

No evidence of recent earth moving work, building construction or building additions were observed on the surveyed property in the process of conducting the field work for this survey.

No proposed projects were found via online research of INDOT's future projects listing and 18 month construction letting list for US Highway 136, therefore no proposed changes in street right of way are anticipated. Street stubs and sidewalks from adjacent developments are shown on the survey plat within their platted rights of way.

Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. Other utilities may exist within the surveyed property or immediately adjacent thereto that were not identified by such information or observed on site. In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will V3, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands areas(s). In no event will V3 Companies, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

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As used herein, the word "certify" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant. Regardless, the surveyor can only certify to those items that are visible and/or things that can be measured or counted as stated via said ALTA Standards and Rule 12.

This instrument was prepared by Brian L. Haggard, V3 Companies Ltd., 171 N. Main Street, Martinsville, IN 46151.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Brian L. Haggard

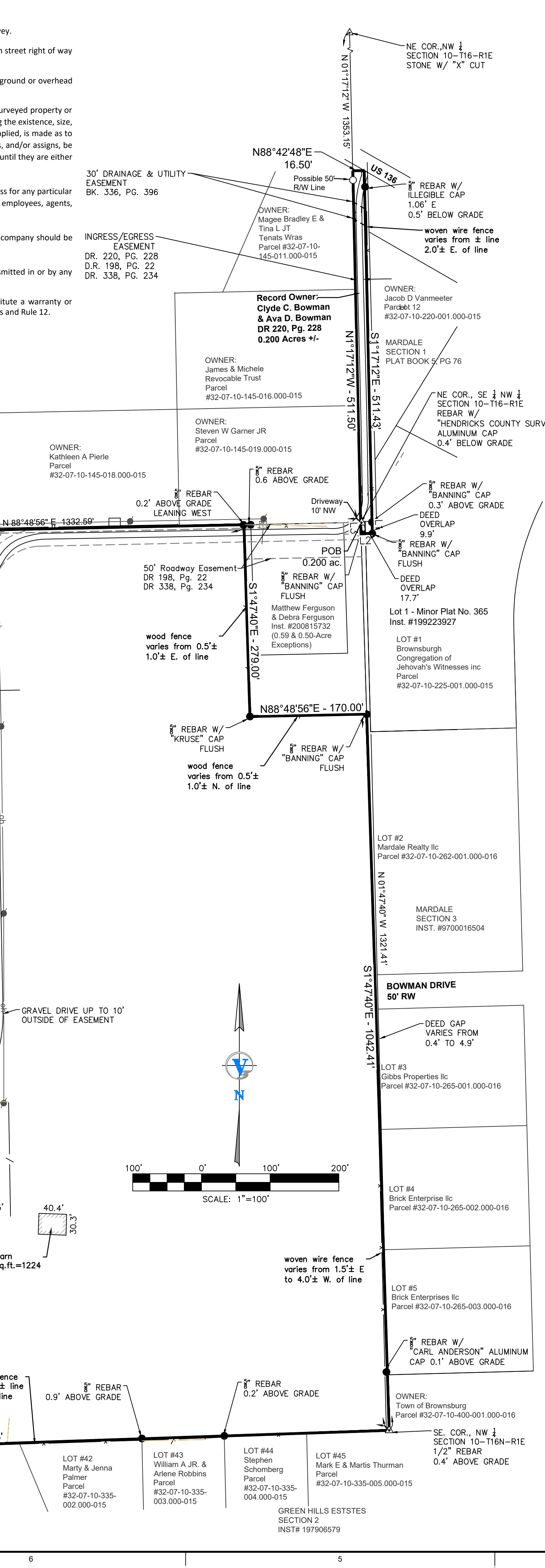
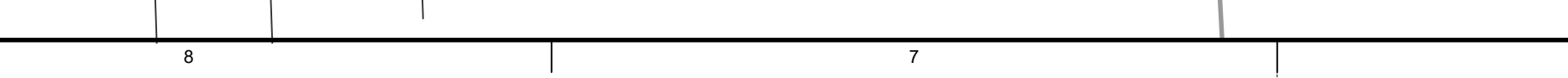
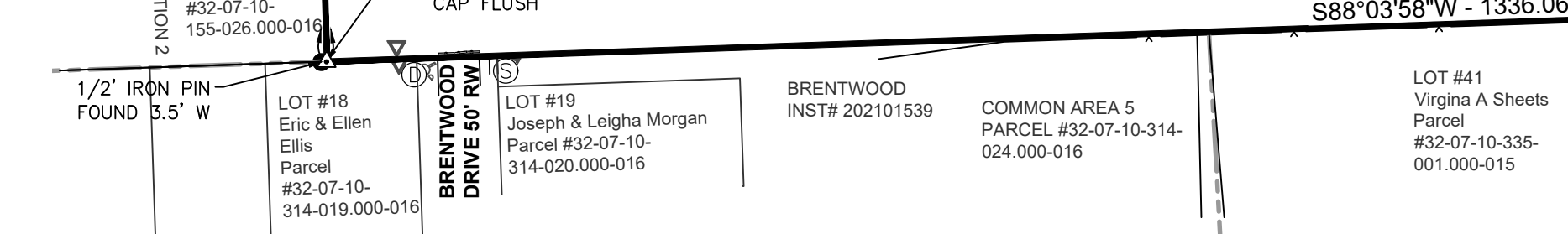
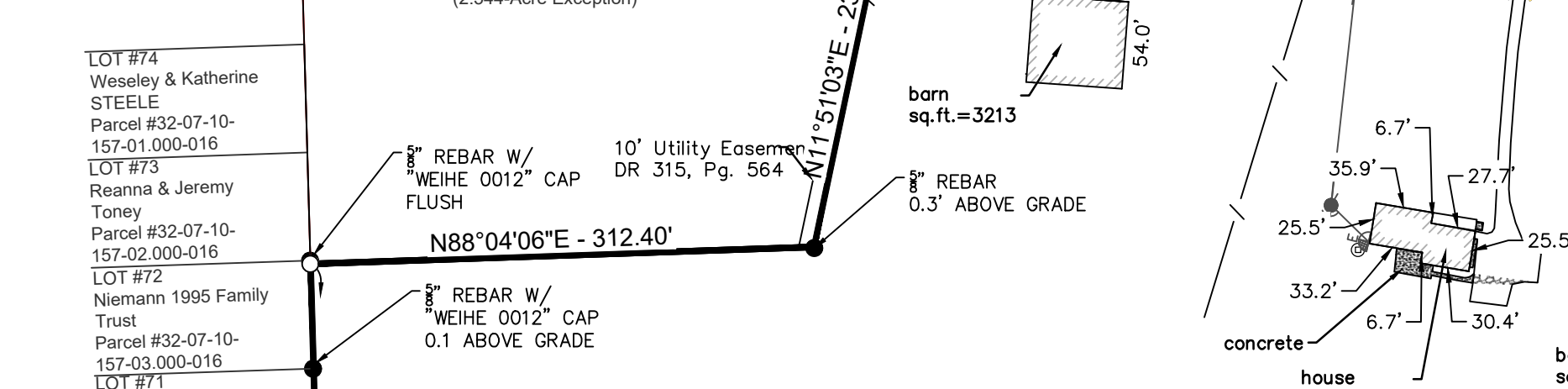
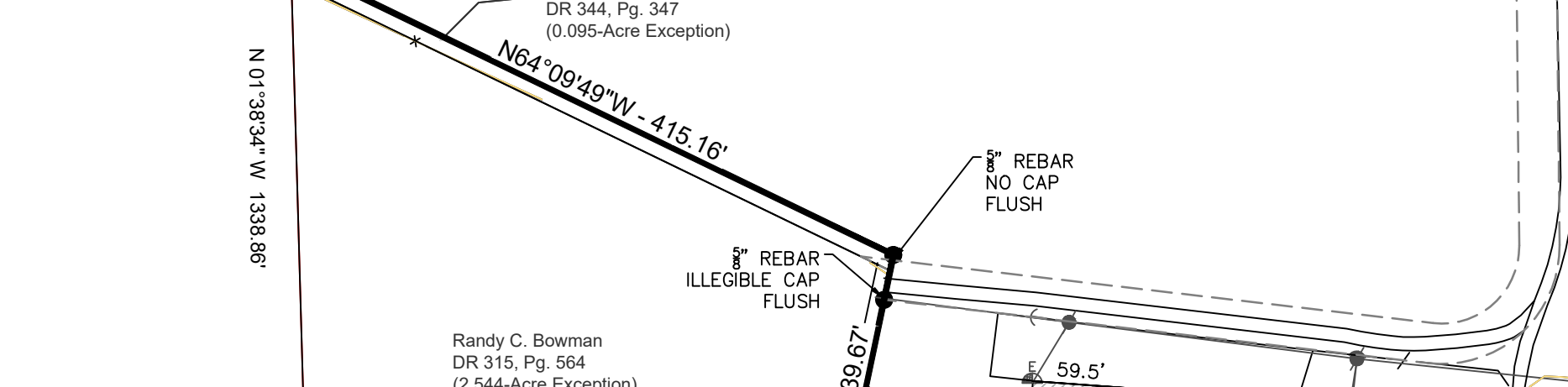
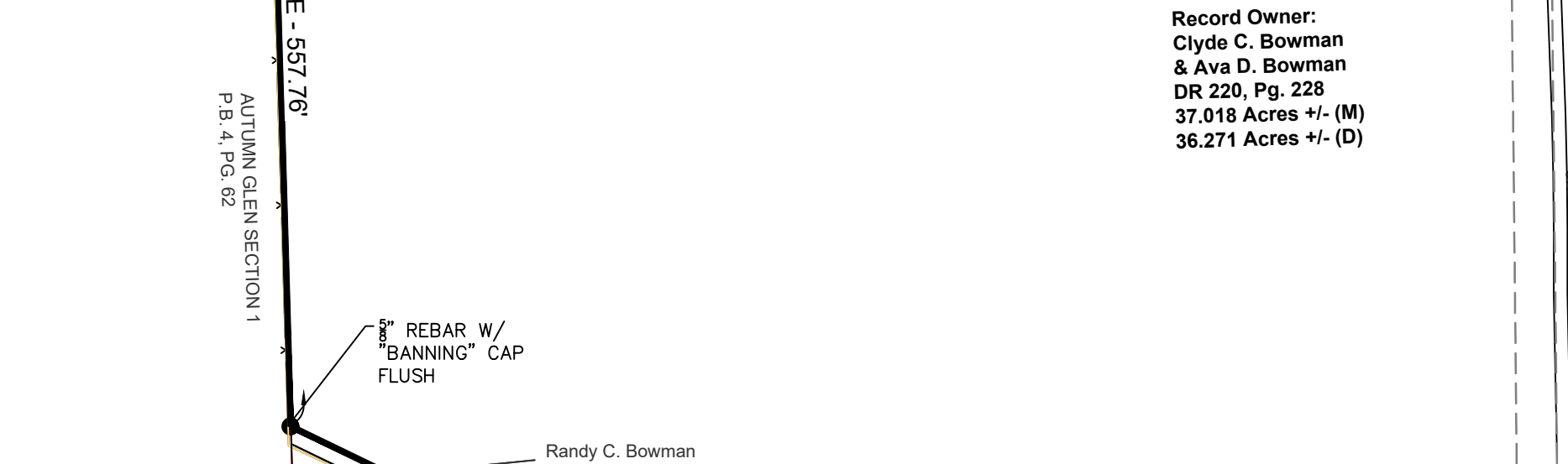
HENDERSON'S SUBDIVISION OF BLOCK A OF HENDERSON'S HOMESITES ADDITION P.B. 4, PG. 62

LOT #18 Janet S Grey Parcel #32-07-10-135-013.000-015
LOT #17 Betsy Hunsucker Parcel #32-07-10-135-014.000-015
LOT #16 Jillian Hart Parcel #32-07-10-135-015.000-015
LOT #15 Joseph C Bartos Parcel #32-07-10-135-016.000-015
LOT #14 Robert A Kemp Parcel #32-07-10-135-017.000-015
LOT #13 Cynthia K Sherman Parcel #32-07-10-145-017.000-015

Record Owner: Clyde C. Bowman & Ava D. Bowman DR 220, Pg. 228 0.200 Acres +/-
Record Owner: Kathleen A Pielte Parcel #32-07-10-145-018.000-015
Record Owner: James & Michele Revocable Trust Parcel #32-07-10-145-016.000-015
Record Owner: Steven W Garner JR Parcel #32-07-10-145-019.000-015

Record Owner: Clyde C. Bowman & Ava D. Bowman DR 220, Pg. 228 37.018 Acres +/- (M) 36.271 Acres +/- (D)

LINE TABLE
LINE # DIRECTION LENGTH
L1 S01°47'40"E 16.43
L2 N88°12'20"E 16.50
L3 N01°47'40"W 16.50



LEGAL DESCRIPTIONS Per Title Commitment

The Southeast Quarter of the Northwest Quarter of Section 10, Township 16 North, Range 1 East, Hendricks County, Indiana containing 40 acres, more or less.

Also: A part of the West half of the Northeast quarter of Section 10, in Township 16 North, Range 1 East, bounded as follows, to-wit:

Beginning at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 10, thence North 31 rods; thence East 1 rod; thence South 32 rods; thence West 1 rod; thence North 1 rod to the place of beginning.

EXCEPT: A part of the Southeast quarter of the Northwest quarter of Section 10, Township 16 North, Range 1 East of the Second Principal Meridian, bounded and described as follows, to-wit:

Beginning at a point in the North line of said quarter quarter which is 25 feet North 89 degrees 36 minutes West of the Northeast corner thereof; and running thence South parallel to the East line of said quarter quarter section 130.00 feet; thence North 89 degrees 36 minutes West 135.00 feet; thence North 190.00 feet to a point in the North line of said quarter quarter section; thence South 89 degrees 36 minutes East on a along said North line 135.00 feet to the point of beginning, containing in all 0.59 acres, more or less.

ALSO EXCEPT: A part of the Southeast quarter of the Northwest quarter of Section 10, Township 16 North, Range 1 East located in Hendricks County, Indiana, being more particularly described as follows:

Beginning at a stone marking the Northeast corner of said quarter quarter section; thence South 00 degrees 11 minutes 58 seconds East (assumed bearing), 279.00 feet along the East line of said quarter quarter section to a 5/8" rebar w/cap; thence North 89 degrees 46 minutes 58 seconds West; 170.00 feet parallel with the North line of said quarter quarter section to a 5/8" rebar w/cap; thence North 00 degrees 11 minutes 58 seconds West, 279.00 feet parallel with said East line to a 5/8" rebar w/cap and the North line of said quarter quarter section; thence South 89 degrees 46 minutes 58 seconds East, 10.00 feet along said North line to a 5/8" rebar w/cap; thence South 00 degrees 11 minutes 58 seconds East, 190.00 feet parallel with said East line to a 5/8" rebar w/cap; thence South 89 degrees 46 minutes 58 seconds East, 135.00 feet parallel with said North line to a 5/8" rebar with cap; thence North 00 degrees 11 minutes 58 seconds West, 190.00 feet. Parallel with said East line to a 5/8" rebar w/cap and the aforesaid North line; thence South 89 degrees 46 minutes 58 seconds East, 25.00 feet along said North line to the POINT OF BEGINNING. Continuing 0.50 acres, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of the Northwest quarter of section 10, Township 16 North, Range 1 East, of the second Principal Meridian, situated in Lincoln Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at an iron pin at the Northwest corner of the Southeast Quarter of the Northwest Quarter, aforesaid; thence South 00 degrees 10 minutes, 05 seconds East (an assumed bearing), along the West line of said quarter quarter section, 557.76 feet to a point which bears North 00 degrees, 10 minutes, 05 seconds West 781.27 feet from the Southwest corner of said quarter-quarter section, said point also being the Point of Beginning. From said Point of Beginning, proceed thence South 62 degrees, 41 minutes, 20 seconds East, 415.23 feet; thence South 13 degrees, 19 minutes, 30 seconds West, 10.31 feet to the Northeast corner of Deed Record 315, pages 564-65; thence North 62 degrees, 41 minutes, 20 seconds West, along the Northeastly line of said Deed Record 315, page 564-65, 41.52 feet to a point on the West line of said quarter-quarter section, said point being North 00 degrees, 10 minutes, 05 seconds West, 770.00 feet from the Southwest corner of said quarter-quarter section; thence North 00 degrees, 10 minutes, 05 seconds West, along said West line, 11.27 feet to the Point of Beginning, containing 0.095 acre, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 16 North, Range 1 East of the Second Principal Meridian, situated in Lincoln Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at an iron pipe at the Northwest corner of the Southeast Quarter of the Northwest Quarter, aforesaid; thence South 00 degrees, 10 minutes, 05 seconds East (an assumed bearing), along the West line of said quarter-quarter section, 568.74 feet to a point which bears North 00 degrees, 10 minutes, 05 seconds West, 770.00 feet from the Southwest corner of said quarter-quarter section, said point also being the Point of Beginning. From said Point of Beginning, proceed thence South 62 degrees, 41 minutes, 20 seconds East, 412.52 feet; thence South 13 degrees, 19 minutes, 30 seconds West, 229.63 feet; thence South 89 degrees, 32 minutes, 35 seconds West; 212.40 feet to the West line of said quarter quarter section; thence North 00 degrees 10 minutes, 05 seconds West, along said West line 415.21 feet to the Point of Beginning, containing 2.544 acres more or less.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations, opinions, and comments are declared regarding the various uncertainties in the locations of lines and corners found or established this survey as a result of the uncertainties in reference monumentation; in record description and plats; in lines of occupation; and as introduced by random errors in measurements ("Relative Positional Accuracy"). The client should assume there is an amount of uncertainty along any title line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. Unless otherwise noted or shown on the within survey plat, there is no evidence of lines of occupation along the perimeter lines of the surveyed property.

The purpose of this survey was to perform an ALTA/NSPS Land Title Survey and Retraction Survey for the lands of Clyde C. and Ava D. Bowman as described herein. Information and data used to perform this survey includes, but is not limited to, the following: the deeds and/or plats of the surveyed property and adjoining properties, surveys from 2004 and 2014 by the undersigned within and adjacent to the surveyed property recorded as Instrument Numbers 201304955 and 201411237, respectively, a survey by Kruse Consulting per Instrument Number 201311490 on the Ferguson property, and other surveys record (Instrument Nos. 202224526 & 202410332) in the vicinity of the surveyed property, reference ties and historical records of the Hendricks County Surveyor, and monuments and physical evidence found as shown on the plat of the survey and discussed below.

The basis of bearings for this plat of survey is the use of a State Plane grid system derived from the West Zone of the Indiana State Plane Coordinate System (1302 IN West Zone - N.A.D. 1983), Geoid Model 12 was used for all GPS observations. The said system was verified utilizing the INCORS Network, a real-time kinematic (RTK) correction service over the internet. This survey has been performed in feet. All measurements on this survey are derived from ground coordinates.

There may be differences of deed (D) or plat (P) dimensions versus measured dimensions (M) as found with the results of this survey along the lines shown hereon and, likewise, survey markers may be found near, but not precisely at, some corners of the surveyed property. In cases where the magnitude of this difference is less than the Relative Positional Accuracy (stated below) and/or less than the uncertainty identified for the reference monumentation (discussed below), the difference may be considered insignificant and is shown only for the purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and/or the uncertainty in reference monumentation shall be considered worthy of notice and are therefore discussed further below. Property corner and/or centerline monuments that are found to be within 0.3 feet of their computed position are deemed insignificant at variance, therefore such variances are not dimensioned hereon. All noted monuments below were found and/or set flush with the ground or pavement surface unless noted otherwise within this report or on the survey plat.

The Relative Positional Precision (accuracy per IAC 865) (due to random errors in measurement) of the corners of the subject tract established this survey is within the specification for an Urban Survey (0.07 feet + 50 parts per million) as defined in ALTA/NSPS requirements and referenced in IAC 865.

The corners and monuments used to perform this survey were those found for the Northwest Quarter of Section 10, Township 16 North, Range 1 East as shown on the survey plat. At the southeast corner of the Quarter Section, a 1/2 inch rebar was found. A 1-1/4 inch iron pipe was found at the northwest corner of the Southeast Quarter of said Quarter Section. The southwest corner is marked by a 5/8 inch rebar with "Weihe" cap found in place of a former wood corner post. These corner monuments were found and held as the best available evidence of the corner locations and per the prior surveys by the undersigned as noted above. The northeast corner was formerly marked by a stone which was found nearly 10 inches below grade based on the prior survey by the undersigned per references ties of the Hendricks County Surveyor. The stone is no longer in place and an aluminum County Surveyor's monument is now found 1.36 feet to the southeast of the former stone. No references ties were available for this county monument. Regardless, the former position of the stone was held for this survey as other local monuments in the vicinity of this corner have used the position of the former stone. Other monuments were found around the perimeter of the property as shown on the survey plat based on said prior surveys by the undersigned, Kruse, and Lewis Engineering based on deeds and personal experience of the undersigned while working for the latter in the early 1990's. The northeast corner of the Northwest Quarter is marked by a stone with a cut "X" found 3 inches below grade per surveys record reviewed as noted above. This stone was not found during the undersigned's 2004 survey; therefore the location of the 16.5-foot strip parcel was found to be further west than previously reported. The location of the stone is 3.8 feet south and 2.2 feet west of the previously computed position resulting in the north end of the strip being 0.8 feet west of the previously reported position. See the survey plat for monuments found around the property and those set with this survey.

The location of the lines and corners of the surveyed properties is dependent upon the geometric data shown, the writings of the deed for the surveyed properties, the surveys of record as noted, and the found monuments and other findings and determinations as discussed above. The lines and corners of the main south parcel were held based on the monuments found or noted at the corners of the Quarter Quarter Section and those around the Randy Bowman and Ferguson parcels which were found to be in agreement with the deeds thereof or the surveys of record as noted. The 16.5-foot strip was located based on the writings of the deed and the location of the west line of the Quarter Quarter Section as discussed above.

A gap by monumentation was found between the surveyed property and the plats of Maredale Subdivision, Section 3 and Minor Plat No. 365 that varies in width from 0.4 feet to 4.9 feet for Maredale and is 5.0 feet at the southwest corner of the Minor Plat. These plats are noted on the prior survey by the undersigned as not being based stone found previously at the northeast corner of the Quarter Quarter Section as noted above. At the south end of the 16.5-foot strip, the Minor Plat overlaps with the strip by 17.7 feet in the north/south direction and 9.9 in the east/west direction. Found monumentation to the east of the strip as found with the prior survey note a gap that varies in width from 6.2 to 6.6 feet. There were no other gaps, overlaps, or gaps by deed were found between the surveyed property and its adjoining.

Woven wire fence along the east line varies from 1.5 feet east to 4 feet west of the line. Along the south line it was found to predominantly vary from being on line to 2 feet south. Woven wire fence along the west line varies from 1 to 2.5 feet west of the line. Along the north line various fences were found to vary from 1.5 feet north to 5 feet south of the line. Woven wire fencing along the east line of the 16.5-foot strip was found to vary from being on line to 2 feet east. Wood fencing along the northeasterly lines were found to be 0.5 to 1 foot inside the Ferguson parcel. See the survey plat for any further physical evidence of lines of possession. Measurements to these items are noted and shown to the nearest 0.5 feet. The gravel drive in at the sound end of the strip is 10 feet onto the adjoining's property (Garner) and outside of the ingress/egress easements as shown and noted herein.

The uncertainties of the survey based on the above observations are shown as follows:

Availability and condition of reference monuments: 1.4 feet
Occupation or possession lines: 10 feet
Clarity or ambiguity of record description and/or adjoining descriptions: 17.7 feet

Evidence of source of title was provided for the surveyed property in the form of Fidelity National Title Insurance Company Commitment Number 24-08143C, dated October 18, 2024 (Revision 1 dated 10/28/24). Should any additional items need to be addressed, please provide the documentation to the undersigned so it may be reviewed. Survey-related exceptions that were disclosed within Schedule B of said title commitment have been depicted on the survey, when possible, each being identified by their recording date, and/or as noted below. Refer to the record documents for further information and any covenants, conditions, and/or restrictions contained therein.

- Schedule B, Part II - Exceptions:
Item 17 - The Utility Easement per Deed Record 217, page 553A is shown along the east portion of the north line of the property.
Item 18 - The Ingress and Egress Easement per Deed Record 198, page 22 is shown within the 16.5-foot strip portion of the property and west to the 135' X 190' portion of the Ferguson property. This easement is also described within the record deed for the surveyed property (DR 220, Pg. 228) in which the property is described as "subject to" the easement. It is also described within the Randy Bowman deeds as referenced herein.
Item 19 - The Drainage and Utility Easement Deed Record 336, page 396 is shown along the right of way for US Highway 136, said right of way being shown as "Possible 50' R/W Line" hereon.
Item 20 - The Ingress and Egress easement per Deed Record 338, page 234 is the same as that described within Item 18 above. It also describes a 50-foot Roadway Easement along the north line of the property described within the document and is shown along the north line of Ferguson between the 16.5-foot strip and the south main portion of the surveyed property. The Roadway Easement for the 135' X 190' portion of Ferguson was found within the current deed for Ferguson (Instrument No. 200815732) which also describes the easements cited within this item.
Item 21 - The Ingress and Egress Easement per Deed Record 315, page 564 is shown generally following the drive through the surveyed property to the Randy Bowman property. There is also a Utility Easement along the easterly line of the Randy Bowman property that was reserved within this document. The physical driveway is as much as 10 feet outside of the Easement.
Item 22 - The surveyed properties are within the lands described in Deed Record 164, Page 432. The conditions cited within the document appear to apply to the 16.5-foot strip portion of the surveyed property.

The surveyed properties are located within a Zone "X" (areas of minimal flood hazard) per the Flood Insurance Rate Maps (FIRMs) for Hendricks County, Indiana, community panels 18063C0156D, effective date September 25, 2009, Federal Emergency Management Agency, National Flood Insurance Program, and as shown on the FEMA Flood Map Service Center website. Per said documentation, the surveyed properties are not within a Special Flood Hazard Area (SFHA). The accuracy of any flood hazard statement is subject to map scale uncertainty and the limitations of the information on the FIRM itself.

SURVEYOR'S CERTIFICATE

To: Town of Brownsburg, Frost Brown Todd LLP, and Fidelity National Title Insurance Company

This is to certify that this plat and the survey on which is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), 7(b)(1), 8, and 16-19 from Table A thereof. The fieldwork was completed on November 18, 2024. I, further state, to the best of my information, knowledge, and belief, this plat represents a survey completed under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Date: January 2, 2025 2024

Brian L. Haggard
PS No. LS2980001
State of Indiana



V3 logo and contact information: 171 N. Main Street, Martinsville, IN 46151, Ph: 765.600.2501, infomartinsville@v3co.com, V3co, Vercore, Virculo, WWW.V3CO.COM

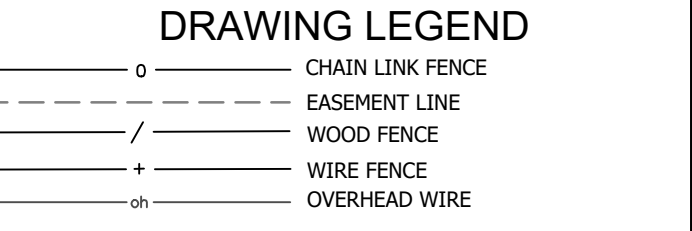
PROJECT LOCATION: SECTION 10 - TOWNSHIP 16 NORTH - RANGE 1 EAST LINCOLN TOWNSHIP, HENDRICKS COUNTY IN. 6519 E US HIGHWAY 136 BROWNSBURG, IN.

ALTA/NSPS LAND TITLE SURVEY

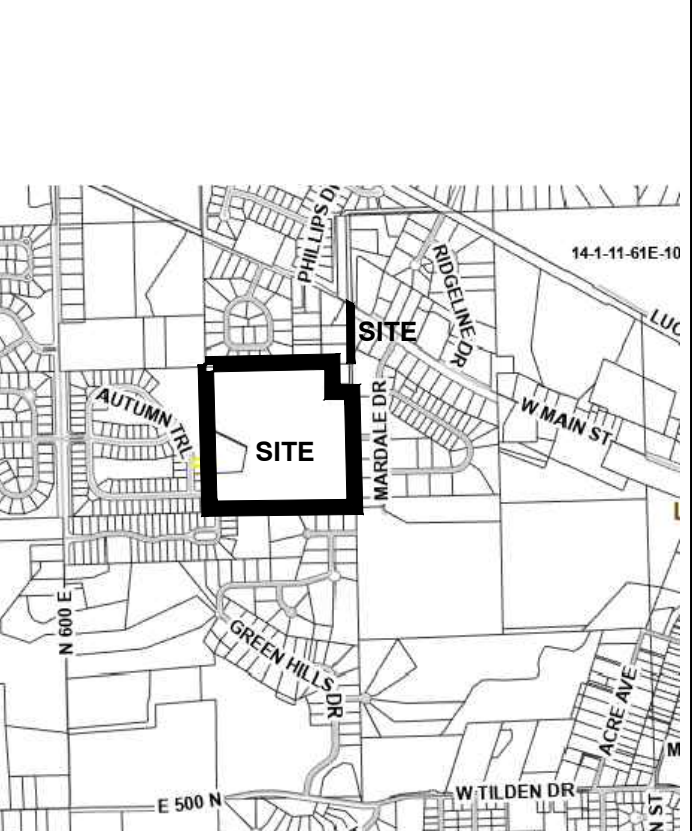
PREPARED FOR: FROST BROWN TODD LLC

Table with columns: REV. #, DATE, REV. DESC.

Table with columns: REV. #, DATE, REV. DESC.



- FOUND SECTION MONUMENT (AS NOTED)
IRON PIN FOUND (AS NOTED)
5/8" REBAR SET W/ CAP "V3 PX IN FIRM #0092
STORM MANHOLE
SANITARY MANHOLE
CLEANOUT
UTILITY POLE
ELECTRIC METER
GUY WIRE ANCHOR
WATER VALVE
FIRE HYDRANT
PETROLEUM PIPELINE MARKER
TELEPHONE PEDESTAL
SIGN



Approved By: BH
Drawn By: AS
Date of Last Field Work: SEE CERTIFICATION
Date Plotted: JAN. 2, 2025

Reference #:
Project Number: 240078
Sheet Number: 1 OF 1