

Tract 1

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 8.25 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 3574.92 feet to a Mag Nail set on the centerline of State Road 66; thence North 03 Degrees 12 Minutes 49 Seconds West, along said centerline, 442.09 feet to a Mag Nail set and the Point of Beginning of this Description; thence North 89 Degrees 56 Minutes 53 Seconds West, 1019.91 feet to a #5 Rebar set with a cap inscribed "Travis Norman, PS #20500020"; thence North 00 Degrees 03 Minutes 07 Seconds East, 372.44 feet to a #5 Rebar set; thence South 89 Degrees 56 Minutes 53 Seconds East, 647.67 feet to a #5 Rebar set; thence South 72 Degrees 28 Minutes 54 Seconds East, 269.10 feet to a #5 Rebar set; thence North 71 Degrees 00 Minutes 52 Seconds East, 102.60 feet to a Mag Nail set on the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 325.66 feet to the Point of Beginning and containing 8.25 Acres, More or Less.

Tract 2

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.87 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 3574.92 feet to a Mag Nail set on the centerline of State Road 66; thence North 03 Degrees 12 Minutes 49 Seconds West, along said centerline, 767.75 feet to a Mag Nail set and the Point of Beginning of this Description; thence South 71 Degrees 00 Minutes 52 Seconds West, 102.60 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence North 72 Degrees 28 Minutes 54 Seconds West, 269.10 feet to a #5 Rebar set; thence North 00 Degrees 03 Minutes 07 Seconds East, 316.43 feet to a #5 Rebar set; thence North 89 Degrees 56 Minutes 53 Seconds East, 332.78 feet to a Mag Nail set on the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 367.29 feet to the Point of Beginning and containing 2.87 Acres, More or Less.

Tract 3

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.33 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 3574.92 feet to a Mag Nail set on the centerline of State Road 66; thence North 03 Degrees 12 Minutes 49 Seconds West, along said centerline, 221.04 feet to a Mag Nail set and the Point of Beginning of this Description; thence North 89 Degrees 56 Minutes 53 Seconds West, 467.26 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence North 00 Degrees 03 Minutes 07 Seconds East, 220.68 feet to a #5 Rebar set; thence South 89 Degrees 56 Minutes 53 Seconds East, 454.67 feet to a Mag Nail set on the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 221.04 feet to the Point of Beginning and containing 2.33 Acres, More or Less.

Tract 4

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.40 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 3095.07 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020" and the Point of Beginning of this Description; thence North 00 Degrees 03 Minutes 07 Seconds East, 220.68 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence South 89 Degrees 56 Minutes 53 Seconds East, 467.26 feet to a Mag Nail set on the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 221.04 feet to a Mag nail set on the South line of the North Half Section 25; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 479.85 feet to the Point of Beginning and containing 2.40 Acres, More or Less.

Tract 5

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.72 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 2827.07 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020" and the Point of Beginning of this Description; thence North 00 Degrees 03 Minutes 07 Seconds East, 441.37 feet to a #5 Rebar set; thence South 89 Degrees 56 Minutes 53 Seconds East, 268.00 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 441.37 feet to a #5 Rebar set on the South line of the North Half of said Section; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 268.00 feet to the Point of Beginning and containing 2.72 Acres, More or Less.

Tract 6

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.72 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 2559.07 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020" and the Point of Beginning of this Description; thence North 00 Degrees 03 Minutes 07 Seconds East, 441.37 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence South 89 Degrees 56 Minutes 53 Seconds East, 268.00 feet to a #5 Rebar set; thence South 03 Minutes 07 Seconds West, 441.37 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 441.37 feet to a #5 Rebar set on the South line of the North Half of said Section; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 268.00 feet to the Point of Beginning and containing 2.72 Acres, More or Less.

Tract 7

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 2.73 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 2289.50 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020" and the Point of Beginning of this Description; thence North 00 Degrees 03 Minutes 07 Seconds East, 441.37 feet to a #5 Rebar set; thence South 89 Degrees 56 Minutes 53 Seconds East, 269.17 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 441.37 feet to a #5 Rebar set on the South line of the North Half of said Section; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 269.17 feet to the Point of Beginning and containing 2.73 Acres, More or Less.

Tract 8

A part of the Northwest Quarter of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 35.86 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Beginning at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence North 00 Degrees 17 Minutes 26 Seconds East, along the West line of Section 25, 659.73 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence South 89 Degrees 56 Minutes 53 Seconds East, 2527.08 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 218.36 feet to a #5 Rebar set; thence North 89 Degrees 56 Minutes 53 Seconds West, 239.93 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 441.37 feet to a #5 Rebar set on the South line of the said Quarter Section; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 2289.90 feet to the Point of Beginning and containing 35.86 Acres, More or Less.

Tract 9

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being 44.08 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Beginning at a #5 Rebar Found at the Northwest corner of the South Half of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 41 Minutes 23 Seconds East, 2645.37 feet to a #5 Rebar Found; thence South 00 Degrees 21 Minutes 00 Seconds West, 132.00 feet to a #5 Rebar Found; thence North 89 Degrees 32 Minutes 28 Seconds East, 857.30 feet to a Mag Nail set on the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 40.06 feet to a Mag Nail set; thence South 89 Degrees 32 Minutes 28 Seconds West, 332.78 feet to a #5 Rebar set with cap inscribed "Travis Norman, PS #20500020"; thence South 00 Degrees 03 Minutes 07 Seconds West, 316.43 feet to a #5 Rebar set; thence North 89 Degrees 56 Minutes 53 Seconds West, 647.67 feet to a #5 Rebar set; thence South 00 Degrees 03 Minutes 07 Seconds West, 154.08 feet to a #5 Rebar set; thence North 89 Degrees 56 Minutes 53 Seconds West, 2527.08 feet to a #5 Rebar set on the West line of Section 25; thence North 00 Degrees 17 Minutes 26 Seconds East, along said West line, 659.73 feet to the Point of Beginning and containing 44.08 Acres, More or Less.

50 foot Ingress/Egress & Utility Easement:

A part of the North Half of Section 25, Township 2 South, Range 1 East, Crawford County, Indiana and being a 50 foot Ingress/Egress and Utility Easement per a Survey by Travis Norman Group, LLC, dated December 30th, 2024 and Described as Follows:

Commencing at a Stone found at the Southwest corner of the Northwest Quarter of Section 25, Township 2 South, Range 1 East; thence South 89 Degrees 56 Minutes 53 Seconds East, along the South line of the North Half of said Section, 2289.90 feet to the Point of Beginning of this Easement Description; thence North 00 Degrees 03 Minutes 07 Seconds East, 50.00 feet; thence South 89 Degrees 56 Minutes 53 Seconds East, 1282.16 feet to the centerline of State Road 66; thence South 03 Degrees 12 Minutes 49 Seconds East, along said centerline, 50.08 feet to the South line of the North Half of said Section; thence North 89 Degrees 56 Minutes 53 Seconds West, along said South line, 1285.02 feet to the Point of Beginning of this Easement.

SURVEYORS REPORT

Prepared for Land of Indiana, LLC for property described in Instrument 2024R-1612, Section 25, Township 2 South, Range 1 East in the records of the Crawford County Recorders Office. The purpose of this survey was to perform a Boundary & Split Survey of said Instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). 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:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is per Indiana West State Plane Coordinate Zone.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Crawford County Recorders Office.
- 2) All reference Section corner information was obtained through the records of the Crawford County Surveyors Office.
- 3) Survey by Victor H. McCauley, PS and recorded in Inst. 91073.
- 4) Survey by Reggie Timberlake, PS and recorded in Inst. 120668.
- 5) Survey by Reggie Timberlake, PS and recorded in Inst. 96750.
- 6) Survey by Victor H. McCauley, PS and recorded in Inst. 97101.

FINDINGS OF FACTS/THEORY OF LOCATION:

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)

- A - Stone found and held for the corner.
- B - #5 Rebar found and held for the corner.
- C - #5 Rebar found and held for the corner.
- D - Wood Corner Post found and held for the corner.
- E - Stone found and held for the corner.
- F - #5 Rebar found and held for the corner.
- G - #5 Rebar found flush with Timberlake cap and held per survey recorded in Inst. 96750.
- H - #5 Rebar found flush with Timberlake cap and held per survey recorded in Inst. 96750.
- I - #5 Rebar found flush with Timberlake cap and held per survey recorded in Inst. 96750.
- J - #5 Rebar found flush with Timberlake cap and held per survey recorded in Inst. 96750.
- K - Mag nail set at the intersection of Line E-D and the centerline of SR 66.
- L - Mag nail set at the intersection of Line H-I and the centerline of SR 66.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Record Verses Measured.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: See Record verses Measured.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat

SURVEY CLASSIFICATION: The subject tract lies within an area classified as a Rural survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.



LAND SURVEYING-AERIAL & LIDAR MAPPING

812-583-7864 OR 812-521-5553
1535 G STREET, BEDFORD, IN 47421

Date: 12/16/2024	Drawn by: TAN	Scale: 1" = 300'
Proj. #24-915	Checked by: TAN	Sheet 2 of 2