

Prepared For:  
Carpenter - Bennett Farm  
370 W 400 N  
Columbia City, IN 46723  
Page 2 of 2

Prepared By:  
Taylor Land Surveying Inc.  
1240 S 1150 E  
LaGrange, IN 46761  
Job # 22057

#### LAND DESCRIPTION: TRACT I

Part of the Northwest Quarter of Section 29, Township 36 North, Range 13 East, Steuben Civil Township, Steuben County, Indiana, being an original survey by Benjamin R. Taylor (LS #21300008) for Taylor Land Surveying (Job #22057), certified on April 20, 2022 and bounded as follows:

Commencing at #5 rebar at the Southwest corner of said Quarter; thence North 01°16'11" West (Basis of Bearing: IN East State Plane, NAD 83, Ground Distance) 577.12 feet along the west line of said Quarter to a Cotton Gin Spike with a BR Taylor washer at the point of beginning; thence continuing North 01°16'11" West 524.43 feet to a BR Taylor Gin Spike at the southwest corner of land described in Deed Record 1706-0246; thence along said Deed the following 2 calls: North 89°08'39" East 229.15 feet to a #5 MBS capped rebar, North 01°16'11" West 219.45 feet to a #5 BR Taylor capped rebar being on the north line of the south half of said Quarter and the south line of land described in Deed Record 0801-0317; thence along said Deed the following 2 calls: North 89°08'39" East 1106.95 feet to a BR Taylor rebar at the southwest corner of the Northeast Quarter of said Northwest Quarter, North 01°17'45" West 1312.37 feet to a BR Taylor rebar at the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89°30'52" East 814.92 feet along the north line of said Quarter to a BR Taylor rebar on the east line of the west 24 acres; thence South 01°17'45" East 1307.10 feet to a BR Taylor rebar on the north line said half; thence North 89°08'39" East 214.24 feet, along the north line of said half and the south line of the plat of Marbo Acres III and its extension to a BR Taylor rebar on the west right-of-way line of Interstate 69; thence South 03°17'48" East 735.10 feet along said right-of-way line to a BR Taylor rebar; thence South 88°55'09" West 2398.62 feet to the point of beginning. The above described tract contains 63.83 acres, more or less, and is subject to all easements and rights-of-way on record.

#### LAND DESCRIPTION: TRACT II

Part of the Northwest Quarter of Section 29, Township 36 North, Range 13 East, Steuben Civil Township, Steuben County, Indiana, being an original survey by Benjamin R. Taylor (LS #21300008) for Taylor Land Surveying (Job #22057), certified on April 20, 2022 and bounded as follows:

Beginning at #5 rebar at the Southwest corner of said Quarter; thence North 01°16'11" West (Basis of Bearing: IN East State Plane, NAD 83, Ground Distance) 577.12 feet along the west line of said Quarter to a Cotton Gin Spike with a BR Taylor washer; thence North 88°55'09" East 2398.62 feet to a #5 BR Taylor rebar on the west right-of-way line of Interstate 69; thence South 03°17'48" East 577.55 feet along said right-of-way line to a BR Taylor rebar on the south line of said Quarter; thence South 88°55'09" West 2419.05 feet through a jack post to the point of beginning. The above described tract contains 31.91 acres, more or less, and is subject to all easements and rights-of-way on record.

CERTIFICATION: I hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana; this plat correctly represents a survey made by me on April 20, 2022 and that, to the best of my knowledge and belief, conforms to requirements set out in 865 IAC 1-12. All the monuments actually exist, and that their type, size and material are accurately shown. AFFIRMATION STATEMENT: 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.



Benjamin R. Taylor  
LS #21300008, State of Indiana

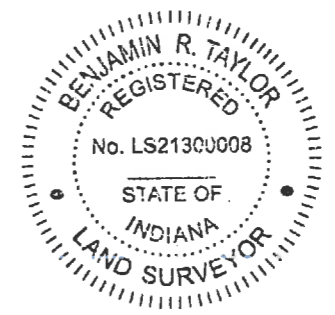
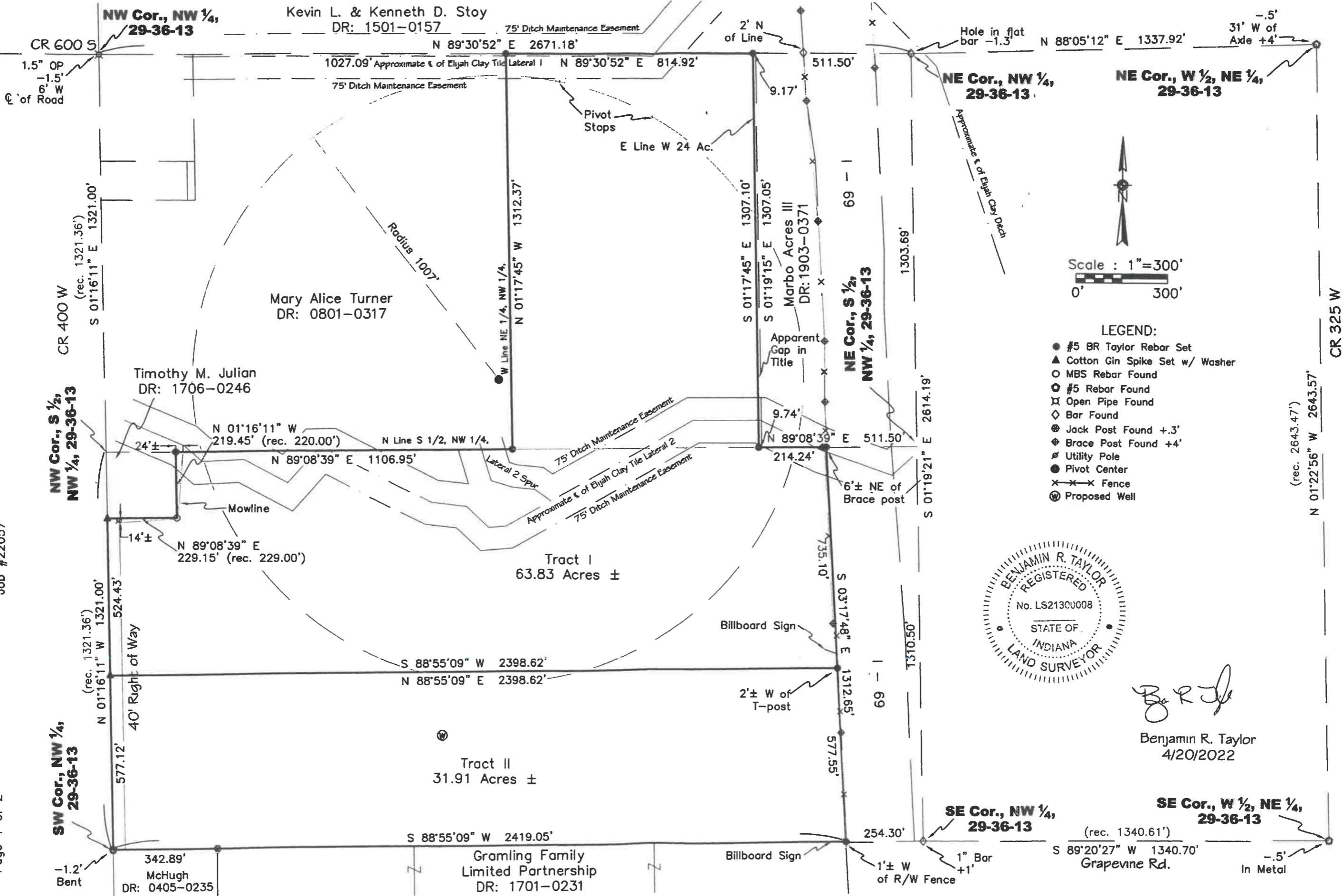


#### SURVEYOR'S REPORT

In accordance with 865 IAC 1-12-12, the SURVEYOR'S REPORT follows, including the surveyor's opinion of the uncertainty in those lines because of (A) availability and condition of reference monuments, (B) occupation lines, and (C) the ambiguity of the record description, and of adjoining land descriptions. The relative positional accuracy is within 0.25 feet plus 200 ppm. **Theory of location applied in establishing or retracing the lines and corners of the surveyed parcel: Part of Deed Record 1308-0466:** Monuments to establish the Northwest Quarter: A County referenced #5 rebar was found at the southwest corner of the Quarter. A 1.5 inch pipe was found at the northwest corner. A hole in a 2 inch flat bar was found at the northeast corner at the record location referenced in the Plat of Marbo Acres III recorded in deed record 1903-0371. A 1 inch bar was found at the southeast corner as referenced in said plat and a survey done by Russell Engineering Associates on November 13, 2000 (Job #0011-303) recorded in deed record 0101-0606. The Plat of Marbo Acres III was platted by John Kimpel & Associates on June 11, 2018. The west line of subject parcels is along the west line of said Quarter, the east lines of deed record 1706-0246, and deed record 0801-0317. The north line is along the north line of said Quarter and the south line Marbo Acres III and its extension. The east line is along the east line of 24 acres off the west line of the northeast Quarter of said Quarter and along the west right-of-way line of Interstate 69. The purpose of this survey is to separate 1/3 of the property for an auction. Measured distances between survey markers create an uncertainty of 0.4' north-south 0.1' east-west. All the section corner monuments were found in good condition and near grade, unless noted. Billboards were found along the east line of subject parcels and may signify some sort of easement. No other ambiguities were discovered in record documents. New corners set are 5/8" x 24" reinforcing bar with orange plastic caps imprinted "BR TAYLOR LS21300008", set near grade, or cotton gin spikes with a washer imprinted "BR TAYLOR LS21300008", set just below road grade. Lines of occupation are mostly unapparent as the entire parcel is being farmed with a center pivot crossing over the property. Lines of occupation do vary along deed record 1706-0246, where the mow lines are as much 24 feet east of the east line of said deed and 14 feet south of south line of said deed. The east line meanders along the right-of-way fence along Interstate 69. There is an apparent gap in title as much as 9.17 feet along the north line of said Quarter and 9.74 feet along the north line of the south half of said Quarter.

Prepared By:  
 Taylor Land Surveying Inc.  
 1240 S. 1150 E.  
 LaGrange, IN 46761  
 Job #22057

Prepared For:  
 Carpenter-Bennett Farm  
 370 W 400 N  
 Columbia City, IN 46723  
 Page 1 of 2



Benjamin R. Taylor  
 4/20/2022