

PLAT OF SURVEY

DONOVAN SURVEYING, INC.

GREGORY L. ROBERTS PS S0548 IN

3521 LAKE AVENUE, SUITE 2
FORT WAYNE, INDIANA 46805
260.424.7418

www.donovan-eng.com

KENNETH W. HARRIS PS 29500021 IN

MICHAEL W. HARRIS PS 21100018 IN

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows:

Part of the Northeast Quarter of Section 14, Township 31 North, Range 13 East, Allen County, Indiana, being part of the real estate currently owned by Cherry Hill Golf Course, Inc., also being that 0.251 acre parcel surveyed by Kenneth W. Harris, Indiana Professional Surveyor No. 29500021 and shown on a Plat of Survey certified August 23, 2022 as Donovan Surveying, Inc. Job No. 22-6141, being more particularly described as follows:

Beginning at the Northern-most corner of Lot Number 232 in Cherry Hill, Section VIII, according to the plat thereof, recorded in Plat Cabinet D, page 5, in the Office of the Recorder of Allen County, Indiana, said point being marked by a 5/8-inch diameter steel rebar; thence South 45 degrees 02 minutes 17 seconds West (plat bearing and basis of the bearings in this description) along the Westerly line of said Lot Number 232, a distance of 69.91 feet to a 5/8-inch diameter steel rebar marking the angle point in said Westerly line; thence South 22 degrees 02 minutes 46 seconds West along the Westerly line of said Lot Number 232, a distance of 74.00 feet to a 5/8-inch diameter steel rebar marking the Southwest corner of said Lot Number 232 and also the Northwest corner of Lot Number 233 in said Cherry Hill, Section VIII; thence South 00 degrees 38 minutes 05 seconds East along the West line of said Lot Number 233, a distance of 30.00 feet to a 5/8-inch diameter steel rebar marking the Southwest corner of the real estate conveyed to Richard E. Kees and Shirley L. Kees in the deed recorded in Document Number 2018063257 in said Recorder's Office; thence South 89 degrees 54 minutes 54 seconds West along the Westerly extension of the South line of said Kees parcel, a distance of 62.00 feet to a 5/8-inch diameter steel rebar; thence North 00 degrees 05 minutes 06 seconds West, a distance of 35.00 feet to a 5/8-inch diameter steel rebar; thence North 89 degrees 54 minutes 54 seconds East, a distance of 10.00 feet to a 5/8-inch diameter steel rebar; thence North 69 degrees 24 minutes 43 seconds East, a distance of 25.00 feet to a 5/8-inch diameter steel rebar; thence North 25 degrees 16 minutes 06 seconds East, a distance of 25.00 feet to a 5/8-inch diameter steel rebar; thence North 10 degrees 06 minutes 00 seconds East, a distance of 180.52 feet to a 5/8-inch diameter steel rebar at a point on the Northwesterly extension of the Northerly line of said Lot Number 232; thence South 33 degrees 21 minutes 20 seconds East along said extension, a distance of 115.00 feet to the point of beginning, containing 0.259 acres, subject to easements.

Job No.: 22-6141

Date: 8-23-22

Job for: CHERRY HILL GOLF REV. 9-06-22

COURSE - KEES

LEGEND

IPF	Iron Pin (Rebar) Found
PF	Pipe Found
RRF	Railroad Spike Found or (S) Set
PKF	P.K. Nail Found or (S) Set
MNF	Mag Nail Found or (S) Set
IPS	5/8" rebar set w/cap stamped "DEI FIRM #0027"
B.L.	Building Line
(M)	Measured
(P)	Platted
(R)	Recorded
(C)	Calculated

All monuments are at grade except as noted.
All Property line distances are recorded dimensions, except as noted. Monuments found have no documented history except as noted.

Date of latest field work: 8-23-22



I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

SURVEYOR'S REPORT

DONOVAN SURVEYING, INC.

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1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 30, 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:

- A) Degree of Precision and Accuracy;
- B) Variances in the reference monuments;
- C) Discrepancies in record descriptions and plats;
- D) Inconsistencies in lines of occupation;

- A) The acceptable relative positional accuracy of the corners of the subject tract established on this survey is within the specifications for a Rural Survey as defined in IAC 865.
- B) No variances in the reference monuments.
- C) No discrepancies in record descriptions and plats
- D) No inconsistencies in lines of occupation.

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of Donovan Surveying, Inc. Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Donovan Surveying, Inc. should be notified of any additions or revisions that may be required.

2) This is a original survey of part of the real estate currently owned by Cherry Hill Golf Course, Inc.

This particular part is being sold to Richard E. and Shirley L. Kees, owners of Lot 232 and part of Lot 233 in Chery Hill, Section VIII by deed recorded in Document No. 2018063257. This particular parcel is an extension of the sidelines of the Kees parcel toward the West and Northwest per agreement between the two property owners.

The controlling monuments for this survey are the existing 5/8-inch diameter steel rebars found marking the corners of the Kees parcel. The basis of bearings are from the recorded plat of Cherry Hill Section VIII and also the record deed of the Kees parcel.

Subsurface and environmental conditions were not examined or considered to be part of this survey.

This survey and report does not investigate the possibility of unwritten rights.

It is not the intent of this survey or Surveyor to determine ownership, rights of ownership, nor title of the property.

This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plat. This opinion is based on logic, relevant field and research evidence, and established Standard of Care.

I, Kenneth W. Harris, affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Job No.: 22-6141
Job for: CHERRY HILL GOLF COURSE
- KEES

Date: 8-23-22

LEGEND

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All Property line distances are recorded
dimensions, except as noted. Monuments found
have no documented history except as noted.

Date of latest field work: 8-23-22



[Handwritten Signature]

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

SHEET 3 OF 3