of State Road 236, which point is also the west corner of a 2.75-acre parcel described in said Deed Record 293, Page 149; thence along Southwesterly along said Right-of-Way on a curve whose central angle is 05 degrees 28 minutes 03.4 seconds with a degree of curvature of 3 degrees 00 minutes, a radius of 1949.86 feet and a long chord of 186.00 feet at a bearing of South 79 degrees 30 minutes 40 seconds West and an arc distance of 186.07 feet; thence South 29 degrees 43 minutes 31 seconds East a distance of 268.57 feet; thence North 71 degrees 17 minutes 35 seconds East a distance of 719.30 feet to a point on the north line of said Northeast Quarter distant 719.30 feet from the point where said north line crosses the south Right-of-Way of State Road 236, said point being the east corner of said 2.75-acre parcel; thence east along said north line to the northeast corner of said Northeast Quarter; thence south along the east line of said Northeast Quarter a distance of 1355 feet more or less to the north line of a 3.685-acre parcel described in Deed Record 309, Page 413 in said Office of the Recorder; thence west along the north line of said parcel a distance of 598.13 feet to the northwest corner of said parcel and the east line of a 27.637-acre parcel described in Instrument Number 200732232 in said Office of the Recorder; thence South 00 degrees 16 minutes 16 seconds West (this and the remaining bearings are based upon the south line of said Northwest Quarter having a bearing of North 89 degrees 33 minutes 40 seconds West) a distance of 804.65 feet to a point located North 00 degrees 16 minutes 16 seconds East a distance of 480.68 feet from the south line of said Northeast Quarter; thence North 40 degrees 11 minutes 09 seconds West a distance of 239.37 feet; thence North 89 degrees 43 minutes 44 seconds West a distance of 84.09 feet; thence North 46 degrees 44 minutes 33 seconds West a distance of 212.43 feet; thence North 86 degrees 57 minutes 58 seconds West a distance of 329.96 feet; thence South 85 degrees 09 minutes 08 seconds West a distance of 174.32 feet; thence South 49 degrees 35 minutes 20 seconds West a distance of 95.38 feet; thence South 88 degrees 13 minutes 56 seconds West a distance of 164.64 feet; thence North 35 degrees 06 minutes 08 seconds West a distance of 177.21 feet; thence North 65 degrees 17 minutes 35 seconds West a distance of 152.66 feet; thence North 52 degrees 15 minutes 06 seconds West a distance of 163.57 feet; thence North 25 degrees 50 minutes 30 seconds West a distance of 524.29 feet; thence North 60 degrees 30 minutes 14 seconds West a distance of 204.33 feet; thence North 38 degrees 34 minutes 13 seconds West a distance of 123.00 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 238.62 feet; thence South 36 degrees 37 minutes 26 seconds East a distance of 143.48 feet; thence South 53 degrees 22 minutes 34 seconds West a distance of 423.18 feet; thence South 33 degrees 58 minutes 05 seconds East a distance of 224.62 feet; thence South 00 degrees 26 minutes 20 seconds West a distance of 1007.21 feet to the south line of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West along said south line a distance of 1570.59 feet to an aluminum disk at the southwest corner of said Northwest Quarter; thence North 00 degrees 04 minutes 39 seconds West along the west line of said Northwest Quarter a distance of 2638.63 feet to the northwest corner of said Northwest Quarter; thence South 89 degrees 47 minutes 56 seconds East along the north line of said Northwest Quarter a distance of 1842.65 feet to the point of beginning. Containing 191.8 acres, more or less.

ALSO:

Part of the Northwest Quarter and part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at an aluminum disk marking the southeast corner of said Northwest Quarter; thence North 89 degrees 33 minutes 40 seconds West (assumed bearing) along the south line of said Quarter a distance of 279.47 feet; thence North 00 degrees 26 minutes 20 seconds East a distance of 1007.21 feet; thence North 33 degrees 58 minutes 05 seconds West a distance of 224.62 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 423.18 feet; thence North 36 degrees 37 minutes 26 seconds West a distance of 143.48 feet; thence North 53 degrees 22 minutes 34

seconds East a distance of 238.62 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.80 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the south line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said south line a distance of 1311.46 feet to the point of beginning. Containing 43.021 acres, more or less.

ALSO:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows: Beginning at a point on the south line of said Quarter located South 89 degrees 30 minutes 55 seconds East (assumed bearing) a distance 1311.46 feet from an aluminum disk marking the southwest corner of said Quarter; thence North 00 degrees 16 minutes 16 seconds East parallel with the east line of said Quarter a distance of 516.02 feet; thence North 26 degrees 33 minutes 39 seconds East a distance of 331.80 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 176.69 feet; thence South 46 degrees 44 minutes 33 seconds East a distance of 212.43 feet; thence South 89 degrees 43 minutes 44 seconds East a distance of 84.09 feet; thence South 40 degrees 11 minutes 09 seconds East a distance of 239.37 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with said east line a distance of 480.68 feet to the south line of said Quarter; thence North 89 degrees 30 minutes 55 seconds West along said line a distance of 718.26 feet to the point of beginning. Containing 11.460 acres, more or less.

EXCEPTING THEREFROM:

Part of the Northeast Quarter of Section 7, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, described as follows:

Beginning at an aluminum disk marking the Southwest corner of said Northeast quarter; thence North 00 degrees 14 minutes 15 seconds West (assumed bearing) along the West line of said quarter section a distance of 1325.84 feet to a stone found at the Southwest corner of the Northwest quarter of the Northeast quarter; thence North 00 degrees 13 minutes 18 seconds West along the West line of said quarter quarter a distance of 338.77 feet; thence North 53 degrees 22 minutes 34 seconds East a distance of 68.66 feet; thence South 38 degrees 34 minutes 13 seconds East a distance of 123.00 feet; thence South 60 degrees 30 minutes 14 seconds East a distance of 204.33 feet; thence South 25 degrees 50 minutes 30 seconds East a distance of 524.29 feet; thence South 52 degrees 15 minutes 06 seconds East a distance of 163.57 feet; thence South 65 degrees 17 minutes 35 seconds East a distance of 152.66 feet; thence South 35 degrees 06 minutes 08 seconds East a distance of 177.21 feet; thence North 88 degrees 13 minutes 56 seconds East a distance of 164.64 feet; thence North 49 degrees 35 minutes 20 seconds East a distance of 95.38 feet; thence North 85 degrees 09 minutes 08 seconds East a distance of 174.32 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 150.27 feet; thence South 26 degrees 33 minutes 39 seconds West a distance of 331.8 feet; thence South 00 degrees 16 minutes 16 seconds West parallel with the East line of said Northeast quarter a distance of 516.02 feet to the South line of said Northeast quarter; thence North 89 degrees 30 minutes 55 seconds West along said South line a distance of 1311.46 feet to the point of beginning. Containing 33.58 acres, more or less.

ALSO EXCEPTING THEREFROM:

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR IN CONCRETE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION 820.37 FEET TO A REBAR WITH PLASTIC CAP STAMPED "KRUSE CONSULT FIRM NO 78" (HEREINAFTER "KRUSE REBAR") AT THE POINT OF CURVATURE OF A NON TANGENT CURVE

TO THE RIGHT HAVING A RADIUS OF 1949.86 FEET, WHICH POINT IS ALSO THE CORNER OF A 2.75 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202003441 FOUND IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA (FOLLOWING 3 CALLS WILL BE ALONG SAID 2.75 ACRE TRACT); (1) THENCE ALONG SAID CURVE 186.07 FEET AND WHOSE LONG CHORD BEARS SOUTH 79 DEGREES 45 MINUTES 08 SECONDS WEST 186.00 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 29 DEGREES 29 MINUTES 05 SECONDS EAST 268.57 FEET TO A KRUSE REBAR; (3) THENCE NORTH 71 DEGREES 32 MINUTES 01 SECONDS EAST 811.88 FEET TO A KRUSE REBAR ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE 1107.58 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 884.77 FEET TO A KRUSE REBAR ON THE NORTH LINE OF A 20.618 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202314549 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 6 CALLS WILL BE ALONG SAID 20.618 ACRE TRACT); (1) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 115.47 FEET TO A DRM CAPPED REBAR; (2) THENCE SOUTH 00 DEGREES 17 MINUTES 40 SECONDS WEST 460.86 FEET TO A KRUSE REBAR; (3) THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 478.69 FEET TO A DRM CAPPED REBAR; (4) THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 219.00 FEET TO A DRM CAPPED REBAR; (5) THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST 505.33 FEET TO A DRM CAPPED REBAR; (6) THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 219.00 FEET TO A KRUSE REBAR AT THE NORTHWEST CORNER OF MINOR RESIDENTIAL PLAT #037/13, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201322497 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID MINOR RESIDENTIAL PLAT 299.32 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF MINOR PLAT #1034/08, AS PER PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201227250 IN SAID RECORDER'S OFFICE; (FOLLOWING 4 CALLS WILL BE ALONG SAID MINOR PLAT); (1) THENCE NORTH 40 DEGREES 11 MINUTES 09 SECONDS WEST 239.37 FEET TO A KRUSE REBAR; (2) THENCE NORTH 89 DEGREES 43 MINUTES 44 SECONDS WEST 84.09 FEET TO A KRUSE REBAR; (3) THENCE NORTH 46 DEGREES 44 MINUTES 33 SECONDS WEST 212.43 FEET TO A KRUSE REBAR; (4) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 176.69 FEET TO A KRUSE REBAR AT THE NORTHEAST CORNER OF A 33.58 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202122977 FOUND IN SAID RECORDER'S OFFICE; (FOLLOWING 11 CALLS WILL BE ALONG SAID 33.58 ACRE TRACT); (1) THENCE NORTH 86 DEGREES 57 MINUTES 58 SECONDS WEST 150.27 FEET TO A KRUSE REBAR; (2) THENCE SOUTH 85 DEGREES 09 MINUTES 08 SECONDS WEST 174.32 FEET TO A KRUSE REBAR; (3) THENCE SOUTH 49 DEGREES 35 MINUTES 20 SECONDS WEST 95.38 FEET TO A KRUSE REBAR; (4) THENCE SOUTH 88 DEGREES 13 MINUTES 56 SECONDS WEST 164.64 FEET TO A KRUSE REBAR; (5) THENCE NORTH 35 DEGREES 06 MINUTES 08 SECONDS WEST 177.21 FEET TO A KRUSE REBAR; (6) THENCE NORTH 65 DEGREES 17 MINUTES 35 SECONDS WEST 152.66 FEET TO A KRUSE REBAR; (7) THENCE NORTH 52 DEGREES 15 MINUTES 06 SECONDS WEST 163.57 FEET TO A KRUSE REBAR; (8) THENCE NORTH 25 DEGREES 50 MINUTES 30 SECONDS WEST 524.29 FEET TO A KRUSE REBAR; (9) THENCE NORTH 60 DEGREES 30 MINUTES 14 SECONDS WEST 204.33 FEET TO A KRUSE REBAR; (10) THENCE NORTH 38 DEGREES 34 MINUTES 13 SECONDS WEST 123.00 FEET TO A KRUSE REBAR; (11) THENCE SOUTH 53 DEGREES 22 MINUTES 34 SECONDS WEST 68.66 FEET TO A KRUSE REBAR ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 310.57 FEET TO A KRUSE REBAR; THENCE NORTH 60 DEGREES 05 MINUTES 25 SECONDS WEST 124.78 FEET TO A KRUSE REBAR; THENCE NORTH 27 DEGREES 45 MINUTES 02 SECONDS WEST 152.13 FEET TO A KRUSE REBAR; THENCE NORTH 31 DEGREES 03 MINUTES 28 SECONDS WEST AND PASSING THROUGH A KRUSE REBAR AT A DISTANCE OF 491.92 FEET, A DISTANCE OF 555.56 FEET TO A MAG NAIL WITH WASHER STAMPED "KRUSE CONSULT FIRM NO 78" ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 463.02 FEET TO THE POINT OF BEGINNING. CONTAINING 94.59 ACRES, MORE OR LESS.

EXHIBIT B
GRANTEE LEGAL DESCRIPTION

TRACT A:

A part of the Southwest fractional quarter of Section 6, Township 16 North, Range 2 West, Hendricks County, Indiana, bounded and described as follows:

Beginning at the Southwest corner of said fractional quarter section and running thence North on the West line of said section 100 rods to the South line of the right of way of the I.D.&W. Railroad; thence East with the South line of said right of way 113 rods to the East line of said fractional quarter section; thence South on the East line of said fractional quarter section 102 rods to the South line of said Section 6; thence West on the South line 113 rods to the place of beginning. Containing 71 43/100 acres, more or less. Subject to all highways, rights of way and easements.

EXCEPT:

Part of the Southwest Quarter of Section 6, Township 16 North, Range 2 West of the Second Principal Meridian in Eel River Civil Township, Hendricks County, Indiana, described as follows:

Beginning at a point in the East line of said quarter section, said point being North 00 degrees 14 minutes 23 seconds East (assumed bearings herein), 498.65 feet from a brass plug marking the Southeast corner of said quarter section and also being on the North line of property described in a Corrective Warranty Deed to Emmanuel Baptist Church, Inc. in Book 283, page 25, in Hendricks County records; thence continuing North 00 degrees 14 minutes 23 seconds East along said quarter section line 40.00 feet; thence North 89 degrees 25 minutes 34 seconds West 78.97 feet; thence South 00 degrees 49 minutes 39 seconds East parallel with the West line of said church property 507.10 feet to the North right of way line of State Road 236; thence South 89 degrees 25 minutes 34 seconds East along said right of way 40.00 feet; thence North 00 degrees 49 minutes 39 seconds West along the West line of said church property 466.69 feet; thence South 89 degrees 25 minutes 34 seconds East along the North line of said church property 38.21 feet to the Point of Beginning. Containing 0.50 acre, more or less.

ALSO EXCEPT:

A part of the South Half of the Southeast Quarter of Section 6, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana, more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 6, Township 16 North, Range 2 West; thence South 89 degrees 41 minutes 55 seconds East on and along the South line of said Section 6, 2280.64 feet; thence North 01 degrees 06 minutes 00 seconds West 40.00 feet to the point of beginning, said point being on the North right of way line of the Indiana State Road #236; thence North 01 degrees 06 minutes 00 seconds West 466.69 feet; thence North 89 degrees 41 minutes 55 seconds West 466.69 feet; thence South 01 degrees 06 minutes 00 seconds East 466.69 feet to the North right of way of Indiana State Road #236; thence South 89 degrees 41 minutes 55 seconds East on and along said right of way 466.69 feet to the point of beginning. Containing 5.00 acres, more or less.

ALSO EXCEPT:

A part of the Southwest Fractional Quarter of Section 6, Township 16 North, Range 2 West of the Second Principal Meridian, Eel River Township, Hendricks County, Indiana, described as follows:

Beginning at the Southwest corner of the Southwest Fractional Quarter of Section 6, Township 16 North, Range 2 West, and run thence North 920 feet following the county line, section line and center of the public road; thence East 611.75 feet to a point on an existing fence; thence South 920 feet to the section line and center of State Road 236; thence West 611.75 feet following the section line and center of State Road 236, to the place of beginning. Containing 12.92 acres, more or less and subject to all highways, rights-of-way and easements.

TRACT B:

A part of the Southwest Fractional Quarter of Section 6, Township 16 North, Range 2 West of the Second Principal Meridian, Eel River Township, Hendricks County, Indiana, described as follows:

Beginning at the Southwest corner of the Southwest Fractional Quarter of Section 6, Township 16 North, Range 2 West, and run thence North 920 feet following the county line, section line and center of the public road; thence East 611.75 feet to a point on an existing fence; thence South 920 feet to the section line and center of State Road 236; thence West 611.75 feet following the section line and center of State Road 236, to the place of beginning. Containing 12.92 acres, more or less and subject to all highways, rights-of-way and easements.

EXCEPT:

Divisional Lot #0033-1/07, a subdivision in Eel River Township, Hendricks County, Indiana, as per plat thereof recorded July 6, 2007, in Plat Cabinet 7, Slide 5, pages 2A and 2B in the office of the Recorder of Hendricks County, Indiana, more particularly described as follows:

A part of the Southwest Quarter of Section 6, Township 16 North, Range 2 West of the Second Principal Meridian, Hendricks County, Indiana described as follows:

Beginning at a point on the West line of said Quarter marked by a MAG nail with washer scribed "Kruse Consulting", said point located North 00 degrees 00 minutes 00 seconds East (assumed bearing) 83.82 feet from an iron pin in concrete at the Southwest corner of said Section; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Quarter 580.82 feet to a MAG nail with said washer; thence North 90 degrees 00 minutes 00 seconds East 180.62 feet to a rebar with cap scribed "Kruse Consult Firm No. 78"; thence South 00 degrees 00 minutes 00 seconds West parallel with said West line 580.82 feet to a rebar with said cap; thence South 90 degrees 00 minutes 00 seconds West 180.62 feet to the point of beginning, containing 2.408 acres, more or less.

EXHIBIT C
Easement Area Description

SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR IN IN CONCRETE MARKING THE NORTHWEST CORNER OF SAID
FRACTIONAL QUARTER SECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST
(ASSUMED BEARING) ALONG THE NORTH LINE OF SAID FRACTIONAL QUARTER SECTION 1231.63
FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 48 MINUTES 00
SECONDS EAST ALONG SAID NORTH LINE 148.12 FEET; THENCE SOUTH 31 DEGREES 03 MINUTES
28 SECONDS EAST 555.56 FEET; THENCE SOUTH 27 DEGREES 45 MINUTES 02 SECONDS EAST 152.13
FEET; THENCE SOUTH 60 DEGREES 05 MINUTES 25 SECONDS EAST 124.78 FEET TO THE EAST LINE
OF SAID FRACTIONAL QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS
EAST ALONG SAID EAST LINE 263.08 FEET; THENCE NORTH 56 DEGREES 55 MINUTES 25 SECONDS
WEST 215.23 FEET; THENCE NORTH 14 DEGREES 16 MINUTES 05 SECONDS WEST 387.60 FEET;
THENCE NORTH 31 DEGREES 03 MINUTES 28 SECONDS WEST 345.79 FEET; THENCE NORTH 47
DEGREES 30 MINUTES 12 SECONDS WEST TO THE POINT OF BEGINNING. CONTAINING 2.43
ACRES, MORE OR LESS.

EXHIBIT " D "
Easement Area Depiction

POINT OF COMMENCEMENT
NW COR., SEC. 7-16N-R2W
REBAR IN CONCRETE
FOUND PER TIES.

POINT OF BEGINNING

STATE ROAD 236

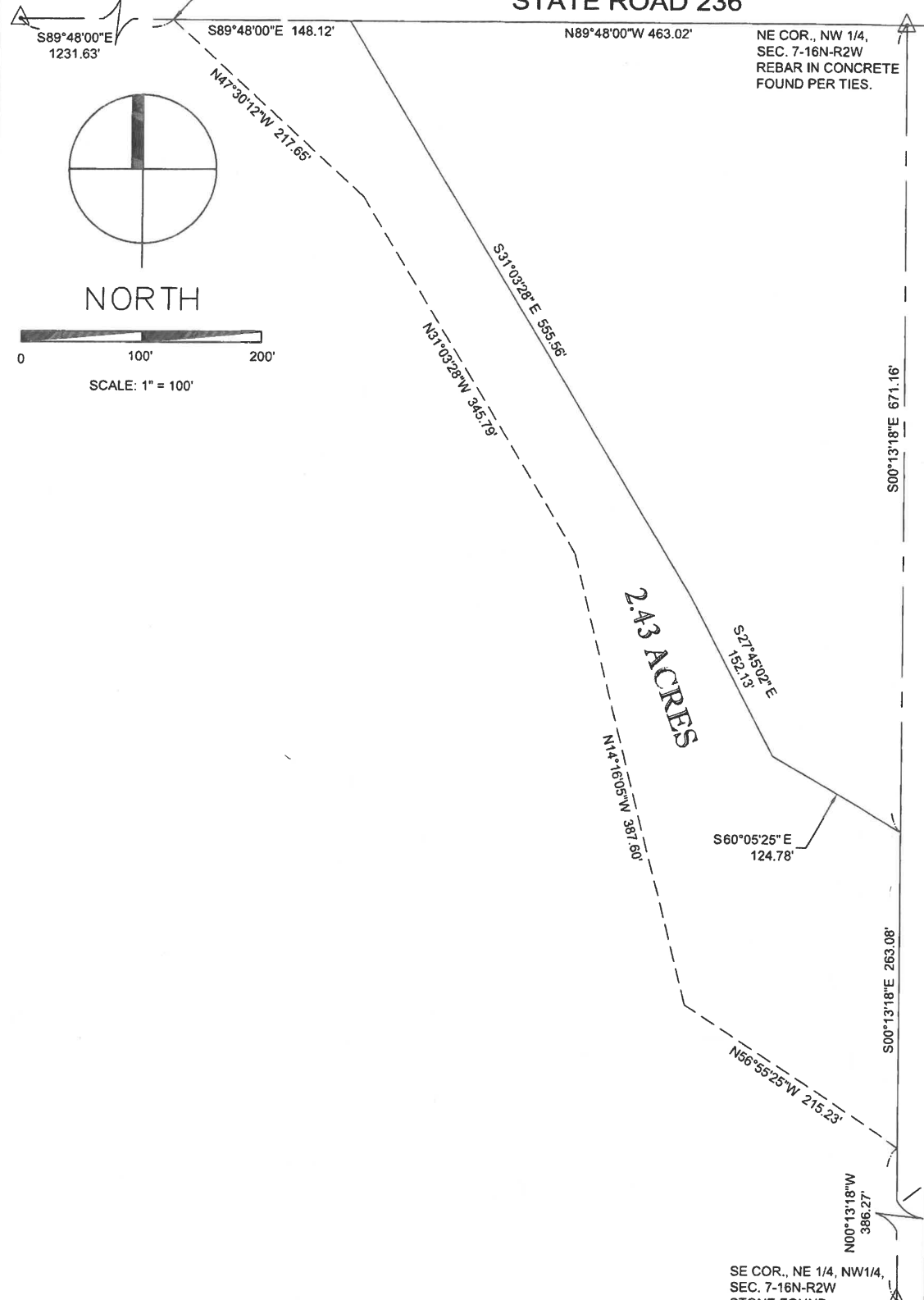
NE COR., NW 1/4,
SEC. 7-16N-R2W
REBAR IN CONCRETE
FOUND PER TIES.




NORTH



SCALE: 1" = 100'



2.43 ACRES

DATE: 7-13-2024	DRAWN: JJZ	CHECKED: DTK	DATE:	REVISION
 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410			DRAINAGE EASEMENT EXHIBIT NW FRACTIONAL 1/4, SEC. 7-T16N-R2W	
			JOB NUMBER 9712-2024 SHEET 1 OF 2	

