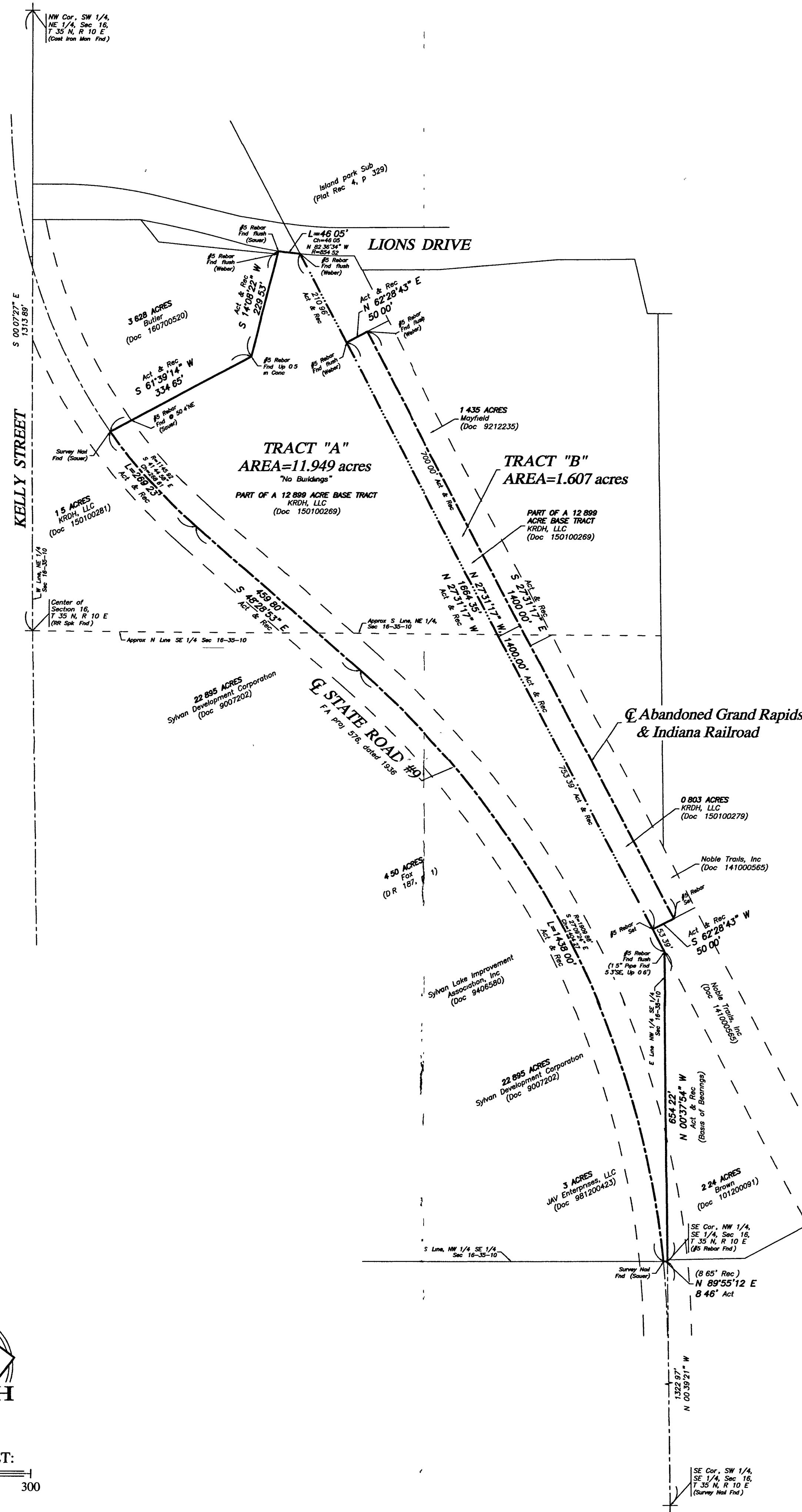


PLAT OF ORIGINAL SURVEY



NEW ORIGINAL DESCRIPTIONS:

TRACT "A". (part of a tract described in Document Number 150100269)

Part of the Northeast and Southeast Quarters of Section 16, Township 35 North, Range 10 East, Noble County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of said Southeast Quarter, being marked by a #5 rebar, thence North 00 degrees 37 minutes 54 seconds West (deed bearing and basis of all bearings in this description), on and along the East line of the Northwest Quarter of said Southeast Quarter, a distance of 654.22 feet to a #5 rebar at the point of intersection of said East line with the Westerly right-of-way line of the abandoned Grand Rapids & Indiana Railroad, thence North 27 degrees 31 minutes 17 seconds West, on and along said Westerly right-of-way line, a distance of 1664.35 feet to a #5 rebar at a Northeast corner of a 12.899 acre base tract of real estate described in a deed to KRDH, LLC, in Document Number 150100269 in the Office of the Recorder of Noble County, Indiana, thence Westerly, on and along a North line of a said 12.899 acre base tract, as defined by the arc of a non-tangent circular curve to the right having a radius of 854.52 feet, an arc distance of 46.05 feet, being subtended by a long chord having a length of 46.05 feet and a bearing of North 82 degrees 36 minutes 34 seconds West to a #5 rebar at the Northeast corner of a 3.628 acre tract of real estate described in a deed to Timothy L. Butler in Document 160700520 in the Office of said Recorder, thence South 14 degrees 08 minutes 22 seconds West, on and along the East line of said 3.628 acre tract, a distance of 229.53 feet to a #5 rebar at the Southeast corner thereof, thence South 61 degrees 39 minutes 14 seconds West, on and along the Southeast line of said 3.628 acre tract, a distance of 334.65 feet to a survey nail at the most Southerly corner thereof, being a point on the centerline of State Road #9, thence Southeasterly, on and along said centerline, as defined by the arc of a non-tangent circular curve to the left having a radius of 1145.92 feet, an arc distance of 269.23 feet, being subtended by a long chord having a length of 268.61 feet and a bearing of South 41 degrees 44 minutes 58 seconds East to the point of tangency, thence South 48 degrees 28 minutes 53 seconds East, continuing on and along said centerline, a distance of 459.80 feet to a point, thence Southeasterly, on and along said centerline as defined by the arc of a non-tangent circular curve to the right having a radius of 1909.86 feet, an arc distance of 1438.00 feet, being subtended by a long chord having a length of 1404.27 feet and a bearing of South 27 degrees 09 minutes 24 seconds East to a survey nail at a South corner of said 12.899 acre base tract, thence North 89 degrees 55 minutes 12 seconds East, on and along the South line of said 12.899 acre base tract, a distance of 8.46 feet to the point of beginning, containing 11.949 acres of land, subject to right-of-way for State Road #9, and subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 119-128 "B", dated August 15, 2016.

TRACT "B". (part of a tract described in Document Number 150100269)

Part of the Northeast and Southeast Quarters of Section 16, Township 35 North, Range 10 East, Noble County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the Northwest Quarter of said Southeast Quarter, being marked by a #5 rebar, thence North 00 degrees 37 minutes 54 seconds West (deed bearing and basis of all bearings in this description), on and along the East line of the Northwest Quarter of said Southeast Quarter, a distance of 654.22 feet to a #5 rebar at the point of intersection of said East line with the Westerly right-of-way line of the abandoned Grand Rapids & Indiana Railroad, thence North 27 degrees 31 minutes 17 seconds West, on and along said Westerly right-of-way line, a distance of 53.39 feet to a #5 rebar at a Southwest corner of a 0.803 acre tract of real estate described in a deed to KRDH, LLC, in Document Number 150100279, in the Office of the Recorder of Noble County, Indiana, this being the true point of beginning, thence North 27 degrees 31 minutes 17 seconds West, continuing on and along said Westerly right-of-way line, a distance of 1400.00 feet to a #5 rebar at a North corner of a 12.899 acre base tract of real estate described in a deed to KRDH, LLC, in Document Number 150100269 in the Office of said Recorder, thence North 62 degrees 28 minutes 43 seconds East, on and along a North line of said 12.899 acre base tract, a distance of 50.00 feet to a #5 rebar on the centerline of said abandoned Grand Rapids & Indiana Railroad, thence South 27 degrees 31 minutes 17 seconds East, on and along said centerline, a distance of 1400.00 feet to a #5 rebar at the Southeast corner of said 0.803 acre base tract, thence South 62 degrees 28 minutes 43 seconds West, on and along the South line of said 0.803 acre base tract, a distance of 50.00 feet to the true point of beginning, containing 1.607 acres of land, subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 119-128 "B", dated August 15, 2016.

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey

Address State Road #9, Rome City, IN 46784

This survey is intended to create two new tax parcels lying entirely within the record boundaries of two tracts of real estate described in two deeds of Co-Personal Representatives from Donald A. Holsinger and Karen Sue Richmond, as Co-Personal Representatives of the Estate of Lucille J. Holsinger, to KRDH, LLC, dated December 30, 2014, and recorded in Documents Numbered 150100269 and 150100279, in the Office of the Recorder of Noble County, Indiana.

In Accordance with Title 865, Article 1, Chapter 12, Sec. 1 et seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy") There may be unwritten rights associated with these uncertainties.

REFERENCES Copies of the following documents were reviewed in completion of this survey

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey
- Noble County Surveyor's Office Section corner records
- INDOT Highway plans for State Road #9, F.A. Project 576, dated 1936
- A survey of the North adjoining tract by Sauer Land Surveying, Inc., Document Number 160700520

(A) AVAILABILITY OF REFERENCE MONUMENTS

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- The Center of Section 16 Undocumented railroad spike found
- The NW Cor., SW 1/4, NE 1/4 of Section 16 County witnessed cast iron monument found
- The SE Cor., NW 1/4, SE 1/4 of Section 16 #5 rebar found

The lines relative to any Quarter or Quarter-Quarter lines that are defined hereon were all established using record geometry, due to a lack of Section corner information for Section 16. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.21 feet in any direction. Uncertainties due to variances between all found monuments and record distances were determined to be 5.3 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no surveyable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Rural Survey (0.26 feet plus 200 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS

- 1 The lines of Tracts "A" and "B" were all established using record geometry and found monuments that conform with said record geometry, leaving the closure error in the South line of the 12.899 acre base tract.

(A) NOTES

- 1 This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
- 2 A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
- 3 The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
- 4 No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
- 5 Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
- 6 All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
- 7 No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
- 8 Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- 9 Subsurface and environmental conditions were not examined or considered as a part of this survey.
- 10 Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
- 11 Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
- 12 Since the last date of field work of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc., may have altered the validity and circumstances of matters shown or noted hereon.
- 13 Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.
- 14 No statement made by any employee or agent of Sauer Land Surveying, Inc., is valid unless written herein.

Last Deeds of Record Doc 150100269 & 150100279  
Last Date of Fieldwork May 13, 2016

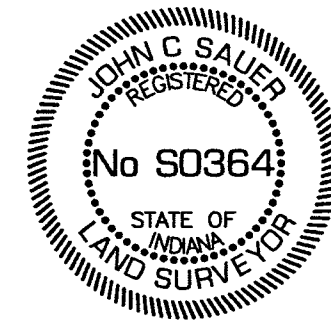
This property appears to be within Zone X as the description plots by scale on Flood Insurance  
Rate Maps Numbered 18113C 0182D and 18113C 0201D, both effective March 2, 2015

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Noble County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, John C. Sauer, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

John C. Sauer  
Indiana Professional Land Surveyor Date 08/15/2016



IAC 865 Survey and Surveyor's Report  
of  
Part of the Northeast and Southeast Quarters of Section 16,  
Township 35 North, Range 10 East, Noble County, Indiana.

Revisions	For KRDH, LLC	Drawn By JRH
	By Sauer Land Surveying, Inc.	Checked By JCS
	14033 ILLINOIS ROAD, SUITE C	Scale
	FORT WAYNE, IN 46814	1" = 150'
	TEL 260/469-3300 / FAX 260/469-3301	Job No
	Date August 15, 2016	119-128 "B"



SCALE IN FEET:  
0 150 300