

J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning

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DESCRIPTION OF SURVEYED TRACT

(Remainder of Document Number 99-03-0219)

Part of the West half of the Southwest Quarter of Section 22, Township 33 North, Range 6 East, Kosciusko County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of retracement survey QJ-174 completed by J.K. Walker and Associates, P.C., dated June 3, 2019), being more particularly described as follows, to wit:

Commencing at a Mag nail found at the Northwest corner of said Southwest Quarter; thence N89°-52'-30"E (deed bearing and used as the basis of bearings for this description), on and along the North line of the West half of said Southwest Quarter, a distance of 775.00 feet to a P.K. nail found at the Northeast corner of the Plat of The North Winds as recorded in Plat Book 10, page 43 in the records of Kosciusko County, Indiana, said P.K. nail also being at the POINT OF BEGINNING; thence continuing N89°-52'-30"E, on and along said North line, being within the right-of-way of County Road 450N, a distance of 531.65 feet to a P.K. nail found at the Northeast corner of the West half of said Southwest Quarter; thence S00°-24'-00"E, on and along the East line of the West half of said Southwest Quarter, a distance of 912.75 feet to a 5/8-inch iron pin capped "Walker" found at the Northeast corner of Lot Number 102 in the Plat of The North Winds, Section 5, as recorded in Plat Book 13, page 39 in said records; thence S89°-36'-00"W, on and along a North line of said Plat of The North Winds, Section 5, a distance of 140.00 feet to a 5/8-inch iron pin capped "Walker" found at a corner of said Plat of The North Winds, Section 5; thence N00°-24'-00"W, on and along an East line of said Plat of The North Winds, Section 5, a distance of 58.68 feet to a 5/8-inch iron pin capped "Walker" found at a corner of said Plat of The North Winds Section 5; thence S90°-00'-00"W, on and along a North line of said Plat of The North Winds, Section 5, a distance of 247.60 feet to a 5/8-inch iron pin capped "Walker" found at a corner of said Plat of The North Winds, Section 5; thence S00°-00'-00"W, on and along a West line of said Plat of The North Winds, Section 5, a distance of 31.13 feet to a corner of said Plat of The North Winds, Section 5; thence S90°-00'-00"W, on and along a North line of said Plat of The North Winds, Section 5, a distance of 150.00 feet to a 5/8-inch iron pin capped "Walker" found at a corner of said Plat of The North Winds, Section 5; thence N00°-00'-00"E, on and along an East line of said Plat of The North Winds, Section 5, and on and along an East line of said Plat of The North Winds, a distance of 885.00 feet to the point of beginning, containing 10.78 acres of land, more or less, subject to legal right-of-way for County Road 450N, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18085C0165D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015.

THEORY OF LOCATION

This is a retracement boundary survey of part of the West half of the Southwest Quarter of Section 22, Township 33 North, Range 6 East, Kosciusko County, Indiana, located on County Road 450N, Lighthouse Drive and Portside Drive in Kosciusko County, Indiana. The surveyed tract is the remainder of a certain tract of land as recorded in Document Number 99-03-0219 in the records of Kosciusko County, Indiana.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey. The Northwest corner of said Southwest Quarter is county referenced. A Mag nail was found at this corner and was held this survey.

A P.K. nail was found at the Northeast corner of the West half of said Southwest Quarter and was held this survey.

A concrete post was found at the Southeast corner of the West half of said Southwest Quarter and was held this survey.

Date: June 3, 2019
Name: Fahl Manufactured Homes, Inc.
Address: 450N
Survey #: QJ-174



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A P.K. nail was found at the Northwest corner of the surveyed tract and was held this survey.

A 5/8-inch iron pin capped "Walker" was found at the other Six (6) corners of the surveyed tract. Said iron pins were held this survey.

See survey for other monuments found near the surveyed tract.

See survey for monuments found that are referenced.

SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.

See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.

None

(C) Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.

None

(D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

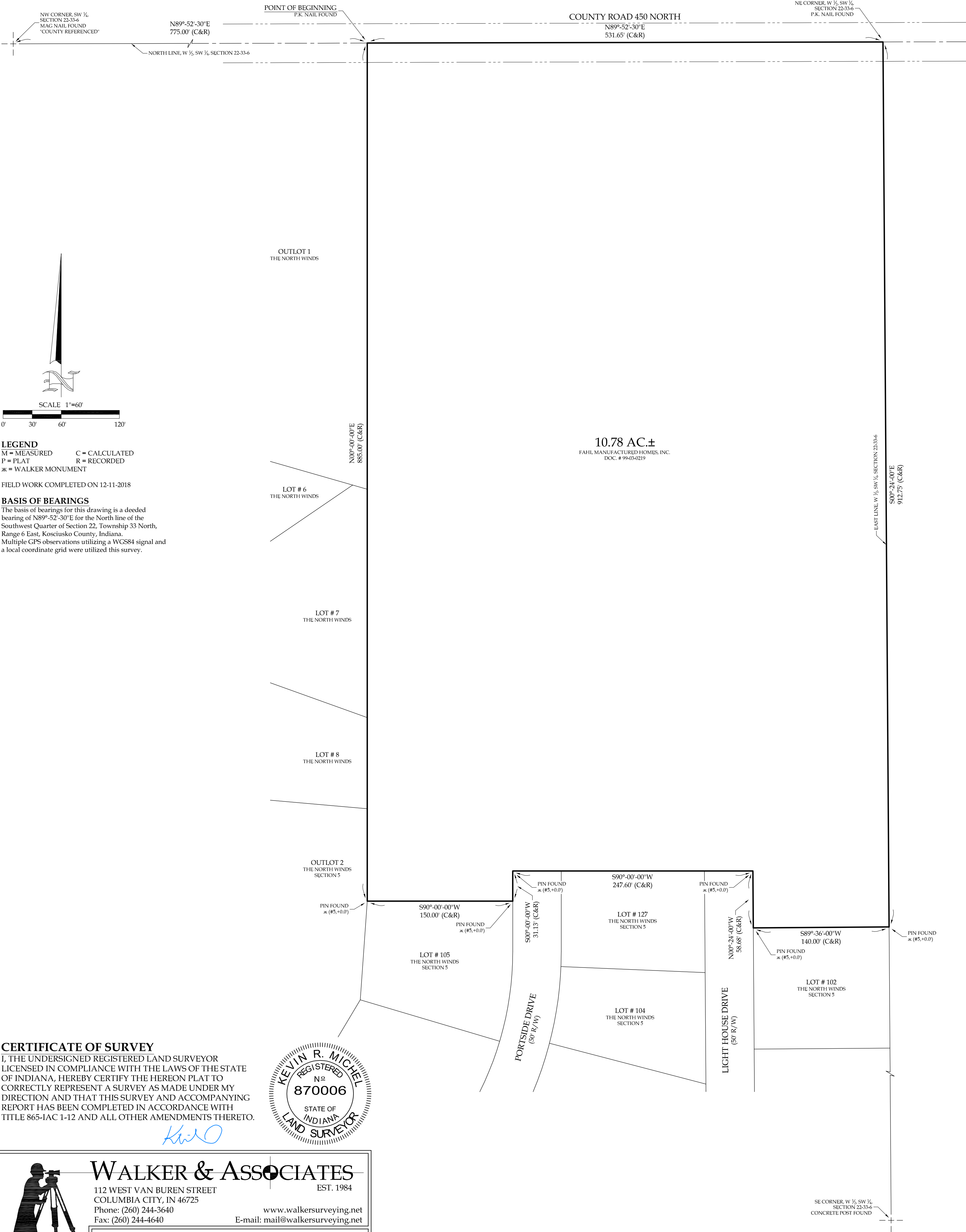
NOTES

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on aforesaid G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. The Plat of The North Winds was used as a reference.
The Plat of The North Winds, Section 5 was used as a reference.
Reference survey(s) by J.K. Walker & Associates, P.C., dated 10-19-15.
7. I, Kevin Michel, 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.

Date: June 3, 2019
Name: Fahl Manufactured Homes, Inc.
Address: 450N
Survey #: QJ-174

Kevin Michel





WALKER & ASSOCIATES

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PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 33 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA

FOR:

FAHL MANUFACTURED HOMES, INC.

SCALE: 1"=60'

DRAWN BY: RDP

DRAWING NUMBER

DATE: 5-3-2019

PAGE: 3 OF 3

QJ-174

LAND SURVEYING,
CIVIL ENGINEERING,
& LAND PLANNING