RESOLUTION 12-108

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 12-27

WHEREAS, the City of Westfield (the "City") desires to annex certain parcels as identified in Exhibit "A" and Exhibit "B" (the "Annexation Area") into the municipality; and,

WHEREAS, pursuant to IC 36-7-4-3.1 a fiscal plan must be prepared and adopted prior to such annexation; and,

WHEREAS, this fiscal plan, identified as Exhibit "C" (the "Plan") and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Plan has been reviewed and complies with the requirements of IC 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF _____, 2012, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
John Dippel	John Dippel	John Dippel
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 12-108 was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

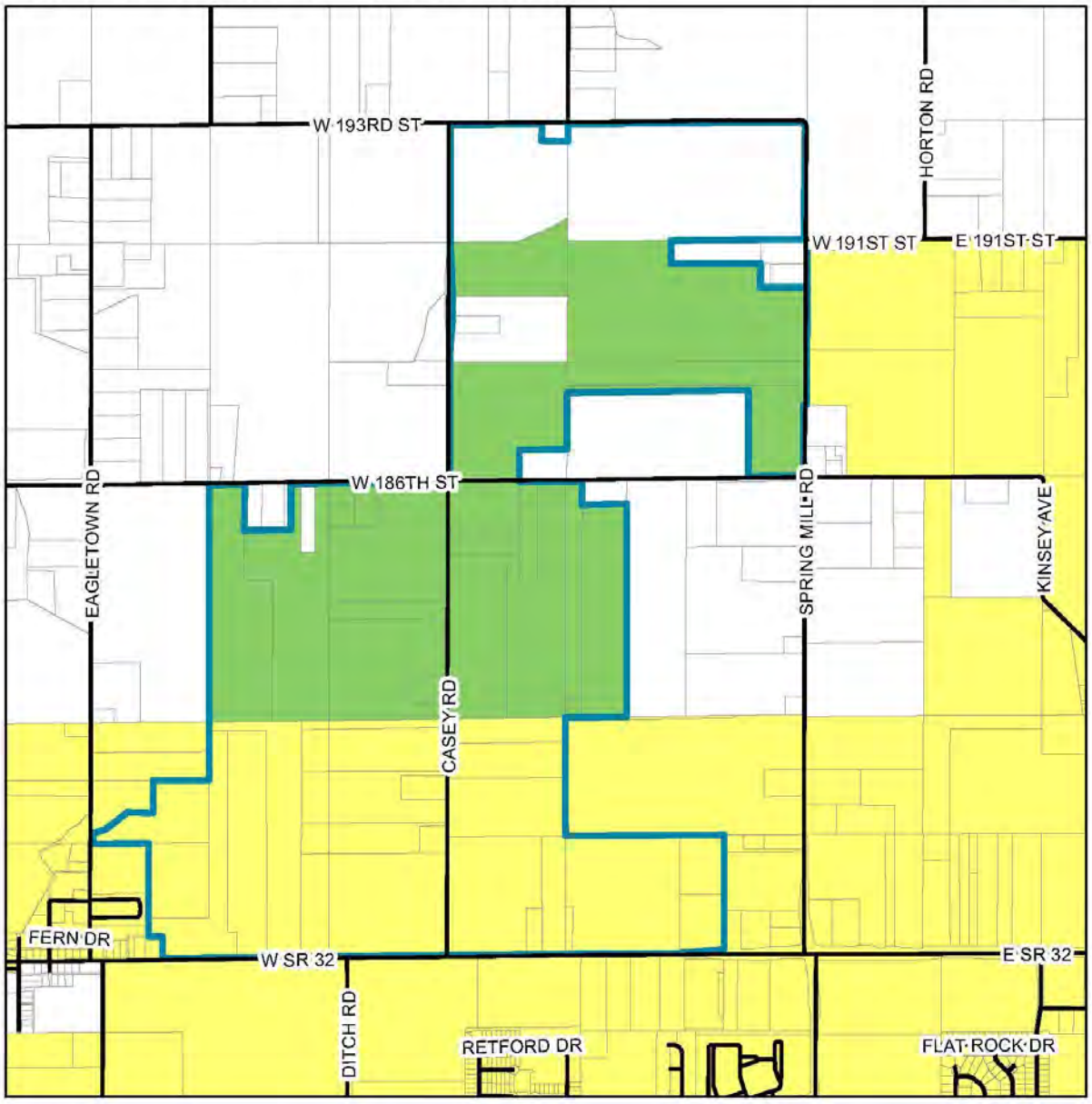
I hereby APPROVE Resolution 12-108
this _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 12-108
this _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

EXHIBIT A: Parcel Location Map



Legend

- Springmill Trails PUD Zoning
- Parcels
- Parcels to be Annexed
- Existing City Limits

N
W E
S

Exhibit "B"
Parcel Listing

Parcel ID Number	**Acres**
08-05-33-00-00-006.004	37.00
08-05-33-00-00-006.003	33.50
08-05-27-00-00-015.002	19.51
08-05-27-00-00-012.000	54.13
08-05-27-00-00-008.002	69.00
08-05-27-00-00-009.001	16.12
08-05-34-00-00-001.000	3.00
08-05-34-00-00-001.001	3.00
08-05-34-00-00-001.002	34.17
08-05-34-00-00-002.000	30.92
08-05-34-00-00-002.001	3.00
08-05-34-00-00-002.002	6.30
08-05-34-00-00-003.000	27.62
08-05-34-00-00-003.001	10.00
08-05-34-00-00-003.002	5.00
08-05-34-00-00-004.000	32.38
08-05-34-00-00-004.001	5.00
08-05-34-00-00-005.000	10.00
08-05-34-00-00-006.000	27.00

Exhibit "C"
Fiscal Plan

Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Generally described as a portion of the Springmill Trails Planned Unit Development.

This Fiscal Plan Supports
Ordinance 12-27

This Fiscal Plan is
Exhibit "C"

Referenced in
Resolution 12-108

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield (the "City") and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the "Springmill Trails Annexation" and is generally located adjacent to the existing corporate limits; both east and west of Casey Road, south of 186th Street and to the east of Casey Road north of 186th Street. The annexation is 100% voluntary.

The Indiana Statute (IC 36-4-3-13(d)) governing annexation activity by the City of Westfield requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to present cost estimates and a plan for the extension of municipal services to the area proposed for annexation. Municipal services of a non-capital nature are required to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits. Municipal services of a capital improvement nature are required to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield

Annexation Philosophy and Plan

A. Fiscal Policy of the City

It is appropriate to state that the annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City of Westfield that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City of Westfield.

B. General Philosophy and Plan

The philosophy and plan of the City of Westfield is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City of Westfield with a broad, stable and growing economic tax base; and,

2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,

3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,

4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is certainly the preference of the City of Westfield to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (IC 36-4-3-5); and,

2. Enhance the existing assessed valuation of the municipality through voluntary annexations; and,

3. Consider any requests for voluntary annexation from existing parcels; and,

4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

D. Financial Incentives in Support of Annexation

Aside from the issue of municipal services, the City has developed annexation and growth policies with support for the concept of applying economic incentives to the annexation policies as a basis for building public support and popular consensus. The financial incentives available to the City of Westfield include:

- tax abatement provided by IC 36-4-3-8.5;
- delay of the effective date of the annexation provided by IC 36-4-3-8;
- negotiation of supplemental services (based on surplus tax revenues);
- elimination of utility services surcharges;
- appropriate arrangements as provided by IC 36-4-3-21; and,
- agricultural tax liability exemption for municipal taxes provided by IC 36-4-3-4.1.

It is the fundamental position of the City; however, that the extension of such financial incentives shall be made primarily in those cases where it is appropriate to the fiscal and governmental interests of the City of Westfield.

Parcel Analysis

A. Location

The area proposed for annexation is generally described as the real estate located adjacent to the existing corporate limits; both east and west of Casey Road, south of 186th Street and to the east of Casey Road north of 186th Street (see attached Exhibit A, Parcel Location Map).

B. Contiguity

The Springmill Trails Annexation meets the contiguity requirements of IC 36-4-3-1.5.

C. Size

The area proposed for annexation encompasses an area of approximately 427 acres.

D. Population

The population of the area proposed for annexation is estimated to be 45 persons.

E. Structures

The area contains three (3) houses, two (2) barns, one (1) shed, and three (3) grain bins.

F. Zoning

The area proposed for annexation is currently located within the planning and zoning jurisdiction of the City of Westfield through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, the parcels will remain in the same planning jurisdiction.

Zoning designations in the area proposed for annexation is the Springmill Trails PUD.

G. Property Tax Assessment

The 2011 pay 2012 total net assessed valuation of all real property and its improvements located within the area proposed for annexation is $1,222,300.

H. Municipal Property Tax Rate

The existing 2011 pay 2012 property tax rate assessed to all real property and its improvements within the area proposed for annexation is $2.5635 per $100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

I. Council District

The area for the proposed annexation will be incorporated into Council District 4.

Municipal Services

The City of Westfield currently extends to its citizens a diverse range of public services. These services are provided by seven different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Informatics, Administration, Parks and Recreation and Economic and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the affect of annexation. The Police, Fire, Public Works, Informatics, Administration, Parks and Recreation and Economic and Community Development Departments were identified as being affected by the annexation of new territory. The effect on most of these departments is determined to be minimal and is likely to create no demand for additional personnel and associated expenditures. It can therefore be assumed the area proposed for annexation will not affect the workload of these departments or cause the need for additional expenditures associated with the provision of services.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The 40 uniformed officers of the City of Westfield Police Department provide the citizens of Westfield with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the Westfield City Council.

Annual operating costs associated with the addition of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The area identified for annexation includes 427 acres and an estimated population of 45 persons. The City of Westfield will provide police service to the proposed annexation area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provisioning of planned service of a non-capital nature within one year.
The services can be provided for the annexed area with existing personnel. Any additional cost for patrol coverage can be accommodated within the existing budget.

Provision of planned services of a capital improvement nature within three years.
Any additional capital requirements can be accommodated in future budgets through the annual budgeting process.

B. Fire Department

The 70 Firefighters, EMS and Paramedics personnel employed by the City of Westfield Fire Department respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies through the corporate limits of Westfield and throughout the remainder of Washington Township, Hamilton County.

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (Headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout Washington Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provisioning of planned service of a non-capital nature within one year.
The services can be provided for the annexed area with existing personnel because current services already serve the entire township.

Provision of planned service of a capital nature within three years.
The capital services required for future growth in the fire services for Washington Township will be managed through the annual budgeting process.

C. Public Works - Street Division

The Street Division of the City of Westfield is part of the Public Works Department and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the City Limits of Westfield. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and removal of dead or damaged trees from the City rights-of-way.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (MVH) fund, the Local Road and Street Fund (LR&S), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is approximately $843,000 for 2012, which is approximately $4,532 per road mile.

Provisioning of planned service of a non-capital nature within one year.
Street Division services can be provided for the annexed area with existing personnel. Based upon the new road miles and the cost per road mile, the estimated additional cost for the annexed area is approximately $11,330, which will be funded with additional funds from the State and the current budget.

Provision of planned service of a capital nature within three years.
The intent of the City with respect to future road construction will require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development on the traffic loads. Road improvements are evaluated each year and the annexed area would be in that annual review process for consideration of improvements.

D. Public Works Department - Water and Sewer Services

The Westfield Public Works Department is responsible for the operation of the Water and Wastewater works for the City of Westfield. Services for both water and sewer are provided within the corporate limits and into portions of Washington Township.

The area proposed for annexation is currently served by City water and sewer service.

a. Utility Service

The City of Westfield will provide access to sewer and water utility service for any proposed development, with the costs for connecting to that utility service to be borne by the developer/owner, in accordance with the policies and fee structure set forth by the Westfield City Council.

The development policies of the City of Westfield and the Westfield-Washington Township Advisory Plan Commission have required developers to install sewer and water utilities within their developments for the vast majority of developed sites in the Township for many years. In most cases, the developer installs such infrastructure and then adds this cost to the price of the developed parcel. This means that the cost of such infrastructure is paid by each individual property owner. However, in some cases, based upon the specific request of the developer or owner, the development has been allowed to proceed without utility connections.

The City's policy for utility connection shall be that the developer or owner may choose not to connect the proposed development to the municipal utility systems, and thus avoid the immediate cost of said connection. However, when utility connections are later required, for whatever reason, the system of fees and charges promulgated by the Westfield City Council shall apply to that utility connection. In this manner, the cost of installation of utility infrastructure is equitable to all property owners within the service area of the utility, whether the owner decides to connect to the utility systems when the development first occurs, or whether the owner decides to connect at some later date. The City currently has a method for allocating the cost of utility connections in a manner which is favorable to the property owners.

The City also reserves the right to consider other options for providing utility services when working with areas proposed for annexation. Options which may be considered include, but are not limited to: payment plans, enlargement of payment periods, discounts, Barrett Law funding, bonds, inter-local agreements and BOT agreements.

b. Municipal Water Utility

The municipal water utility provides potable water service to properties within the service area of the water utility and in many cases outside of the corporate limits of the municipality. The municipal water utility technically provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of municipal water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. This policy states that the water utility meets the parameters of providing access to water utility service, to a property, when a municipal water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within 300 lineal feet of the nearest property line of the developed parcel. Water utility service and connection costs are handled in a manner similar to that of the wastewater utility.

In some cases, property owners have not connected their property to the municipal water system and use private water sources (primarily wells) instead. This election is made by the property owner in accordance with the development standards of the property at the time of the original development. The municipal water system also extends beyond the corporate limits of the municipality and service is provided to property in unincorporated areas.

The water utility is administered by the Westfield City Council who is responsible for recommending user charges to the legislative body of the municipality for implementation. The legislative body of the municipality may consider changes to the user charge system to reflect special situations, as well as changes in policy with regard to the type of customer and/or the location (inside or outside of the corporate limits of the municipality).

The policy of providing municipal water service is not to be construed as being "free" in any respect, and these costs are certainly not covered by property taxes. The water utility is supported by a system of user charges which is administered by the Westfield City Council. In addition, the development policies and standards of the municipality require the developer or owner to pay any capital costs associated with the extension of water distribution facilities into any proposed development. The major capital expenditures covered by the water utility (outside of the service extensions afforded by the developers) are the capital cost of constructing and maintaining water pumping and treatment and storage facilities. These are paid either directly or indirectly through the utility's user charge system. The cost of extending distribution lines is to be borne by the property owner or developer.

Property tax revenues are not a part of the water utility budget. The water utility sets a system of user charges which are generally paid on a monthly basis. Those user charges cover both the capital and operating costs of the water utility. In addition to monthly service charges, the water utility may consider and/or establish a system of fees or other services such as various connection fees, or supplemental fees for special facilities installed to meet the needs and demands of customers. The water utility is also subject to some regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

c. Fire Hydrants

Fire hydrants are generally supported by the user charge system of the water utility. As stated with regard to other services, the municipality may seek changes in the system of revenues used to pay for such services; however, at this time the policy of the City is that the developer of the site – without regard to the nature of the development – is responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire.

d. Municipal Wastewater Utility

The municipal wastewater utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the municipality. This policy states that the municipality meets the parameters of providing access to municipal wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the municipal wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when a municipal sewer is located within 300 lineal feet of the nearest property line of the parcel.

In some cases, property owners have chosen not to connect their development to the municipal sewer system and use private wastewater disposal facilities (primarily septic tanks), instead. This decision is based purely upon the owner's election and the development standards of the original property development. As noted above, the general policy of the City is that the developer pays the cost of installing wastewater utility service in accordance with the schedule of fees and charges in effect at that time, and then adds that cost to the price of the developed parcel. In this manner, the property owner ultimately pays for the cost of the wastewater utility connection.

In the case of developers or owners who elect not to pay the cost of wastewater utility connections for whatever reason, it is the policy of the City of Westfield to respect that decision. However, when those private wastewater facilities become dysfunctional, it is the policy of the City of Westfield to provide such wastewater utility connections at the capital expense of the owner, and in accordance with the schedule of fees and charges set forth by the Westfield City Council at the time the work is undertaken. In this manner, the provision of wastewater utility services is equitable to all property owners.

The municipal wastewater system extends beyond the corporate limits of the municipality and municipal wastewater service is provided to property in unincorporated areas. The wastewater utility is also administered by the Westfield City Council which is responsible for developing and recommending a system of user charges for implementation. These user charges must cover the cost of both capital and operations of the wastewater utility. The municipality may consider changes to the user charge system to reflect special situations, as well as changes in policy with regard to the type of customer or the location (inside or outside of the corporate limits of the municipality).

The policy of providing municipal wastewater service is also not to be construed as being "free" in any respect, and the costs of such services are certainly not covered by property taxes. The wastewater utility is supported by a system of user charges which is administered by the Westfield City Council to cover both capital and operating expenses, in cooperation with the municipality. Property tax revenues are not a part of the wastewater utility budget. The development standards of the municipality are such that the capital cost of wastewater utility services are afforded by the developer as part of the development of the property (and that cost is ultimately passed on to property owners). In addition to monthly service charges, the wastewater utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending distribution lines is to be borne by the property owner or developer. The wastewater utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Wastewater utility services which are within the wastewater service area of the City of Westfield will be extended to any property desiring wastewater services and charges for the capital and non-capital cost of extending these wastewater services will be paid by the property owner in accordance with the approved schedule of rates and charges of the wastewater utility, and in accordance with approved annexation policies of the City. Currently, private developers install

the local collector sewers as part of their development cost and pay access, as well as, capacity fees for the interceptor and treatment plant costs.

E. Parks and Recreation

The Westfield Parks and Recreation services are funded out of the Parks budget with the City of Westfield. The inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The proposed annexation is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provisioning of planned service of a non capital nature within one year
The services can be provided for the annexed area with the existing budget.

Provision of planned service of a capital nature within three years
The capital services required for future growth in parks will be accomplished through the annual budgeting process.

F. Clerk-Treasurer

The Clerk-Treasurer of the City of Westfield is responsible for the maintenance of all city records.

Provisioning of planned service of a non capital nature within one year.
The services can be provided for the annexed area with existing personnel.

Provision of planned service of a capital nature within three years.
The capital services required for this department can be accomplished through the annual budgeting process.

G. Economic and Community Development Department

a. Planning Division

The Planning Division of Economic and Community Development is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These responsibilities currently involve all of Washington Township; therefore, no service level increases are expected for this division with respect to the proposed annexation area.

Provisioning of planned service of a non capital nature within one year.
The services can be provided for the annexed area with exiting personnel who already serve the entire Township area.

Provision of planned service of a capital nature within three years.
The capital services required for this division can be accomplished through the annual budgeting process.

b. Economic Development Division

The Economic Development Division of Economic and Community Development is responsible for all of the economic development functions within the City of Westfield corporate limits. No service level increases are expected for this division with respect to the proposed annexation area.

Provisioning of planned service of a non capital nature within one year.
The services can be provided for the annexed area with exiting personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years.
The capital services required for this division can be accomplished through the annual budgeting process.

c. Building Division

The Building Division of Economic and Community Development processes building permits throughout all of the Washington Township, Hamilton County area. It conducts inspections on new buildings and unsafe structures. Since this division currently functions throughout the entire Township, no service level increases are expected for this division with respect to the proposed annexation.

Provisioning of planned service of a non capital nature within one year.
The services can be provided for the annexed area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years.
The capital services required for this division can be accomplished through the annual budgeting process.

Financial Summary

The area proposed for annexation has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City of Westfield is that which is received from property taxes and COIT (County Option Income Tax).

The net assessed valuation of all real property and its improvements within the area proposed for annexation is $1,222,300.

As a result of additional population and road miles, the City of Westfield also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation occurs prior to March 1, 2013; the property within the area proposed for annexation will then be entered into public record and assessed for taxation as an incorporated area.

Revenue received by the City of Westfield from property assessed on or before March 1, 2013 will not be realized until May and November of 2013. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City of Westfield is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the area proposed for annexation. Apart from any costs associated with the Street Division, it is assumed that there will be no additional non-capital costs associated with this annexation.

The City projects that the extension of all municipal services to the existing undeveloped land within the area proposed for annexation will be paid through existing revenue streams, some of which will be enhanced by this annexation. Primarily, the City will receive nominal property taxes from the existing improvements within the annexation, as well as a nominal amount of other revenues, including cigarette taxes and gasoline taxes. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2012 is $2.5635. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to $2.9954, an increase of $0.4319 or 17%.

Exhibit A – Property Description (1of 12)

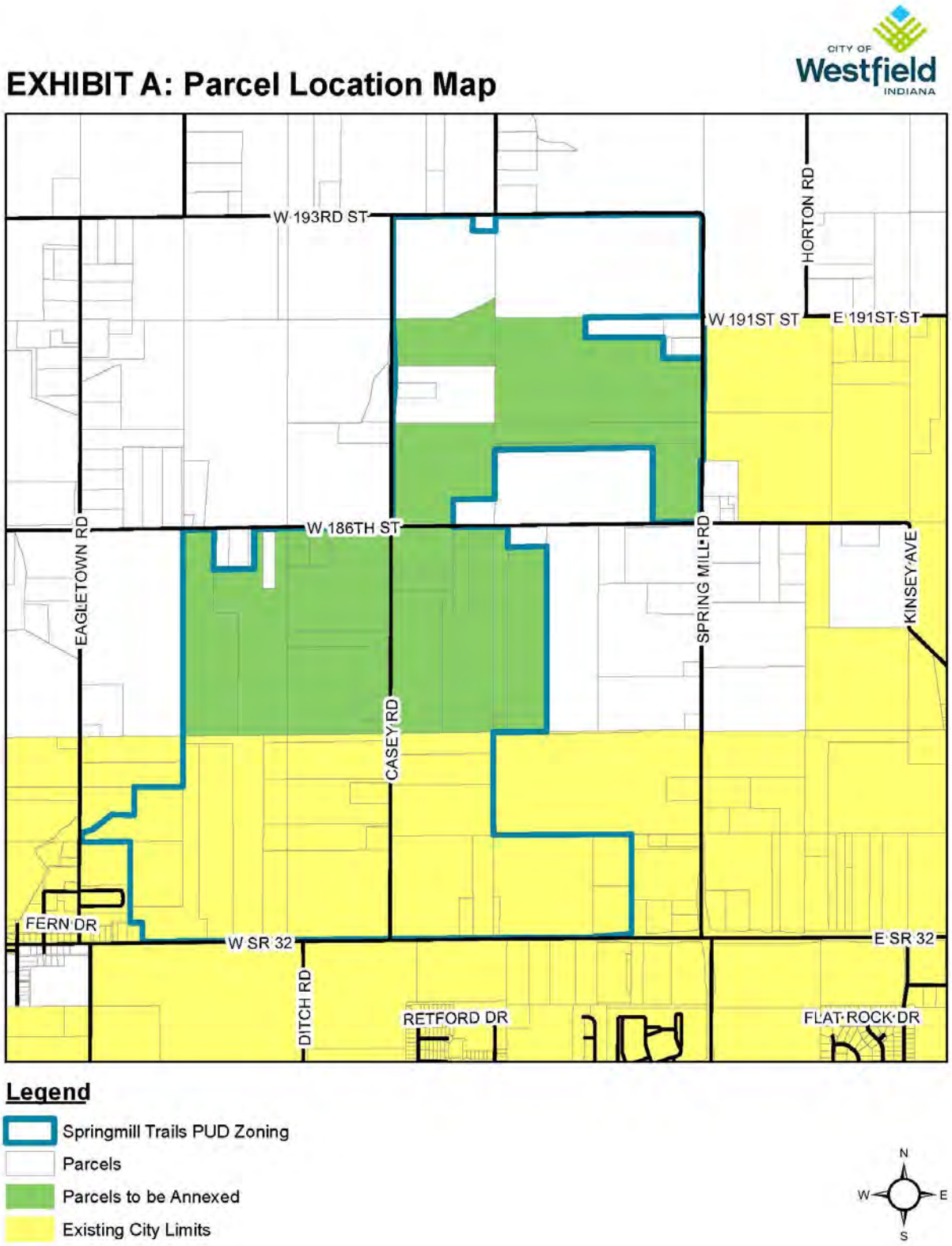


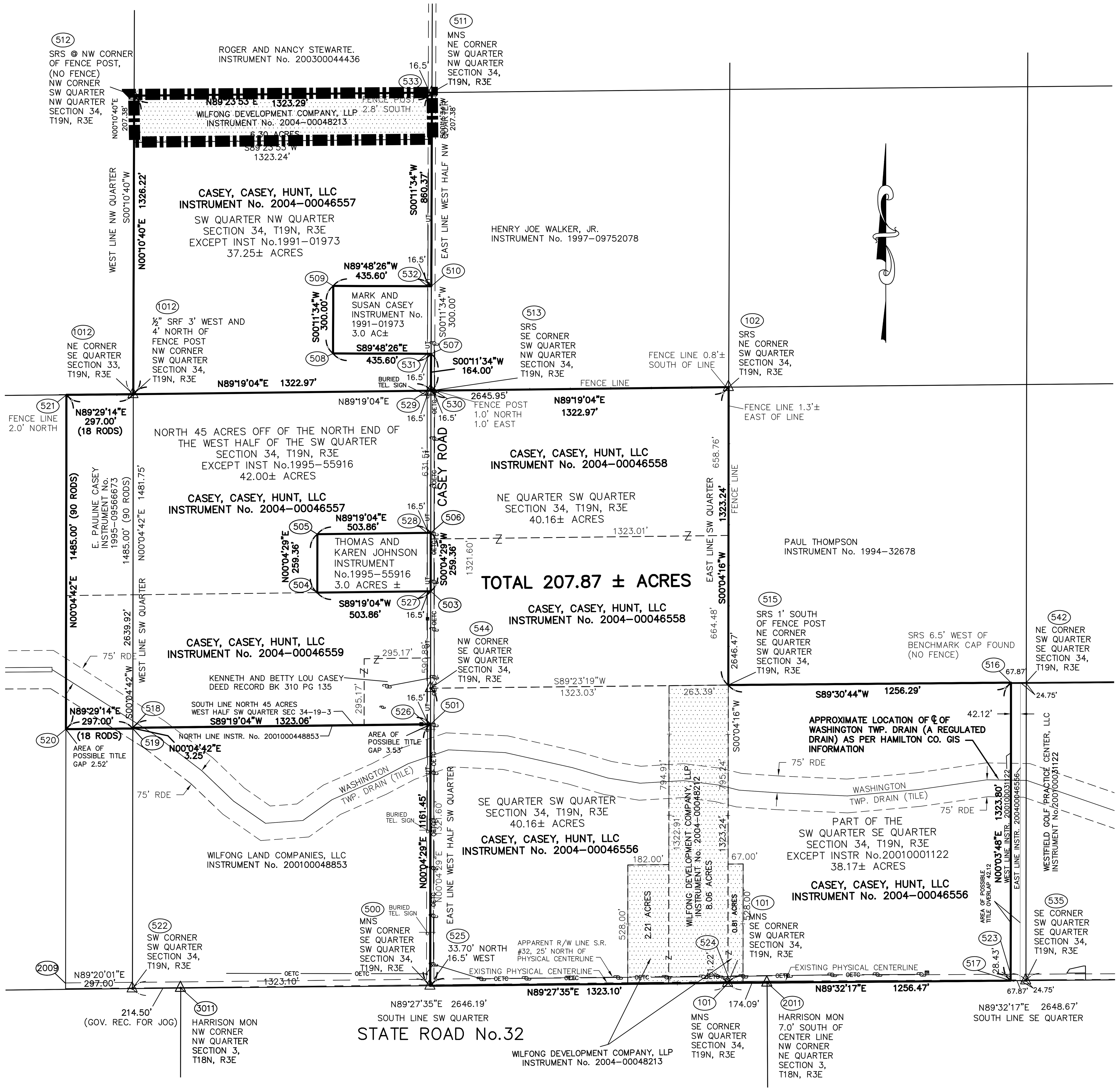
Exhibit B – Property Description (2 of 12)

Parcel ID Number	Acres	Exhibit #: Corresponding Legal Description and Survey
08-05-33-00-00-006.004	37.00	Exhibit F
08-05-33-00-00-006.003	33.50	Exhibit E
08-05-27-00-00-015.002	19.51	Exhibit K
08-05-27-00-00-012.000	54.13	Exhibit J
08-05-27-00-00-008.002	69.00	Exhibit L
08-05-27-00-00-009.001	16.12	Exhibit J
08-05-34-00-00-001.000	3.00	Exhibit H
08-05-34-00-00-001.001	3.00	Exhibit H
08-05-34-00-00-001.002	34.17	Exhibit H
08-05-34-00-00-002.000	30.92	Exhibit D
08-05-34-00-00-002.001	3.00	Exhibit G
08-05-34-00-00-002.002	6.30	Exhibit C
08-05-34-00-00-003.000	27.62	Exhibit I
08-05-34-00-00-003.001	10.00	Exhibit I
08-05-34-00-00-003.002	5.00	Exhibit I
08-05-34-00-00-004.000	32.38	Exhibit I
08-05-34-00-00-004.001	5.00	Exhibit I
08-05-34-00-00-005.000	10.00	Exhibit I
08-05-34-00-00-006.000	27.00	Exhibit I
TOTAL	**426.65**	

Note: *Each parcel is identified (by a thick dashed outline) in the corresponding exhibit listed above. Also included in the exhibit is the legal description.*

Exhibit C (3 of 12)

ALTA/ACSM LAND TITLE SURVEY



SURVEYOR'S REPORT

THEORY OF LOCATION

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING & MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 1999. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 6, 10, AND 13.
COINCIDENT WITH THE ALTA SURVEY. THIS IS ALSO A COMPLETE RETRACEMENT SURVEY ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA AND RETRACEMENT SURVEY OF THE LAND DESCRIBED IN INSTRUMENT No 1995-09566673, 1991-9101972, 1995-0956672, 1991-910972, 200400029618, 2001-00086506, 2001-00086501, AND 1995-09566671, BEING PART OF SECTIONS 33 AND 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN.

SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST WAS ESTABLISHED BY FOUND COUNTY SURVEYOR MONUMENTS, PRIOR WEIHE ENGINEERING, INC SURVEY (RECORDED IN INSTRUMENT No.9026521), AND THE ORIGINAL COUNTY SURVEYOR NOTES DATED: 12-27-1903. THE CENTER OF SECTION (POINT NUMBER 102) WAS ESTABLISHED BY SAID PRIOR WEIHE ENGINEERING, INC SURVEY. THE ANGLE AND DISTANCE OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 WAS HELD PER WEIHE'S SURVEY AND WAS VERIFIED BY AN EXISTING LATH, FOUND 0.25' SOUTH AND 0.24' EAST.OF POINT NUMBER 102, THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34 T19N R3E WAS SET AT THE LOCATION OF A MAG NAIL FOUND MAY 2000 – JOB B26371. THE SOUTHWEST CORNER OF SAID SECTION 34 WAS ESTABLISHED BY HOLDING THE FOUND HARRISON AT POINT NUMBER 3011 AND THENCE RUNNING WEST ON A STRAIGHT LINE TO POINT NUMBER 3000 A DISTANCE OF 214.50 FEET PER GOVERNMENT RECORD FOR THE JOG.

THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD DESCRIPTION FOUND IN SAID INSTRUMENT NUMBERS.

A) AVAILABILITY OF MONUMENTS:

PT No.	LOCATION	SIZE TYPE	DEPTH	HISTORY/AGE	HELD/ NOT HELD
1000	SE CORNER SE QUARTER SECTION 34-19-3	HARRISON MONUMENT	FLUSH	PER C.S. REFERENCES	HELD
1001	NE CORNER NE QUARTER SECTION 3-18-3	HARRISON MONUMENT	FLUSH	PER C.S. REFERENCES	HELD
1002	NE CORNER SE QUARTER SECTION 34-19-3	PK NAIL IN CASTING	FLUSH	PER C.S. REFERENCES	HELD
1003	NE CORNER NE QUARTER SECTION 34-19-3	PK IN CASTING	FLUSH	PER C.S. REFERENCES	HELD
1004	NW CORNER NE QUARTER SECTION 34-19-3	3/4" IRON ROD	3" BELOW	PER C.S. REFERENCES	HELD
2005	NW CORNER NW QUARTER SECTION 34-19-3	MAG NAIL	FLUSH	PER C.S. REFERENCES	HELD
1012	NW CORNER SW QUARTER SECTION 34-19-3	1/2" STEEL REBAR	FLUSH	FOUND AT NW CORNER OF CORNER POST	HELD
102	NE CORNER SW QUARTER SECTION 34-19-3	5/8" STEEL REBAR	FLUSH	SET THIS SURVEY	HELD
101	SE CORNER SW QUARTER SECTION 34-19-3	ESTABLISHED MATHEMATICALLY		NOT SET THIS SURVEY	HELD
3011	NW CORNER NW QUARTER SECTION 3-18-3	HARRISON MONUMENT	FLUSH	PER C.S. REFERENCES	HELD
522	SW CORNER SW QUARTER SECTION 34-19-3	ESTABLISHED MATHEMATICALLY		NOT SET THIS SURVEY	HELD
3000	SW CORNER SE QUARTER SECTION 33-19-3	HARRISON MONUMENT	FLUSH	PER C.S. REFERENCES	HELD
534	NW CORNER SE QUARTER SECTION 33-19-3	RAILROAD SPIKE	FLUSH	PER C.S. REFERENCES	HELD
513	SE CORNER SW QUARTER NW QUARTER SECTION 34-19-3	1/2" IRON ROD FOUND 0.2'± S & 0.3'± E OF CAL LOCATION			HELD
515	NE CORNER SE QUARTER SW QUARTER SECTION 34-19-3	5/8" X 24" STEEL REBAR W/ MILLER CAP	FLUSH	SET THIS SURVEY	HELD
526	TITLE CORNERS SUBJECT PARCEL	5/8" STEEL REBAR 0.7'± S OF CALCULATED LOCATION			
507 501 503 524 506 510 511 523	TITLE CORNERS SUBJECT PARCEL	MAG NAIL	FLUSH	SET THIS SURVEY	HELD
512 516 525 530 531 527 505 528 529 508 509 532 533	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL REBAR W/ MILLER CAP	FLUSH	SET THIS SURVEY	HELD
521 504	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL	FLUSH	WEIHE CAP	HELD
500 517	TITLE CORNERS SUBJECT PARCEL	NOT SET DUE TO TRAFFIC ON STATE ROAD No. 32			
520	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL	FLUSH	C&E CAP	HELD
518 519	TITLE CORNERS SUBJECT PARCEL	POINT NOT SET DUE TO DITCH CONSTRUCTION			

B) OCCUPATION: UNCERTAINTY DUE TO OCCUPATION:
THE POSSESSION OF THE SUBJECT PARCEL IS SHOWN OF THE DRAWING.

(THE UNCERTAINTY DUE TO INCONSISTENCIES IN LIES OF OCCUPATION ARE EQUAL TO THE DIFFERENCES SHOWN BETWEEN THE PROPERTY LINE EVIDENCE FOUND AND THE TITLE LINES RETRACED BY THIS SURVEY.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: UNCERTAINTY DUE TO RECORD DESCRIPTIONS

THERE IS NO GAPS OR OVERLAPS ON THE NORTH, EAST AND WEST LINES DUE TO RECORD DESCRIPTION.
THERE IS A POSSIBLE TITLE GAP AT THE SOUTHWEST CORNER OF THE OVER ALL SUBJECT TRACT WITH THE WILFONG LAND COMPANIES PROPERTY DESCRIBED IN INSTRUMENT No. 200100048853. THE SUBJECT PARCEL IS AN ALIQUOT PARCEL CALL FOR THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34-19-3, AND THE SUBJECT PARCEL CALLS THE NORTH 45 ACRES OFF OF THE WEST HALF OF SAID SOUTHWEST QUARTER. THE WILFONG DEED CALL FOR A DISTANCE OF 1320 FEET EAST OF THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 34 AND A DISTANCE OF 1155 NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, WHICH CREATES A POSSIBLE GAP IN TITLE AS SHOWN ON THE DRAWING.
THERE IS A POSSIBLE TITLE OVERLAP WITH THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT No. 200100031122 AND THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT No. 200400046556 AS SHOWN ON THE DRAWING.

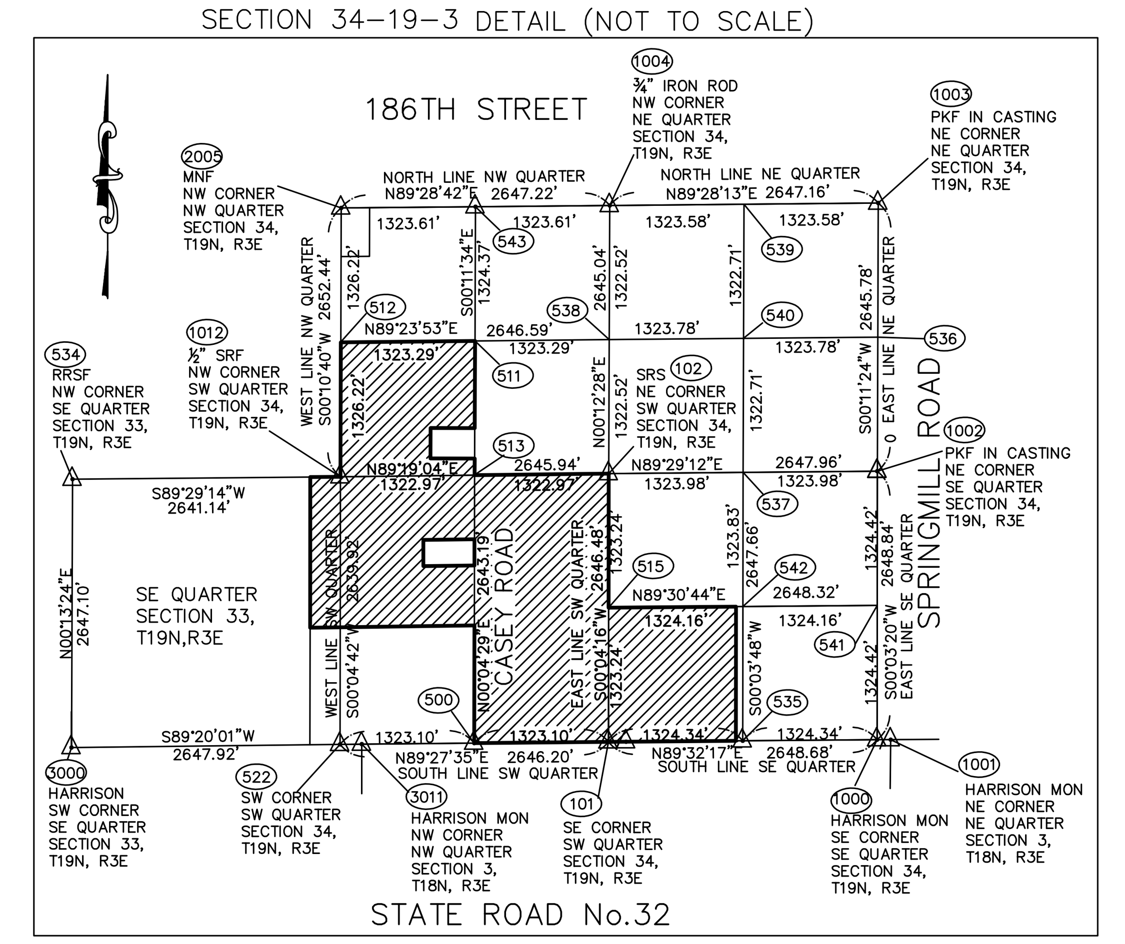
D) THEORETICAL UNCERTAINTY: (DUE TO RANDOM ERRORS IN MEASUREMENTS): UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENTS (THEORETICAL UNCERTAINTY)
THE SURVEY PERFORMED MEETS THE REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY AND A CLASS "C" SURVEY ACCORDING TO TITLE 865 IAC. 1.1-12 ET SEQ. THE ALLOWABLE THEORETICAL UNCERTAINTY IS PLUS OR MINUS 0.50 FEET FOR THE SET MONUMENTS. THE VARIANCES OF MEASUREMENTS ARE SHOWN ON THE PLAT OF SURVEY.

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 ABOVE REAL ESTATE IS SITUATED IN ZONE "X" AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL #18057C0120 F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY DATED FEBRUARY 19, 2003.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS OF MINIMAL FLOODING X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

SECTION 34-19-3 DETAIL (NOT TO SCALE)



VICINITY MAP NOT TO SCALE

HORIZONTAL CONTROL:

SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST WAS ESTABLISHED BY FOUND AND VERIFIED REFERENCED COUNTY SURVEYOR'S MONUMENTS AND WAS VERIFIED BY PRIOR WEIHE ENGINEERS INC. AND MILLER SURVEYING INC, SURVEYS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T19N,R3E. BEING SOUTH 89°27'35" EAST.

LEGEND

Symbol	Meaning
—OETC—	OVERHEAD UTILITIES
— UT —	UNDERGROUND TELEPHONE
—O——O—	CHAINED LINK FENCE
SRS	STEEL REBAR SET
SRF	STEEL REBAR FOUND
MNS	MAG NAIL SET
MNF	MAG NAIL FOUND
(symbol)	UTILITY POLE
RDE	REGULATED DRAINAGE EASEMENT 75' MEASURED EACH WAY FROM THE CENTER LINE OF TILE
TP	TELEPHONE PEDESTAL
(dotted box)	FIRST TAKE DOWN

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

GRAPHIC SCALE
0 150 300 600
SCALE : 1" = 300'

REVISIONS

REV. DATE	BY	DESCRIPTION
7/06/04	KNA	REVISED THE CERTIFICATION AND TITLE COMMITMENT NOTES
8/03/04	KNA	ADDED UTILITIES AND NEW INSTRUMENT No'S TO THE SURVEY
10/8/04	KNA	SHOW POSSIBLE TITLE OVERLAP AT THE SOUTHEAST CORNER

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: SECTION 34, T19N, R3E		DRAWN BY: KNA	CHK'D BY: LDM
		SCALE: 1" = 300'	FIELD BOOK: 531
FIELD WORK COMPLETED: 6/12/04		DATE: 6/14/04	PAGE: 61
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP		JOB NUMBER	CADD B29660.DWG
DESCRIPTION: ALTA/ACSM		B29660	40/WILFONG

Filename: S:\Projects\b29660\dwg\B29660UTIL.dwg – User: nalthouse – Jul 12, 2007 – 9:35am

ALTA/ACSM LAND TITLE SURVEY

LAND DESCRIPTION CASEY, CASEY, & HUNT, LLC

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046557

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST;

ALSO: 45 ACRES OFF OF THE NORTH END OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST.

EXCEPT: PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON SAID EAST LINE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON SAID SOUTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 295.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST PARALLEL WITH SAID EAST LINE 295.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST PARALLEL WITH SAID EAST LINE 295.17 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE 295.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 631.51 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE END. LS 0012" AND THE POINT OF BEGINNING OF THE REAL ESTATE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 259.36 FEET TO THE NORTHEAST CORNER OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 90-25024 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF SAID REAL ESTATE 503.86 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE ENG. LS 0012"; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 259.36 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE ENG. LS 0012"; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 503.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

A TRACT BOUNDED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUN SOUTH 90 RODS, THENCE WEST 18 RODS, THENCE NORTH 90 RODS, THENCE EAST 18 RODS TO THE PLACE OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

ALSO EXCEPT THAT PART OF THE FOLLOWING DESCRIBED LEGAL DESCRIPTION THAT LAYS WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST;

ALSO EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 164.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A PK NAIL SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECOND WEST 435.60 FEET TO A 5/8 INCH REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 300.00 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A 5/8 INCH REBAR WITH CAP SET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECOND EAST 435.60 FEET TO A PK NAIL SET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST 300.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046560

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 263.39 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE WEST 182 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE EAST 182 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA.

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 67 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE WEST 67 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.81 ACRE, MORE OR LESS.

CASEY, CASEY, & HUNT, LLC
DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046556

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING 80 ACRES, MORE OR LESS.

EXCEPT: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON SAID WEST LINE 658.76 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON SAID NORTH LINE 1322.54 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 263.39 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 1322.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS, EAST ON SAID NORTH LINE 263.39 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST ON SAID EAST LINE 1323.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 662.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 1322.75 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 664.58 FEET TO THE POINT OF BEGINNING, CONTAINING 20.15 ACRES, MORE OR LESS

ALSO EXCEPT: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 263.39 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE WEST 182 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE EAST 182 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

ALSO: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, EXCEPT A STRIP 1-1/2 RODS WIDE OFF OF THE EAST SIDE OF SAID TRACT, CONTAINING 40 ACRES, MORE OR LESS.

EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA. BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 67 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE WEST 67 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING .81 ACRE, MORE OR LESS.

ALSO EXCEPT: A TRACT BOUNDED AS FOLLOWS: BEGIN ONE AND ONE-HALF (1-1/2) RODS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE THREE (3) EAST AND RUN THENCE EAST TWENTY-SEVEN AND ONE-HALF (27-1/2) RODS AND NINE (9) LINKS NORTH EIGHTY (80) RODS WEST TWENTY-SEVEN AND ONE-HALF (27-1/2) RODS AND NINE (9) LINKS, THENCE SOUTH EIGHTY (80) RODS TO BEGINNING, CONTAINING 14 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

EXCEPT: DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200100031122

PART SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION 67.87 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER THENCE NORTH 89 DEGREES 12 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE 498.81 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS WEST A DISTANCE OF 1128.99 TO THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN DEED TO W. T. GLIDDEN PER INSTRUMENT #963618; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1.12 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 59 SECONDS WEST A DISTANCE OF 191.02; THENCE SOUTH 89 DEGREES 12 MINUTES 19 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 491.84 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING. CONTAINING 15.09 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046558

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 662.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 1322.75 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 664.58 FEET TO THE POINT OF BEGINNING, CONTAINING 20.15 ACRES, MORE OR LESS

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON SAID WEST LINE 658.76 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON SAID NORTH LINE 1322.54 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

CASEY, CASEY, & HUNT, LLC
DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046559

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

FIRST TAKE DOWN
LAND DESCRIPTION WILFONG DEVELOPMENT COMPANY, LLP

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400048212

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 263.39 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 1322.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS, EAST ON SAID NORTH LINE 263.39 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST ON SAID EAST LINE 1323.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.00 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400048213

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.24 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 207.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.29 FEET TO THE POINT OF BEGINNING, CONTAINING 6.30 ACRES.

ALSO:

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 263.39 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE WEST 182 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE EAST 182 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA. BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 67 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE WEST 67 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING .81 ACRE, MORE OR LESS.

TITLE COMMITMENT NOTES:
PER MORGAN AND ASSOCIATES, INC. COMMITMENT No. 04290006 AMENDED 1

THERE WERE NO PLOTTABLE ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE TITLE COMMITMENTS

ALTA/NSPS/ACSM CERTIFICATION:

I, K. NATHAN ALTHOUSE, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON APRIL 28TH, 2004; THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND ACSM IN 1999, INCLUDING TABLE A ITEMS 1, 2, 3, 4, 6, 10, AND 13. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATA OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

CERTIFIED TO: MORGAN AND ASSOCIATES, INC.
WILFONG DEVELOPMENT COMPANY, LLP
KENNETH WAYNE AND BETTY LOE CASEY
BILLY G. AND SHERYL E. CASEY
E. PAULINE CASEY, ALSO KNOWN AS PAULINE CASEY, TRUSTEE OF THE PAULINE CASEY
KENNETH W, AND BETTY LOU CASEY, AN UNDIVIDED ⅓ INTEREST AS TENANTS IN COMMON,
BILLY G. AND SHERYL E, CASEY, AN UNDIVIDED ⅓ INTEREST AS TENANTS IN COMMON,
JANET A. AND LOUIS R. HUNT, AN UNDIVIDED ⅓ INTEREST AS TENANTS IN COMMON,
HUNT REAL ESTATE LIMITED LIABILITY COMPANY

CERTIFIED THIS 7TH DAY OF JULY 2004
MILLER SURVEYING, INC.

____
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

K. NATHAN ALTHOUSE
REGISTERED
No.
LS20400007
STATE OF
INDIANA
LAND SURVEYOR

GRAPHIC SCALE
0 150 300 600
SCALE : 1" = 300'

REVISIONS

REV. DATE	BY	DESCRIPTION
7/06/04	KNA	REVISED THE CERTIFICATION AND TITLE COMMITMENT NOTES
10/8/04	KNA	SHOW POSSIBLE TITLE OVERLAP AT THE SOUTHEAST CORNER

2 OF 2

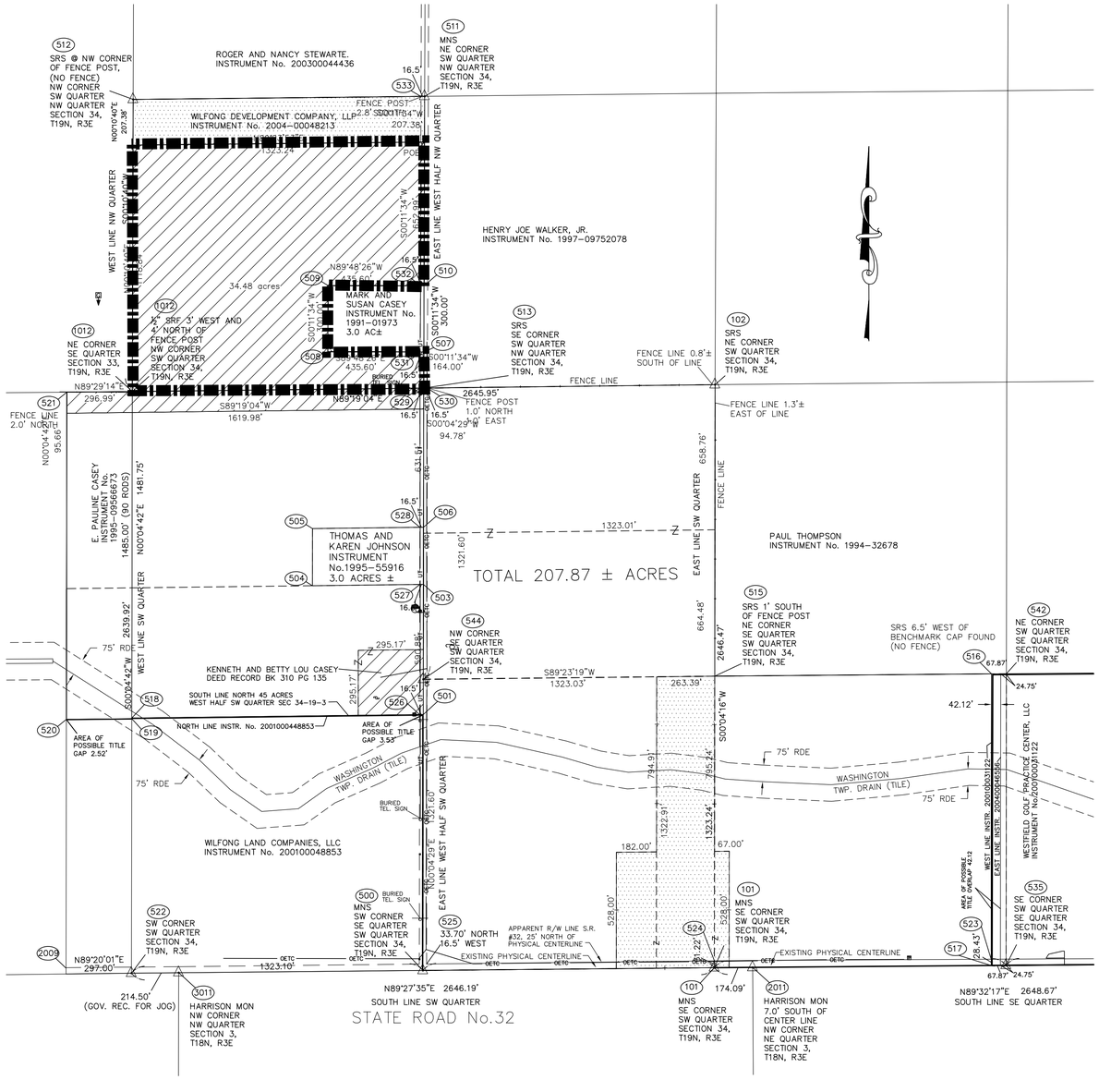
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: SECTION 34, T19N, R3E	DRAWN BY: KNA	CHK'D BY: LDM
	SCALE: 1" = 300'	FIELD BOOK: 531
FIELD WORK COMPLETED: 6/12/04	DATE: 6/14/04	PAGE: 61
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	CADD B29660.DWG
DESCRIPTION: ALTA/ACSM	B29660	40/WILFONG

Filename: S:\Projects\b29660\dwg\B29660UTIL.dwg - User: nalthouse - Jul 12, 2007 - 9:34am

Exhibit D (4 of 12)

ALTA/ACSM LAND TITLE SURVEY



SURVEYOR'S REPORT

THEORY OF LOCATION

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING & MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 1999. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 6, 10, AND 13.
COINCIDENT WITH THE ALTA SURVEY, THIS IS ALSO A COMPLETE RETRACEMENT SURVEY ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA AND RETRACEMENT SURVEY OF THE LAND DESCRIBED IN INSTRUMENT No 1995-09566673, 1991-9101972, 1995-0956672, 1991-910972, 20040002968, 2001-00086506, 2001-00086501, AND 1995-09566671, BEING PART OF SECTIONS 33 AND 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN.

SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST WAS ESTABLISHED BY FOUND COUNTY SURVEYOR MONUMENTS, PRIOR WEIHE ENGINEERING, INC SURVEY (RECORDED IN INSTRUMENT No.9026521), AND THE ORIGINAL COUNTY SURVEYOR NOTES DATED: 12-27-1903. THE CENTER OF SECTION (POINT NUMBER 102) WAS ESTABLISHED BY SAID PRIOR WEIHE ENGINEERING, INC SURVEY. THE ANGLE AND DISTANCE OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 WAS HELD PER WEIHE'S SURVEY AND WAS VERIFIED BY AN EXISTING LATH, FOUND 0.25' SOUTH AND 0.24' EAST.OF POINT NUMBER 102, THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34 T19N R3E WAS SET AT THE LOCATION OF A MAG NAIL FOUND MAY 2000 – JOB B26371. THE SOUTHWEST CORNER OF SAID SECTION 34 WAS ESTABLISHED BY HOLDING THE FOUND HARRISON AT POINT NUMBER 3011 AND THENCE RUNNING WEST ON A STRAIGHT LINE TO POINT NUMBER 3000 A DISTANCE OF 214.50 FEET PER GOVERNMENT RECORD FOR THE JOG.

THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD DESCRIPTION FOUND IN SAID INSTRUMENT NUMBERS.

A) AVAILABILITY OF MONUMENTS:

PT No.	LOCATION	SIZE	TYPE	DEPTH	HISTORY/AGE	HELD/ NOT HELD
1000	SE CORNER SE QUARTER SECTION 34-19-3	HARRISON MONUMENT	FLUSH		PER C.S. REFERENCES	HELD
1001	NE CORNER NE QUARTER SECTION 3-18-3	HARRISON MONUMENT	FLUSH		PER C.S. REFERENCES	HELD
1002	NE CORNER SE QUARTER SECTION 34-19-3	PK NAIL IN CASTING	FLUSH		PER C.S. REFERENCES	HELD
1003	NE CORNER NE QUARTER SECTION 34-19-3	PK IN CASTING	FLUSH		PER C.S. REFERENCES	HELD
1004	NW CORNER NE QUARTER SECTION 34-19-3	3/4" IRON ROD	3" BELOW		PER C.S. REFERENCES	HELD
2005	NW CORNER NW QUARTER SECTION 34-19-3	MAG NAIL	FLUSH		PER C.S. REFERENCES	HELD
1012	NW CORNER SW QUARTER SECTION 34-19-3	1/2" STEEL REBAR	FLUSH		FOUND AT NW CORNER OF CORNER POST	HELD
102	NE CORNER SW QUARTER SECTION 34-19-3	5/8" STEEL REBAR	FLUSH		SET THIS SURVEY	HELD
101	SE CORNER SW QUARTER SECTION 34-19-3	ESTABLISHED MATHEMATICALLY			NOT SET THIS SURVEY	HELD
3011	NW CORNER NW QUARTER SECTION 3-18-3	HARRISON MONUMENT	FLUSH		PER C.S. REFERENCES	HELD
522	SW CORNER SW QUARTER SECTION 34-19-3	ESTABLISHED MATHEMATICALLY			NOT SET THIS SURVEY	HELD
3000	SW CORNER SE QUARTER SECTION 33-19-3	HARRISON MONUMENT	FLUSH		PER C.S. REFERENCES	HELD
534	NW CORNER SE QUARTER SECTION 33-19-3	RAILROAD SPIKE	FLUSH		PER C.S. REFERENCES	HELD
513	SE CORNER SW QUARTER NW QUARTER SECTION 34-19-3	1/2" IRON ROD FOUND 0.2'± S & 0.3'± E OF CAL LOCATION				HELD
515	NE CORNER SE QUARTER SW QUARTER SECTION 34-19-3	5/8" X 24" STEEL REBAR W/ MILLER CAP	FLUSH		SET THIS SURVEY	HELD
526	TITLE CORNERS SUBJECT PARCEL	5/8" STEEL REBAR 0.7'± S OF CALCULATED LOCATION				
507 501 503 524 509 510 511 523	TITLE CORNERS SUBJECT PARCEL	MAG NAIL	FLUSH		SET THIS SURVEY	HELD
512 516 525 530 531 527 505 528 529 508 509 532 533	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL REBAR W/ MILLER CAP	FLUSH		SET THIS SURVEY	HELD
521 504	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL	FLUSH		WEIHE CAP	HELD
509 517	TITLE CORNERS SUBJECT PARCEL	NOT SET DUE TO TRAFFIC ON STATE ROAD No. 32				
520	TITLE CORNERS SUBJECT PARCEL	5/8" X 24" STEEL	FLUSH		C&E CAP	HELD
518 519	TITLE CORNERS SUBJECT PARCEL	POINT NOT SET DUE TO DITCH CONSTRUCTION				

B) OCCUPATION: UNCERTAINTY DUE TO OCCUPATION:
THE POSSESSION OF THE SUBJECT PARCEL IS SHOWN OF THE DRAWING.

(THE UNCERTAINTY DUE TO INCONSISTENCIES IN LIES OF OCCUPATION ARE EQUAL TO THE DIFFERENCES SHOWN BETWEEN THE PROPERTY LINE EVIDENCE FOUND AND THE TITLE LINES RETRACED BY THIS SURVEY.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS: UNCERTAINTY DUE TO RECORD DESCRIPTIONS

THERE IS NO GAPS OR OVERLAPS ON THE NORTH, EAST AND WEST LINES DUE TO RECORD DESCRIPTION.
THERE IS A POSSIBLE TITLE GAP AT THE SOUTHWEST CORNER OF THE OVER ALL SUBJECT TRACT WITH THE WILFONG LAND COMPANIES PROPERTY DESCRIBED IN INSTRUMENT No. 200100048853. THE SUBJECT PARCEL IS AN ALIQUOT PARCEL CALL FOR THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34-19-3, AND THE SUBJECT PARCEL CALLS THE NORTH 45 ACRES OFF OF THE WEST HALF OF SAID SOUTHWEST QUARTER. THE WILFONG DEED CALL FOR A DISTANCE OF 1320 FEET EAST OF THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 34 AND A DISTANCE OF 1155 NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, WHICH CREATES A POSSIBLE GAP IN TITLE AS SHOWN ON THE DRAWING.
THERE IS A POSSIBLE TITLE OVERLAP WITH THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT No. 200100031122 AND THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT No. 200400046556 AS SHOWN ON THE DRAWING.

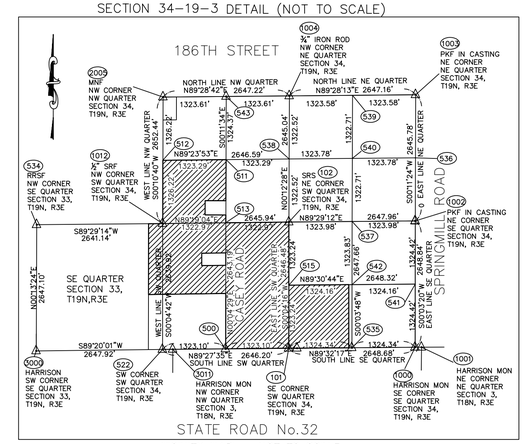
D) THEORETICAL UNCERTAINTY: (DUE TO RANDOM ERRORS IN MEASUREMENTS): UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENTS (THEORETICAL UNCERTAINTY)
THE SURVEY PERFORMED MEETS THE REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY AND A CLASS "C" SURVEY ACCORDING TO TITLE 865 IAC. 1.1-12 ET SEQ. THE ALLOWABLE THEORETICAL UNCERTAINTY IS PLUS OR MINUS 0.50 FEET FOR THE SET MONUMENTS. THE VARIANCES OF MEASUREMENTS ARE SHOWN ON THE PLAT OF SURVEY.

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 ABOVE REAL ESTATE IS SITUATED IN ZONE "X" AS SAID LAND PLOTS BY SCALE ON COMMUNITY PANEL #18057C0120 F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY DATED FEBRUARY 19, 2003.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS OF MINIMAL FLOODING X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

SECTION 34-19-3 DETAIL (NOT TO SCALE)



VICINITY MAP NOT TO SCALE

HORIZONTAL CONTROL:

SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST WAS ESTABLISHED BY FOUND AND VERIFIED REFERENCED COUNTY SURVEYOR'S MONUMENTS AND WAS VERIFIED BY PRIOR WEIHE ENGINEERS INC. AND MILLER SURVEYING INC, SURVEYS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T19N,R3E. BEING SOUTH 89°27'35" EAST.

LEGEND

OETC	OVERHEAD UTILITIES
UT	UNDERGROUND TELEPHONE
	CHAINED LINK FENCE
SRS	STEEL REBAR SET
SRF	STEEL REBAR FOUND
MNS	MAG NAIL SET
MNF	MAG NAIL FOUND
	UTILITY POLE
RDE	REGULATED DRAINAGE EASEMENT 75' MEASURED EACH WAY FROM THE CENTER LINE OF TILE
TP	TELEPHONE PEDESTAL
	FIRST TAKE DOWN
	SECOND TAKE DOWN

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

GRAPHIC SCALE
0 150 300 600
SCALE : 1" = 300'

REVISIONS

REV. DATE	BY	DESCRIPTION

1 OF 2

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: SECTION 34, T19N, R3E	DRAWN BY: KNA	CHK'D BY: LDM
	SCALE: 1" = 300'	FIELD BOOK: 531
FIELD WORK COMPLETED: 6/16/05	DATE: 6/24/05	PAGE: 61
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	CADD B29660.DWG
DESCRIPTION: ALTA/ACSM	B30442	40/WILFONG

Filename: S:\Projects\B30442\dwg\B30442.dwg - User: rathouse - Jul 06, 2009 - 2:31pm

LAND DESCRIPTION CASEY, CASEY, & HUNT, LLC

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046557

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST;

ALSO: 45 ACRES OFF OF THE NORTH END OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST.

EXCEPT: PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON SAID EAST LINE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON SAID SOUTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 295.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST PARALLEL WITH SAID EAST LINE 295.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST PARALLEL WITH SAID EAST LINE 295.17 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE 295.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 631.51 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE END. LS 0012" AND THE POINT OF BEGINNING OF THE REAL ESTATE DESCRIBED HEREIN; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 40 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 259.36 FEET TO THE NORTHEAST CORNER OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 90–25024 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF SAID REAL ESTATE 503.86 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE ENG. LS 0012"; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 259.36 FEET TO A 5/8" DIAMETER REBAR WITH PLASTIC CAP MARKED "WEIHE ENG. LS 0012"; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 503.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

A TRACT BOUNDED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUN SOUTH 90 RODS, THENCE WEST 18 RODS, THENCE NORTH 90 RODS, THENCE EAST 18 RODS TO THE PLACE OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

ALSO EXCEPT THAT PART OF THE FOLLOWING DESCRIBED LEGAL DESCRIPTION THAT LAYS WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST;

ALSO EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 164.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A PK NAIL SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECOND WEST 435.60 FEET TO A 5/8 INCH REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 300.00 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A 5/8 INCH REBAR WITH CAP SET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECOND EAST 435.60 FEET TO A PK NAIL SET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST 300.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046560

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 263.39 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE WEST 182 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE EAST 182 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA.

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 67 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE WEST 67 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.81 ACRE, MORE OR LESS.

ALTA/ACSM LAND TITLE SURVEY

CASEY, CASEY, & HUNT, LLC

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046556

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING 80 ACRES, MORE OR LESS.

EXCEPT: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON SAID WEST LINE 658.76 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON SAID NORTH LINE 1322.54 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 263.39 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 1322.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS, EAST ON SAID NORTH LINE 263.39 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST ON SAID EAST LINE 1323.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.00 ACRES, MORE OR LESS.

ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 662.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 1322.75 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 664.58 FEET TO THE POINT OF BEGINNING, CONTAINING 20.15 ACRES, MORE OR LESS

ALSO EXCEPT: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 263.39 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; RUN THENCE WEST 182 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE EAST 182 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS.

ALSO: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, EXCEPT A STRIP 1–1/2 RODS WIDE OFF OF THE EAST SIDE OF SAID TRACT, CONTAINING 40 ACRES, MORE OR LESS.

EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA. BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 67 FEET TO A POINT; THENCE NORTH 528 FEET TO A POINT; THENCE WEST 67 FEET TO A POINT; THENCE SOUTH 528 FEET TO THE PLACE OF BEGINNING, CONTAINING .81 ACRE, MORE OR LESS.

ALSO EXCEPT: A TRACT BOUNDED AS FOLLOWS: BEGIN ONE AND ONE–HALF (1–1/2) RODS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION THIRTY–FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE THREE (3) EAST AND RUN THENCE EAST TWENTY–SEVEN AND ONE–HALF (27–1/2) RODS AND NINE (9) LINKS NORTH EIGHTY (80) RODS WEST TWENTY–SEVEN AND ONE–HALF (27–1/2) RODS AND NINE (9) LINKS, THENCE SOUTH EIGHTY (80) RODS TO BEGINNING, CONTAINING 14 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

EXCEPT: DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200100031122

PART SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION 67.87 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER THENCE NORTH 89 DEGREES 12 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE 498.81 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS WEST A DISTANCE OF 1128.99 TO THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN DEED TO W. T. GLIDDEN PER INSTRUMENT #963618; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1.12 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 59 SECONDS WEST A DISTANCE OF 191.02; THENCE SOUTH 89 DEGREES 12 MINUTES 19 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 491.84 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING. CONTAINING 15.09 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046558

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 662.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 17 MINUTES 44 SECONDS EAST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER 1322.75 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 35 SECONDS WEST ON THE EAST LINE OF SAID SOUTHWEST QUARTER 664.58 FEET TO THE POINT OF BEGINNING, CONTAINING 20.15 ACRES, MORE OR LESS

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTE 35 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER 658.76 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST ON SAID WEST LINE 658.76 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON SAID NORTH LINE 1322.54 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

CASEY, CASEY, & HUNT, LLC
DESCRIPTION OF REAL ESTATE: PER INSTRUMENT #200400046559

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER O SECTION 34 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1322.54 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 890.87 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER 296.08 FEET TO A POINT LOCATED 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST FROM THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER AND ON THE NORTH LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 135 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA A DISTANCE OF 295.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 310, PAGE 135 A DISTANCE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON THE SOUTH LINE OF SAID 45 ACRES A DISTANCE OF 1027.64 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 2.87 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN INSTRUMENT #8745029 IN SAID OFFICE, THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 297.00 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE REAL ESTATE DESCRIBED IN SAID INSTRUMENT #8745029 A DISTANCE OF 593.16 FEET TO A LINE WHICH EXTENDS SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST ON THE LAST DESCRIBED EXTENSION 1619.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES, MORE OR LESS.

SECOND TAKE DOWN
LAND DESCRIPTION WILFONG DEVELOPMENT COMPANY, LLP

DESCRIPTION OF REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2004–00048213 AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 652.99 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF A 3.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 1991–01973; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 435.60 FEET TO A 5\8 INCH STEEL REBAR WITH A YELLOW CAP CAPPED "MILLER SURVEY S0083" AT THE NORTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 300.00 FEET TO A 5\8 INCH STEEL REBAR WITH A YELLOW CAP CAPPED "MILLER SURVEY S0083" AT THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT; THENCE ON THE SOUTH LINE OF SAID 3.0 ACRE TRACT SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 435.60 FEET TO A MAG NAIL ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 164.00 FEET TO A 5\8 INCH STEEL REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ON THE EAST LINE SAID NORTHWEST QUARTER SOUTH 00 DEGREES 04 MINUTES 29 SECONDS WEST 94.78 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST 1619.98 FEET TO A 5\8 INCH STEEL REBAR WITH A YELLOW CAP CAPPED "MILLER SURVEY S0083" ON THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN 1995–09566673; THENCE ON SAID WEST LINE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST 95.66 FEET TO A 5\8 INCH STEEL REBAR WITH A YELLOW CAP CAPPED "MILLER SURVEY S0083" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 297.00 FEET TO A 1 \2 INCH STEEL REBAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1118.84 FEET TO A 5\8 INCH STEEL REBAR WITH A YELLOW CAP CAPPED "MILLER SURVEY S0083" AT THE SOUTHWEST CORNER OF A 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2004–00048213; THENCE ON THE SOUTH LINE OF SAID 6.30 ACRE TRACT NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.24 FEET TO THE POINT OF BEGINNING, CONTAINING 34.48 ACRES, MORE OR LESS.

DESCRIPTION OF REAL ESTATE: PER DEED RECORD BOOK 310 PAGE 135

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST 1186.96 FEET SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ON SAID EAST LINE 295.17 FEET TO THE SOUTH LINE OF 45 ACRES OFF THE NORTH END OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS WEST ON SAID SOUTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 295.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST PARALLEL WITH SAID EAST LINE 295.17 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE 295.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

TITLE COMMITMENT NOTES:
PER MORGAN AND ASSOCIATES, INC. COMMITMENT No. 052904509
COMMITMENT No. 052904510

THERE WERE NO PLOTTABLE ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE TITLE COMMITMENTS

ALTA/NSPS/ACSM CERTIFICATION:

I, K. NATHAN ALTHOUSE, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON APRIL 28TH, 2004; THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND ACSM IN 1999, INCLUDING TABLE A ITEMS 1, 2, 3, 4, 6, 10, AND 13. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATA OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

CERTIFIED TO: MORGAN AND ASSOCIATES, INC.
WILFONG DEVELOPMENT COMPANY, LLP
KENNETH W, AND BETTY LOU CASEY, AN UNDIVIDED ⅓ INTEREST AS TENANTS IN COMMON,
PAUL L. WILFONG

CERTIFIED THIS 24TH DAY OF JUNE 2005
MILLER SURVEYING, INC.

____
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

GRAPHIC SCALE
0 150 300 600
SCALE : 1" = 300'

REVISIONS		
REV. DATE	BY	DESCRIPTION

2 OF 2

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773–2644 FAX 773–2694

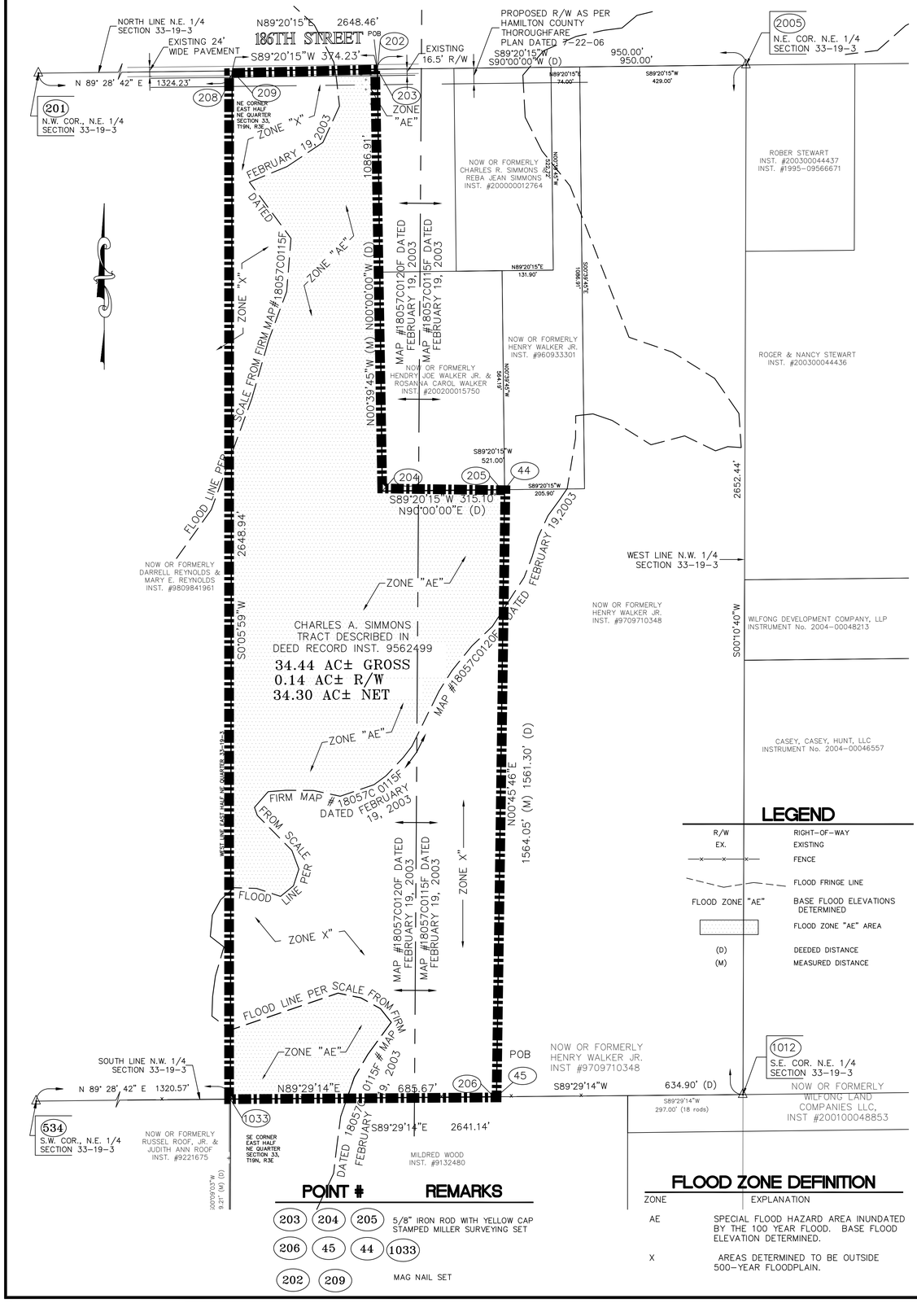
LOCATION: SECTION 34, T19N, R3E	DRAWN BY: KNA	CHK'D BY: LDM
	SCALE: 1" = 300'	FIELD BOOK: 531
FIELD WORK COMPLETED: 6/16/05	DATE: 6/24/05	PAGE: 61
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	CADD B29660.DWG
DESCRIPTION: ALTA/ACSM	B30442	40/WILFONG

Filename: S:\Projects\B30442\dwg\B30442.dwg – User: nalthouse – Jul 06, 2009 – 2:32pm

Exhibit E (5 of 12)

ALTA/ACSM LAND TITLE SURVEY

PART OF THE N.E. QUARTER, SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST
WHITE RIVER TOWNSHIP, HAMILTON COUNTY, INDIANA



POINT # REMARKS

203 204 205 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET

206 45 44 1033

202 209 MAG NAIL SET

LEGEND

R/W	RIGHT-OF-WAY
EX.	EXISTING
x x x	FENCE
	FLOOD FRINGE LINE
FLOOD ZONE "AE"	BASE FLOOD ELEVATIONS DETERMINED
	FLOOD ZONE "AE" AREA
(D)	DEEDED DISTANCE
(M)	MEASURED DISTANCE

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
AE	SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

LAND DESCRIPTION

B31227

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING 80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

LESS:
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID HALF-QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) 429.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1086.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH SAID NORTH LINE; 521.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1086.91 FEET TO SAID NORTH LINE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE; 521 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.00 ACRES, MORE OR LESS.

LESS:
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 2652.32 FEET (2640 DEED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION A DISTANCE OF 634.9 FEET; THENCE NORTHERLY 1561.30 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF A 13.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 87-27790, SAID POINT BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 205.9 FEET FROM THE SOUTHEAST CORNER OF SAID 13 ACRE TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 1086.91 FEET TO THE NORTHEAST CORNER OF SAID 13 ACRE TRACT AND THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 429.00 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 33.5 ACRES, MORE OR LESS.

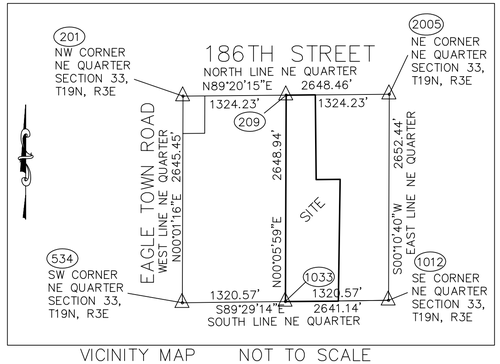
LAND DESCRIPTION CONSOLIDATED LEGAL

DESCRIPTION OF REAL ESTATE

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, CONTAINING 80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST (ASSUMED BEARING) 2652.44 FEET (2640 DEED) TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION SOUTH 89 DEGREES 29 MINUTES 14 SECONDS WEST 634.90 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF A 33.5 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9709710348 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID WEST LINE NORTH 00 DEGREES 45 MINUTES 46 SECONDS EAST 1564.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200200015750; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 15 SECONDS WEST 315.10 FEET TO THE WEST LINE OF SAID TRACT OF REAL STATE DESCRIBED IN INSTRUMENT NO. 200200015750; THENCE ON SAID WEST LINE NORTH 00 DEGREES 39 MINUTES 45 SECONDS EAST 1086.91 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 20 MINUTES 15 SECONDS WEST 374.23 FEET TO A MAG NAIL ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS WEST 2648.94 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST 685.67 FEET TO THE POINT OF BEGINNING, CONTAINING 34.44 ACRES, MORE OR LESS.

NE 1/4 SECTION 33-19-3 DETAIL (NOT TO SCALE)



VICINITY MAP NOT TO SCALE

CERTIFICATION

TO: EAGLETOWN CROSSING, LLC
HOMEFEDERAL BANK
HAMILTON TITLE & SECURITY
LANDAMERICA LAWYERS TITLE
CHICAGO TITLE INSURANCE CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,3,4,7(A),8,9,10,11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.25 FEET.

DATE: _____

SIGNED: _____
REGISTRATION NO. LS20400007

TITLE COMMITMENT NOTES PER HAMILTON TITLE SECURITY, LLC COMMITMENT NUMBER 2062371 DATED AUGUST 23, 2007

SCHEDULE B NOTES: NO PLOTTABLE ITEMS

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 2005. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. THIS IS A RETRACEMENT SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND A RETRACEMENT SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS A RETRACEMENT SURVEY OF A THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9562499 AND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST.

THE NORTHEAST QUARTER OF SECTION 33-19-3 WAS ESTABLISHED PER COUNTY SURVEYOR REFERENCES AND PRIOR MILLER SURVEY DATED 6/12/04 JOB NUMBER B29660. AN ASSUMED BEARING OF NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST FOR THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33-19-3 WAS UTILIZED AS THE BASIS FOR THIS SURVEY.

CONTROLLING MONUMENTS:

2005 N.E. CORNER, N.E. 1/4, SECTION 33-19-3
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

201 N.W. CORNER, N.E. 1/4, SECTION 33-19-3
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

534 S.W. CORNER, S.W. 1/4, SECTION 33-19-3
RAILROAD SPIKE FOUND (PER CO. SURVEYOR REFERENCE)

1012 S.E. CORNER, N.E. 1/4, SECTION 33-19-3
1/2" SRF 3' WEST & 4' NORTH OF FENCE POST
(PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS:

DISCUSS DEED GAPS, OVERLAPS AND POSSESSION
THERE IS A POSSIBLE TITLE GAP ON 7'± ON THE EAST LINE AS SHOWN ON THE DRAWING.

2. 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 WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "AE" & "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANELS NUMBER 18057C0115F & 18057C0120F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED FEBRUARY 19, 2003)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

GRAPHIC SCALE
0 75 150 300
SCALE : 1" = 150'

LS20400007 DATE:

REVISIONS

REV. DATE	BY	DESCRIPTION
8-29-06	MJJ	ADDED TITLE COMMITMENT NOTES
9-12-07	MJJ	ADDED HOME FEDERAL AND HAMILTON TITLE TO THE CERTIFICATION
10-12-07	KNA	REVISED LEGAL TO MATCH TITLE COMMITMENT AND UPDATE TITLE COMMITMENT DATE
10-15-07	KNA	ADDED CONSOLIDATED LEGAL

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

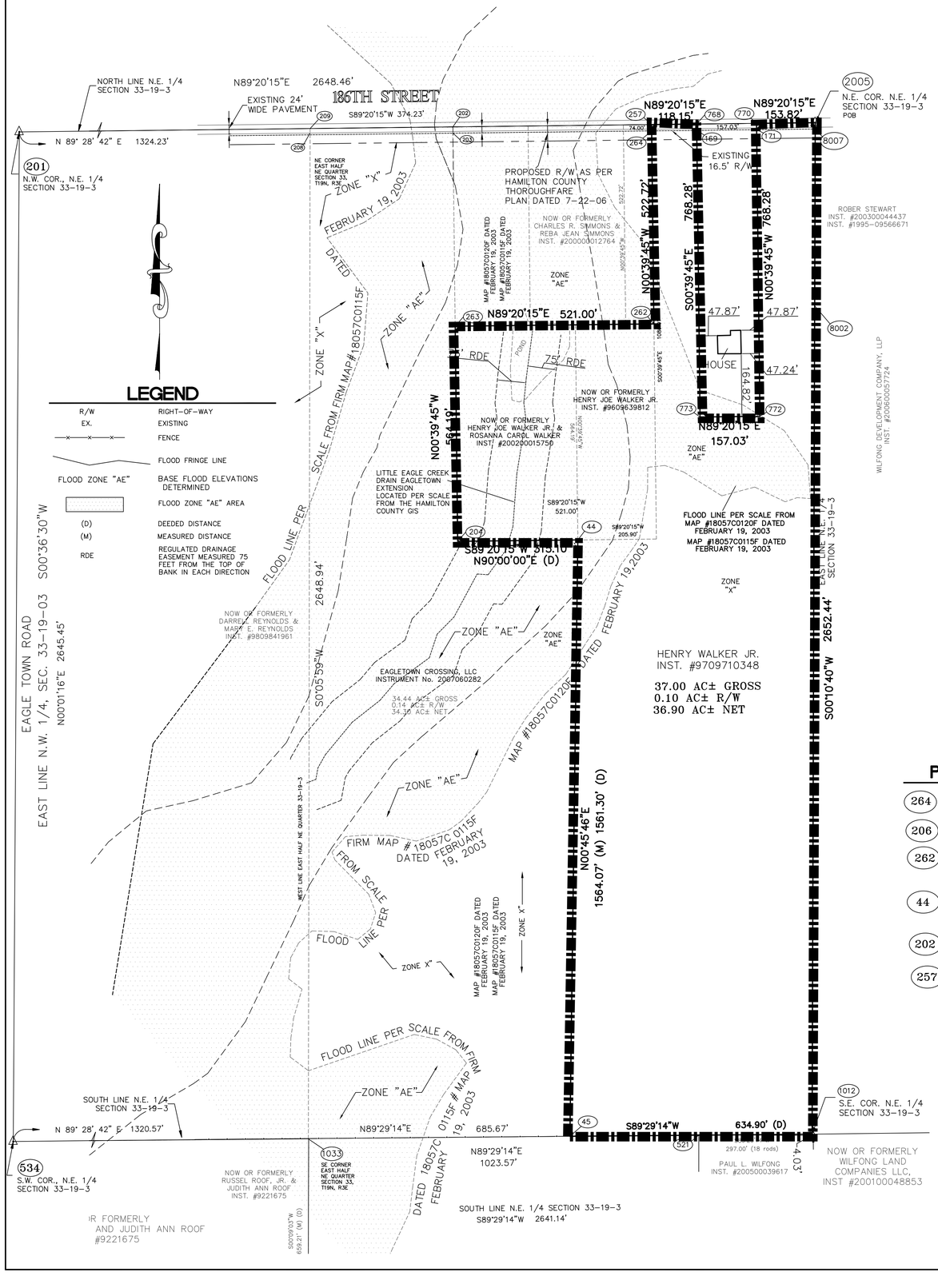
LOCATION: PART OF THE NORTHEAST QUARTER, SECTION 33, T19N, R3E WHITE RIVER TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: LMC	CHK'D BY: KNA
	SCALE: 1" = 150'	FIELD BOOK: N/A
FIELD WORK COMPLETED: 7/18/06	DATE: 7/24/06	PAGE:
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY	B31227	24 WILFONG

Filename: S:\Projects\b31227\dwg\B31227.dwg - User: rolthouse - Oct 15, 2007 - 8:44am

Exhibit F (6 of 12)

ALTA/ACSM LAND TITLE SURVEY

PART OF THE N.E. QUARTER, SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST
WHITE RIVER TOWNSHIP, HAMILTON COUNTY, INDIANA



LEGEND

R/W	RIGHT-OF-WAY
EX.	EXISTING
-x-x-x-	FENCE
	FLOOD FRINGE LINE
FLOOD ZONE "AE"	BASE FLOOD ELEVATIONS DETERMINED
	FLOOD ZONE "AE" AREA
(D)	DEEDED DISTANCE
(M)	MEASURED DISTANCE
RDE	REGULATED DRAINAGE EASEMENT MEASURED 75 FEET FROM THE TOP OF BANK IN EACH DIRECTION

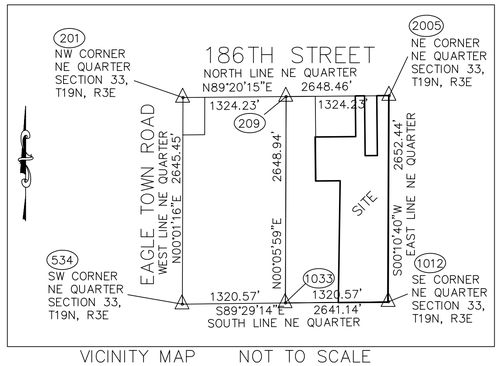
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST (ASSUMED BEARING) 2652.44 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION SOUTH 89 DEGREES 29 MINUTES 14 SECONDS WEST 634.90 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF A 33.5 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9709710348; THENCE ON SAID WEST LINE NORTH 00 DEGREES 45 MINUTES 46 SECONDS EAST 1564.07 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200200015750; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 15 SECONDS WEST 315.10 FEET TO THE WEST LINE OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200200015750; THENCE ON SAID WEST LINE NORTH 00 DEGREES 39 MINUTES 45 SECONDS WEST 564.19 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200200015750; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST 521.00 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 39 MINUTES 45 SECONDS WEST 522.72 FEET TO A MAG ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST 118.15 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 39 MINUTES 45 SECONDS EAST 768.28 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST 157.03 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 39 MINUTES 45 SECONDS WEST 768.28 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST 153.82 FEET TO THE POINT OF BEGINNING, CONTAINING 37.00 ACRES, MORE OR LESS.

NE 1/4 SECTION 33-19-3 DETAIL (NOT TO SCALE)



VICINITY MAP NOT TO SCALE

POINT # REMARKS

264 169 171 / 206 772 8007 / 262 263 773	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET
44 45 204 203	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND
202 209	MAG NAIL FOUND
257 768 770	MAG NAIL SET

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
AE	SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 2005. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. THIS IS A RETRACEMENT SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND AN ORIGINAL SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ORIGINAL SURVEY THAT COMBINES THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200200015750 AND 9609639812 AND PART OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9709710348 AND BEING PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST.

THE NORTHEAST QUARTER OF SECTION 33-19-3 WAS ESTABLISHED PER COUNTY SURVEYOR REFERENCES AND PRIOR MILLER SURVEY DATED 6/12/04 JOB NUMBER B29660. AN ASSUMED BEARING OF NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST FOR THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33-19-3 WAS UTILIZED AS THE BASIS FOR THIS SURVEY.

CONTROLLING MONUMENTS:

(2005) N.E. CORNER, N.E. 1/4, SECTION 33-19-3
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

(201) N.W. CORNER, N.E. 1/4, SECTION 33-19-3
HARRISON MONUMENT FOUND (PER CO. SURVEYOR REFERENCE)

(534) S.W. CORNER, S.W. 1/4, SECTION 33-19-3
RAILROAD SPIKE FOUND (PER CO. SURVEYOR REFERENCE)

(1012) S.E. CORNER, N.E. 1/4, SECTION 33-19-3
1/2" STEEL REBAR FOUND 3' WEST & 4' NORTH OF FENCE POST
(PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS:

THERE IS NO POSSIBLE TITLE GAP OR OVERLAP.

2. 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 WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "AE" & "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANELS NUMBER 18057C0115F & 18057C0120F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED FEBRUARY 19, 2003)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

TITLE COMMITMENT NOTES PER LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER 290602966 DATED FEBRUARY 22, 2008

SCHEDULE B NOTES:

10. ELECTRIC POWER LINE EASEMENT GRANTED TO CENTRAL INDIANA POWER COMPANY IN MISCELLANEOUS RECORD 35 PG 43. (BLANKET TYPE)

CERTIFICATION

TO: EAGLETOWN CROSSING, LLC
INDIANA BANK & TRUST COMPANY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,7(A),8,9,10,11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.25 FEET.

DATE: _____

SIGNED: _____
REGISTRATION NO. LS20400007

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

GRAPHIC SCALE
0 75 150 300
SCALE : 1" = 150'

REVISIONS

REV. DATE	BY	DESCRIPTION
4-24-08	KNA	REVISED LEGAL LINE 17
4-29-08	KNA	REVISED LEGAL DESCRIPTION

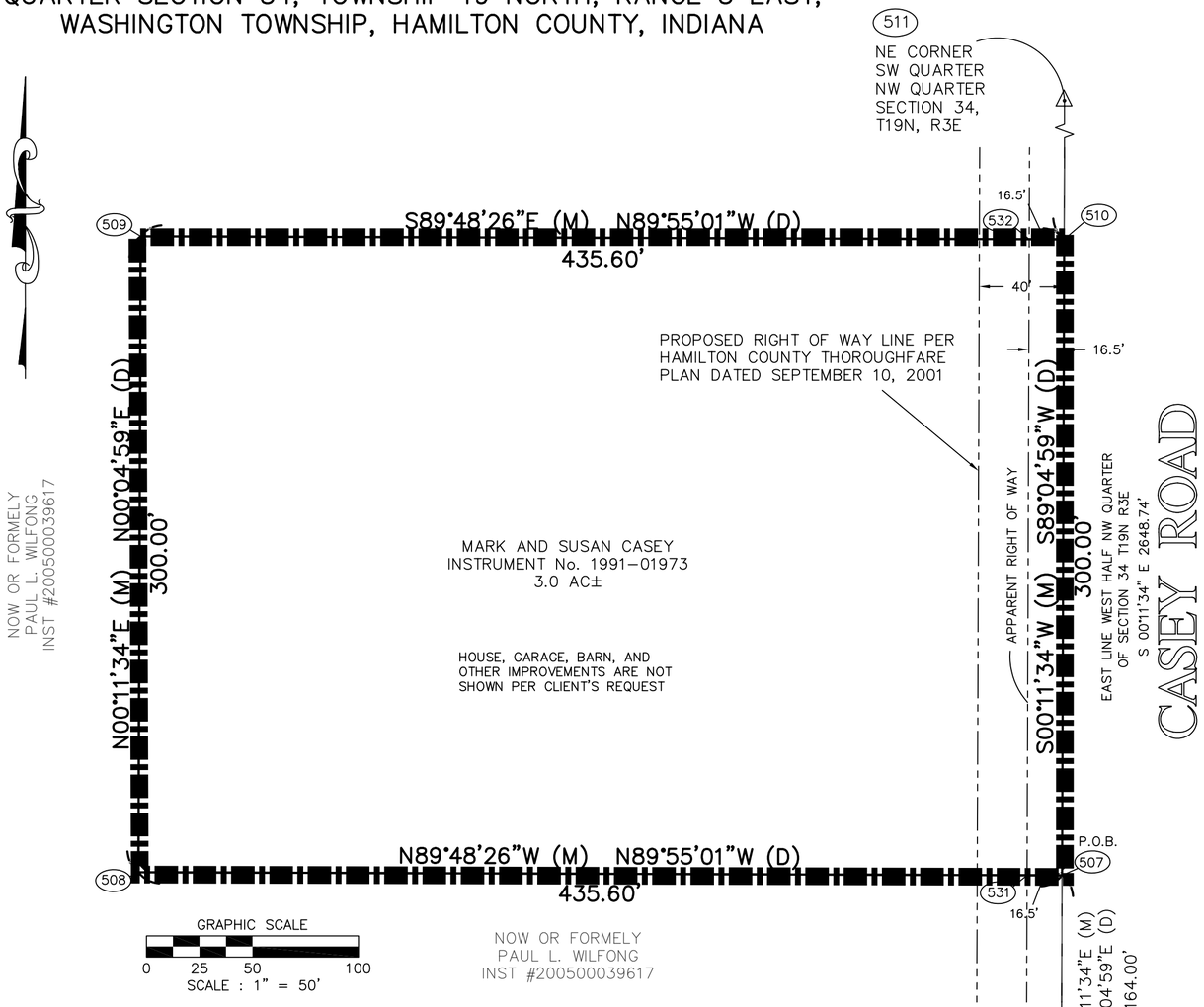
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE NORTHEAST QUARTER, SECTION 33, T19N, R3E WHITE RIVER TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: KNA	CHK'D BY: KNA
	SCALE: 1" = 150'	FIELD BOOK: 546
FIELD WORK COMPLETED: 4/17/08	DATE: 4/21/08	PAGE: 105
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY	B32187	24 WILFONG

Exhibit G (7 of 12)

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION

A TRACT OF REAL ESTATE DESCRIBED IN INST #9101973

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA: THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 164.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A PK NAIL SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS WEST 435.60 FEET TO A 5/8 INCH REBAR W/CAP SET; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST 300.00 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A 5/8 INCH REBAR W/CAP SET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS EAST 435.00 FEET TO A PK NAIL SET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST 300.00 FEET ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS

POINT # REMARKS

2005	NORTHWEST CORNER NORTHWEST QUARTER SEC 34-19-3 3/4" IRON ROD FOUND PER HAMILTON COUNTY SURVEYOR'S REFERENCE
1012	SOUTHWEST CORNER NORTHWEST QUARTER SEC 34-19-3 1/2" IRON ROD FOUND PER HAMILTON COUNTY SURVEYOR'S REFERENCE
543	NORTHWEST CORNER NORTHEAST QUARTER NORTHWEST QUARTER SEC 34-19-4 COMPUTED LOCATION
507,510	MAG NAIL FOUND
531,508, 509,532	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND
513	SOUTHEAST CORNER SOUTHWEST QUARTER NORTHWEST QUARTER SEC 34-19-4 CALCULATED LOCATION
102	SOUTHEAST CORNER SOUTHEAST QUARTER NORTHWEST QUARTER SEC 34-19-4 CALCULATED POINT INTERSECTION OF QUARTER-QUATER CORNERS 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND
1004	NORTHEAST CORNER NORTHWEST QUARTER SEC 34-19-4 3/4" IRON ROD FOUND PER HAMILTON COUNTY SURVEYOR'S REFERENCE

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS AN ALTA/ACSM LAND TITLE SURVEY
THEORY OF LOCATION

THIS IS A RETRACEMENT SURVEY ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS A RETRACEMENT SURVEY OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 1991-1973, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY INDIANA.

THE NORTHWEST QUARTER WAS ESTABLISHED BY FOUND AND VERIFIED MONUMENTS AS LISTED IN THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER WAS ESTABLISHED PER SINGLE PROPORTIONMENT MEASUREMENT.

THE SUBJECT PARCEL WAS ESTABLISHED PER RECORD BEARING AND DISTANCES.

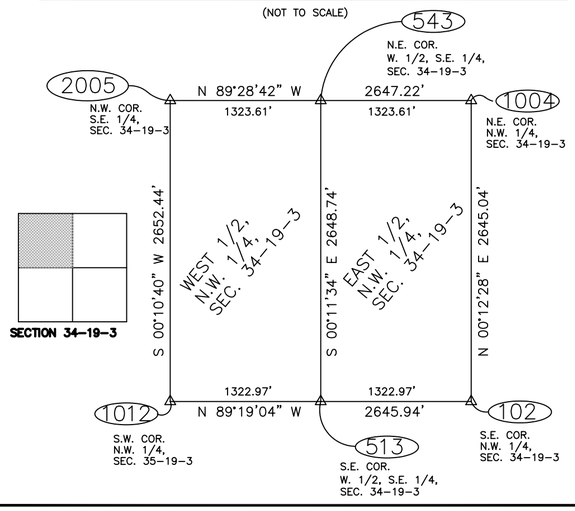
IN MY OPINION, THERE IS 0.25 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

2) OCCUPATION OR POSSESSION LINES.
POSSESSION TO THE EAST IS TO THE EXISTING STREET IMPROVEMENTS OF CASEY ROAD. NO EVIDENCE OF POSSESSION EXISTS TO THE NORTH, SOUTH AND WEST AT THE TIME OF THE SURVEY

3) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS
NO TITLE "GAPS" OR "OVERLAPS" WERE FOUND PER RECORD DESCRIPTIONS

TITLE COMMITMENT NOTES PER HAMILTON TITLE SECURITY, LLC COMMITMENT No. 2061336, DATED APRIL 3, 2006
THERE ARE NO PLOTTABLE ITEM FOUND IN THE SCHEDULE B SECTION 2

DETAIL OF N.W. 1/4, SEC. 34-19-3



FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP # 18057C0120F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

CERTIFICATION

TO: EAGLETOWN CROSSING, LLC, WILFONG LAND COMPANIES, LLC
HAMILTON TITLE SECURITY, LLC, LAND AMERICA TITLE, AND INDIANA BANK & TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,6,7(A),8,9,10,11(A), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.25 FEET.

DATE:

SIGNED: _____
REGISTRATION NO.

K. NATHAN ALTHOUSE
REGISTERED
No.
LS20400007
STATE OF
INDIANA
LAND SURVEYOR

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

REVISIONS

REV. DATE	BY	DESCRIPTION
3-11-08	KNA	UPDATED SURVEY AND ADDED TITLE COMMITMENT NOTES

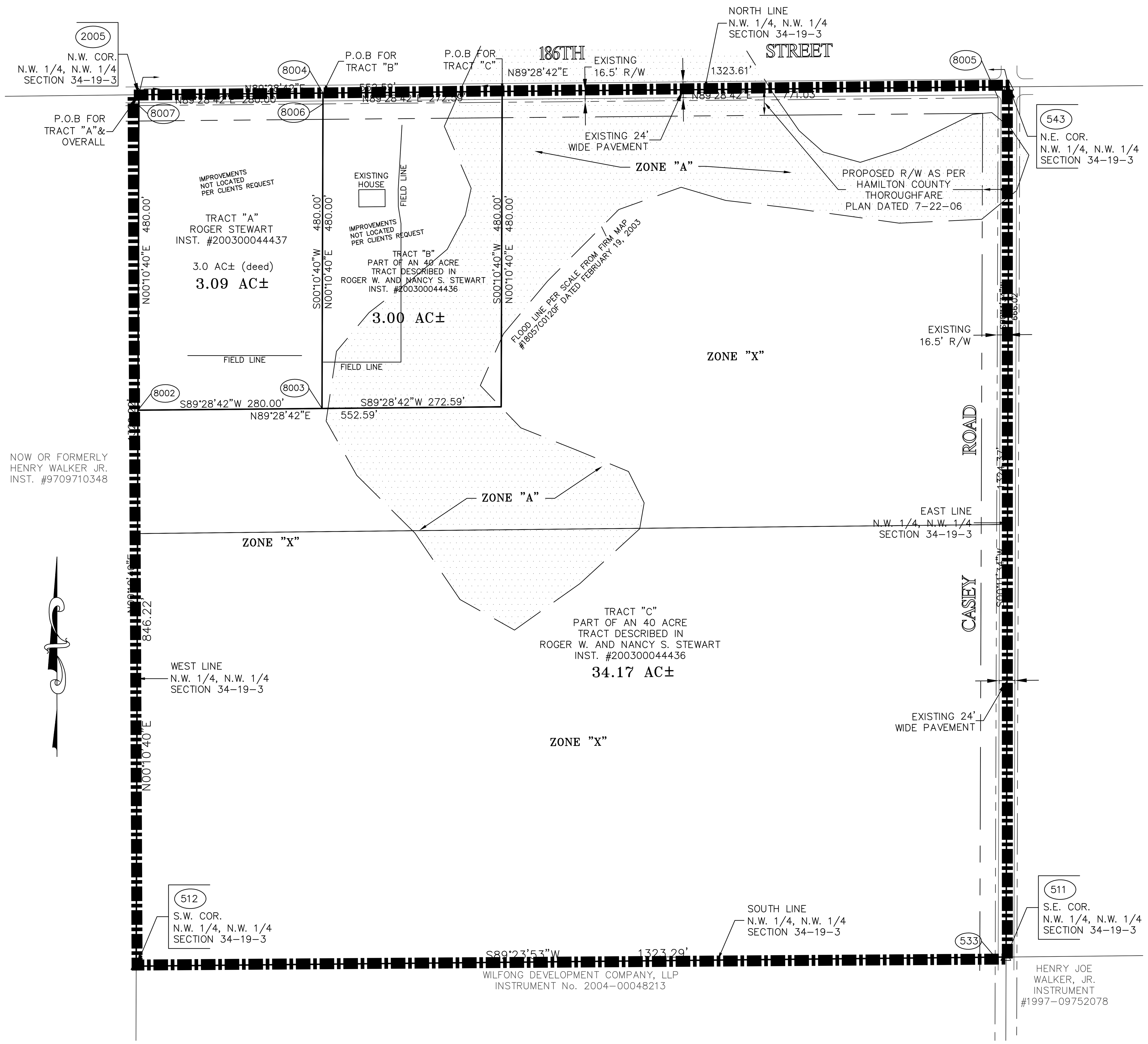
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE W.1/2, N.W.1/4 OF SECTION 34-19-3 WASHINGTON TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: MJJ	CHK'D BY: LDM
	SCALE: 1" = 50'	FIELD BOOK:
FIELD WORK COMPLETED: 3-29-06	DATE: 3-29-06	PAGE:
CLIENT: WILFONG LAND DEVELOPMENT COMPANY	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: RETRACEMENT SURVEY	B31026	40 WILFONG

Exhibit H (8 of 12)

ALTA/ACSM LAND TITLE SURVEY

PART OF THE N.W. QUARTER, OF THE N.W. QUARTER, SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION

TRACT "A"

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 200300044437.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE EAST 280 FEET; THENCE SOUTH 480 FEET; THENCE WEST 280 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 480 FEET, TO THE PLACE OF BEGINNING. CONTAINING 3.0 ACRES, MORE OR LESS.

TRACT "B"

DESCRIPTION OF REAL ESTATE:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION, NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 280.00 FEET TO A MAG NAIL AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST 272.59 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 10 MINUTES 40 SECONDS WEST 480.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER, SOUTH 89 DEGREES 28 MINUTES 42 SECONDS WEST 272.59 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; ON THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300044437; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 480.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES MORE OR LESS.

TRACT "C"

DESCRIPTION OF REAL ESTATE:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID QUARTER SECTION, NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 552.59 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST 771.03 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 846.22 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300044437; THENCE ON SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION, NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST 552.59 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 480.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.17 ACRES, MORE OR LESS.

LAND DESCRIPTION CONSOLIDATED DESCRIPTION

DESCRIPTION OF THE OVERALL QUARTER QUARTER SECTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT MARKER AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 1323.61 FEET TO A HARRISON MONUMENT MARKER AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 1324.37 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.29 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ON THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET TO THE POINT OF BEGINNING, CONTAINING 40.26 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 AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND AN ORIGINAL SURVEY OF A PART OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300044436 AND A RETRACEMENT SURVEY OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300044437 AND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST.

THE NORTHWEST QUARTER OF SECTION 34-19-3 WAS ESTABLISHED PER COUNTY SURVEYOR REFERENCES AND PRIOR MILLER SURVEY DATED 6/12/04 JOB NUMBER B29660. AN ASSUMED BEARING OF NORTH 89 DEGREES 28 MINUTES 42 SECONDS EAST FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34-19-3 WAS UTILIZED AS THE BASIS FOR THIS SURVEY.

CONTROLLING MONUMENTS:

2005	N.W. CORNER, N.W 1/4, N.W. 1/4, SECTION 34-19-3 HARRISON MONUMENT (PER CO. SURVEYOR REFERENCE)
543	N.E. CORNER, N.W 1/4, N.W. 1/4, SECTION 34-19-3 HARRISON MONUMENT (PER CO. SURVEYOR REFERENCE)
1004	N.E. CORNER, N.W. 1/4, SECTION 34-19-3 HARRISON MONUMENT (PER CO. SURVEYOR REFERENCE)
511	S.E. CORNER, N.W 1/4, N.W. 1/4, SECTION 34-19-3 MAG NAIL (PRIOR MILLER SURVEY B29660)
512	S.W. CORNER, N.W 1/4, N.W. 1/4, SECTION 34-19-3 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND (PRIOR MILLER SURVEY B29660)
102	S.E. CORNER, N.W. 1/4, SECTION 34-19-3 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND (PRIOR MILLER SURVEY B29660)
1012	S.W. CORNER, N.W. 1/4, SECTION 34-19-3 5/8" IRON ROD FOUND NEAR FENCE POST

IN MY OPINION, THERE IS 0.50 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS:

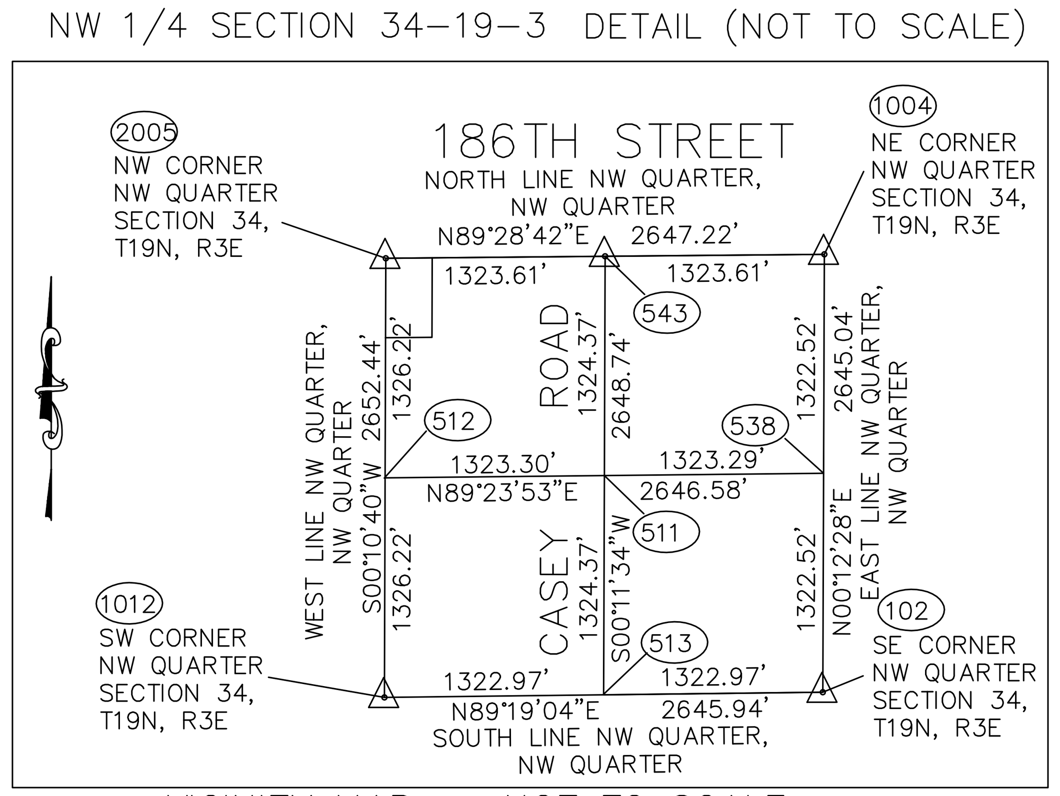
1. THERE WERE NO TITLE GAP OR OVERLAPS FOUND PER RECORD DESCRIPTIONS.

2. 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 WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "AE" & "C" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C0120F OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED FEBRUARY 19,2003)

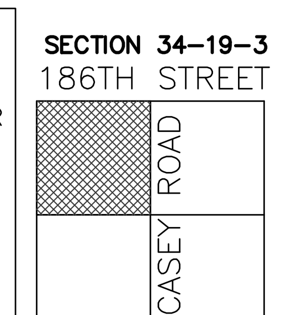
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY OR TOWNSHIP RECORDS OR ON TITLE WORK PROVIDED BY OTHERS.

4. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

NW 1/4 SECTION 34-19-3 DETAIL (NOT TO SCALE)



VICINITY MAP NOT TO SCALE



THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Filename: S:\Projects\B31250\dwg\B31250.dwg - User: nalthouse - Jul 12, 2007 - 9:46am

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
AE	SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
X	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

POINT #	REMARKS
8007 8006 8005 533 8002 8003	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET

LEGEND

— — —	FLOOD FRINGE LINE
R/W	RIGHT-OF-WAY

CERTIFICATION

TO: WILFONG DEVELOPMENT COMPANY, LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,3,4,7(A),8,9,10,11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.25 FEET.

DATE: ________________________

SIGNED: ________________________
REGISTRATION NO. LS20400007

GRAPHIC SCALE
0 50 100 200
SCALE : 1" = 100'

REVISIONS

REV. DATE	BY	DESCRIPTION

R.L.S. LS20400007 DATE:

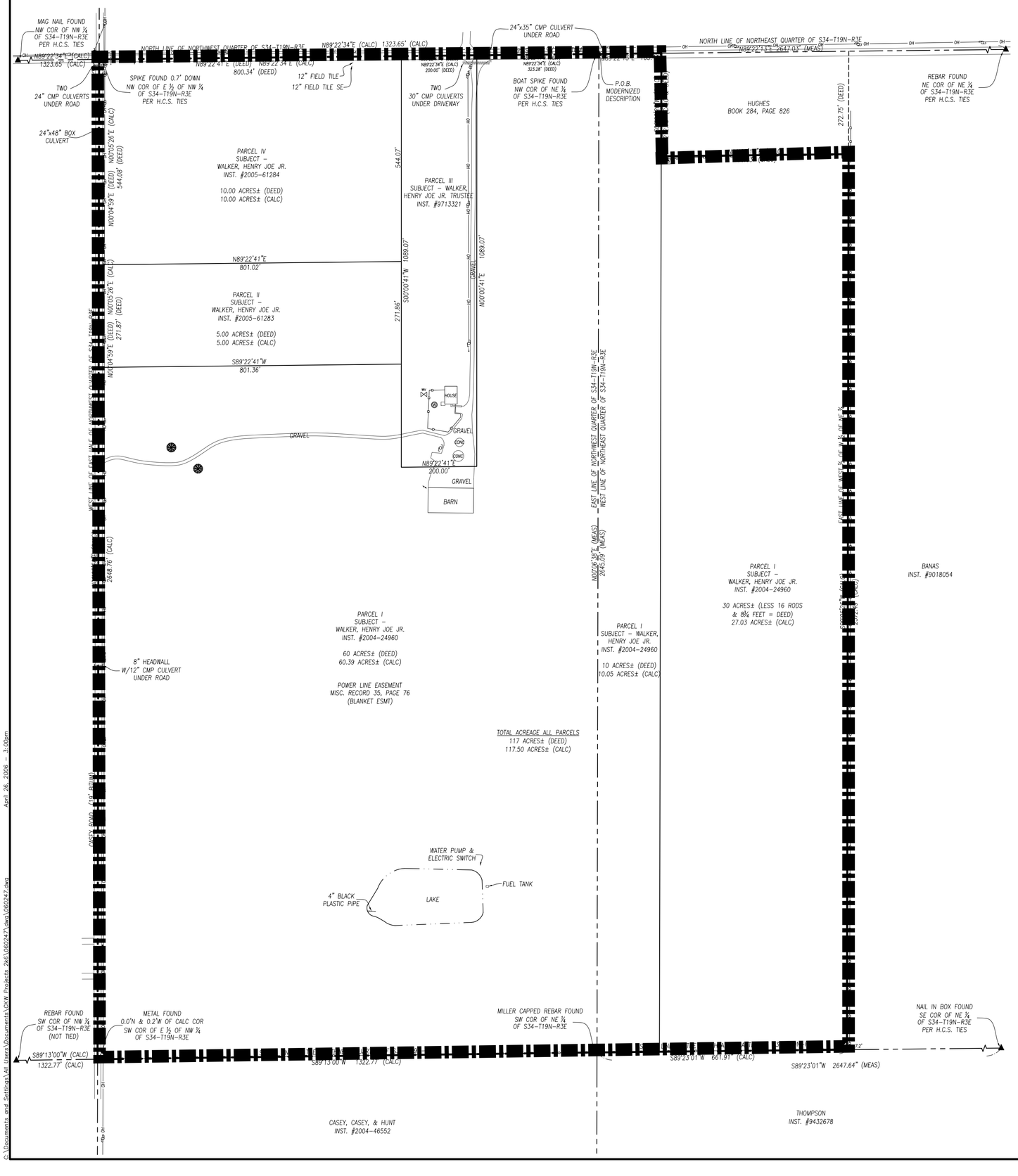
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE NORTWEST QUARTER, SECTION 34, T19N, R3E WASHINGTON TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: LMC	CHK'D BY: KNA
	SCALE: 1" = 100'	FIELD BOOK: N/A
FIELD WORK COMPLETED: 07/18/06	DATE: 08/02/06	PAGE:
CLIENT: WILFONG DEVELOPMENT COMPANY, LLP	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY	B31250	24 WILFONG

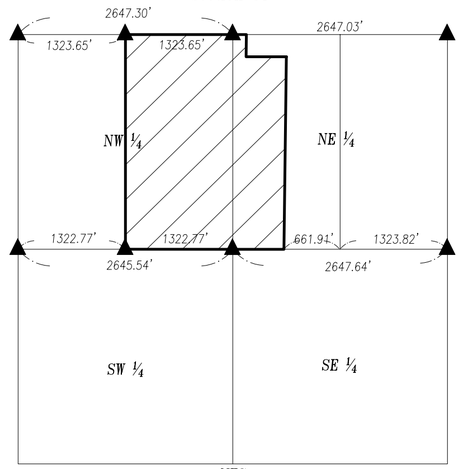
Exhibit I (9 of 12)

A.L.T.A. / A.C.S.M. Survey

Pt. of NW ¼ & NE ¼ of S34–T19N–R3E



Section 34



NTS

Graphic Scale

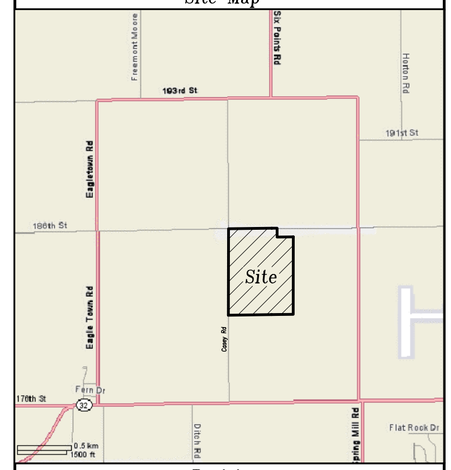
200 0 100 200 400

(In Feet)
1 Inch = 200 Ft.

Symbol Legend

▲	SECTION CORNER MONUMENT
◉	CKW CAPPED REBAR SET
○	METAL FOUND
•	MAG NAIL FOUND
	CONIFEROUS TREE
MAIL	MAIL BOX
	SIGN
STOP	STOP SIGN
	UTILITY POLE
WV	SPIGOT

Site Map



Revisions

STATE OF INDIANA
JEFFREY J. KONDY
REGISTERED
No. LS20100068
LAND SURVEYOR

JEFFREY J. KONDY
PROFESSIONAL LAND SURVEYOR NO. 20100068

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CKW Land Surveying, Inc.
301 East Jefferson St.
Franklin, Indiana 46131
(317) 736–0781 – Office
(317) 736–0791 – Fax

Prepared For:
The Indiana Land Group
23 South Eighth Street
Zionsville, Indiana 46060

Project
Walker
Westfield, Indiana.
Pt. NW ¼ & NE ¼ S34–T19N–R3E
Washington Township, Hamilton County, Indiana

Sheet Title
A.L.T.A. / A.C.S.M. Survey

Scale	Drawn	Designed	Checked
1" = 200'	HMP	N/A	JJK

Work Order No. 060247	Sheet Number 2 of 2
Date: April 26, 2006	

C:\Documents and Settings\All Users\Documents\CKW Projects 2k6\060247\dwg\060247.dwg April 26, 2006 – 3:00pm

A.L.T.A. / A.C.S.M. Survey

Pt. of NW ¼ & NE ¼ of S34-T19N-R3E

LAND DESCRIPTION – LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO.: 290602968

PARCEL I:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

ALSO, THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER AND 10 ACRES OFF OF THE WEST SIDE OF THE NORTHEAST QUARTER, ALL IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

ALSO, 30 ACRES OFF THE EAST SIDE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA.

EXCEPT, 16 RODS AND 8 AND 3/4 FEET OFF OF THE NORTH END OF 30 ACRES OFF OF THE EAST SIDE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST.

ALSO EXCEPTING, PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST 323.28 FEET SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST ON SAID NORTH LINE 200.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 1089.07 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST PARALLEL WITH SAID NORTH LINE 200.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST 1089.07 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING, PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, 523.28 FEET SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 544.07 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST PARALLEL WITH SAID NORTH LINE 801.02 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST ON SAID WEST LINE 544.08 FEET TO THE NORTHWEST CORNER OF SAID WEST LINE 544.08 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER 800.34 FEET TO THE PLACE OF BEGINNING.

EXCEPTING, PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER 523.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 544.07 FEET TO THE PLACE OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED: THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 271.86 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST PARALLEL WITH SAID NORTH LINE 801.36 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST ON SAID WEST LINE 271.87 FEET TO A POINT 544.07 FEET SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST FROM THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST PARALLEL WITH SAID NORTH LINE 801.02 FEET TO THE PLACE OF BEGINNING.

CONTAINING IN ALL AFTER SAID EXCEPTIONS 97 ACRES, MORE OR LESS.

PARCEL II:

"PARCEL C–2" PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER 523.28 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 544.07 FEET TO THE PLACE OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 271.86 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST PARALLEL WITH SAID NORTH LINE 801.36 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST ON SAID WEST LINE 271.87 FEET TO A POINT 544.07 FEET SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST FROM THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST PARALLEL WITH SAID NORTH LINE 801.02 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

PARCEL III:

"PARCEL A" PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST 323.28 FEET SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST ON SAID NORTH LINE 200.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 1089.07 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST PARALLEL WITH SAID NORTH LINE 200.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST 1089.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

PARCEL IV:

"PARCEL C–1" PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, 523.28 FEET SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST 544.07 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 41 SECONDS WEST PARALLEL WITH SAID NORTH LINE 801.02 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 59 SECONDS EAST ON SAID WEST LINE 544.08 FEET TO THE NORTHWEST CORNER OF SAID WEST LINE 544.08 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 89 DEGREES 22 MINUTES 41 SECONDS EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER 800.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

MODERNIZED DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 22 MINUTES 13 SECONDS EAST (ASSUMED BEARING) 165.44 FEET ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS WEST 272.75 FEET PARALLEL TO THE EAST LINE OF THE WEST HALF OF SAID HALF-QUARTER SECTION; THENCE NORTH 89 DEGREES 22 MINUTES 13 SECONDS EAST 496.33 FEET PARALLEL TO SAID NORTH LINE TO A POINT ON SAID EAST LINE; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS ALONG SAID EAST LINE 2372.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 23 MINUTES 01 SECONDS ALONG SAID SOUTH LINE 661.91 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID HALF-QUARTER SECTION 2648.76 FEET TO THE NORTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 89 DEGREES 22 MINUTES 34 SECONDS EAST 1323.65 FEET ALONG THE NORTH LINE OF SAID HALF-QUARTER SECTION TO THE POINT OF BEGINNING, CONTAINING 117.50 ACRES, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER RESTRICTIONS OF RECORD.

FLOOD HAZARD STATEMENT:

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY PANEL NO. 18057C0120F, DATED FEBRUARY 19, 2003. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

ZONING INFORMATION:

THIS PROPERTY IS ZONED "AG SF1" (AGRICULTURAL SINGLE FAMILY ONE). MINIMUM STANDARDS ARE AS FOLLOWS:
FRONT YARD SETBACK – THERE SHALL BE A FRONT YARD OF NOT LESS THAN 100 FEET MEASURED FROM THE RIGHT-OF-WAY LINE TO THE FRONT WALL OF THE BUILDING WHEN ADJACENT TO AN ARTERIAL, COLLECTOR, AND LOCAL STREET.
SIDE YARD SETBACK – THERE IS A 30 FOOT SETBACK FOR THE PRIMARY STRUCTURE.
REAR YARD SETBACK – THERE SHALL BE A REAR YARD OF NOT LESS THAN 30 FEET.
MAXIMUM BUILDING HEIGHT – THE PRIMARY STRUCTURE SHALL NOT EXCEED 35 FEET OR TWO AND A HALF STORIES, WHICHEVER IS LESSER.
MINIMUM LOT SIZE – THERE IS A MINIMUM OF 3.0 ACRES REQUIRE FOR A LOT.
MINIMUM ROAD FRONTAGE – THERE IS A MINIMUM OF 250.0 FEET ROAD FRONTAGE REQUIRED.

FOR MORE INFORMATION, CONTACT ANN CAVALUZZI, PLANNER ONE, WITH THE WASHINGTON TOWNSHIP PLANNING DEPARTMENT AT (317) 896-5577.

SURVEYORS COMMENTS:

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN A.L.T.A. MINIMUM STANDARDS SURVEY OF THE ABOVE DESCRIBED REAL ESTATE. THE NORTHEAST AND NORTHWEST QUARTERS OF SAID SECTION 34 WERE ESTABLISHED USING MONUMENTATION RECOVERED AND PARTIALLY PERPETUATED BY HAMILTON COUNTY SURVEYORS OFFICE (SEE PLAT). THE INTENT OF THE PROVIDED LEGAL DESCRIPTIONS WAS TO INCLUDE ALL THAT LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION AND THAT LAND LAND LOCATED IN THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION (EXCEPT 16 RODS AND 8 3/4 FEET OFF THE NORTH END THEREOF).

SURVEYOR'S REPORT:

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTION 1-20 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
VARIANCE IN THE REFERENCED MONUMENTS;
DISCREPANCIES IN RECORDED DESCRIPTION AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY).

FINDING OF FACTS:

WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 1.0 FEET ±.
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: 7.2 FEET ±.

REFERENCE INFORMATION:

LAWYERS TITLE COMMITMENT NO. 290602968, DATED FEBRUARY 14, 2006
SUBJECT AND ADJOINER DEEDS
TAX MAPS, & EASEMENT RECORDS

CERTIFICATION: TO THE INDIANA LAND GROUP, HENRY JOE WALKER, JR., ROSEANNA CAROL WALKER FAMILY TRUST, LAWYERS TITLE INSURANCE CORPORATION, STOCK YARDS BANK & TRUST COMPANY, AND EAGLETOWN THREE, LLC;

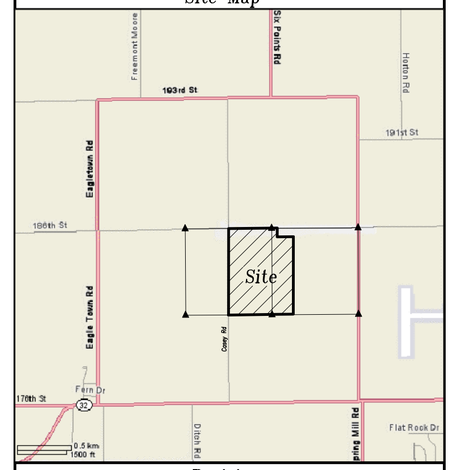
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7b1, 8, 9, 10, 11a, 13, & 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DATE OF LAST FIELD WORK: APRIL 8, 2006.

DATE CERTIFIED: APRIL 26, 2006.

SURVEYORS SIGNATURE _____
JEFFREY J. KONDY PROFESSIONAL LAND SURVEYOR NO. 20100068

Site Map



Revisions

JEFFREY J. KONDY
REGISTERED
No. LS20100068
STATE OF INDIANA
LAND SURVEYOR

JEFFREY J. KONDY
PROFESSIONAL LAND SURVEYOR NO. 20100068

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Prepared For:
The Indiana Land Group
23 South Eighth Street
Zionsville, Indiana 46060

Project
Walker
Westfield, Indiana.
Pt. NW ¼ & NE ¼ S34-T19N-R3E
Washington Township, Hamilton County, Indiana

Sheet Title
A.L.T.A. / A.C.S.M. Survey

Scale	Drawn	Designed	Checked
N/A	HMP	N/A	JJK

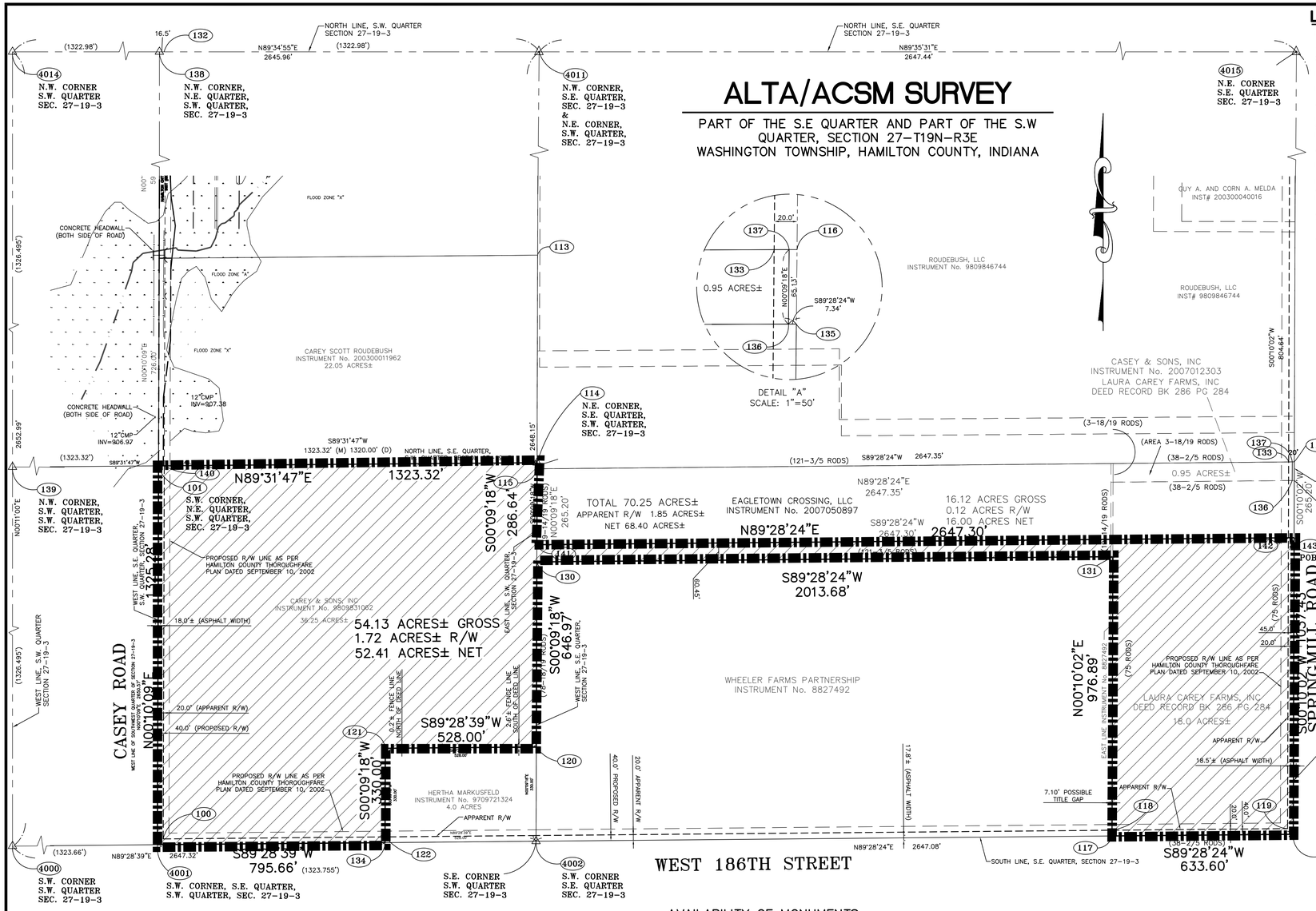
Work Order No. 060247
Date: April 26, 2006
Sheet Number 1 of 2

C:\Documents and Settings\All Users\Documents\CKW Projects 2k6\060247\dwg\060247.dwg April 26, 2006 - 2:59pm

Exhibit J (10 of 12)

ALTA/ACSM SURVEY

PART OF THE S.E QUARTER AND PART OF THE S.W QUARTER, SECTION 27–T19N–R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION RECORDED DESCRIPTIONS

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9809831062

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, EXCEPT FOUR (4) ACRES OF THE SOUTHEAST CORNER, CONTAINING THIRTY–SIX (36) ACRES, MORE OR LESS.

EXCEPT:

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9709721324

A PART OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH ON EAST LINE OF SAID QUARTER SECTION 330.0 FEET TO IRON STAKE; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER 528.0 FEET TO IRON STAKE, THENCE SOUTH PARALLEL WITH EAST LINE OF SAID QUARTER 330.0 FEET TO INTERSECTION OF SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST 528.0 FEET TO PLACE OF BEGINNING.

ALSO:

DESCRIPTION OF REAL ESTATE PER DEED RECORD BOOK 286, PAGE 284

BEGINNING AT A POINT 78 AND 18/19TH RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE SOUTH 19 AND 14/19TH RODS, THENCE EAST 121 3/5TH RODS, THENCE NORTH 19 14/19TH RODS, THENCE WEST 121 3/5TH RODS TO THE PLACE OF BEGINNING.

ALSO BEGIN AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN NORTH 75 RODS, THENCE WEST 38 2/5TH RODS, THENCE SOUTH 75 RODS, THENCE EAST 38 2/5TH RODS, TO THE PLACE OF BEGINNING.

ALSO BEGIN AT A POINT 121 3/5TH RODS EAST OF A POINT 78 18/19TH RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUN THENCE SOUTH 3 18/19 RODS, THENCE EAST 38 2/5TH RODS, THENCE NORTH 3 18/19TH RODS, WEST 38 2/5TH RODS TO THE PLACE OF BEGINNING.

LAND DESCRIPTION 54± ACRE DESCRIPTIONS

DESCRIPTION OF REAL ESTATE:

A PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE REBAR AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 633.60 FEET TO A MAG NAIL ON THE WEST LINE OF A 18.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 976.89 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH LINE OF A 15 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 2013.68 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 646.97 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO A MAG NAIL ON THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 286.64 FEET TO A 5/8" STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH LINE OF A 16.12 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2007050897; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 2647.30 FEE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 1037.43 FEET TO THE POINT OF BEGINNING, CONTAINING 54.13 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 AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1–12–11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 2005. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. THIS IS AN ORIGINAL SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND AN ORIGINAL SURVEY OF THE TRACT OF A 54.13 ACRE PART OF THE REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284 AND INSTRUMENT No.9809831062 WITH AN EXCEPTION OF THE LAND DESCRIBED IN INSTRUMENT No.9709121324 BEING PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST.

THE SOUTHEAST AND SOUTHWEST QUARTERS OF SAID SECTION 29 WAS ESTABLISHED BY FOUND COUNTY SURVEY REFERENCED MONUMENTS AND FOUND SECTION CORNER STONES AS SHOWN ON THE DRAWING. THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS ESTABLISHED BY EQUAL DISTANCES AS SHOWN ON THE DRAWING.

THE LAND DESCRIBED IN INSTRUMENT No 9809831062 WAS ESTABLISHED BY THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND EXCEPTING THE LAND DESCRIBED IN INSTRUMENT No. 9709721324.

THE LAND DESCRIBED IN DEED RECORD BOOK 286 PAGE 284 WAS ESTABLISHED BY RECORD DISTANCES. PARALLELISM WITH THE SOUTH, EAST AND WEST LINES OF SAID SOUTHEAST QUARTER WAS UTILIZED FOR THE CARDINAL DIRECTION AS SHOWN ON THE DRAWING.

BASIS OF BEARING: ASSUMED BEARING

CONTROLLING MONUMENTS:
SEE AVAILABILITY OF MONUMENTS

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

NO TITLE GAPS OR OVERLAPS WERE FOUND PER RECORD DESCRIPTIONS.

2. 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 WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C0120F THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED FEBRUARY 19, 2003)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

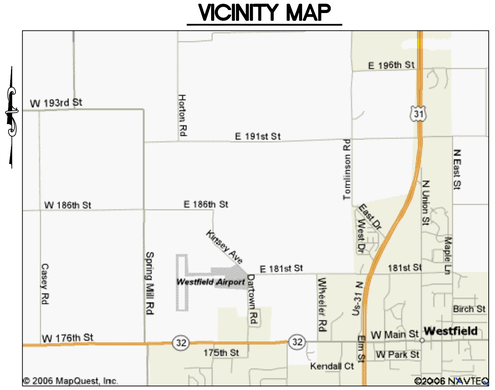
LEGEND

OE	OVERHEAD ELECTRIC
+	WIRE / BARB WIRE FENCE
O	GUARD RAIL
> O O	SWALE/ FLOW LINE
	UTILITY POLE
	MAILBOX
	GUY ANCHOR
C.S. REF.	COUNTY SURVEYOR'S REFERENCES
R/W	RIGHT–OF–WAY

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

VICINITY MAP



AVAILABILITY OF MONUMENTS

POINT #	REMARKS
4003	S.E. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND IN CASTING, C.S. REF.
4002	S.W. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND, C.S. REF.
4000	S.W. CORNER, S.W. QUARTER, SECTION 27–19–3 MAG NAIL FOUND, C.S. REF.
4001	S.W. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 EXISTING REBAR PER C.S. REF.
4014	N.W. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
139	N.W. CORNER, S.W. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
101	N.W. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 MAG NAIL SET
138	N.W. CORNER, N.E. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
114	N.E. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 5/8" IRON ROD W/ YELLOW CAP STAMPED MILLER SURVEY SET
4015	N.E. CORNER, S.E. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
4011	N.W. CORNER, S.E. QUARTER, SECTION 27–19–3 & N.E. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
141 119 133 140	
115 130 120 131	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING FOUND
121 122 100	
117 116 134	MAG NAIL FOUND
132	REBAR FOUND
137 136 135	CALCULATED MATHEMATICALLY
141 142	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET
143	MAG NAIL SET

TITLE COMMITMENT NOTES PER LAWYERS TITLE INSURANCE CORPORATION ORDER No. 290600364 DATED JUNE 15, 2007

SCHEDULE B SECTION 2 NOTES, NO PLATTABLE ITEMS

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CERTIFICATION

TO: HOMEFEDERAL BANK
LANDAMERICA LAWYERS TITLE INSURANCE CORPORATION
EAGLETOWN CROSSING, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,7(A),8,9,10,11(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

DATE: _____

SIGNED: _____
REGISTRATION NO.

K. NATHAN ALTHOUSE REGISTERED No. LS20400007 STATE OF INDIANA LAND SURVEYOR

GRAPHIC SCALE
0 100 200 400
SCALE : 1" = 200'

REVISIONS

REV. DATE	BY	DESCRIPTION

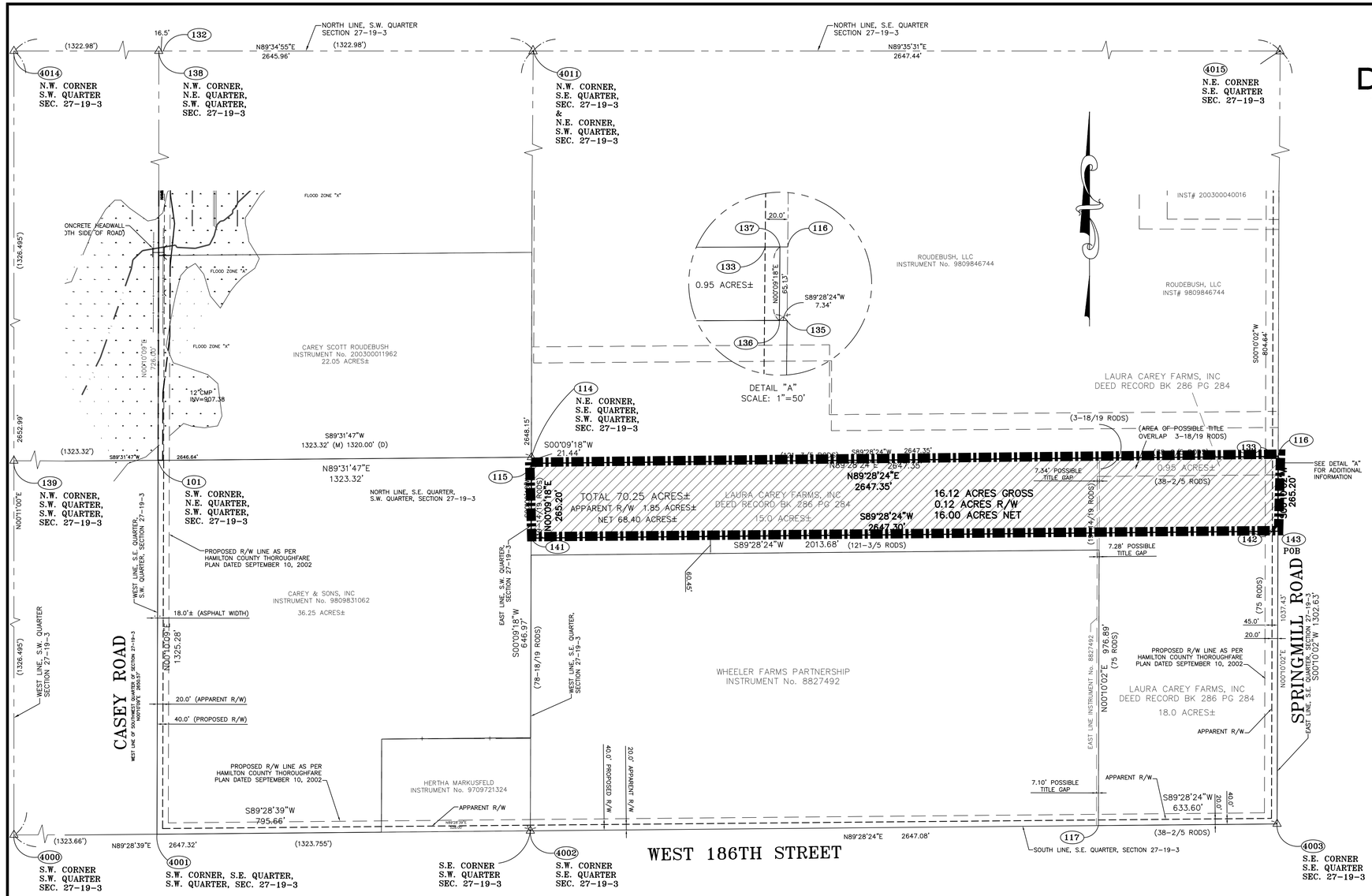
MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773–2644 FAX 773–2694

LOCATION: PART OF THE S.E QUARTER AND PART OF THE S.W. QUARTER, SEC. 27–19–3 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA	DRAWN BY: MJJ	CHK'D BY: KNA
	SCALE: 1" = 200'	FIELD BOOK:
FIELD WORK COMPLETED:	DATE: 9/27/07	PAGE:
CLIENT: DOUG WILFONG	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: ALTA/ACSM SURVEY	B31976	15 WILFONG

Filename: K:\Projects\B31976\cad\B31976.dwg - User: ddhouse - Sep 27, 2007 - 12:08pm

DRAWING AND DESCRIPTION

PART OF THE S.E QUARTER AND PART OF THE S.W QUARTER, SECTION 27–T19N–R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION RECORDED DESCRIPTIONS

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9809831062

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, EXCEPT FOUR (4) ACRES OF THE SOUTHEAST CORNER, CONTAINING THIRTY–SIX (36) ACRES, MORE OR LESS.

EXCEPT:

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9709721324

A PART OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH ON EAST LINE OF SAID QUARTER SECTION 330.0 FEET TO IRON STAKE; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER 528.0 FEET TO IRON STAKE, THENCE SOUTH PARALLEL WITH EAST LINE OF SAID QUARTER 330.0 FEET TO INTERSECTION OF SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST 528.0 FEET TO PLACE OF BEGINNING.

ALSO:

DESCRIPTION OF REAL ESTATE PER DEED RECORD BOOK 286, PAGE 284

BEGINNING AT A POINT 78 AND 18/19TH RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN THENCE SOUTH 19 AND 14/19TH RODS, THENCE EAST 121 3/5TH RODS, THENCE NORTH 19 14/19TH RODS, THENCE WEST 121 3/5TH RODS TO THE PLACE OF BEGINNING.

ALSO BEGIN AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN NORTH 75 RODS, THENCE WEST 38 2/5TH RODS, THENCE SOUTH 75 RODS, THENCE EAST 38 2/5TH RODS, TO THE PLACE OF BEGINNING.

ALSO BEGIN AT A POINT 121 3/5TH RODS EAST OF A POINT 78 18/19TH RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUN THENCE SOUTH 3 18/19 RODS, THENCE EAST 38 2/5TH RODS, THENCE NORTH 3 18/19TH RODS, WEST 38 2/5TH RODS TO THE PLACE OF BEGINNING.

LAND DESCRIPTION 16.0 ACRE NET DESCRIPTIONS

DESCRIPTION OF REAL ESTATE:

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE REBAR AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 1037.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 2647.30 FEET TO THE WEST LINE OF THE SAID SOUTHEAST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST 265.20 FEET TO THE NORTH OF THE LAND DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 2647.35 TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 265.20 FEET TO THE POINT OF BEGINNING, CONTAINING 16.12 ACRES, MORE OR LESS.

POINT #	REMARKS
4003	S.E. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND IN CASTING, C.S. REF.
4002	S.W. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND, C.S. REF.
4000	S.W. CORNER, S.W. QUARTER, SECTION 27–19–3 MAG NAIL FOUND, C.S. REF.
4001	S.W. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 EXISTING REBAR PER C.S. REF.
4014	N.W. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
139	N.W. CORNER, S.W. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
101	N.W. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 MAG NAIL SET
138	N.W. CORNER, N.E. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
114	N.E. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 5/8" IRON ROD W/ YELLOW CAP STAMPED MILLER SURVEY SET
4015	N.E. CORNER, S.E. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
4011	N.W. CORNER, S.E. QUARTER, SECTION 27–19–3 & N.E. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
116 133 133 / 115 141 142	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET
143 116	MAG NAIL SET

FLOOD ZONE DEFINITION

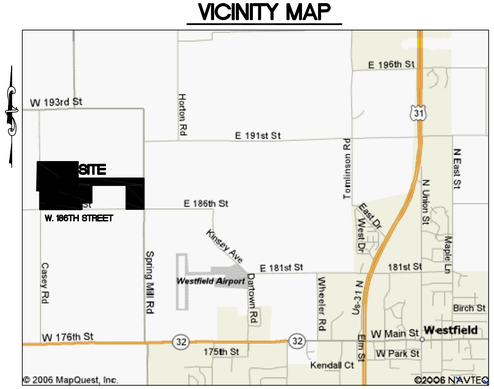
ZONE	EXPLANATION
X	AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

THIS SURVEY PLAT HAS BEPREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

VICINITY MAP



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE WITHIN DRAWING AND DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

GRAPHIC SCALE
0 100 200 400
SCALE : 1" = 200'

REVISIONS

REV. DATE	BY	DESCRIPTION

K. NATHAN ALTHOUSE REGISTERED No. LS20400007 STATE OF INDIANA LAND SURVEYOR

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773–2644 FAX 773–2694

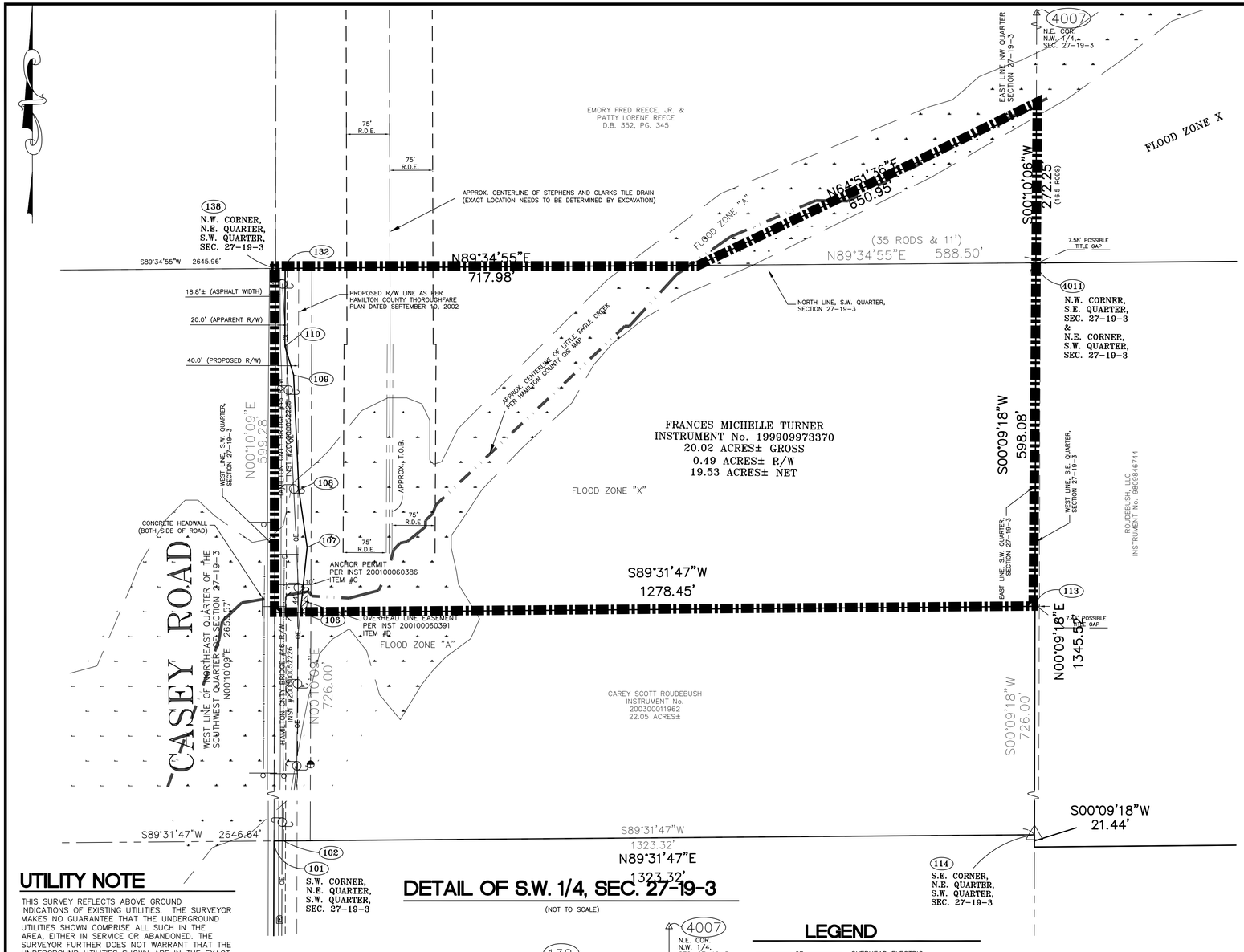
LOCATION: PART OF THE S.E QUARTER AND PART OF THE S.W. QUARTER, SEC. 27–19–3 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA	DRAWN BY: MJJ	CHK'D BY: KNA
	SCALE: 1" = 200'	FIELD BOOK:
FIELD WORK COMPLETED:	DATE: 8/10/06	PAGE:
CLIENT: DOUG WILFONG	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: DRAWING AND DESCRIPTION	B31887	15 WILFONG

Filename: S:\Projects\B31887\dwg\B31887.dwg - User: adhouse - Aug 17, 2007 - 9:01am

Exhibit K (11 of 12)

ALTA/ACSM LAND TITLE SURVEY

PART OF THE S.W QUARTER, SECTION 27–T19N–R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 1999–09973370

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST. ALSO BEGIN 16 ½ RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, AND RUN THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE WEST 35 RODS 11 FEET, THENCE NORTHEAST ALONG EAGLE CREEK DITCH TO THE PLACE OF BEGINNING. CONTAINING IN ALL 42 ACRES, MORE OR LESS.
EXCEPT:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE NORTH 726 FEET ALONG SAID QUARTER–QUARTER SECTION LINE, THENCE EAST 1320 FEET TO THE EAST LINE OF SAID QUARTER–QUARTER SECTION, THENCE SOUTH 726 FEET TO THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION, THENCE WEST 1320 FEET TO THE POINT OF BEGINNING, CONTAINING TWENTY–TWO (22) ACRES, MORE OR LESS, IN SAID EXCEPTION.
CONTAINING TWENTY (20) ACRES, MORE OR LESS, AFTER SAID EXCEPTION.

EXCEPT

DESCRIPTION REAL ESTATE PER INSTRUMENT #200000052225

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER–QUARTER SECTION, DESIGNATED AS POINT "325" ON SAID PLAT, SAID CORNER BEING THE NORTHWEST CORNER OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 16.50 FEET ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION TO POINT "227" ON SAID PLAT ON THE EAST BOUNDARY OF CASEY ROAD; THENCE SOUTH 00 DEGREES 05 MINUTES 26 SECONDS EAST 135.70 FEET ALONG SAID EAST BOUNDARY TO POINT "215" ON SAID PLAT; THENCE SOUTH 16 DEGREES 59 MINUTES 25 SECONDS EAST 52.28 FEET TO POINT "213" ON SAID PLAT; THENCE SOUTH 02 DEGREES 51 MINUTES 31 SECONDS EAST 200.25 FEET TO POINT "212" ON SAID PLAT; THENCE SOUTH 08 DEGREES 31 MINUTES 37 SECONDS EAST 101.12 FEET TO POINT "210" ON SAID PLAT; THENCE SOUTH 05 DEGREES 42 MINUTES 52 SECONDS WEST 114.11 FEET TO POINT "251" DESIGNATED ON SAID PLAT ON THE SOUTH LINE OF GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 54 MINUTES 34 SECONDS WEST 44.66 FEET ALONG SAID SOUTH LINE TO POINT "253" DESIGNATED ON SAID PLAT ON THE WEST LINE OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 26 SECONDS WEST 599.30 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.490 ACRES, MORE OR LESS. THE PORTION OF THE ABOVE–DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHT OF WAY CONTAINS 0.263 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

THEORY OF LOCATION

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 2005. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. THIS IS A RETRACEMENT SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND A RETRACEMENT SURVEY OF A 20 ACRES, MORE OR LESS TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 199909973370 WITH A RIGHT OF WAY TAKE CONTAINING 0.49 DESCRIBED IN INSTRUMENT No.200000052225 BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP RANGE 19 NORTH RANGE 3 EAST WAS ESTABLISHED BY FOUND COUNTY SURVEY REFERENCED MONUMENTS AND FOUND SECTION CORNER STONES AS SHOW ON THE DRAWING. THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS ESTABLISHED FROM EQUAL DISTANCES AS SHOWN ON THE DRAWING.
THE SUBJECT PARCEL WAS ESTABLISHED PER RECORD DISTANCES.

A) AVAILABILITY AND CONDITIONS OF REFERENCE MONUMENTS:

POINT #	REMARKS
4002	S.W. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND, C.S. REF.
4000	S.W. CORNER, S.W. QUARTER, SECTION 27–19–3 MAG NAIL FOUND, C.S. REF.
4001	S.W. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 0.43' EAST & 0.06' SOUTH OF EXISTING REBAR PER C.S. REF.
4014	N.W. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
139	N.W. CORNER, S.W. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
101	S.W. CORNER, N.E. 1/4, S.W. 1/4, SECTION 27–19–3 MAG NAIL SET
138	N.W. CORNER, N.E. 1/4, S.W. 1/4, SECTION 27–19–3 CALCULATED MATHEMATICALLY
114	N.E. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 5/8" IRON ROD W/ YELLOW CAP STAMPED MILLER SURVEY SET
4007	N.E. CORNER, N.W. QUARTER, SECTION 27–19–3 RAILROAD SPIKE FOUND, C.S. REF.
106 107 108 109 110 113	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET
132	REBAR FOUND

B) OCCUPATION OR POSSESSION LINES.
POSSESSION TO THE WEST IS TO THE EXISTING STREET IMPROVEMENTS OF CASEY ROAD. POSSESSION TO NO EVIDENCE OF POSSESSION EXISTS TO THE NORTH SOUTH AND EAST AT THIS TIME

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS
NO TITLE "GAPS" OR "OVERLAPS" WERE FOUND ON THE NORTH, SOUTH AND WEST. THERE IS A POSSIBLE TITLE GAP TO THE EAST AS SHOWN ON THE DRAWING.

D) THE THEORETICAL UNCERTAINTY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SURVEY (0.50) FEET AS DEFINED IN IAC 865

TITLE COMMENT NOTES PER MERIDIAN TITLE CORPORATION
AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 1715H06 DATED MARCH 23, 2006

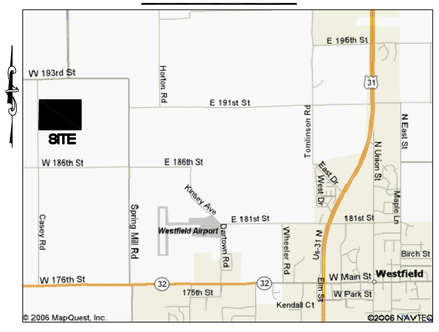
C) TERMS AND PROVISIONS OF AN ANCHOR PERMIT SET OUT IN AN INSTRUMENT BY AN BETWEEN FRANCES MICHELLE TURNER AND PSI ENERGY, INC. DATED APRIL 12, 2001 AND RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NUMBER 200100060386 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. (AS SHOWN ON THE DRAWING)

D) TERMS AND PROVISIONS OF AN OVERHEAD LINE EASEMENT SET OUT IN AN INSTRUMENT BY AN BETWEEN FRANCES MICHELLE TURNER AND PSI ENERGY, INC. DATED APRIL 12, 2001 AND RECORDED SEPTEMBER 24, 2001 AS INSTRUMENT NUMBER 200100060391 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. (AS SHOWN ON THE DRAWING)

UTILITY NOTE

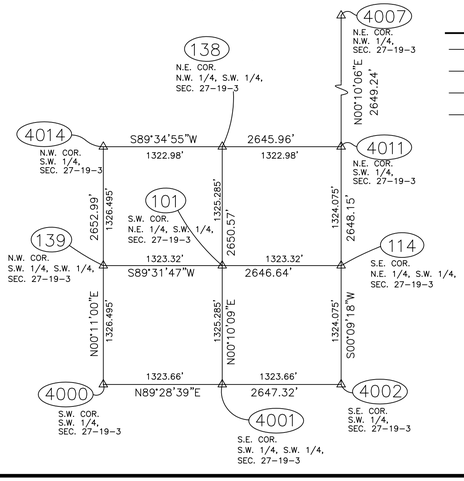
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

VICINITY MAP



DETAIL OF S.W. 1/4, SEC. 27-19-3

(NOT TO SCALE)



LEGEND

OE	OVERHEAD ELECTRIC
+	WIRE / BARB WIRE FENCE
O	GUARD RAIL
> O O	SWALE/ FLOW LINE
	UTILITY POLE
	MAILBOX
	GUY ANCHOR
C.S. REF.	COUNTY SURVEYOR'S REFERENCES
R/W	RIGHT–OF–WAY
(D)	DEEDED DISTANCE
(M)	MEASURED DISTANCE
TOB	TOP OF BANK

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
A	AREAS OF 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND HAZARD FACTORS NOT DETERMINED
X	AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP # 18057C0120F AND 18057C0110F. AREA IN ZONE "X" AND "AE" MAP DATED FEBRUARY 19, 2003

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.50 FEET.

CERTIFIED TO: WILFONG LAND COMPANIES, LLC
MERIDIAN TITLE CORPORATION AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFIED THIS 15th DAY OF MAY 2006
MILLER SURVEYING, INC.

_____
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

K. NATHAN ALTHOUSE REGISTERED No. LS20400007 STATE OF INDIANA LAND SURVEYOR

GRAPHIC SCALE
0 50 100 200
SCALE : 1" = 100'

REVISIONS

REV. DATE	BY	DESCRIPTION
7–10–06	KNA	ADDED TITLE COMMITMENT NOTES AND 2 EASEMENTS

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773–2644 FAX 773–2694

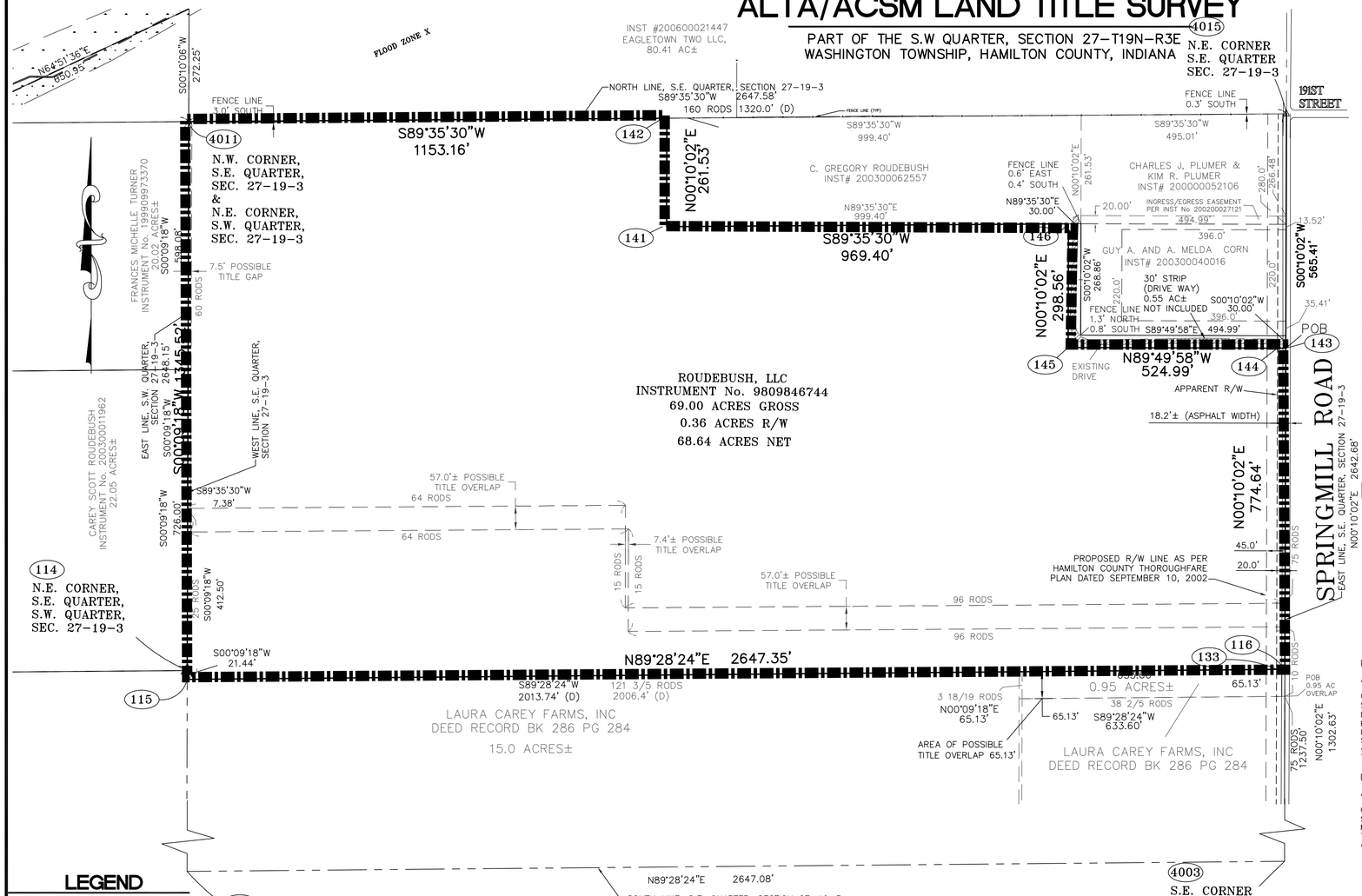
LOCATION: PART OF THE N.E. QUARTER OF THE S.W. QUARTER, SEC. 27–19–3 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA	DRAWN BY: DLH	CHK'D BY: KNA
	SCALE: 1" = 100'	FIELD BOOK: 544
	DATE: 5/15/06	PAGE: 95
FIELD WORK COMPLETED: 4/28/06	JOB NUMBER	SURVEY 4 FILE:
CLIENT: WILFONG LAND COMPANIES, LLC	B31060	15 WILFONG
DESCRIPTION: ALTA/ACSM SURVEY		

Filename: C:\Documents and Settings\althouse\Desktop\DWG\B31060.dwg – User: althouse – Dec 03, 2007 – 3:10pm

Exhibit L (12 of 12)

ALTA/ACSM LAND TITLE SURVEY

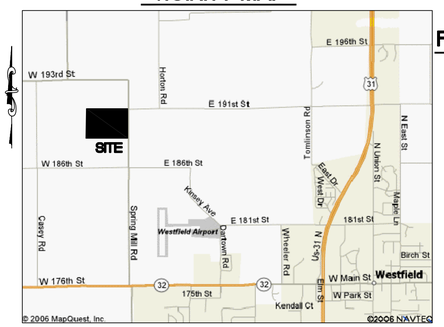
PART OF THE S.W QUARTER, SECTION 27–T19N–R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



LEGEND

OE	OVERHEAD ELECTRIC
+	WIRE / BARB WIRE FENCE
	UTILITY POLE
	MAILBOX
	GUY ANCHOR
C.S. REF.	COUNTY SURVEYOR'S REFERENCES
R/W	RIGHT–OF–WAY
(D)	DEEDED DISTANCE
(M)	MEASURED DISTANCE

VICINITY MAP



FLOOD ZONE DEFINITION

ZONE	EXPLANATION
X	AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120F AND 18057C0110F. AREA IN ZONE "X" MAP DATED FEBRUARY 19, 2003

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

B) OCCUPATION OR POSSESSION LINES.
POSSESSION TO THE EAST IS TO THE EXISTING STREET IMPROVEMENTS OF SPRING MILL ROAD. THE POSSESSION ON THE NORTH IS TO THE EXISTING FENCE LINE AS SHOWN ON THE DRAWING. THERE WERE NO LINE OF POSSESSION FOUND ON THE SOUTH, AND WEST LINES AT THE TIME OF THIS SURVEY.

C) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS
NO TITLE "GAPS" OR "OVERLAPS" WERE FOUND TO THE NORTH AND EAST.
THERE IS A POSSIBLE TITLE GAP ON THE WEST LINE. THERE IS A POSSIBLE TITLE OVERLAP WITH ON THE SOUTH LINE AS SHOWN ON THE DRAWING. THERE ARE INTERIOR TITLE OVERLAPS AS SHOWN ON THE DRAWING.

D) THE THEORETICAL UNCERTAINTY OF THE MEASUREMENTS (DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SURVEY (0.50) FEET AS DEFINED IN IAC 865

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.50 FEET.

CERTIFIED TO: WILFONG LAND COMPANIES, LLC
ROUDEBUSH, LLC
MERIDIAN TITLE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

CERTIFIED THIS 15th DAY OF MAY 2006
MILLER SURVEYING, INC.

_____
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

LAND DESCRIPTION HISTORIC DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9809846744

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY–SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE THREE (3) EAST. BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUN WEST 160 RODS, SOUTH 60 RODS, EAST 64 RODS, SOUTH 15 RODS, THENCE EAST 96 RODS, THENCE NORTH 75 RODS TO THE PLACE OF BEGINNING, CONTAINING 69 ACRES. ALSO: BEGINNING 75 RODS NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUN THENCE WEST 38 2/5 RODS, NORTH 3 18/19 RODS, WEST 121 3/5 RODS TO THE WEST LINE OF SAID QUARTER SECTION, NORTH 25 RODS, EAST 64 RODS, SOUTH 15 RODS, EAST 96 RODS TO THE EAST LINE OF SAID SECTION, THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 13 ACRES. CONTAINING IN ALL EIGHTY–TWO (82) ACRES, ALL IN HAMILTON COUNTY, INDIANA.

EXCEPT:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 280.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 396.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 220.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 396.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 220.00 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD.

EXCEPT:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 266.48 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 494.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 261.53 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 38 SECONDS EAST 495.01 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHT OF WAY OF RECORD.

EXCEPT:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 266.48 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 13.52 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF A 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 286, PAGE 284 IN THE RECORDS OF HAMILTON COUNTY INDIANA, THE NEXT THREE COURSES ARE ON AND ALONG THE BOUNDARY OF SAID 2.00 ACRE TRACT OF LAND (1) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 396.00 FEET; (2) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 220 FEET; (3) THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 396.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 35.41 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 494.99 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 268.93 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 494.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

EXCEPT:
DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 200300062557

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A 3.00 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2000–52106 SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 25 MINUTES 38 SECONDS WEST (ASSUMED BEARING) 495.01 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 38 SECONDS WEST 999.40 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 261.53 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 38 SECONDS EAST 999.40 FEET TO THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 261.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES, MORE OR LESS.

EXCEPT:
DESCRIPTION OF REAL ESTATE

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A 6.00 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 200300062557 SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 25 MINUTES 28 SECONDS WEST (ASSUMED BEARING) 1494.41 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 38 SECONDS WEST 10.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 261.53 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 38 SECONDS EAST 10.00 FEET TO THE SOUTHWEST CORNER OF SAID 6.00 ACRE TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 261.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS.

LAND DESCRIPTION CONSOLIDATED

DESCRIPTION OF REAL ESTATE

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST (ASSUMED) 565.41 FEET TO A MAG NAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 49 MINUTES 58 SECONDS WEST 524.99 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 298.56 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300062557; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 969.40 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF SAID TRACT OF REAL ESTATE; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 261.53 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 1153.16 FEET TO A STONE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 1345.52 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE LAND DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 2647.35 FEET TO A MAG NAIL ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID EAST LINE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 774.64 FEET TO THE POINT OF BEGINNING, CONTAINING 69.00 ACRES MORE OR LESS.

DESCRIPTION OF REAL ESTATE: 30' STRIP (DRIVEWAY)

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST (ASSUMED) 565.41 FEET TO A MAG NAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 49 MINUTES 58 SECONDS WEST 524.99 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 298.56 FEET TO A REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300062557; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 35 MINUTES 30 SECONDS EAST 30.00 FEET TO THE WEST LINE OF TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No.20300040016; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 268.86 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 49 MINUTES 58 SECONDS EAST 494.99 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.55 ACRES MORE OR LESS.

DESCRIPTION OF REAL ESTATE: 0.95 ACRES OVERLAP AREA

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE REBAR IN CASTING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST (ASSUMED) 1237.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST 633.60 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 65.13 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 633.60 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 65.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.95 ACRES MORE OR LESS.

SURVEYOR'S REPORT

THEORY OF LOCATION

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS 2005. INCLUDED ARE THE FOLLOWING OPTIONAL ITEMS FROM TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS: ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13. THIS IS A RETRACEMENT SURVEY OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, CHAPTER 12 THAT DEFINES THE "MINIMUM STANDARDS FOR COMPETENT PRACTICE OF LAND SURVEYING."

THIS IS AN ALTA/ACSM LAND TITLE SURVEY AND A RETRACEMENT SURVEY OF A 70 ACRES± TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 9809846744 WITH EXCEPTING THE REAL ESTATE DESCRIBED IN INSTRUMENT No.200300040016, 200000052106, AND 2000300062557 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 19 NORTH RANGE 3 EAST WAS ESTABLISHED BY FOUND COUNTY SURVEY REFERENCED MONUMENTS AND FOUND SECTION CORNER STONES AS SHOW ON THE DRAWING.
THE SUBJECT PARCEL WAS ESTABLISHED PER RECORD DISTANCES.

A NEW CONSOLIDATED LEGAL DESCRIPTION WAS WRITTEN PER THE CLIENTS REQUEST. THE SOUTH LINE OF THE SUBJECT PARCEL IS THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284, THE WEST LINE OF THE SUBJECT PARCEL WAS ESTABLISHED BY THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH LINE WAS ESTABLISHED BY THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200300062557; THE EAST LINE WAS ESTABLISHED BY THE EAST LINE OF THE SOUTHEAST QUARTER.

A) AVAILABILITY AND CONDITIONS OF REFERENCE MONUMENTS:

POINT #	REMARKS
4003	S.E. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND IN CASTING, C.S. REF.
4002	S.W. CORNER, S.E. QUARTER, SECTION 27–19–3 REBAR FOUND, C.S. REF.
4011	N.W. CORNER, S.E. QUARTER, SECTION 27–19–3 & N.E. CORNER, S.W. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
114	N.E. CORNER, S.E. 1/4, S.W. 1/4, SECTION 27–19–3 5/8" IRON ROD W/ YELLOW CAP STAMPED MILLER SURVEY SET
4015	N.E. CORNER, S.E. QUARTER, SECTION 27–19–3 STONE FOUND, C.S. REF.
115, 133, 143, 144, 145, 146, 147, 148	5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING SET
116, 123	MAG NAIL SET

GRAPHIC SCALE
0 75 150 300
SCALE : 1" = 150'

REVISIONS

REV. DATE	BY	DESCRIPTION
6/15/06	KNA	CONSOLIDATED LEGAL DESCRIPTION
6/22/06	KNA	REVISED CONSOLIDATED LEGAL DESCRIPTION PER CLIENTS REQUEST
		ADDED 30' STRIP DESCRIPTION (DRIVEWAY)
1/31/07	KNA	ADDED DESCRIPTION FOR THE 0.95' GAP AREA

K. NATHAN ALTHOUSE REGISTERED No. LS20400007 STATE OF INDIANA LAND SURVEYOR

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773–2644 FAX 773–2694

LOCATION: PART OF THE N.E. QUARTER OF THE S.W. QUARTER, SEC. 27–19–3 WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA	DRAWN BY: DLH	CHK'D BY: KNA
	SCALE: 1" = 150'	FIELD BOOK: 544
FIELD WORK COMPLETED: 4/28/06	DATE: 5/15/06	PAGE: 95
CLIENT: WILFONG LAND COMPANIES, LLC	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: ALTA/ACSM SURVEY	B31097	15 WILFONG

Filename: S:\Projects\B31097\dwg\B31097.dwg — User: nalthouse — Jul 12, 2007 – 7:37am