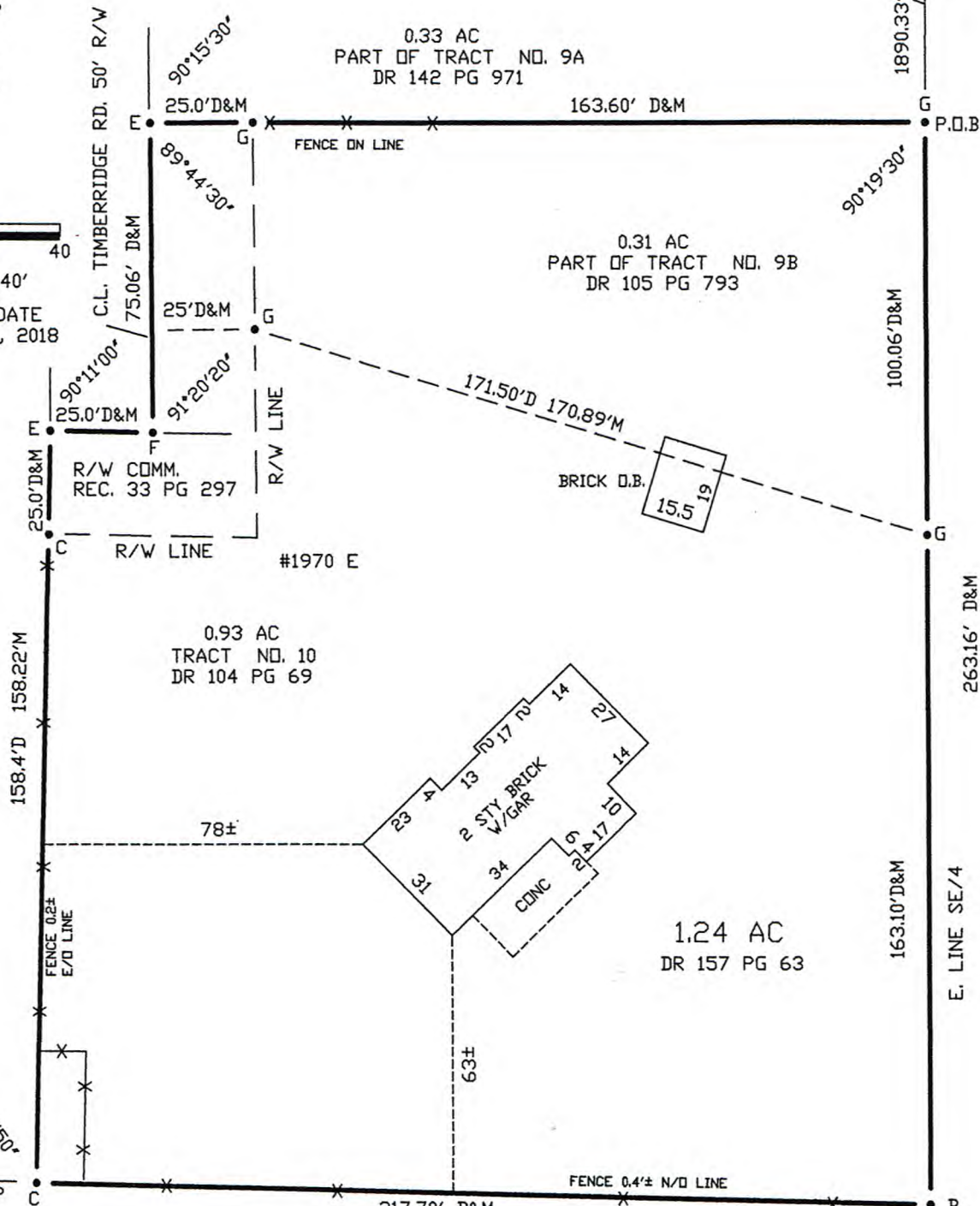
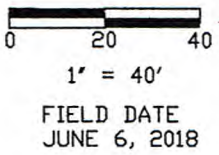


RETRACEMENT SURVEY

REF. SURVEYS
HIGMAN, 3319-3374 & 3370
STOODY, 7128 & W-10345

NE COR SE/4
SEC 20 T27N R12E



LEGEND:

- A = PK NAIL FOUND FLUSH
- B = 5/8" REBAR STAKE FND +0.5
- C = 5/8" REBAR STAKE W/ "STOODY" I.D. CAP FND FLUSH
- D = 5/8" REBAR STAKE W/ "STOODY" I.D. CAP FND FLUSH 1.1' S.
- E = PK NAIL FND FLUSH PREVIOUS STOODY JOBS
- F = 5/8" REBAR STAKE W "HIGMAN" I.D. FND -0.2' PREVIOUS STOODY JOBS
- G = 5/8" REBAR STAKE W/ "HIGMAN" I.D. CAP FND FLUSH
- H = NE COR SQUARE CONC. POST

ERIE STONE



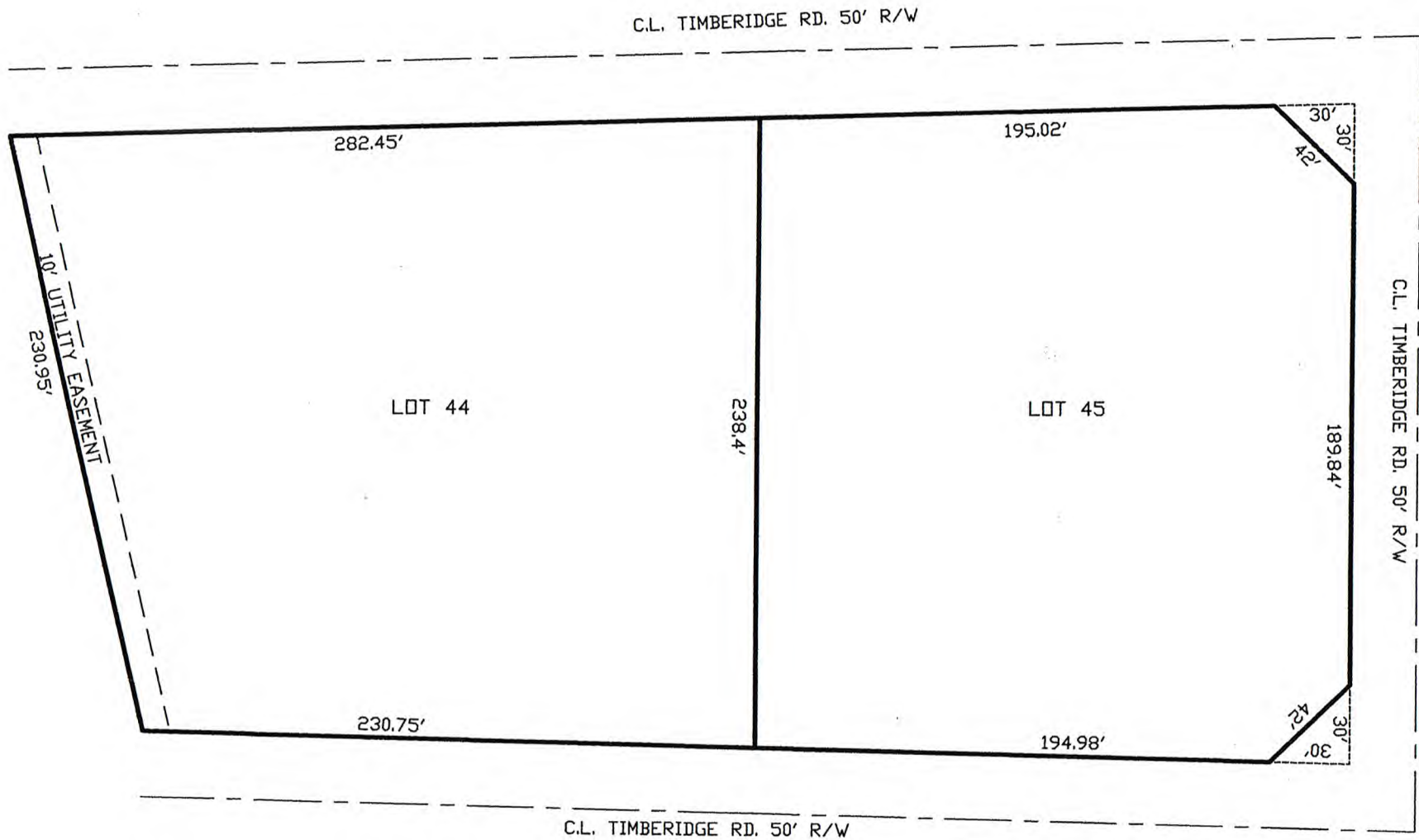
Joel A. Hoehn

DAVID DALE

SHEET 4 OF 4

PLAT OF SURVEY NO. 3319-3756

LOTS 44 & 45 COUNTRY CLUB ESTATES PB. 3 PG. 226



DRAWING TO SHOW LOTS 44 & 45
AN UNDIVIDED 1/6 INTEREST
PER DR 157 PG 63

LEGAL DESCRIPTION: TRACTS NUMBERED 9B AND 10 AS SHOWN ON AN UNRECORDED PLAT OF COUNTRY CLUB ESTATES (PLAT NUMBER 3319 BY R. K. HIGMAN, LAND SURVEYOR NUMBER 10025, INDIANA) DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, MARKED BY AN IRON PIPE STAKE OVER A STONE; THENCE SOUTHERLY 1890.33 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO STANDARD CORNER MARKER (5/8"X15" REINFORCING BAR STAKE WITH AN ALUMINUM CAP STAMPED HIGMAN, 10025); WHICH SHALL BE **THE PLACE OF BEGINNING**; THENCE SOUTHERLY, 263.16 FEET ON SAID EAST LINE OF SAID SOUTHEAST QUARTER TO AN 5/8 INCH REBAR STAKE, SAID POINT BEING 503.3 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY, DEFLECTING RIGHT 91 DEGREES 28 MINUTES 30 SECONDS, 217.70 FEET TO A 5/8 INCH REBAR STAKE (THE DIRECTION OF THE LAST DESCRIBED LINE WAS ESTABLISHED BY RUNNING A STRAIGHT LINE WESTERLY FROM THE LAST DESCRIBED 5/8 INCH REBAR STAKE TO THE NORTHEAST CORNER OF A SQUARE CONCRETE POST AT THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 116, SAID LINE IS ON THE APPROXIMATE FENCE LINE); THENCE NORTHERLY, DEFLECTING RIGHT 89 DEGREES 44 MINUTES 50 SECONDS, 158.22 FEET TO A 5/8 INCH REBAR STAKE; THENCE NORTHERLY 25.0 FEET ON AN EXTENSION OF THE LAST ABOVE DESCRIBED LINE TO A PK NAIL ON THE CENTERLINE OF TIMBERIDGE ROAD. SAID TIMBERIDGE ROAD BEING A PART OF THE SAME ROAD ACCEPTED BY THE WELLS COUNTY HIGHWAY SYSTEM, FEBRUARY 6, 1967, AS RECORDED IN COMMISSIONERS RECORD BOOK 33, PAGE 297. THENCE EASTERLY, DEFLECTING RIGHT 90 DEGREES 11 MINUTES 00 SECONDS, 25.0 FEET ON SAID CENTERLINE TIMBERIDGE ROAD TO A STANDARD CORNER MARKER; THENCE NORTHERLY, DEFLECTING LEFT 91 DEGREES 20 MINUTES 20 SECONDS, 75.06 FEET ON SAID CENTERLINE TIMBERIDGE ROAD TO A PK NAIL; THENCE EASTERLY, DEFLECTING RIGHT 90 DEGREES 15 MINUTES 30 SECONDS, 25.0 FEET TO A STANDARD CORNER MARKER; THENCE EASTERLY 163.6 FEET ON AN EXTENSION OF THE LAST ABOVE DESCRIBED LINE TO THE PLACE OF BEGINNING. CONTAINING IN ALL 1.24 ACRES.

ALSO: AN UNDIVIDED ONE-SIXTH (1/6) OF LOTS NUMBERED FORTY-FOUR (44) AND FORTH-FIVE (45) AS KNOWN AD DESIGNATED ON THE RECORDED PLAT OF COUNTRY CLUB ESTATES, A SUBDIVISION OF WELLS COUNTY, REFERENCE BEING HAD TO PLAT BOOK 3, PAGE 226, OF THE WELLS COUNTY RECORDS.

SUBJECT TO: THE RIGHT-OF-WAY OF TIMBERIDGE ROAD AND RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER 3319-3756

SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT. 0.18 FEET
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT. UP TO 0.4 FEET

THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A (RURAL SURVEY 0.26 FEET) AS DEFINED BY TITLE 865.

THE ABOVE DESCRIBED REAL ESTATE IS ONE AND THE SAME AS DESCRIBED IN DEED RECORD 157, PAGE 63 IN THE RECORDS OF WELLS COUNTY.

THIS IS A RETRACEMENT SURVEY OF DEED RECORD 157, PAGE 63. THIS TRACT WAS ORIGINALLY CONVEYED AS TWO TRACTS AS RECORDED IN DEED RECORD 104, PAGE 69 AND DEED RECORD 105, PAGE 793. THE TRACTS AND COUNTRY CLUB ESTATES WAS LAID OUT BY RALPH HIGMAN, HIGMAN I.D. CAP MONUMENTS ARE ORIGINAL MONUMENTS. THE COUNTY WITNESSED SECTION CORNERS WERE USED TO ESTABLISH THE EAST LINE OF THE SOUTHEAST QUARTER WHICH IS THE CONTROLLING LINE OF THIS TRACT.

FROM PREVIOUS STOODY SURVEYS PK NAILS AND A HIGMAN I.D. CAP CORNERS WERE FOUND IN THE CENTERLINE OF TIMBERIDGE ROAD AT THE CORNERS OF THIS TRACT. THESE POINTS WERE HELD AS THE AFORESAID CORNERS. THE WEST LINE OF THIS TRACT MEASURES 0.18 FEET SHORT OF THE DEED CALL. THE DRAWING OF LOTS 44 AND 45 ARE FOR VISUAL PURPOSES ONLY NO FIELD SURVEY WAS DONE.

NOTE: THIS SURVEY IS VALID WITH ORIGINAL SEAL, SIGNATURE AND UPON PAYMENT OF INVOICE. **THE INFORMATION ON THE ATTACHED DRAWING IS INTENDED FOR THIS TRANSACTION ONLY AS DATED BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.** "I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." JOEL A. HOEHN.

NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THE SURVEY. A TITLE SEARCH COULD REVEAL DOCUMENTS THAT MAY AFFECT SUBJECT REAL ESTATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, 260-824-5577 HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON JUNE 6, 2018, FIELD AND JUNE 22, 2018 OFFICE.